



Transit  
at doorstep



Parking  
on site

[View Location Video](#)

For Lease | 25 & 75 Watline Avenue, Mississauga



# Easily accessible office suites available **for lease**

Watline Corporate Centre is in an easily accessible, central location along Hurontario St in Mississauga, surrounded by local amenities and transit service.

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# Property Overview

<b>Address</b>	25 & 75 Watline Avenue, Mississauga		
<b>Area</b>	Mississauga		
<b>Location</b>	Located just south of Hwy 401 along Hurontario St and east of Hwy 403.		
<b>Available</b>	Immediately		
<b>Condition</b>	Move in Ready Built-out Suites		
<b>Parking</b>	Unreserved Surface Parking		
	48 x Underground Reserved Stalls at \$100 per stall per month		
<b>Available Suites</b>	25 Watline Ave	Suite GR04	1,448 SF
		Suite 205	5,436 SF
		Suite 600	9,884 SF
	75 Watline Ave	Suite GR38	2,541 SF
		Suite 101	3,320 SF
		Suite 140	5,534 SF
	Suite 142B	4,926 SF	
<b>Building Class</b>	Class A - common areas recently renovated		
<b>Transportation</b>	Bus Route at Doorstep and future LRT		

## Key Highlights



Transit at  
doorstep &  
future LRT



Numerous  
restaurants  
nearby



Surface parking  
available



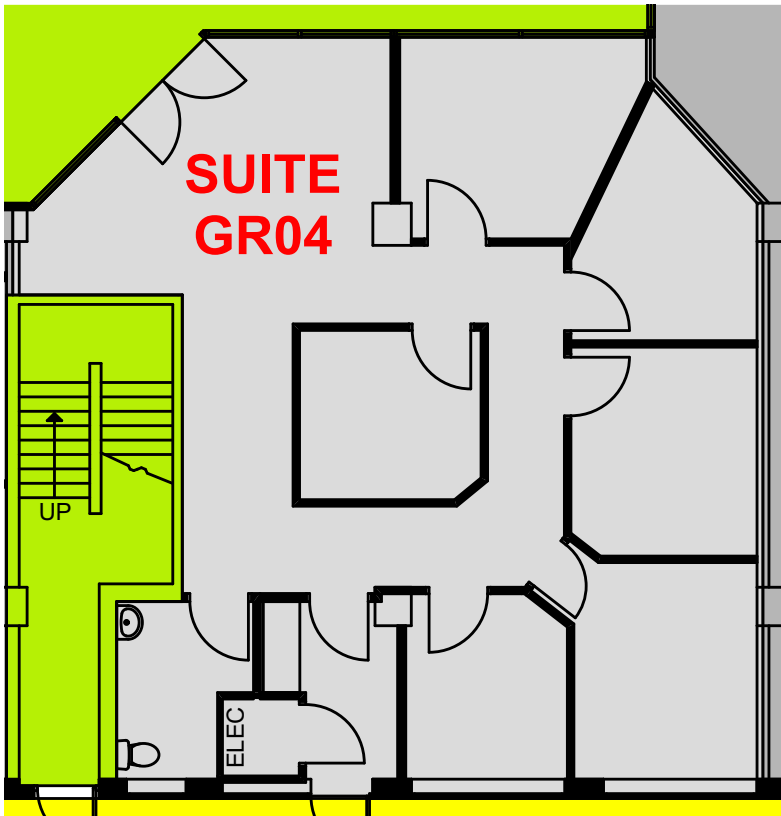
Adjacent to  
green space



# Floor Plan Overview



**Floor plan**  
25 Watline Ave



## Suite GR04

1,448 SF

- Ground floor suite
- Private offices
- In-unit washroom

**Net rent:** \$20.00 per square foot per annum

**Additional Rent:** \$17.20 per square foot per annum

# Floor Plan Overview

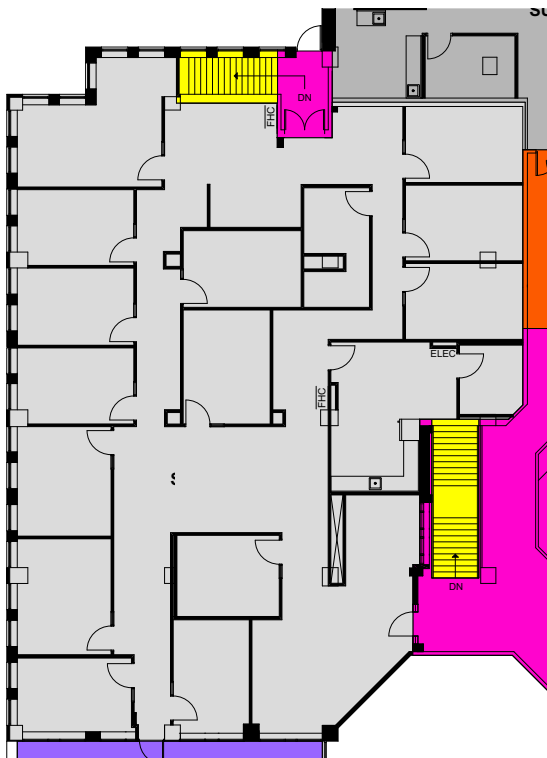


**Floor plan**  
25 Watline Ave

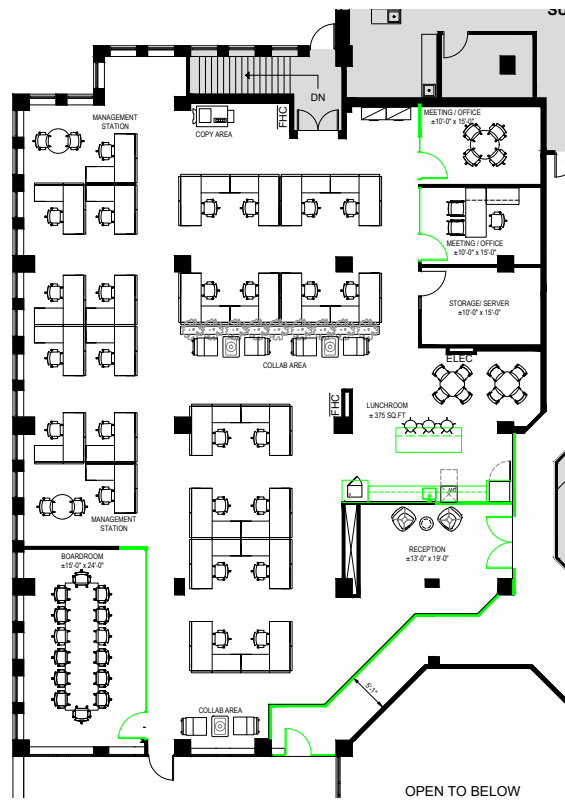
## Suite 205

5,436 SF

- Second floor suite
- Built-out space featuring a reception area, private offices, boardroom, kitchen



As-built plan



Feasibility plan

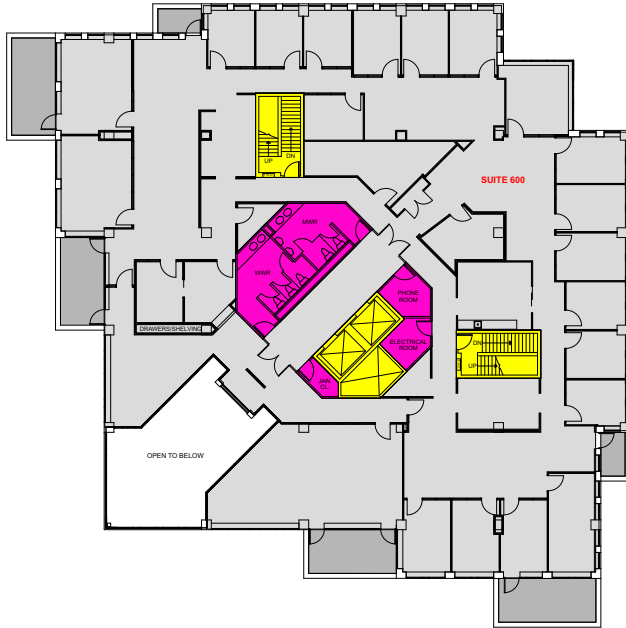
**Net rent:** \$17.50 per square foot per annum

**Additional Rent:** \$19.99 per square foot per annum

# Floor Plan Overview



## Floor plan 25 Watline Ave



## Suite 600

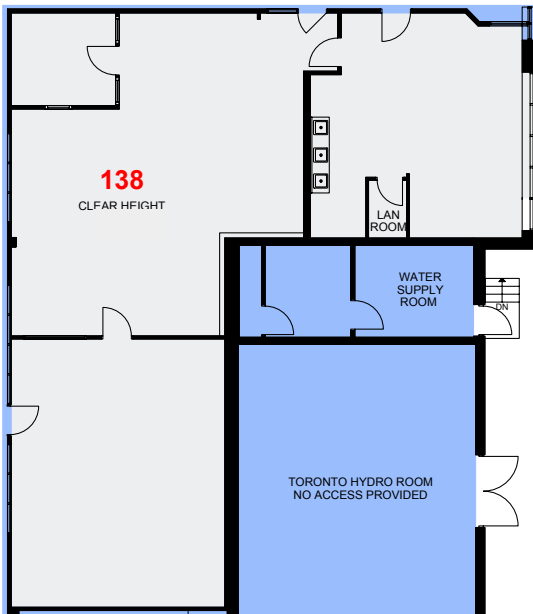
9,884 SF

- Full floor opportunity
- Plenty of offices
- Kitchenette

**Net rent:** \$17.50 per square foot per annum

**Additional Rent:** \$19.99 per square foot per annum

## Floor plan 75 Watline Ave



## Suite GR38

2,541 SF

- Built-out ground floor suite

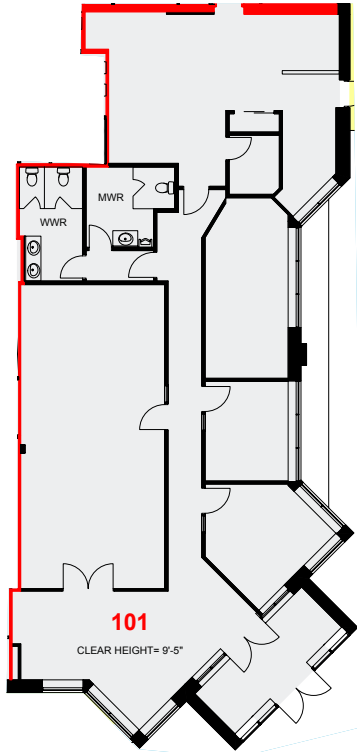
**Net rent:** \$13.75 per square foot per annum

**Additional Rent:** \$13.59 per square foot per annum

# Floor Plan Overview



## Floor plan 75 Watline Ave



## Suite 101

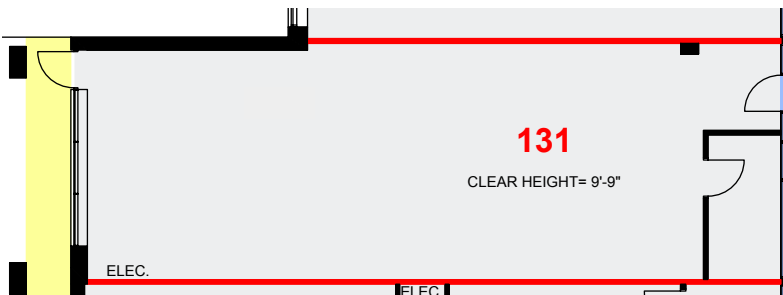
3,320 SF

- Direct access to parking
- Ample signage opportunities

**Net rent:** \$17.00 per square foot per annum

**Additional Rent:** \$13.59 per square foot per annum

## Floor plan 75 Watline Ave



## Suite GR 131

1,364 SF

- Great retail space facing Watline Avenue
- Parking at front door
- Former convenience store

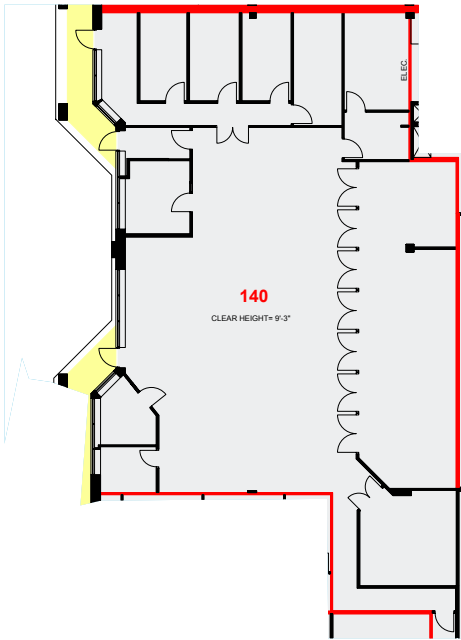
**Net rent:** \$19.00 per square foot per annum

**Additional Rent:** \$12.71 per square foot per annum

# Floor Plan Overview



## Floor plan 75 Watline Ave



## Suite 140

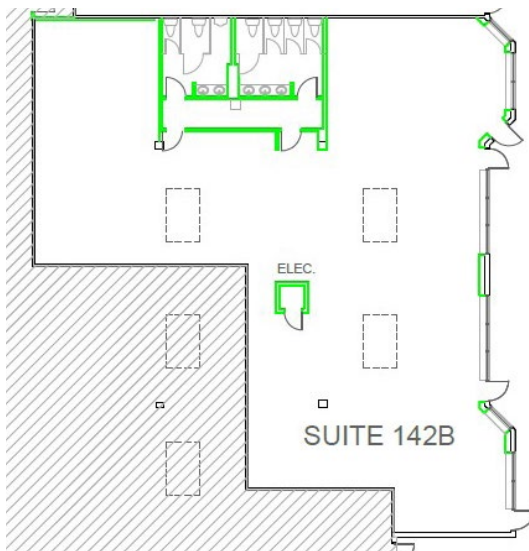
5,534 SF

- Great retail space facing Watline Avenue
- Parking at front door
- Formally a convenience school

**Net rent:** \$19.00 per square foot per annum

**Additional Rent:** \$12.71 per square foot per annum

## Floor plan 75 Watline Ave



## Suite 142B

4,926 SF

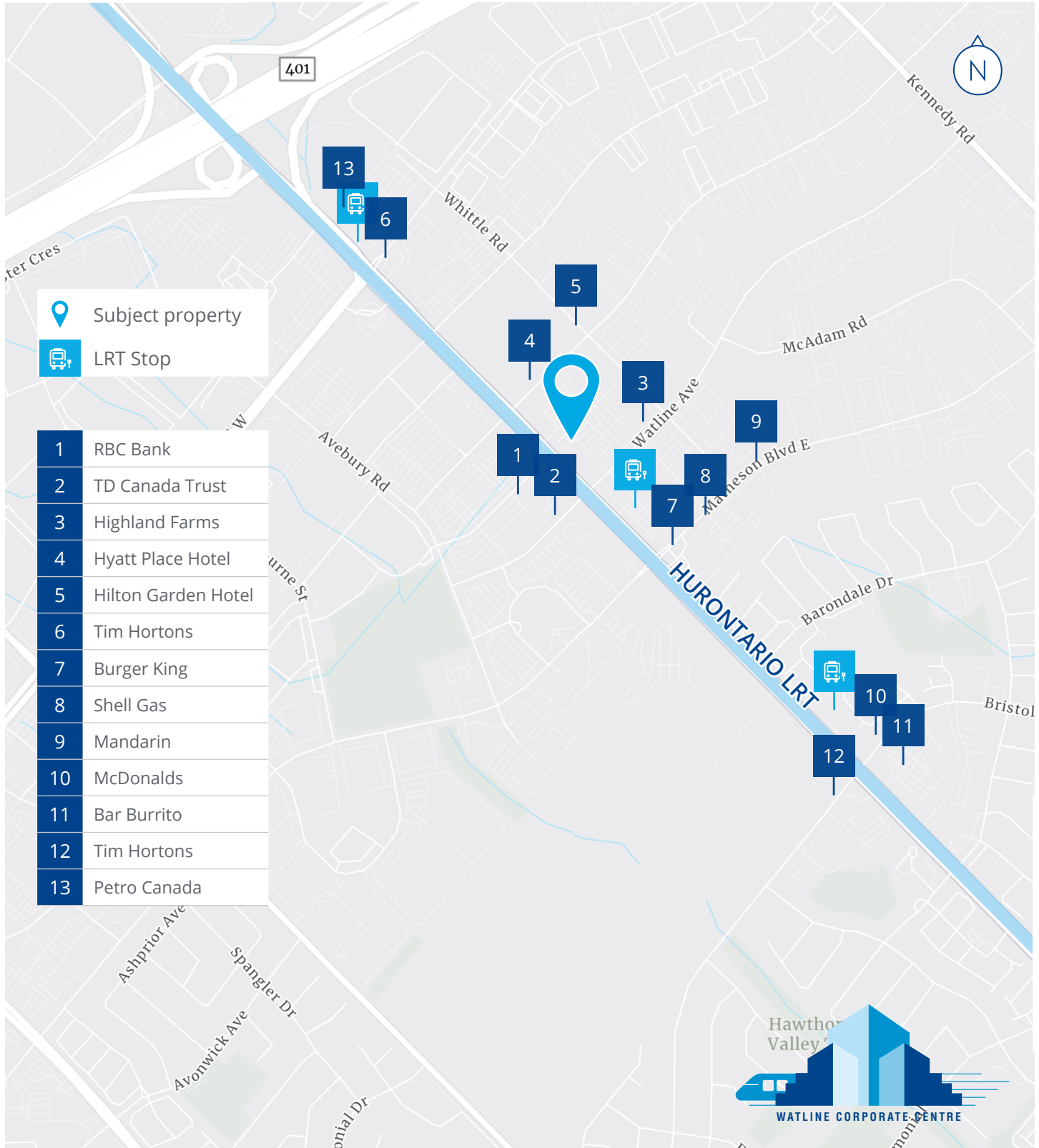
- Built-out suite with washrooms in suite

**Net rent:** \$13.50 per square foot per annum

**Additional Rent:** \$12.71 per square foot per annum

*\*Landlord will need to install demising wall prior to tenant occupancy*

# Surrounding Amenities





[View Online Listing](#)

**25 & 75 Watline Avenue, Mississauga, ON**



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