

# THE OFFICES

AT PARKSIDE VILLAGE

For Lease

4080

Confederation Parkway  
*Mississauga, ON*



### Building Details:



NET RENT  
**\$15.00 PER SQ. FT.<sup>†</sup>**



ADDITIONAL RENT (2025 ESTIMATE)  
**\$20.73 PER SQ. FT.**  
*Includes utilities & janitorial*



PARKING  
**3 PER 1,000 SQ. FT. LEASED**  
*Direct access to paid underground parking*

### Current Availabilities:

Suite	Size	Availability
203	3,049 sq. ft.	Immediate
204	1,658 sq. ft.	Immediate
302	1,773 sq. ft.	Immediate
303	2,576 sq. ft.	Immediate
305	3,474 sq. ft.	Immediate
402	1,299 sq. ft.	Dec. 2025
403	2,881 sq. ft.	Immediate
601	1,619 sq. ft.	Immediate
604-605	2,740 sq. ft.	Immediate

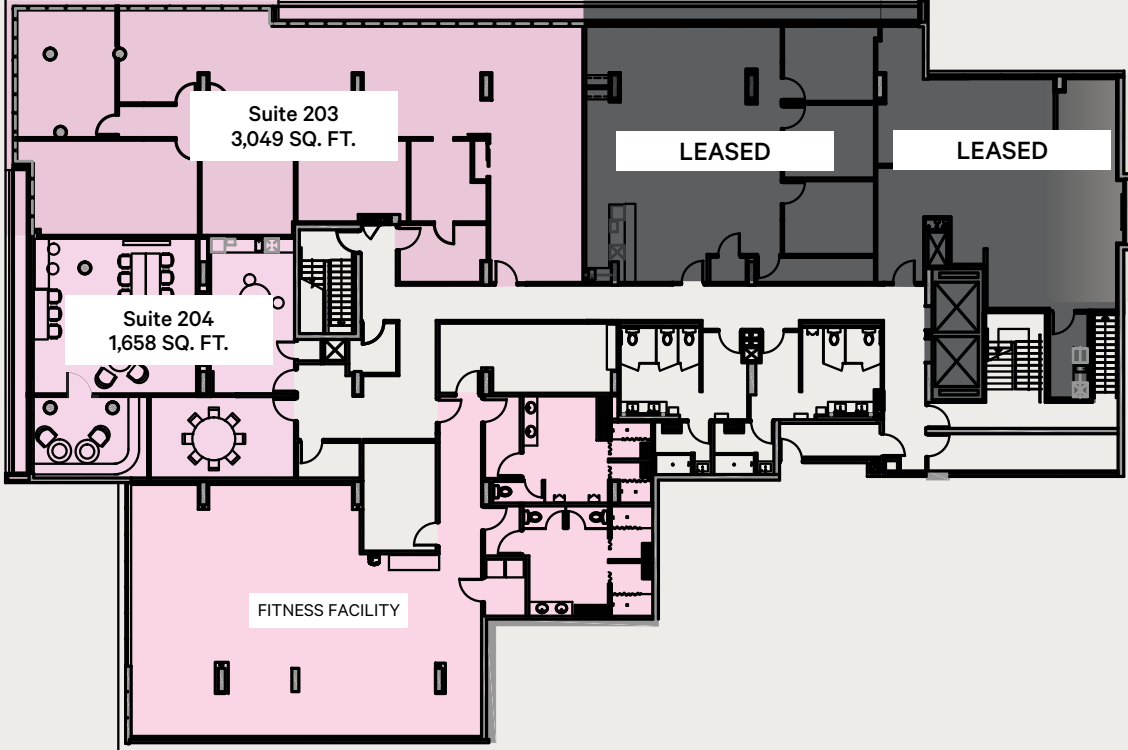
<sup>†</sup> Applicable to Years 1 and 2 only on a minimum 3-year deal for new tenants, subject to satisfactory financial review.

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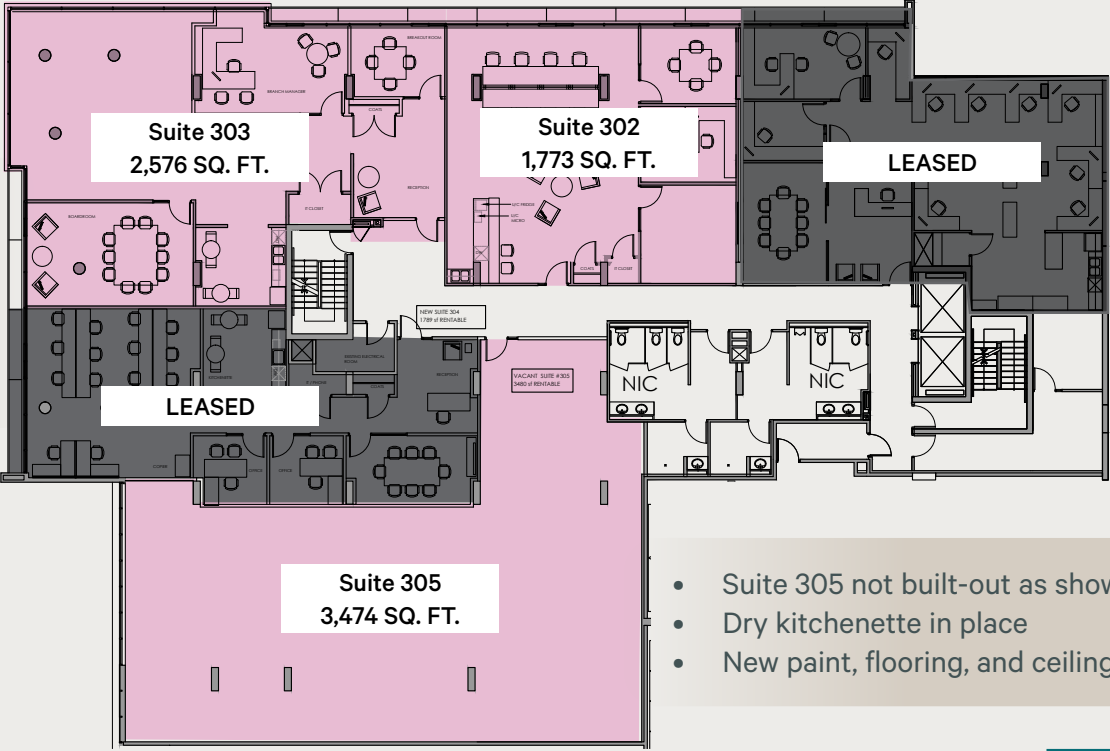
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# Well-Appointed, Built-Out Suites



**2nd Floor**  
Suite 203: 3,049 sq. ft.  
Pending Model Suite!  
Suite 204: 1,658 sq. ft.



**3rd Floor**  
Suite 302: 1,773 sq. ft.  
Suite 303: 2,576 sq. ft.  
Suite 305: 3,474 sq. ft.

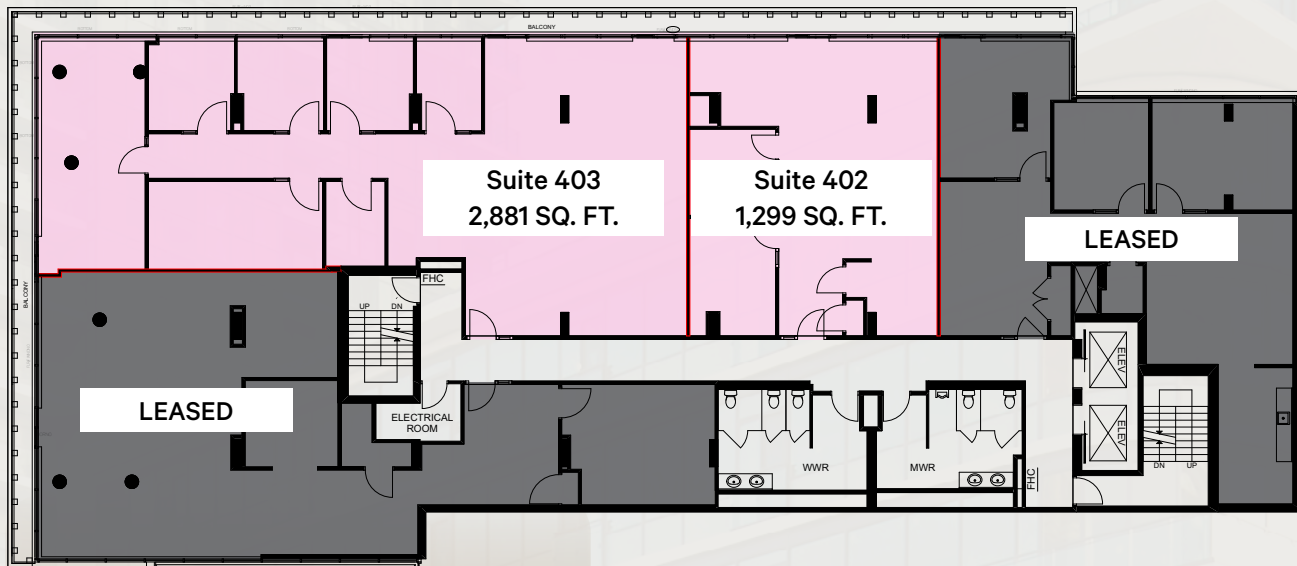
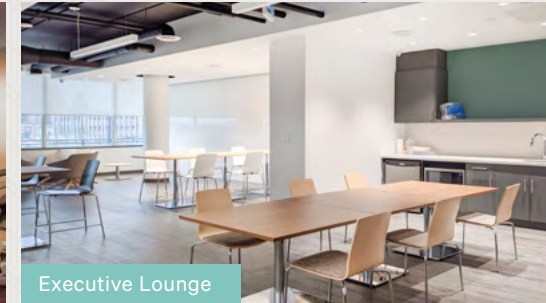
- Suite 305 not built-out as shown
- Dry kitchenette in place
- New paint, flooring, and ceiling in place

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Note: Floor plans are subject to change without notice.

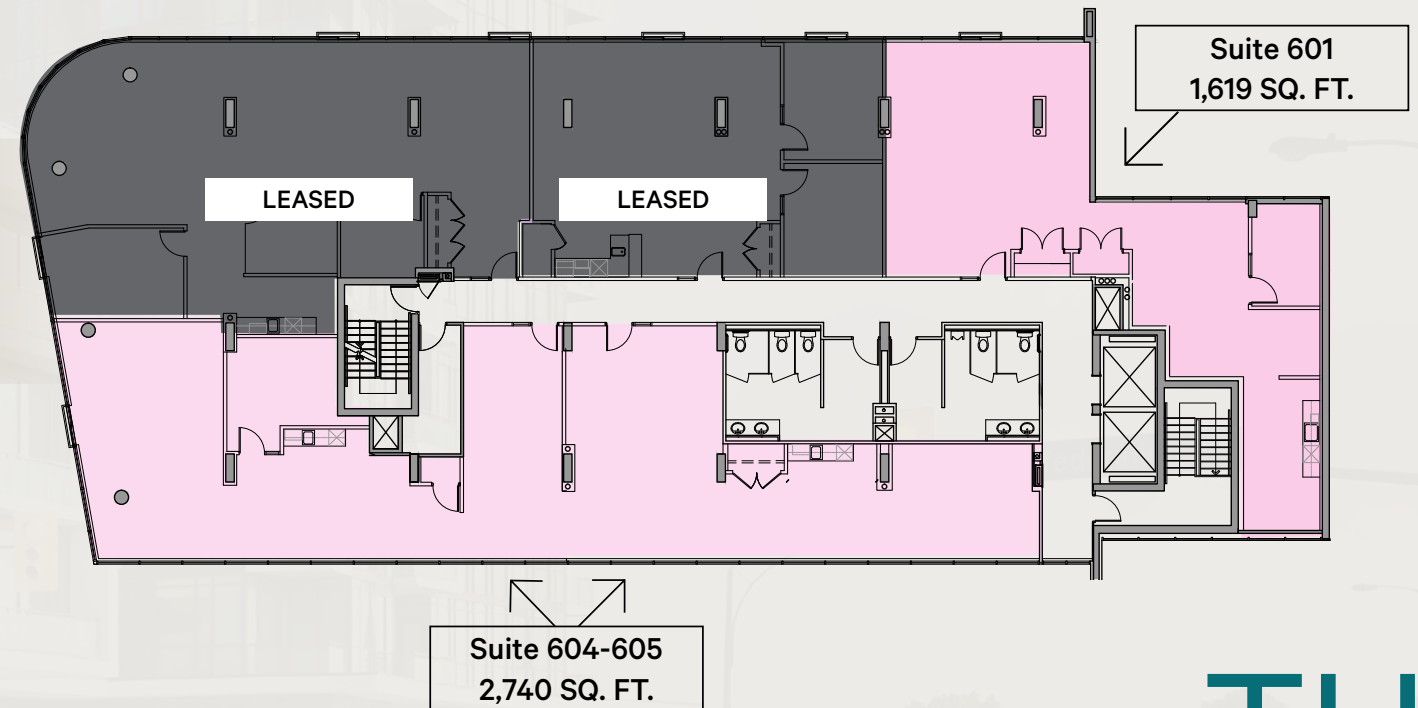
# Ready For Tenant Occupancy!

OPPORTUNITIES FROM  
1,619 SQ. FT. - 4,707 SQ. FT.  
AVAILABLE!



**4th Floor**  
Suite 402: 1,299 sq. ft.  
Available Dec. 2025  
Suite 403: 2,881 sq. ft.  
Pending Model Suite!

**6th Floor**  
Suite 601: 1,619 sq. ft.  
Suite 604-605: 2,740 sq. ft.



# Local Amenities

Modern amenities. Urban location.  
Sophisticated work lifestyle.



  
*Tim Hortons.*
  









**SQUARE ONE**




















































**Drive Times**

	HIGHWAY 403	4 MINS	5.0 KM
	QEW	10 MINS	5.0 KM
	HIGHWAY 401	9 MINS	9.6 KM
	HIGHWAY 410	10 MINS	10.0 KM
	HIGHWAY 407	16 MINS	11.4 KM
	TORONTO PEARSON INTERNATIONAL AIRPORT	15 MINS	18. KM

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» [www.cbre.ca/4080confederation](http://www.cbre.ca/4080confederation)

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