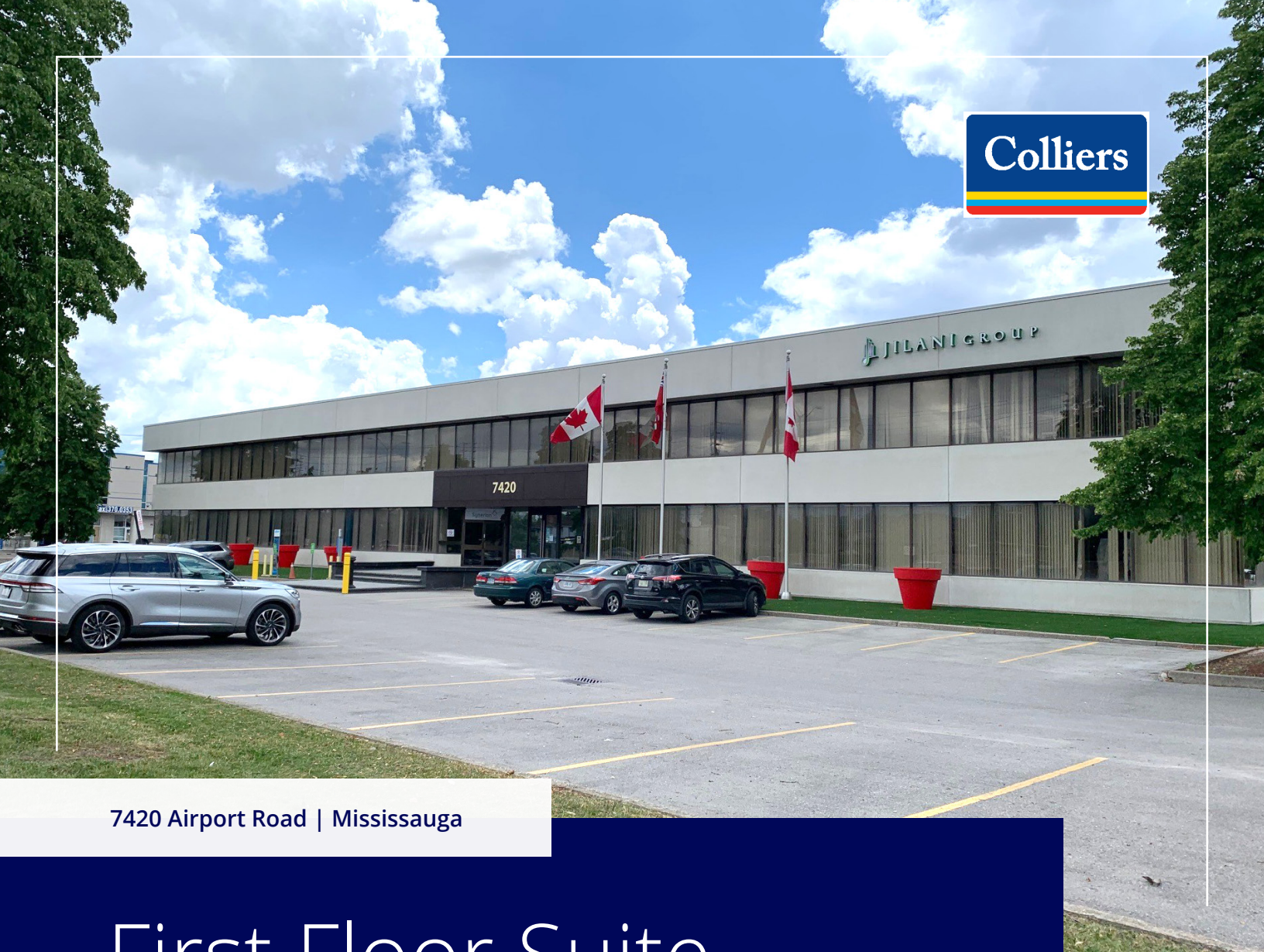


The Colliers logo, featuring the word "Colliers" in white serif font on a blue rectangular background with a yellow and red horizontal stripe at the bottom.

7420 Airport Road | Mississauga

# First Floor Suite Available **For Lease**

Excellent location within a 2-minute drive from Pearson International Airport and quick access to highways 427/401/407/409. Connections to Brampton, Mississauga and GO transit capturing a large employee pool. Immaculate second floor suites with private entrance in well-maintained office building.

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# Property Overview

## Building Highlights

- Smart Building which allows HVAC, lights & doors to be controlled remotely
- Building upgrades (washrooms, roof, HVAC system, signage, elevator cab)
- High-end fiber optics available
- Heated walkways and drive ways
- High efficiency HVAC system
- Signage available above private entrance
- Renovated lobby and entrance
- Smart Car charging stations

|                  |                                           |
|------------------|-------------------------------------------|
| Available Area:  | Suite 108: 2,249 SF                       |
| Net Rent:        | \$13.50 PSF                               |
| Additional Rent: | \$14.00 PSF (2024)                        |
| Available:       | Immediate                                 |
| Year Built:      | 1986 (Renovated see highlights)           |
| Parking:         | Surface and underground parking available |

## Key Highlights



Bus stop located adjacent to building



Numerous amenities within short drive



Surface and underground parking available



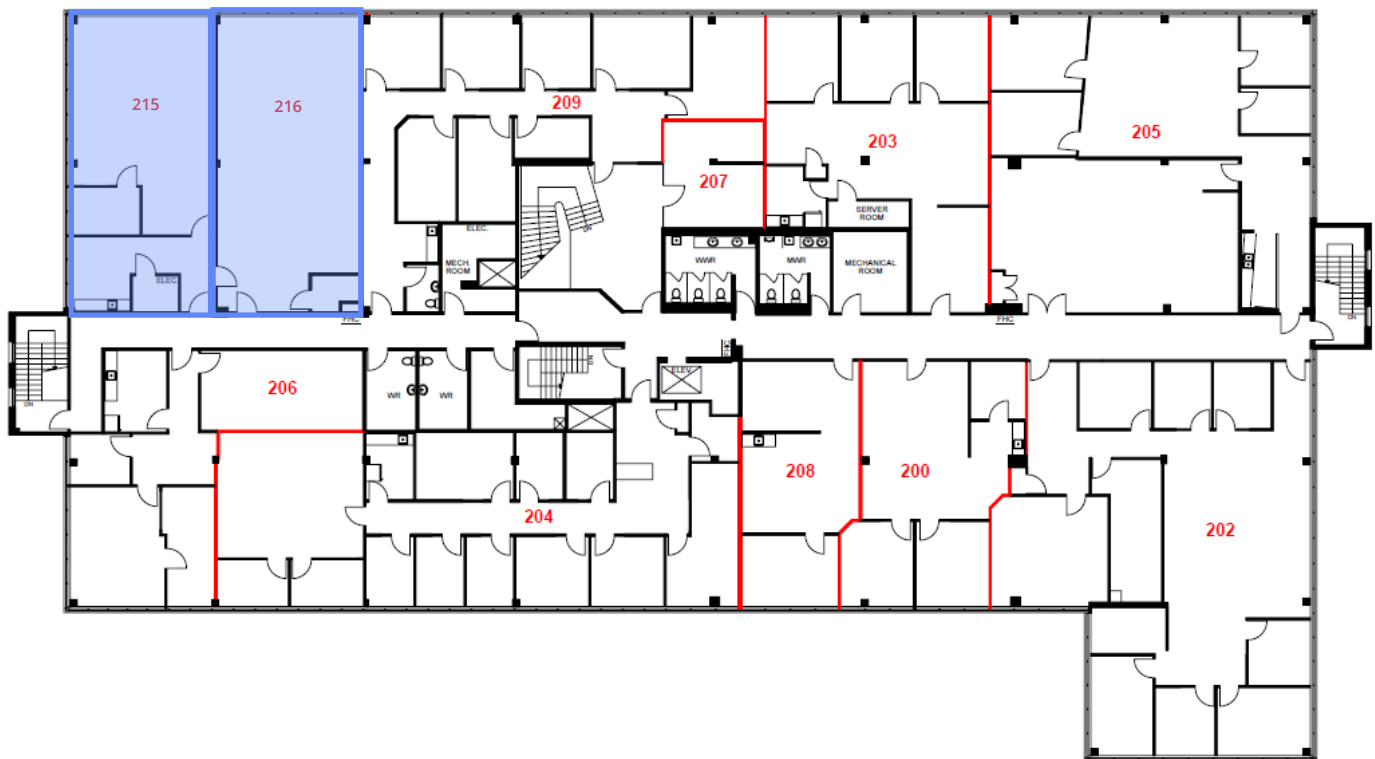
# Floor Plans

## Suite 108



# Floor Plans

Suite 215 & 216 - LEASED



# Surrounding Amenities



Subject property



Restaurant / Cafe



Grocery



Bank



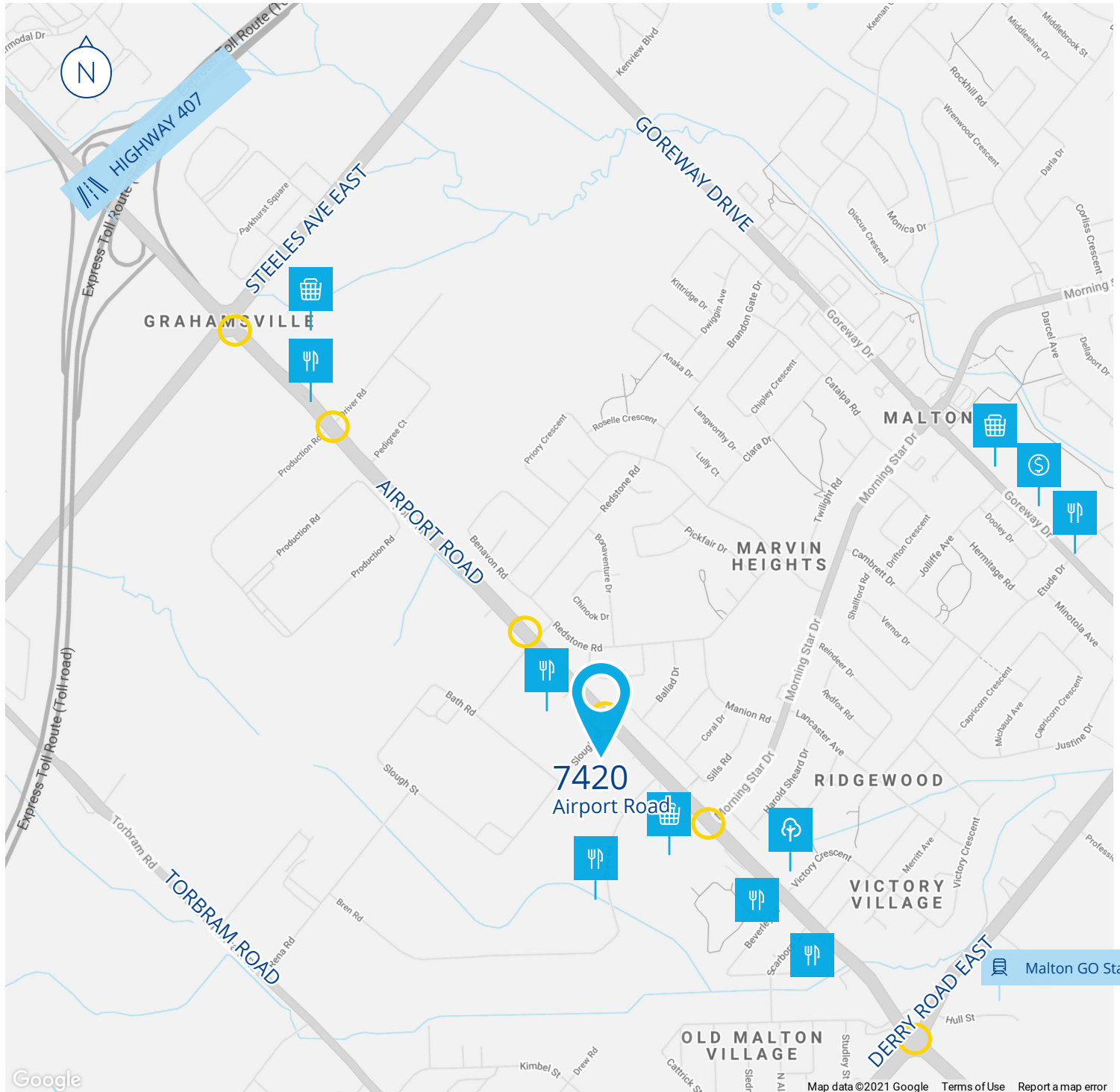
Park



Bus Stop



Major Highway





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