



7125 Mississauga Road

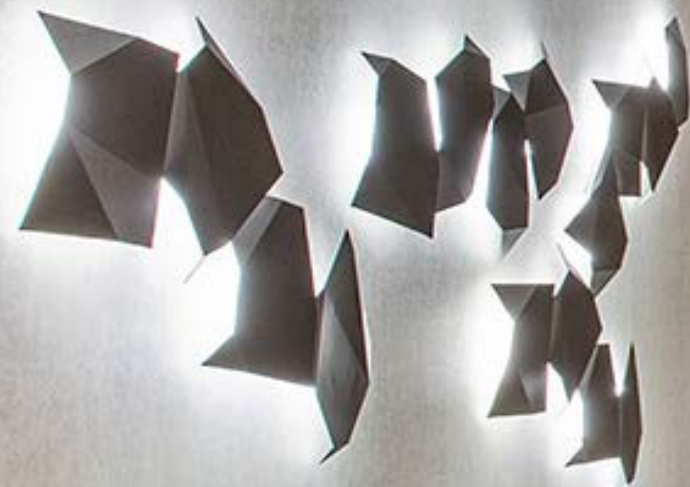


Meadowvale North
Business Park
Mississauga, ON

Contents



Perk DeMara
Vice President, Leasing | Broker of Record
—
QuadReal Property Group, Brokerage
416 673 7386
Perk.DeMara@quadreal.com



04

Property
Overview

12

Property
Location & Map

06

Building Specs
& Quick Facts

14

Sustainability
& Wellness

08

Typical
Floorplate

16

QuadReal
Overview

10

Diverse
Surroundings

18

Property
Management

Built For Business

7125 Mississauga Road is conveniently located within Meadowvale North Business Park®, on the corner of Mississauga and Derry Road. This 126,000 square foot, 5-storey building offers an efficient, virtually column-free floor plate of 26,000 square feet.

Meadowvale is the place to be for quick access to major GTA highways, public transit, and a multitude of food and retail amenities. With exclusive access to Meadowvale North Sports Park, benefits for QuadReal Tenants extend beyond work to meet the needs of today's active employees.



7125 Mississauga Road

Quick Facts

Designed to support high-performance workplaces, 7125 Mississauga features smart building systems, sustainable infrastructure, and flexible layouts, creating an ideal environment for modern organizations to thrive.

Building Size

126,800 SF

Typical Floorplate

26,000 SF

Highly Efficient Floorplates

Organized around a central core
Flooded with natural light



Specifications



Parking

Free, unreserved surface parking
4/1,000 SF leased
Designated visitor parking
2 dual EV charging stations



HVAC

Zoned ceiling ductwork distribution
Thermostat controlled fan powered variable air volume (VAV)
Fresh air intake



Ceiling Height

Floors 2 to 5: 9'
Ground Floor: 10'



Safety & Security

24/7 after-hour security card access
After-hour mobile security patrol
Fully sprinklered per NFPA standards
Fire panel monitored 24/7 from a central control facility
Integrated smoke control system



Elevators

3 passenger elevator cars equipped with high speed door closers
2,500 lb capacity
1 with 9' clear height to finished ceiling,
2 with standard heights



Smart Building Features

Digital platforms and sensors are deployed throughout the building to increase operational efficiency, enhance health & wellness, improve sustainability, optimize cost and create unique user experiences
QuadReal+ App: Register for events, connect with management, check real-time building conditions and more through our tenant app Bell, Zayo and Rogers fibre optics



Lighting / Electrical

T8 LED lighting w/electronic ballasts (120/208V, 3-phase, 4-wire) in office area
4W/PSF available for lighting & power
60 kW emergency generator ensuring reliable, code-compliant backup power for critical life safety systems
Lighting & plug load metering foster tenant environmental stewardship

Environmental/Sustainability



BOMA BEST
Gold
Certified



LEED®
Gold
Certified



Boma
360
Certified



2025 Local
TOBY Award
Winner



ENERGY STAR
Certified with
a score of 99



2-Star
Fitwel Certified

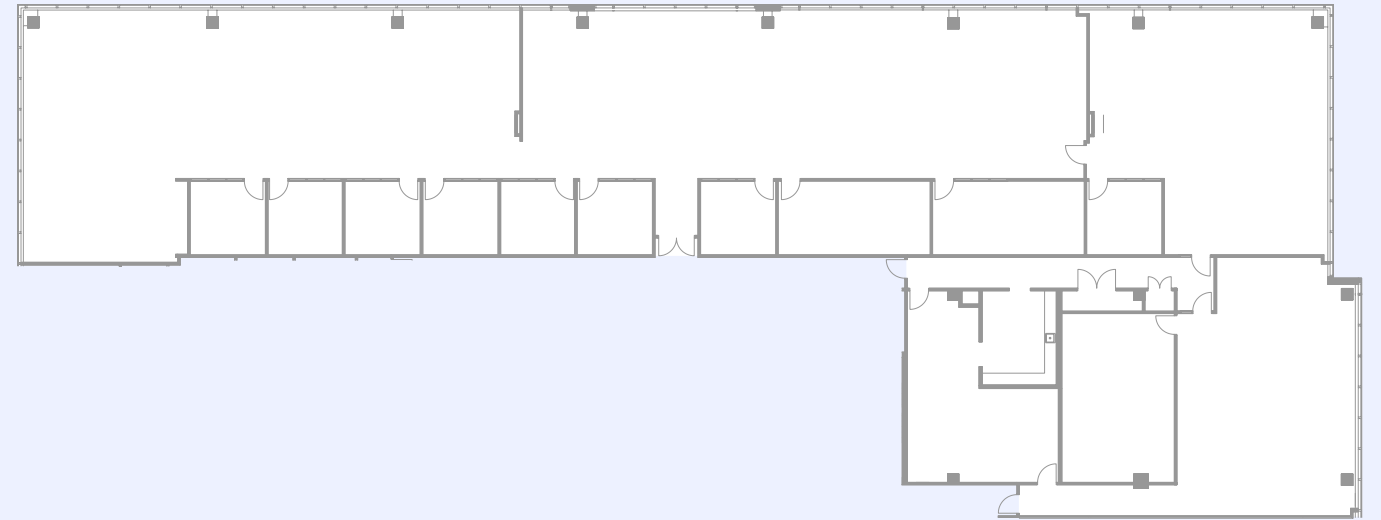


Rick Hansen Foundation
Accessibility Certified



Floorplan

Suite 400



12,886 SF

Immediately

Tenant Area

Availability



Diverse Surroundings

Meadowvale North Retail Complex

A short stroll across the street offers tenants a selection of coffee spots, quick meal options, restaurants and essential services such as dental, optical, wellness, beauty care and more.



Distinction in Mississauga

Being in Mississauga opens the door to a global community and a city that is committed to meeting the evolving needs of the people and businesses it serves. It's the place to be for any corporation seeking ease of access to major highways, public transportation and Canada's largest airport serving over 49 million passengers annually.

75+

Fortune 500 companies

1,400+

Multi-national firms

145+

Languages spoken

7

Major highways



Meadowvale Sports Park

Enjoy exclusive access to the park, featuring basketball courts, a walking/running track, and green space with seating areas – perfect for company events or a refreshing outdoor break during the workday.



Connected to a Thriving Global Community

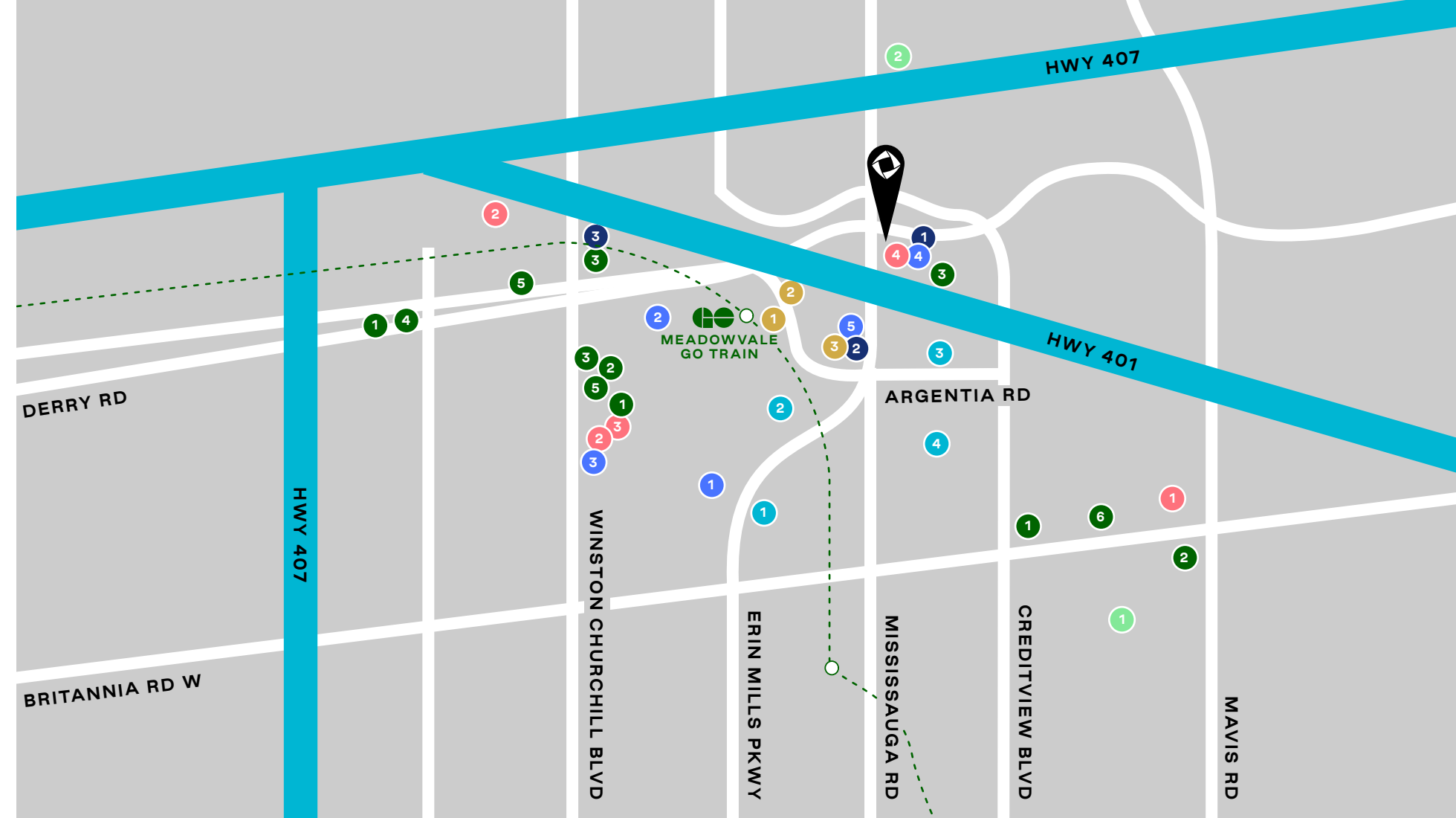
Ideally located just north of Highway 401 at the corner of Mississauga Road and Derry Road, major points of interest are just a short commute away.

Walk

The building is directly across the street from Meadowvale North Retail complex offering quick access to many conveniences.

Car

An abundance of personal and business amenities within a 10-minute driving radius help you maximize your time.



Transportation

Access to MiWay, Brampton Transit and GO Transit are at your doorstep, providing links to multiple bus routes. MiExpress Route 108 connects you to Kipling TTC subway station.

Meadowvale GO station is located less than 3 kms from the site and Bramalea GO station is 15 kms, both easily accessed by local transit routes.

HWY 401	3 min
HWY 407	5 min
HWY 403, 410	10 min
HWY 427	17 min
Mississauga City Centre	15 min
Pearson Inter. Airport	20 min
Downtown Toronto	35 min



RESTAURANT

- 1 Boston Pizza
- 1 Drake, A Firkin Pub
- 1 Panago Pizza
- 1 Swiss Chalet
- 1 Sprouts Restaurant
- 1 Union Social Eatery
- 1 Wendy's
- 2 Chop Steakhouse
- 3 Jack Astor's
- 3 Moxie's

COFFEE

- 1 Starbuck's
- 1 Tim Hortons

RETAIL

- 1 Heartland Town Centre
- 2 LCBO
- 3 Meadowvale Town Centre
- 4 Meadowvale North Retail

GOLF

- 1 BraeBen Golf Course
- 2 Streetsville Glen

BANK

- 1 BMO Bank of Montreal
- 2 CIBC
- 3 RBC Royal Bank
- 4 Scotiabank
- 5 TD Canada Trust
- 6 National Bank

FITNESS & RECREATION

- 1 Crunch Fitness
- 2 Fit4Less
- 3 Goodlife Fitness
- 4 Meadowvale North Sports Park
- 5 Wynn Fitness

CHILD CARE

- 1 Alpha's Discovery
- 2 Bright Path Child Care
- 3 Simply Smart Child Care
- 4 YMCA Child Care

HOTEL

- 1 Courtyard by Marriott
- 2 Four Points Sheraton
- 3 Hilton Meadowvale Hotel

Sustainability is Built Into How We Think

At QuadReal, we integrate sustainable practices into every stage of our work.

From the way we design and operate our buildings, to how we engage with communities, we are committed to creating healthier spaces, vibrant communities, and workplaces that support long-term success.

Our commitment goes beyond carbon. Sustainability at QuadReal means prioritizing environmental responsibility, enhancing community well-being, and upholding good governance. We're committed to creating and managing spaces where people and businesses can thrive – today and for future generations.



Key Notables

HVAC Design

Enhanced outdoor air ventilation per ASHRAE standards to optimize indoor air quality and ensure a best-in-class environment. A low temperature air distribution system, high efficiency chiller, and Variable Air Volume (VAV) terminal units optimize comfort, reduce energy use, and boost system efficiency.

Water Efficient Design

Maintains healthy water systems through regular testing and strict adherence to industry best practices. Irrigation is optimized via remote control and real-time weather data.

Green Clean Program

Use of environmentally friendly cleaning products protecting occupants from harmful chemical toxins.

Full Recycle Program

Full recycling program including organics, paper, cardboard, bottles/cans, e-waste, printer toner, batteries and light bulbs.

Building Certifications

BOMA BEST Gold Certified
LEED® Gold Certified
BOMA 360 Certified
2025 Local TOBY Award Winner
ENERGY STAR Certified With a Score of 99
Fitwel 2-Star Certified
Rick Hansen Foundation Accessibility Certified

QuadReal's Path to Net Zero



QuadReal is Committed to

- 01** Being a global sustainability leader while driving long-term financial value.
- 02** Setting property-specific targets for energy, water, and waste (domestically).
- 03** Creating and managing buildings that promote well-being and higher productivity.
- 04** Being transparent and reporting on progress publicly.

About QuadReal Property Group

QuadReal Property Group is a global real estate investment, development and operating company headquartered in Vancouver, British Columbia.

Its assets under management are \$98.5 billion. From its foundation in Canada as a full-service real estate operating company, QuadReal has expanded its capabilities globally for investments in equity and debt in both the public and private markets. QuadReal invests directly through operating platforms

in which it holds an ownership interest and via programmatic partnerships.

QuadReal seeks to deliver strong investment returns while creating sustainable environments that bring value to the people and communities it serves. Now and for generations to come.

45M+ SF

Canadian Commercial Real Estate Portfolio

\$98.5B

Spanning 24 countries

1,900+

Employees

Spanning

Canada, The U.S., The U.K., Europe and Asia-Pacific



800 W Fulton, Chicago



22 Bishopsgate, London



60 Birmingham, GTA



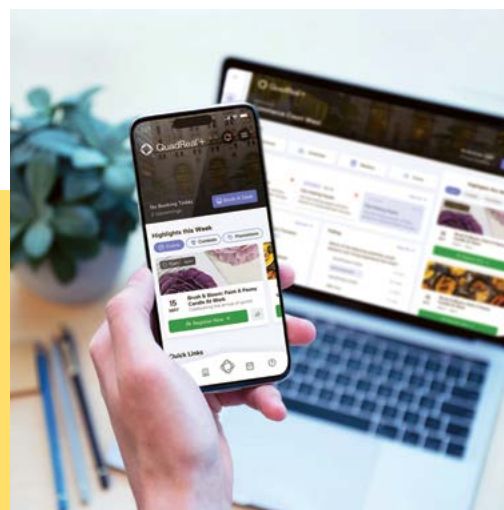
Commerce Court, Toronto

Customer-Centric Service

Managed by QuadReal Property Group – A team of professionals that take pride in delivering exceptional customer service while creating a seamless experience for their communities.

Excellence lives here. That's why we're committed to creating sustainable environments, spaces that bring value to people both now, and for years to come.

We don't just serve our communities, we're part of them. Working in partnership with our communities, our staff provide hands-on guidance to each and every one of our customers. Meanwhile, our always-on QuadReal+ provides real-time engagement while QuadReal CONNECT delivers 24/7 professional support, so our customers can stay connected wherever they are.



Contact QuadReal Connect
through the QuadReal+ App
Or 1 877 977 2262
[QuadRealconnect.com](https://www.quadrealconnect.com)

Contact:

Perk DeMara

Vice President, Leasing | Broker of Record

—

QuadReal Property Group, Brokerage

416 673 7386

Perk.DeMara@quadreal.com

