



# 6990 Creditview Road



Meadowvale North Business Park  
Mississauga, ON

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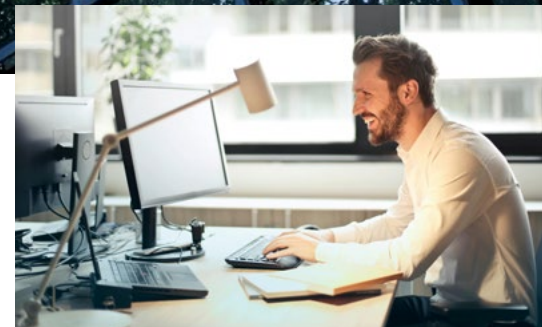
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10

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Overview

# Centrally Located. Well-Connected.



6990 Creditview Road is strategically located within the 145-acre Meadowvale North Business Park, offering excellent connectivity to major GTA highways and public transit. Surrounded by a wide variety of restaurants, shops, and everyday conveniences, this location provides everything today's workforce needs, all within easy reach.

# Quick Facts

Approximate Building Size

**160,000 SF**

Year Built

**2004**

## Accreditations

BOMA BEST Certified Silver

BOMA 360 Performance

Outstanding Building of the Year TOBY Award:

Regional, National and International Winner – 2021

# Specifications

**P Parking**  
Free, unreserved surface parking

**Clear Ceiling Height**  
Open Areas: 28'7"  
Office Areas: 12'

**Lighting / Electrical**  
T8 LED lighting w/electronic ballasts

**HVAC**  
Roof-mounted combination gas-fired and electrical cooling units designed to maintain 72° F year round  
Cooling load based on approx. one ton of air conditioning for every 400 SF



# Unit 5

19,539 SF

Total Tenant Area

8

Private Offices

3

Meeting Rooms

12.01.25

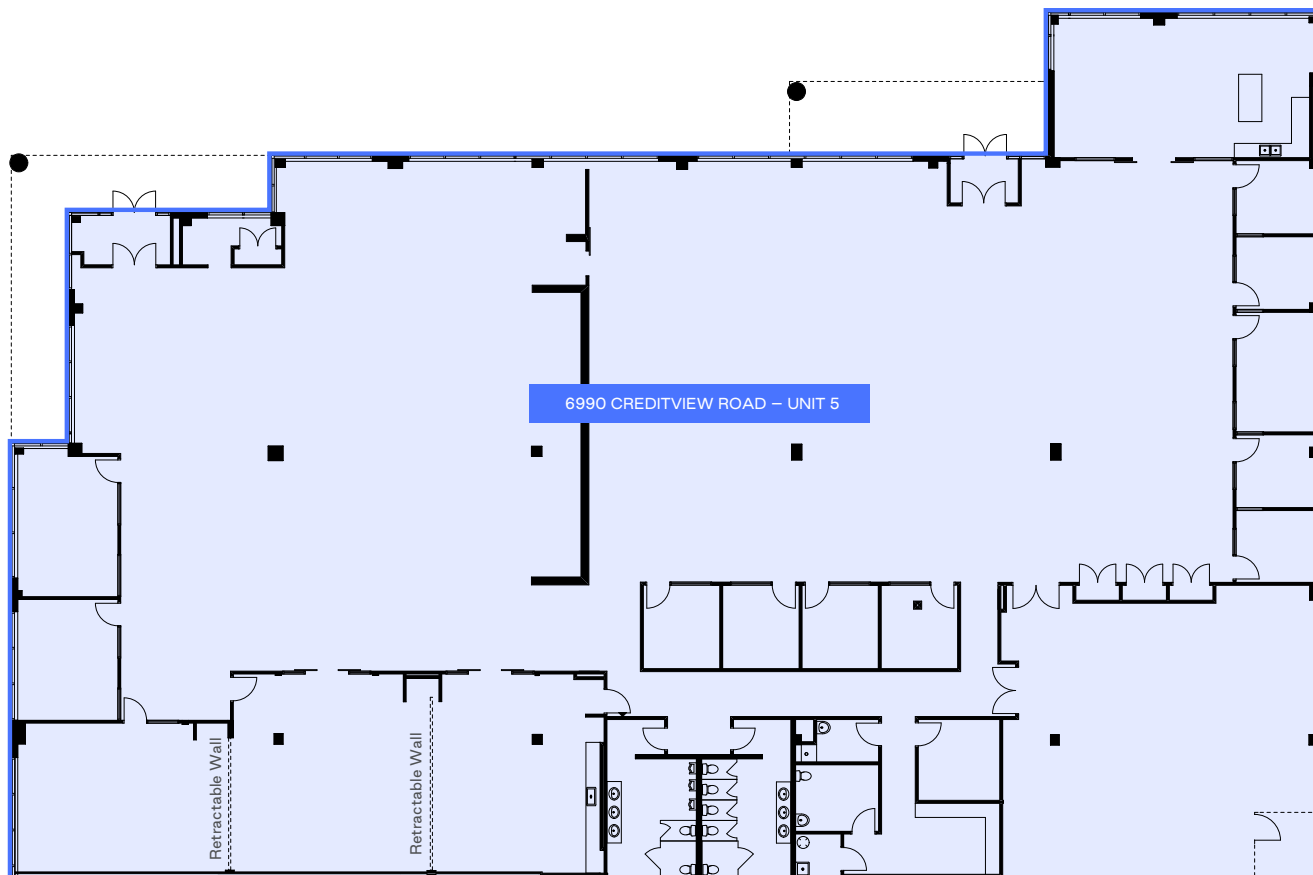
Availability

2

Training Rooms

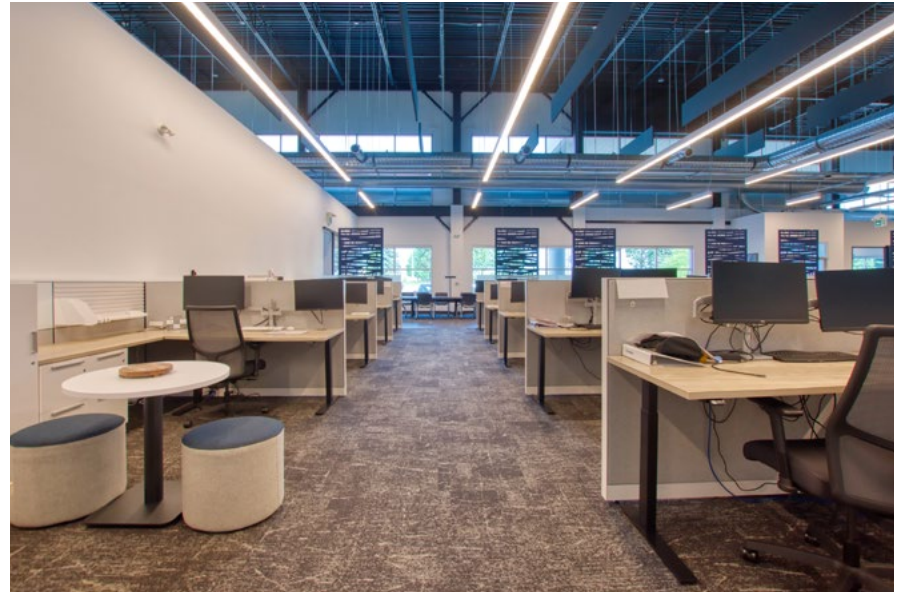
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Kitchens



# Unit 5

With modern finishes, abundant natural light, and flexible layout options, this space is ideal for teams seeking a collaborative and functional work environment.



# Exceptional Access

Located in the heart of Meadowvale North Business Park, 6990 Creditview Road offers quick access to major highways and transit routes – ensuring seamless connectivity across the GTA.

**401**

3 MIN

**407 ETR**

5 MIN

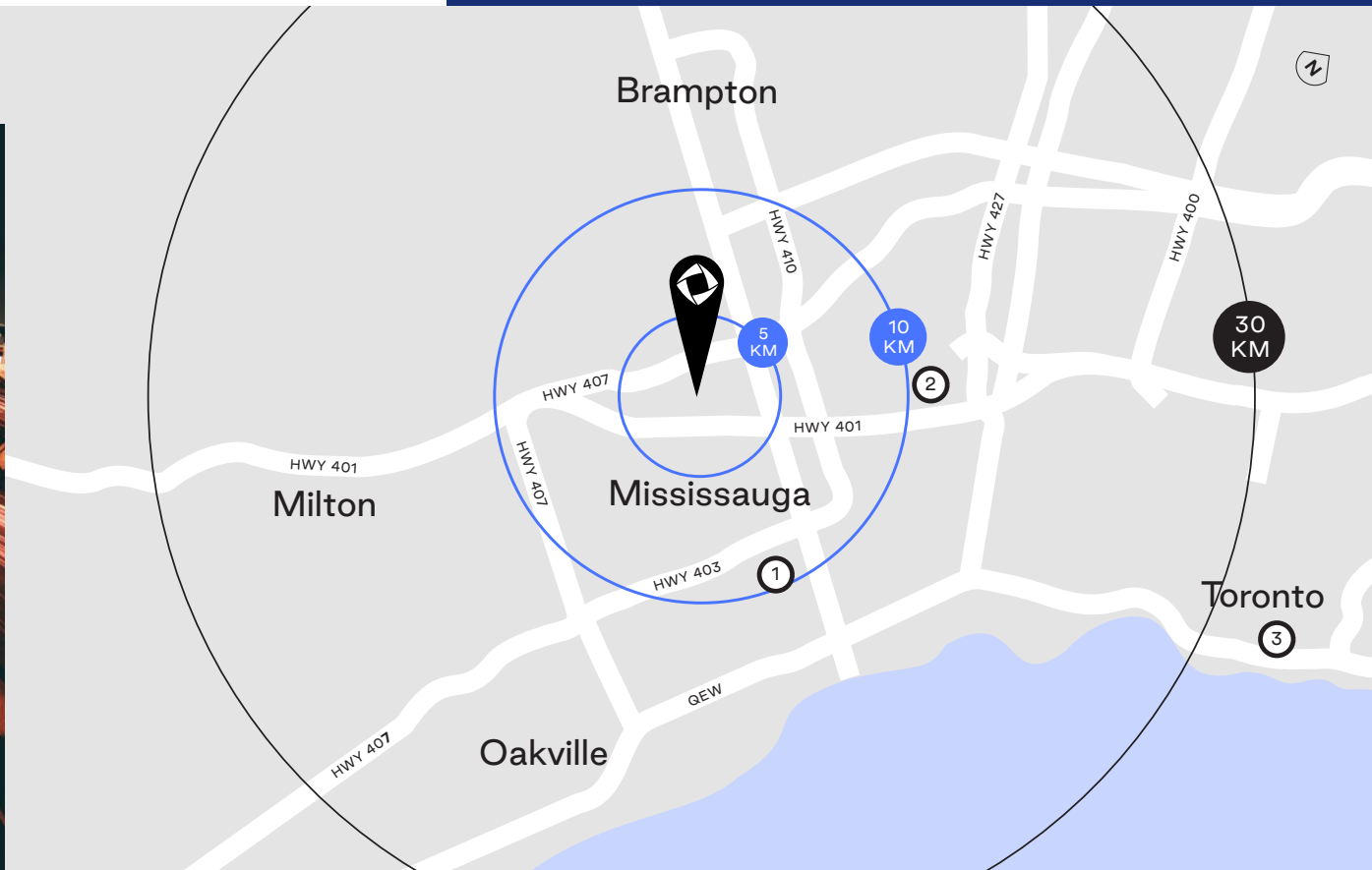
**427**

17 MIN

**403 / 410**

10 MIN

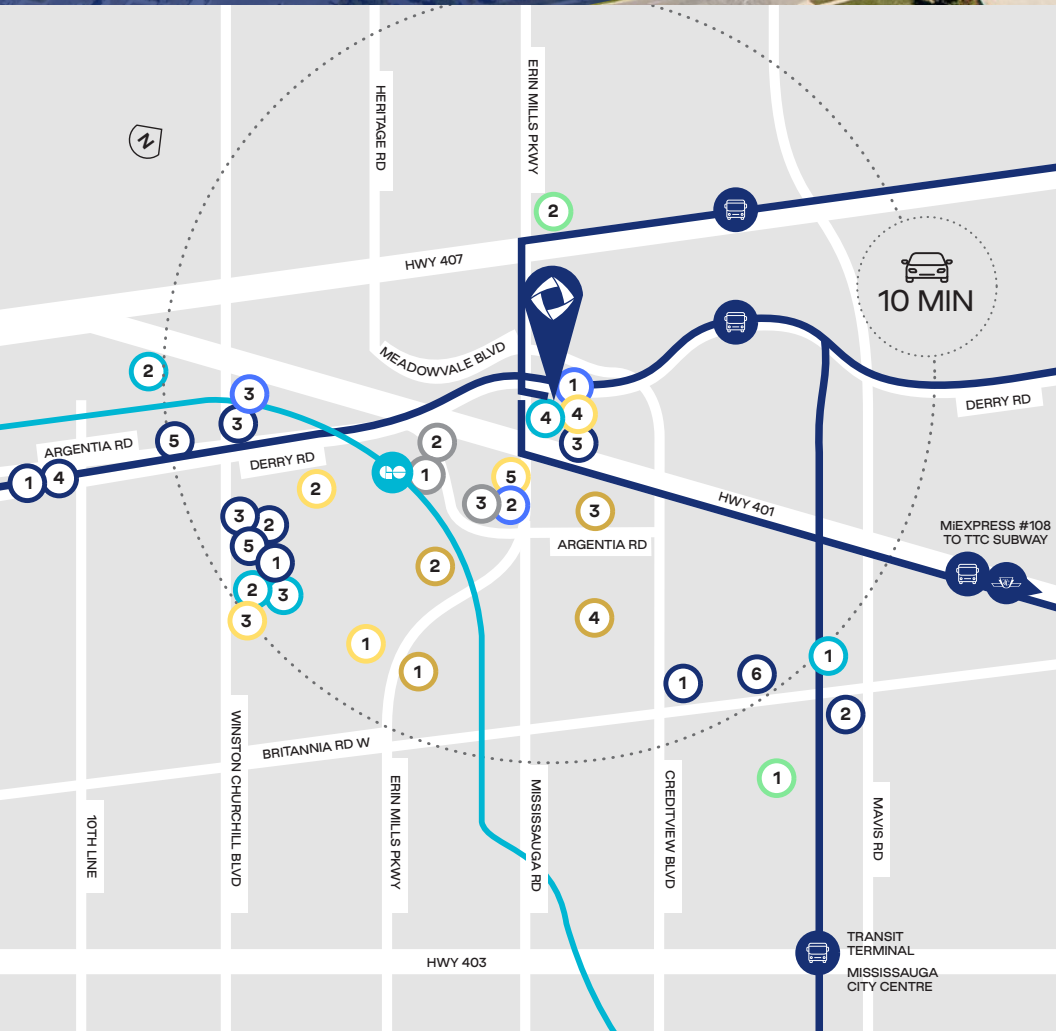
- 1** Mississauga City Centre **15 MIN**
- 2** Pearson International **20 MIN**
- 3** Downtown Toronto **35 MIN**





## Steps from everyday amenities.

This site offers convenient access to restaurants, coffee shops, green space and everything your team needs to refuel and stay connected.



### 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

### SHOPPING

- 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
- 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.



## QuadReal's Path to Net Zero

**2025**



**2030**



**2040**



**2050**



Net zero property-level plans in place.

50% absolute carbon reduction of QuadReal's directly managed portfolio.

All Canadian offices achieve net zero emissions, 50% absolute carbon reduction of international portfolio.

Global portfolio is net zero carbon.

# 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 \$94 billion. From its foundation in Canada as a full-service real estate operating company, QuadReal has expanded its capabilities to invest in equity and debt in both the public and private markets. QuadReal invests directly, via programmatic partnerships and through operating platforms in which it holds an ownership interest.

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.

QuadReal: Excellence lives here.

**40M SF**

Canadian Commercial  
Real Estate Portfolio

**1900+**

Employees

**\$94B**

Spanning 25+ countries

**Spanning**

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

22 Bishopsgate, London



60 Birmingham St, GTA

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