

FOR LEASE OFFICE SPACE

Morguard

77 CITY CENTRE DRIVE

MISSISSAUGA, ON



CLASS A OFFICE BUILDING LOCATED IN THE HEART OF MISSISSAUGA

77 City Centre, located in the Heart of Mississauga at the corner of Hurontario Street (Highway 10) and Burnhamthorpe Road, is a 200,000 square foot Class “A” office building and has been recognized for its excellence in environmental management by achieving BOMA BEST certification. 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.

77 City Centre is part of
Mississauga City Centre

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

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ASKING NET RENT

\$18.50/SF - Office \$35.00/SF - Ground Floor Suites

ADDITIONAL RENT

OPERATING COSTS	REALTY TAX	TOTAL ADDITIONAL RENT
\$17.36/SF	\$5.23/SF	\$22.59/SF (2025 est.)

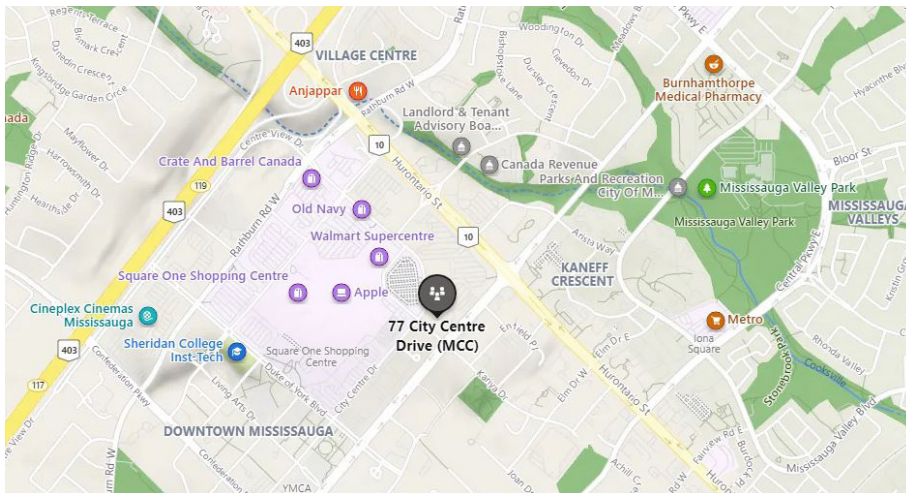
BUILDING DETAILS

Total Space: 194,703 +/-
Typical Floor: 14,000 SF +/-
Number of Floors: 7
Year Built: 1969, Last renovated: 2002
Office Class: A
Leasing District: MCC
Sustainability: BOMA BEST Platinum
Connectivity: WiredScore Gold

BUILDING AMENITIES

Just steps away from Square One Shopping Centre a 1,400,000 square foot facility with over 325 stores and numerous restaurants.
Parking available: 575 total parking stalls

LOCATION



77 City Centre Drive, Mississauga, ON

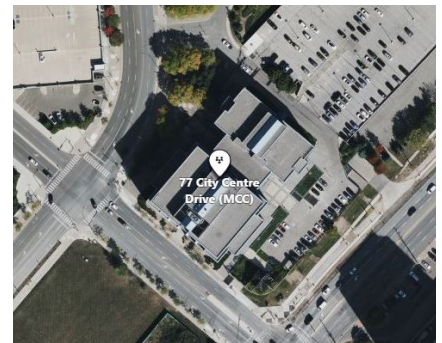
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Exterior



Exterior



Aerial View

FOR MORE INFORMATION

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