

# ERIN MILLS & QEW

1900-1944 Fowler Drive,  
Mississauga, ON



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**Trio**vest







# PROPERTY INFORMATION

- 46,305 SF open-air retail centre
- Conveniently located at the intersection of Erin Mills Parkway and Queen Elizabeth Way, in Mississauga's Erin Mills community
- Prominent pylon and storefront signage opportunities
- Ample surface parking
- Home to a diverse retail mix, including restaurants, personal care services, financial institutions, healthcare providers, and more



## DEMOGRAPHICS

	DAYTIME POPULATION	TOTAL POPULATION	AVERAGE HH INCOME
<b>3 KM</b>	66,630	57,071	\$145,411
<b>5 KM</b>	152,033	63,262	\$150,607
<b>7 KM</b>	355,627	313,058	\$139,209

\*2021 Data

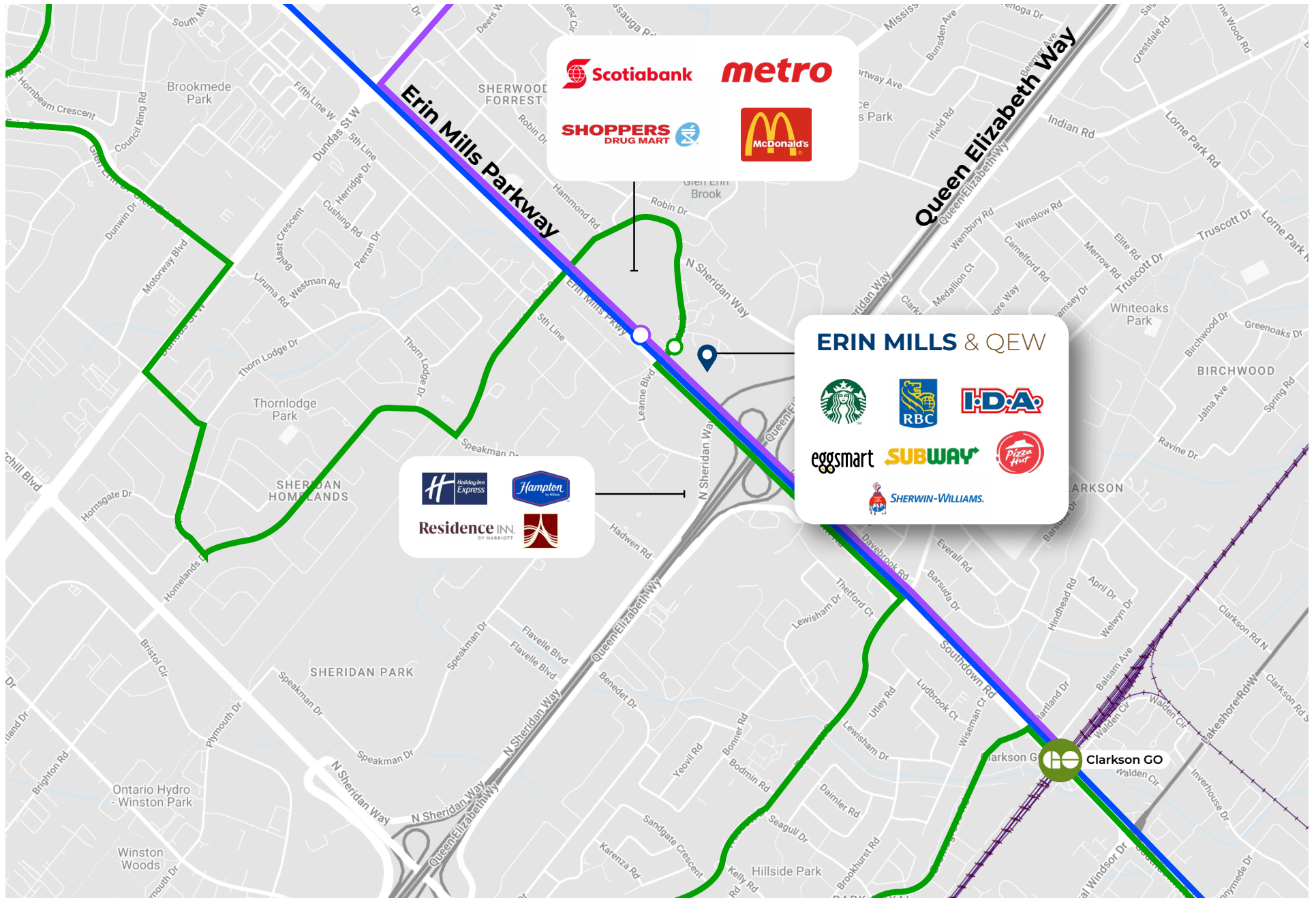
# LOCATION



13 Glen Erin

29 Park Royal

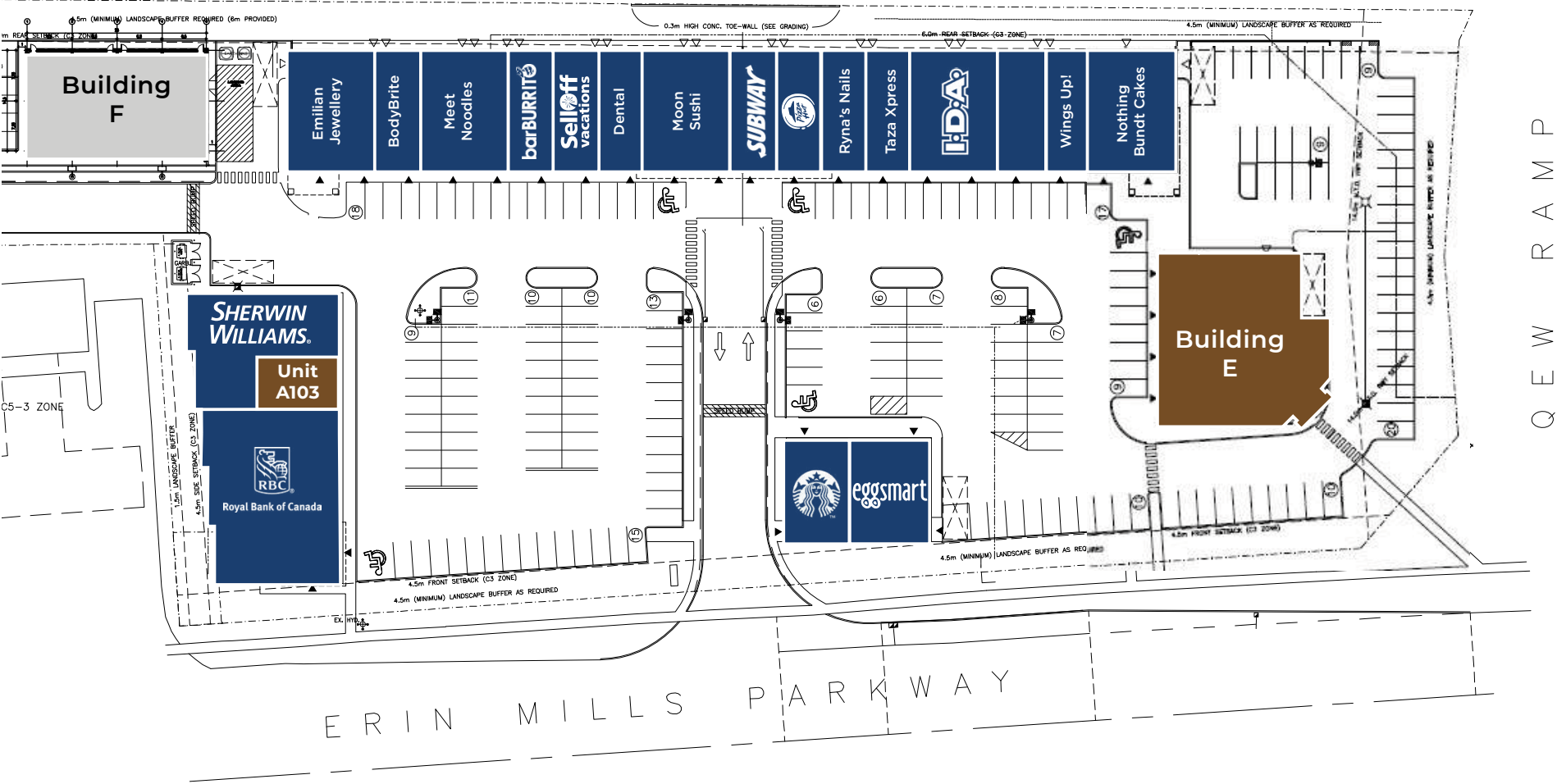
110 University Express



# SITE PLAN

## & AVAILABLE UNITS

UNIT	SIZE	AVAILABLE
A103	991 SF	Immediately
Building E	9,948 SF	Immediately
Building F	Up to 4,058 SF	Future Development



- = Available
- = Leased
- = Future Development

# BUILDING E

9,948 SF AVAILABLE



Two-Storey  
Stand-Alone Building



Prominent Exposure to Erin  
Mills Parkway and Queen  
Elizabeth Way



Premium Exterior Signage  
Opportunity



Second Floor Rooftop Patio

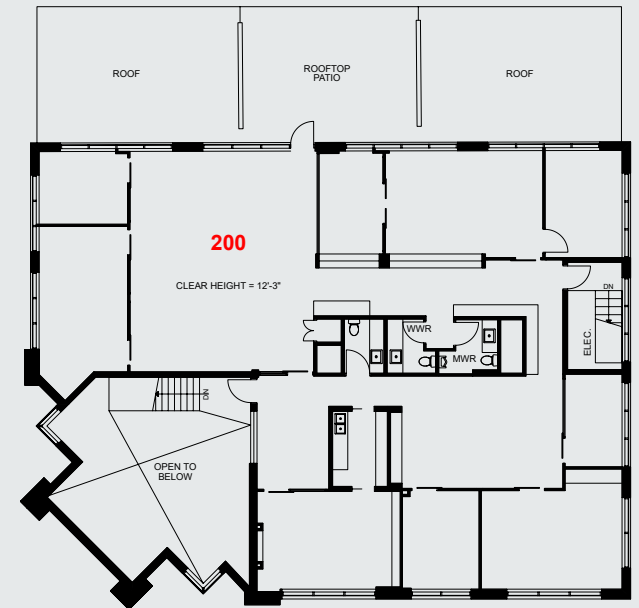
## GROUND FLOOR

6,001 SF



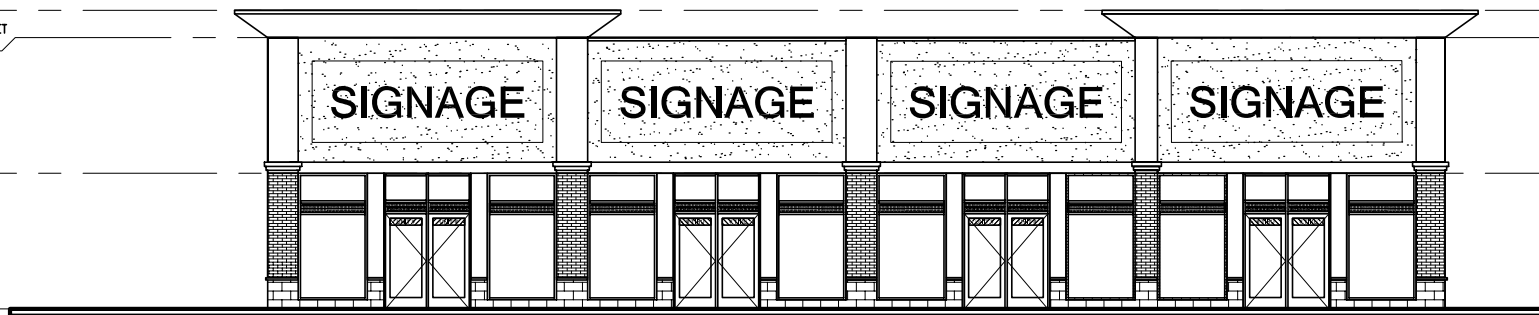
## SECOND FLOOR

3,947 SF





UP TO 4,058 SF OF FUTURE RETAIL SPACE



1  
A

**EXTERIOR ELEVATION - SOUTH WEST**

SCALE: NTS

# ABOUT TRIOVEST

## OUR MISSION

We create sustainable places that enhance communities and enrich relationships.

**For more information  
visit [triovest.com](https://triovest.com).**

## DEDICATED PROPERTY MANAGEMENT TEAMS

Trioest recognizes that our tenants must feel sincerely heard and supported. It is our responsibility to listen and meet your needs to the best of our ability. Our Property Management Teams are there to ensure your workspace is running efficiently for your people, provide assistance, and encourage tenant engagement so you can focus on your core business.

## WE ARE WHERE YOU ARE

Our in-house Leasing Teams possess local market expertise in all asset classes to support any real estate need you have. We work with you to understand your requirements to deliver built-to-suit custom solutions. This, combined with our national scale, local knowledge, and strong relationships, keeps us ahead of market dynamics and trends to deliver value-add insights.

## ABOUT TRIOVEST

Trioest is one of the largest privately-owned commercial real estate companies in Canada. We are a fully integrated real estate platform with 25+ years experience in real estate investment, development, and management offering a full spectrum of capabilities including acquisition and dispositions, asset management, construction management, property management, leasing services, and sustainability advisory services.

Trioest builds partnerships, manages commercial real estate projects from concept to completion, and delivers sector-leading returns, offering a full range of management services throughout the lifecycle of the asset. Our clients benefit from the combined expertise and integration of our Capital and Advisors teams, paired with Trioest's national scale, unsurpassed local knowledge, and lifecycle.



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Retail opportunities  
across the country:



# Triovest

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BROKERAGE

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