



FOR LEASE

1450 Meyerside Drive

Mississauga, ON

*Class A office space
for lease cost effective
building with turnkey
packages*

**AVISON
YOUNG**



Property Details

Free surface parking

Options starting from 1,400 sf

Zoning: E2

TMI (est. 2026): \$15.97 psf

SUITE	AREA	ASKING NET RENT	COMMENTS
200	5,800 sf		
202	1,650 sf	\$15.50 psf	- Move-in ready suite
203	1,400 sf		
204	2,100 sf		
308	1,665 sf	LEASED	- Move-in ready model suite, Corner unit
401	5,690 sf	LEASED	Model suite
415	2,246 sf	\$15.50 psf	- Move-in ready model suite
502	2,432 sf	\$15.50 psf	- Model suite - Impressive glass elevator exposure & entry
503	1,351 sf	LEASED	Move-in ready model suite
504	2,054 sf	\$15.50 psf	- Model suite
602	4,400 sf	LEASED	Move-in ready model suite
700 "The Penthouse"	13,496 sf	NEG	- Unique full floor opportunity offering panoramic city views - Building signage - Branding options

Highlights

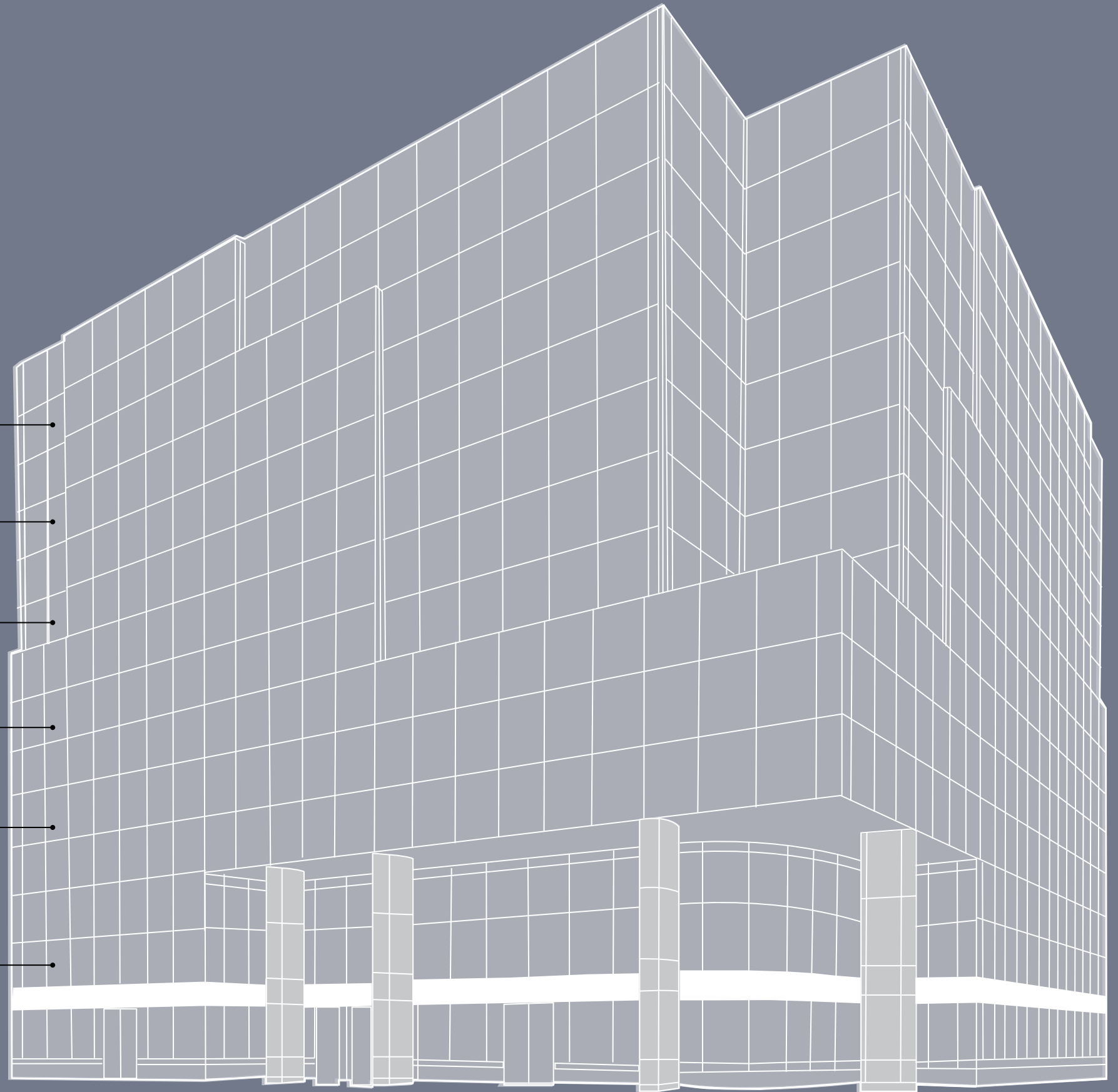
Class A building with flexible size options and tenant ready suites

Close proximity to Highway 401, 403, 407 and Toronto Pearson International Airport

Nearby amenities including restaurants, shopping and fitness

Steps to MiWay bus stop

Availabilities



LEASED

Suite 503: LEASED Suite 504: 2,054 sf

Suite 401: LEASED

3rd Floor
Suite 308: 1,665 sf LEASED

 CLICK EACH FLOOR TO VIEW FLOOR PLAN

Suite Photos



4th Floor - Private offices



5th Floor - Kitchen area

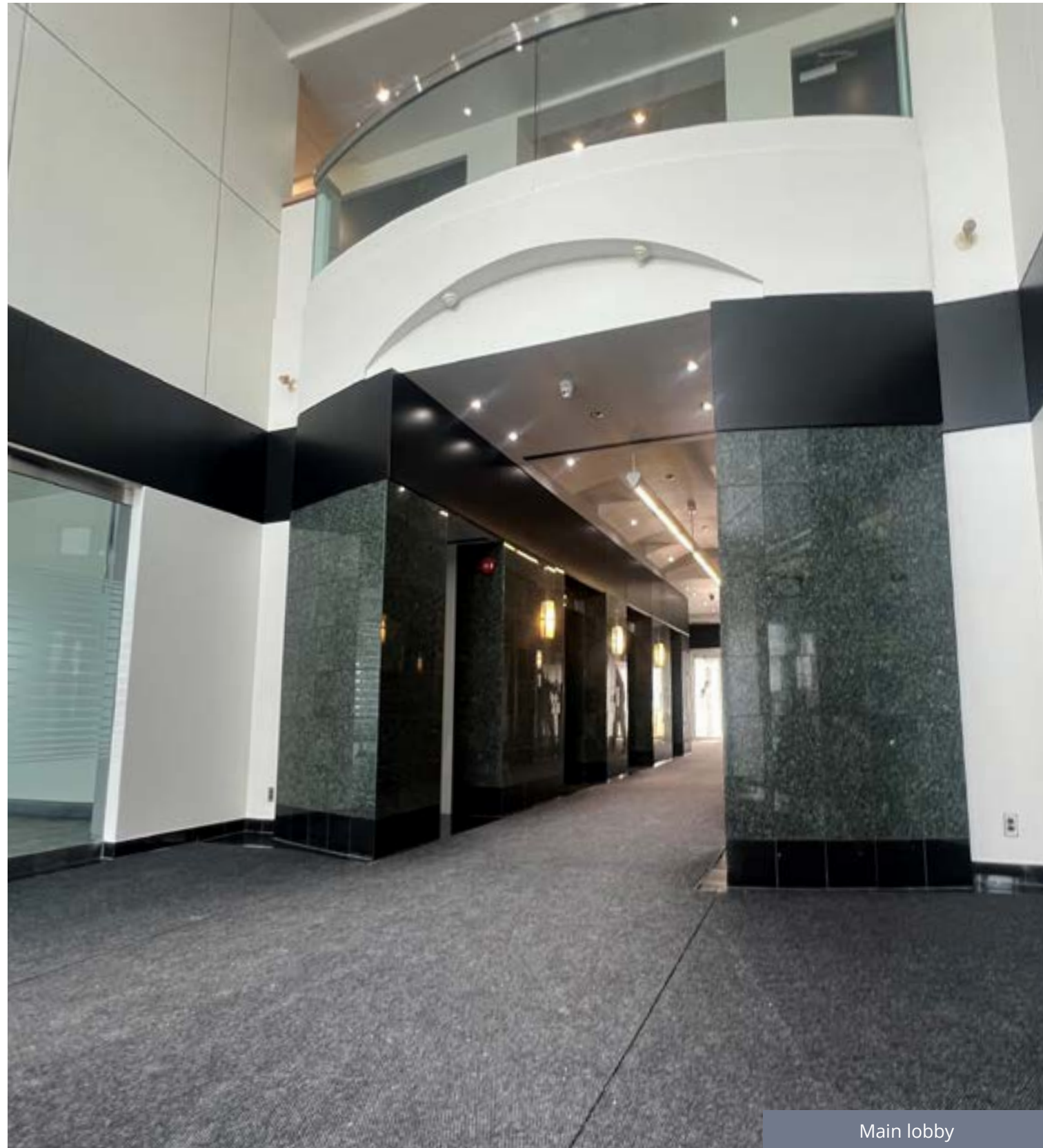


4th Floor - Office area

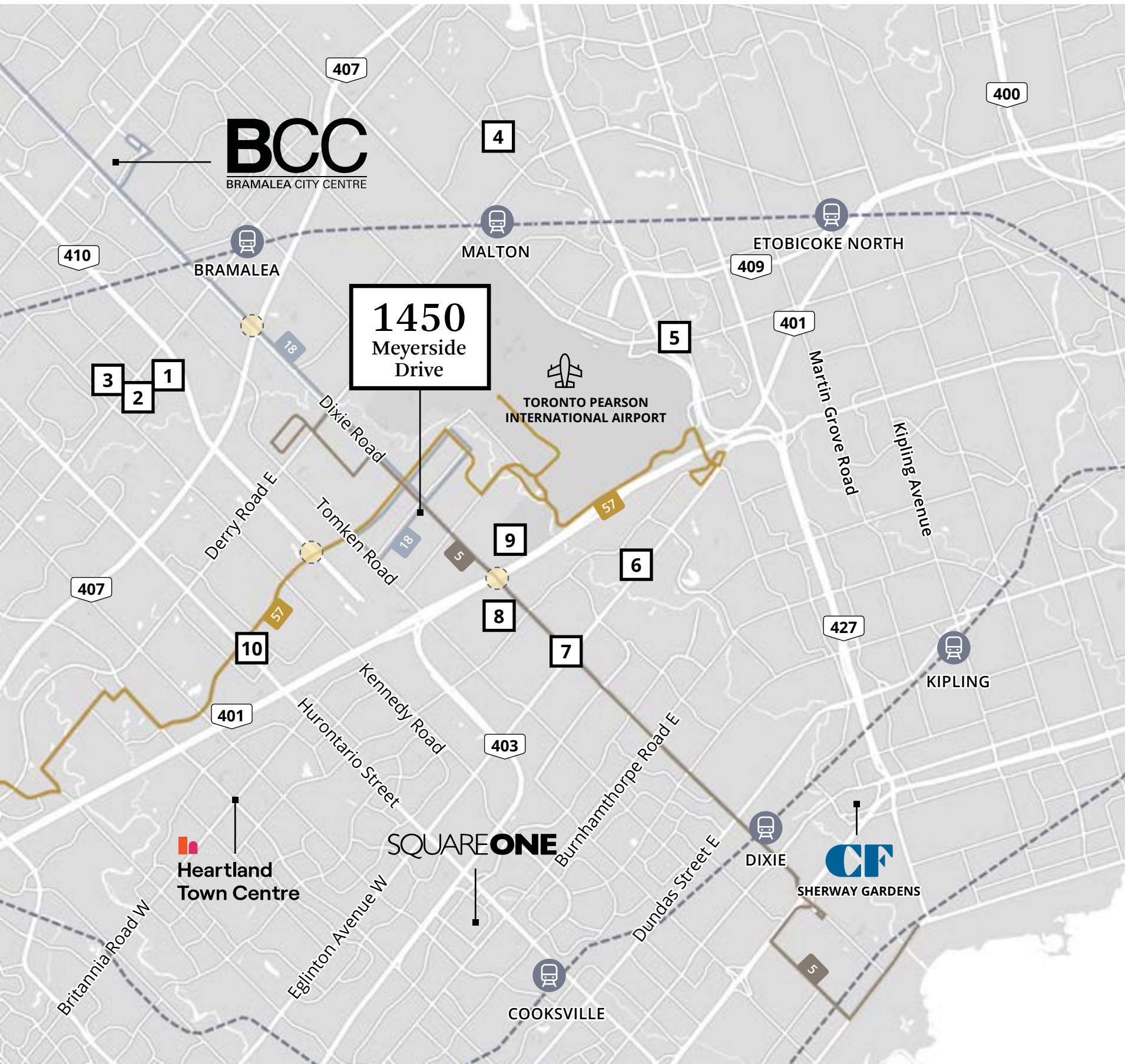


5th Floor - Office area

Lobby Photos



Amenities & Transit



- 1** Costco
Mandarin
Courtyard by Marriott
- 2** **Orion Gate**
Home Depot
LA Fitness
LCBO
Dollar Tree
Scotiabank
- 3** Walmart
Rona+
Planet Fitness
Dollarama
A&W
- 4** **Westwood Square**
CIBC
Dollarama
FreshCo
LCBO
Beer Store
Peel Police
- 5** Starbucks
Double Tree
The Keg
Church's
Chicken
- 6** Planet Bowl
Tim Hortons
Subway
Eggstatic
Anytime
- 7** Staples
Boston Pizza
Chipotle
LA Fitness
Burger Factory
- 8** **401 Dixie Automall**
Volkswagen
Harley
Davidson
Mazda
Montana's
Kelseys
- 9** **401 Pearson Automall**
Honda
Toyota
Best Western Plus
- 10** **Mississauga Entertainment Centrum**
Turtle Jack's
McDonald's
Denny's
Demetre's
Booster Juice
Montana's
- Tim Hortons
Wendy's
IHOP
Playdium
- Subway
Harvey's
Mark's
SVP Sports
- Boston Pizza
Michael's
Firehouse Subs
Freshii
Starbucks
- Peel Public Health
RBC
Popeyes
Scotiabank
TD
- Lone Star
Subway
Embassy Suites
The Westin
Ruth's Chris
- Fitness
Union Social
Pumpnickel's
Starbucks
Teriyaki Experience
- Esso/Tim Hortons
Canadian Tire Gas
Starbucks
Mary Brown's
Hilton Garden Inn
- Kia
Infinity
Nissan
- Subway
A&W
- Hyundai
Audi
- Cineplex
Boston Pizza
Osmow's
Moxies
Mucho Burrito
LA Fitness

Drive Times

13 MINS 10 KM Toronto Pearson International Airport	30 MINS 30 KM Downtown Toronto	75 MINS 118 KM Niagara-US Border
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- GO RAIL TRANSIT ROUTE
- GO STATION
- HIGHWAY INTERCHANGE
- MIWAY**
- 5 DIXIE
- 57 COURTNEYPARK
- BRAMPTON TRANSIT**
- 18 DIXIE

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For more information, please contact:

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