

FOR LEASE OFFICE SPACE

Morguard

# 55 CITY CENTRE DRIVE

MISSISSAUGA, ON



## CLASS A OFFICE BUILDING LOCATED IN THE HEART OF MISSISSAUGA

This BOMA BEST Gold certified office building offers concierge service, 24-hour security services, with closed circuit television monitoring and an after hour card access system. The property is conveniently located steps away from Square One, the Transit Hub, and has access to major highways including the 403, 410, 401, 407, 427 and the QEW.

55 City Centre is part of  
Mississauga City Centre

- Many dining and recreational amenities nearby, including the on-site KEG, Living Arts Centre, the Mississauga Central Library, the YMCA, as well as daycare services.

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## ASKING NET RENT

\$15.75/SF

## ADDITIONAL RENT

OPERATING COSTS	REALTY TAX	TOTAL ADDITIONAL RENT
\$18.29/SF	\$4.37/SF	\$22.66/SF (2025 est.)

## BUILDING DETAILS

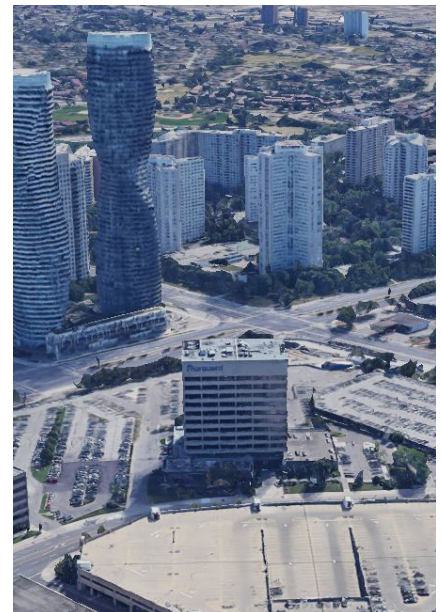
Total Space: 176,158 +/-  
Typical Floor: 14,111 SF +/-  
Number of Floors: 11  
Year Built: 1972, Last renovated: 2008  
Office Class: A  
Leasing District: MCC  
Sustainability: BOMA BEST Platinum  
Connectivity: WiredScore Gold

## BUILDING AMENITIES

On-site KEG restaurant & Moah café  
Parking available: 562 total parking stalls

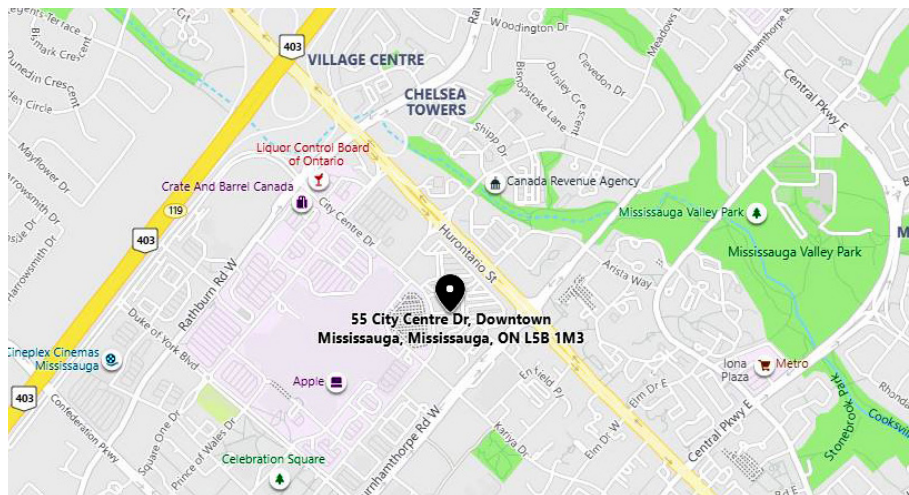


Exterior



Aerial View

## LOCATION



55 City Centre Drive, Mississauga, ON

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## FOR MORE INFORMATION

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