

**AVISON  
YOUNG**



# Professional office spaces for lease

**405 Britannia Road E**  
Mississauga, ON



## Get more information

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\*Sales Representative



# Property overview

**405** Britannia Road E  
Mississauga, ON



## Description

375-425 Britannia Road E is part of a three building, mixed-use complex. The Britannia Business Centre is located just west of Highways 403 and 410 and just south of Highway 401.

Source: <http://www.piret-leasing.info/buildings/514/MISSISSAUGA/405-Britannia-Rd-E/index.html>

### 405 Britannia Road E

	Size	Net Rent	TMI
<b>Units 17-19</b>	13,643 sf	\$1.00 psf	\$5.51 psf (2025)
<b>Units 113-114</b>	2,148 sf	\$13.00 psf	\$13.20 psf (2023)
<b>Unit 200</b>	2,326 sf	\$14.00 psf	\$9.16 psf (2024)
<b>Unit 210</b>	1,909 sf	\$13.00 psf	\$13.20 psf (2023)
<b>Unit 206</b>	5,202 sf	\$13.00 psf	\$13.20 psf (2023)



Great access to public transit



Ample free parking



Professionally managed complex



Plenty of curb appeal



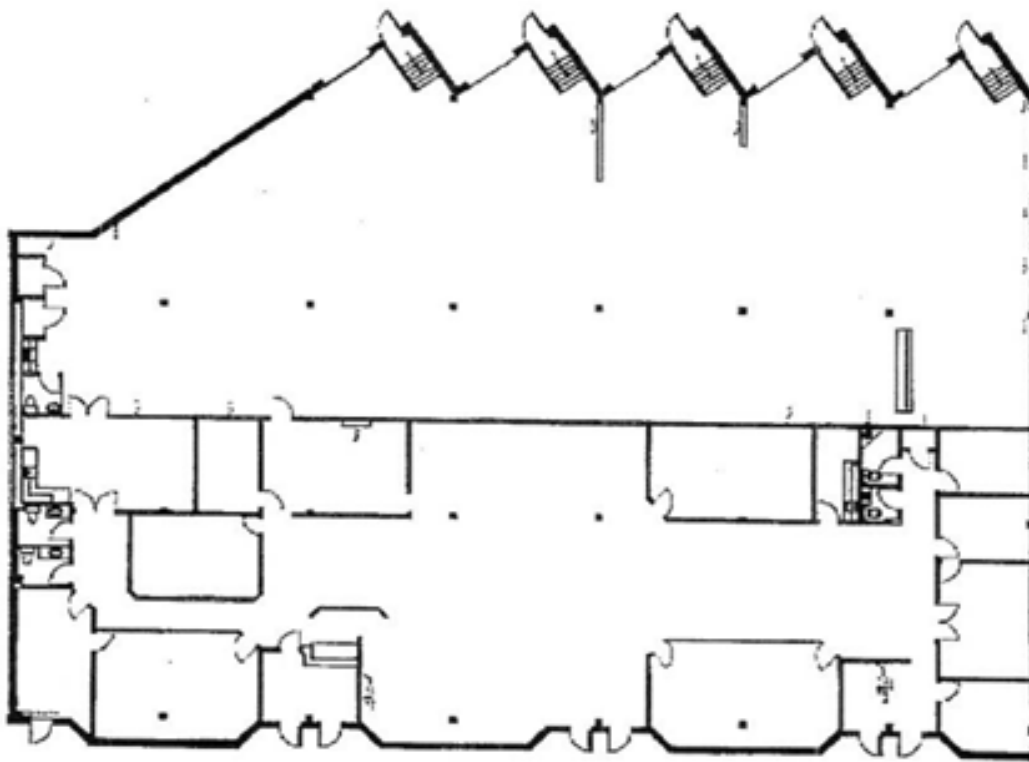
Quick access to Highways 401, 410 and 403



Well built-out offices with opportunity to reconfigure

## 405 Britannia Road E

Units 17-19 | 13,643 sf



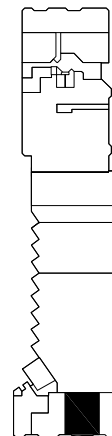
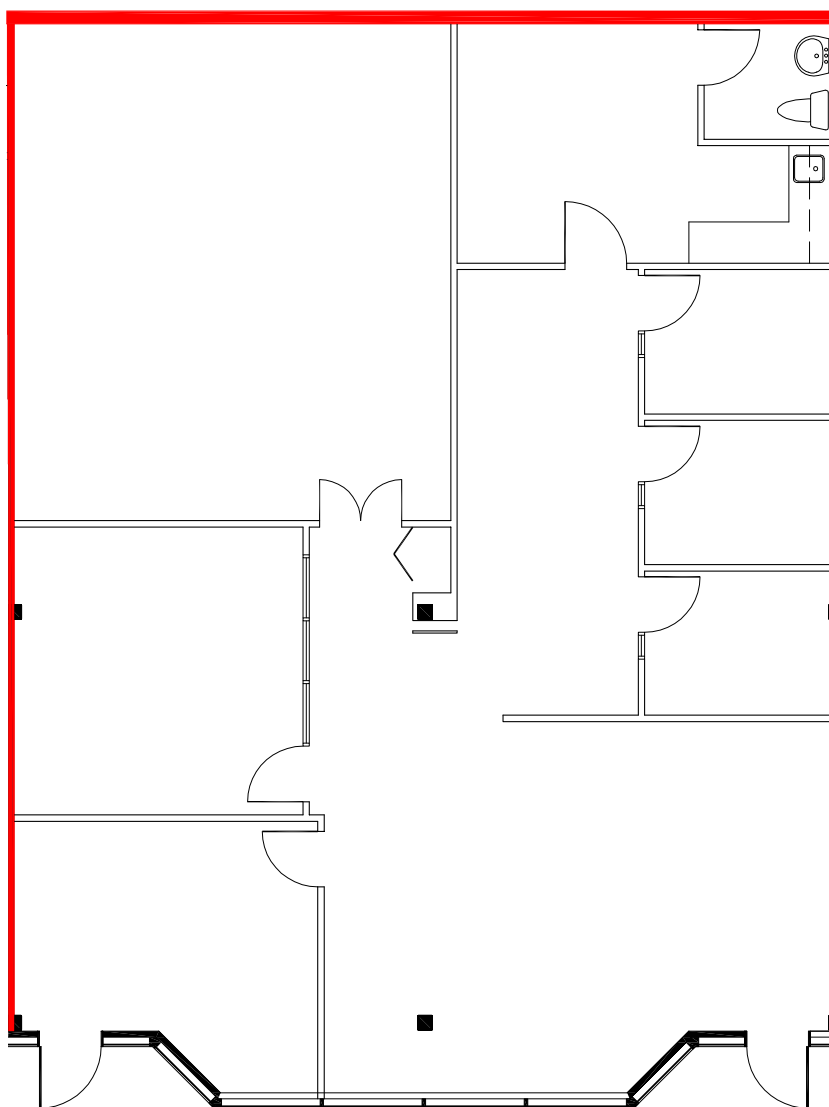
### Comments

- Five truck level doors
- Professional office build out
- Warehouse is temperature controlled.



## 405 Britannia Road E

Units 113-114 | 2,148 sf



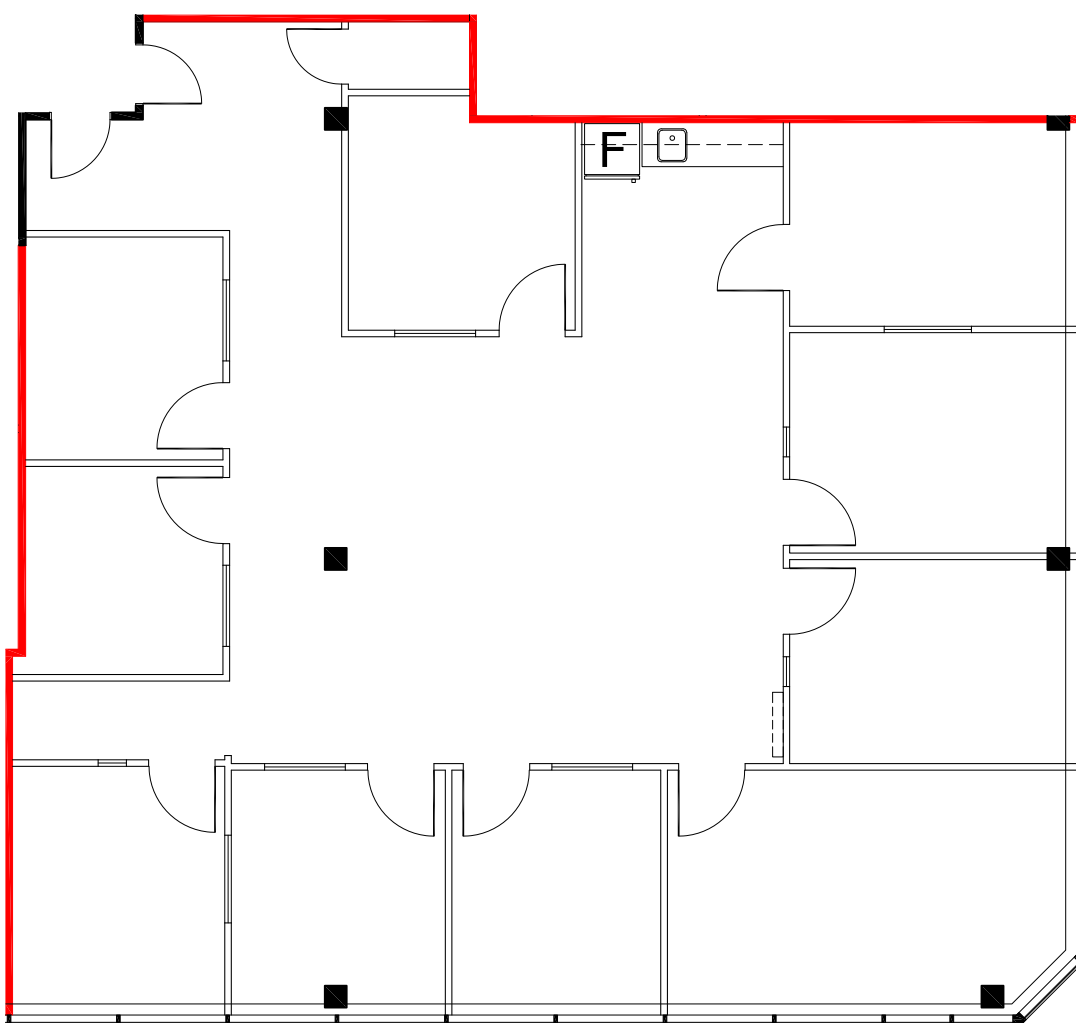
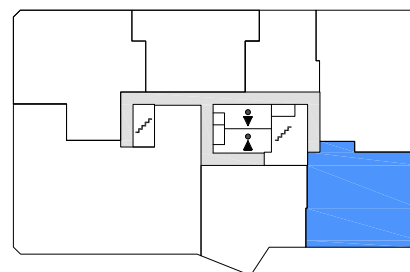
### Comments

- Ground floor office space
- Five (5) private offices and a boardroom



## 405 Britannia Road E

Unit 200 | 2,326 sf



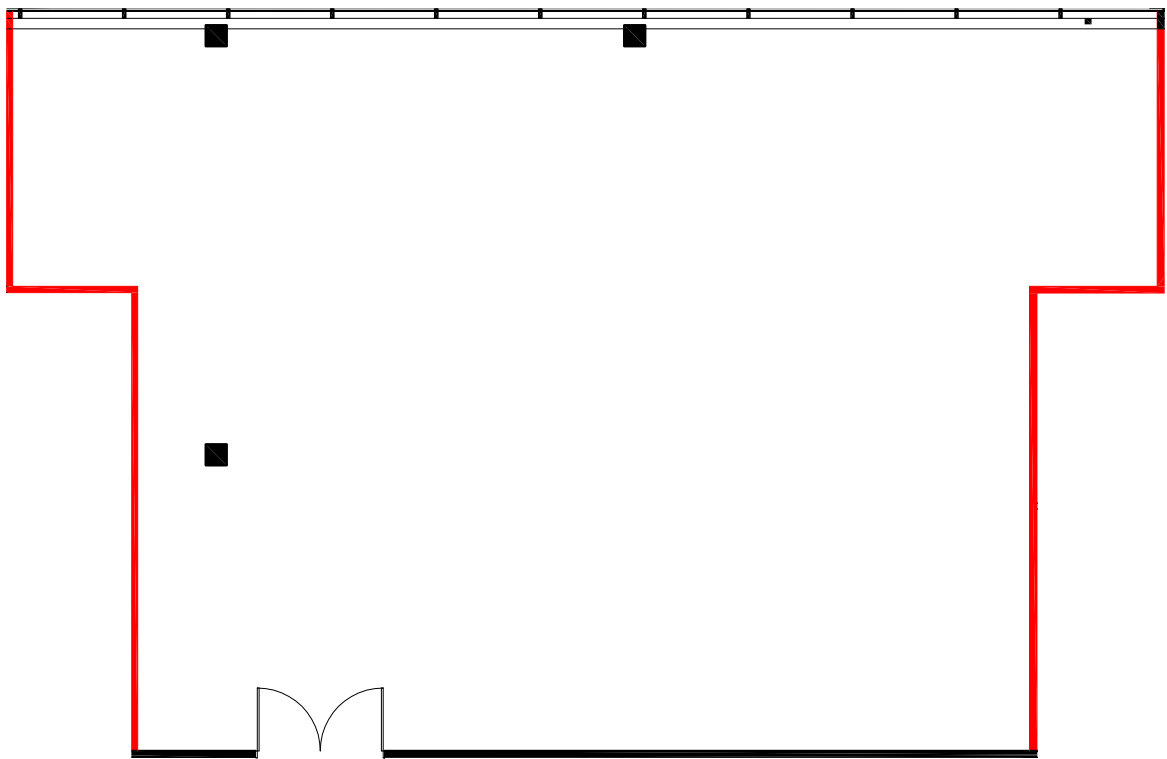
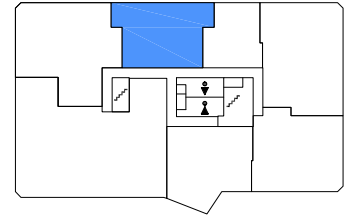
### Comments

- Second floor office space
- Tons of natural light
- Open concept office space



## 405 Britannia Road E

**Unit 210** | 1,909 sf



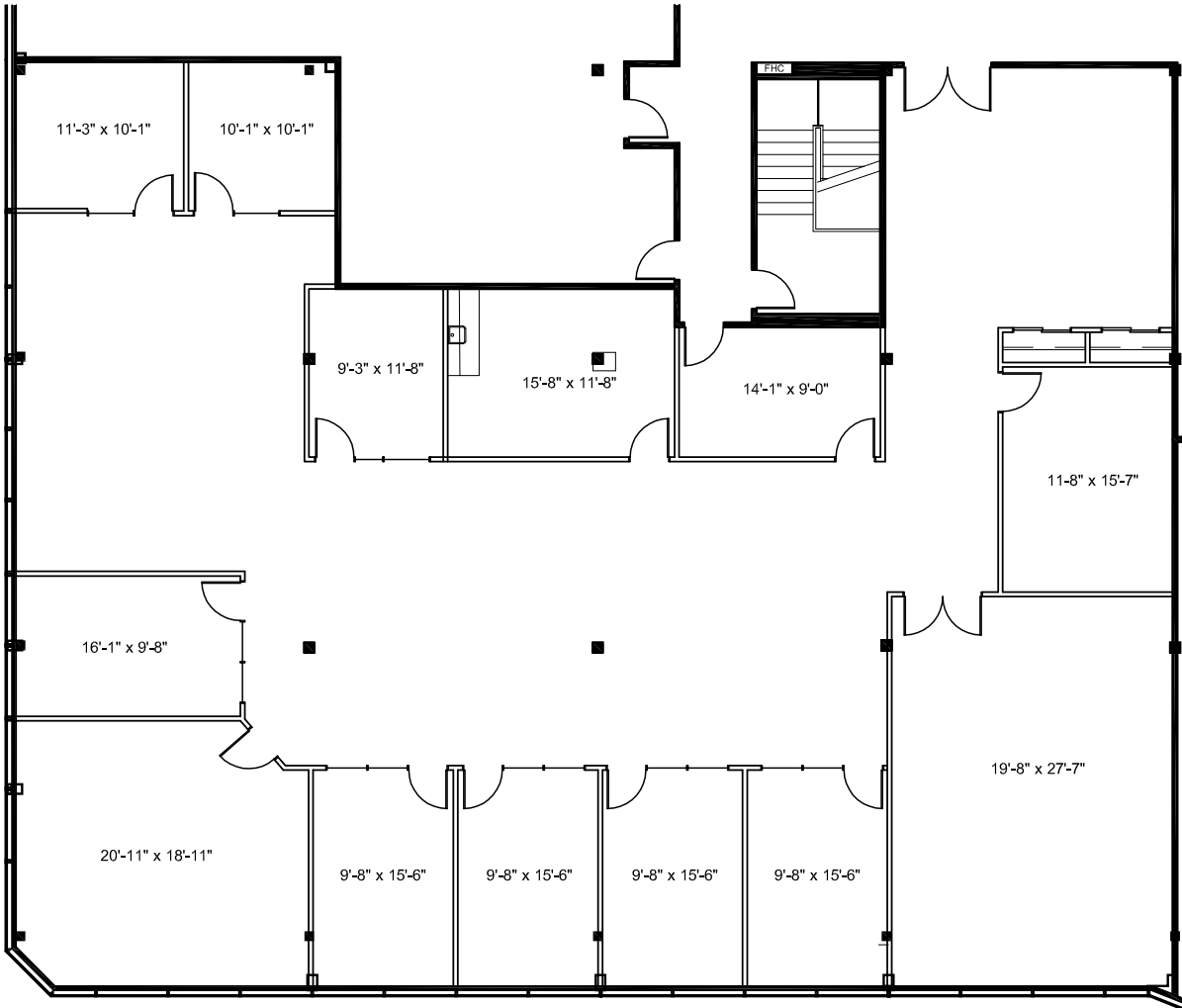
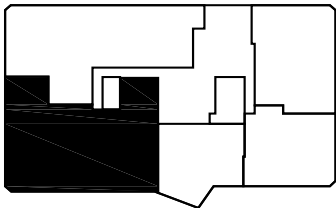
### Comments

- Second floor office space
- Tons of natural light
- Open concept office space



## 405 Britannia Road E

Unit 206 | 5,202 sf



### Comments

- Second floor office space
- Tons of natural light





# Transit & Amenities

**405** Britannia Road E  
Mississauga, ON



## Public Transit



- |                         |                 |                        |                     |
|-------------------------|-----------------|------------------------|---------------------|
| 5 Dixie                 | 39 Britannia    | 87 Meadowvale-Skymark  | 502 Main-Hurontario |
| 19 Hurontario           | 42 Derry        | 103 Hurontario Express |                     |
| 20 Rathburn             | 51 Tomken       | 104 Derry Express      |                     |
| 26 Burnhamthorpe        | 57 Courtneypark | 107 Malton Express     |                     |
| 35A Eglinton-Tenth Line | 74 Explorer     | 185 Dixie              |                     |



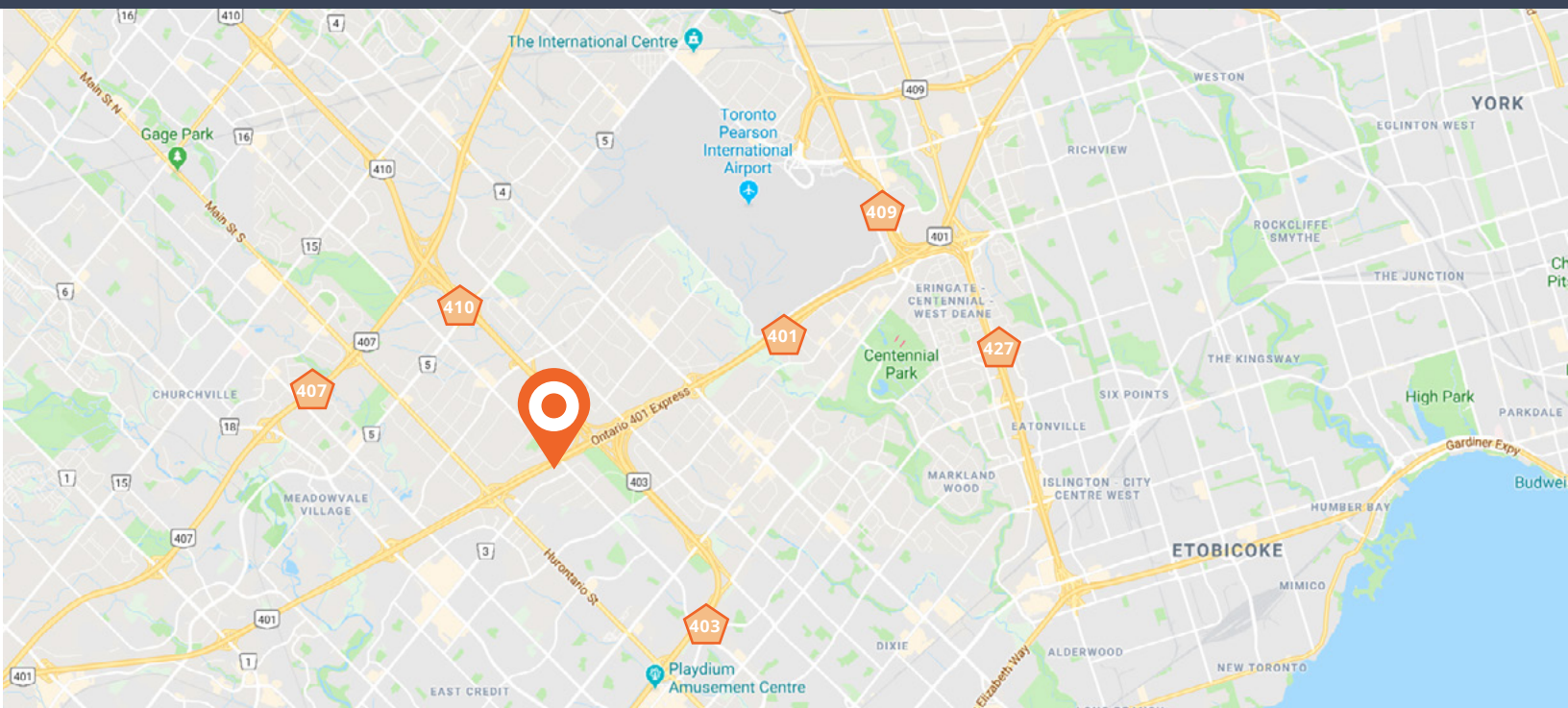
## Distances from 405-425 Britannia Road E

<b>13.5</b> km to Toronto Airport	<b>1.8</b> km to Highway 410
<b>2.6</b> km to Highway 407	<b>3.6</b> km to Highway 401



# Location

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Principal

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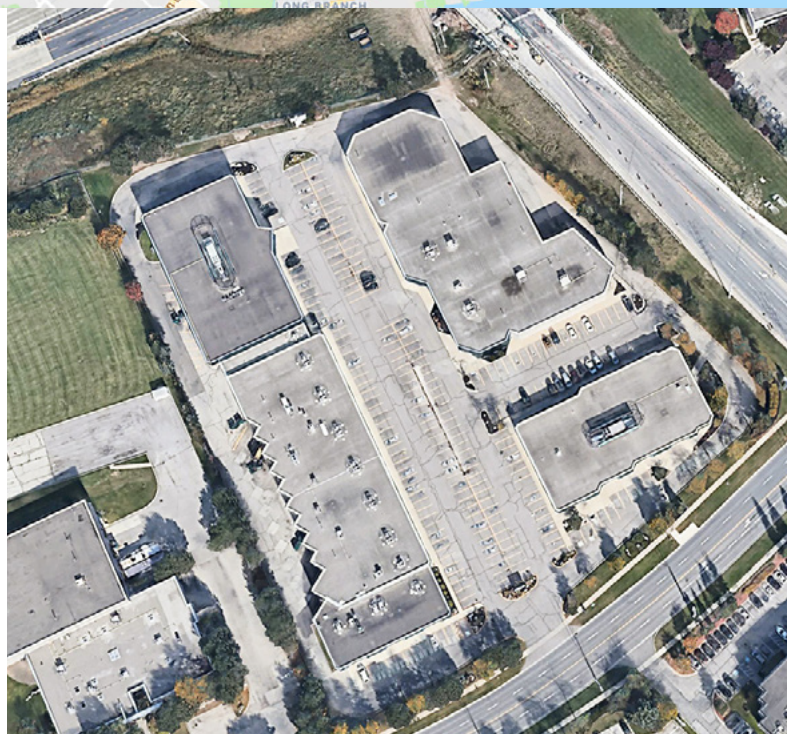
### Jordan Smith\*

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### Avison Young Commercial Real Estate Services, LP, Brokerage

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The Plans & Drawings are conceptual only and are subject to change without notice at the discretion of the Landlord.

