

# 6860

## Century Avenue

**FOR LEASE**



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# Mississauga Low Gross Up Available



\*All photographs are artist's concept and subject to change without notice e. & O.E.

## LOCATED IN THE HEART OF MEADOWVALE

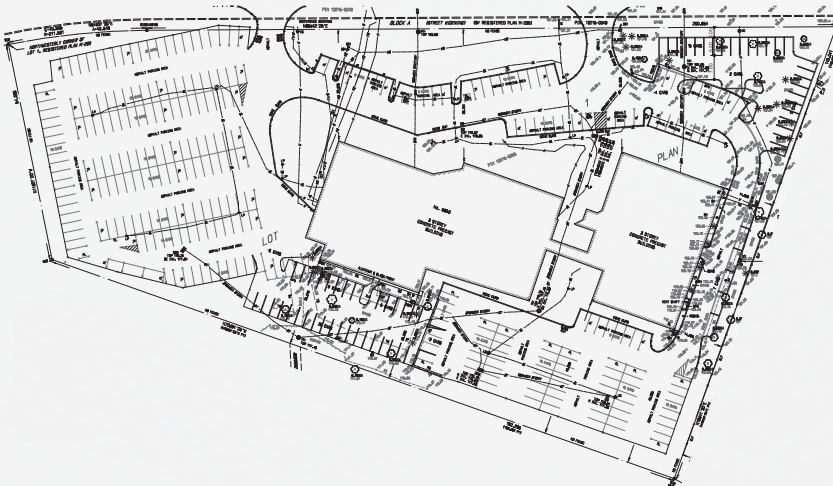
6860 Century Avenue is located in the heart of Meadowvale, 2 3-storey buildings with in an impressive recently renovated 2-storey lobby with atrium walkway connecting the two buildings. Offering low gross up factor, signage opportunities, lower level storage, updated lobby, washrooms, modernized elevator and free surface parking.

The area provides many amenities and seamless access to Highway 401 and 407. The property is located on the southwest side of Highway 401 and Mississauga Road in an established commercial/office business area. Meadowvale Go Station is located 2.2 km from property connecting a large employee pool.

## PROPERTY HIGHLIGHTS

- » **Amenities** – Short walk or drive to a host of amenities (Chop, Moxie's, The Keg, Starbucks, Wynn Fitness)
- » Located 2.2 km to **Meadowvale GO Station**
- » **Ravine setting** with **walking trails** located directly behind the building
- » **Highly Visible:** Branding and Signage opportunities
- » **NEW Fitness Facility** located within walking distance Wynn Fitness Club in Hilton Meadowvale Hotel.
- » Prominent **2 3-Storey Class A Office buildings** connected by atrium walkway and an impressive 2-storey lobby
- » **Rooftop Patio:** Enjoy rooftop patio with ravine views

Site Plan



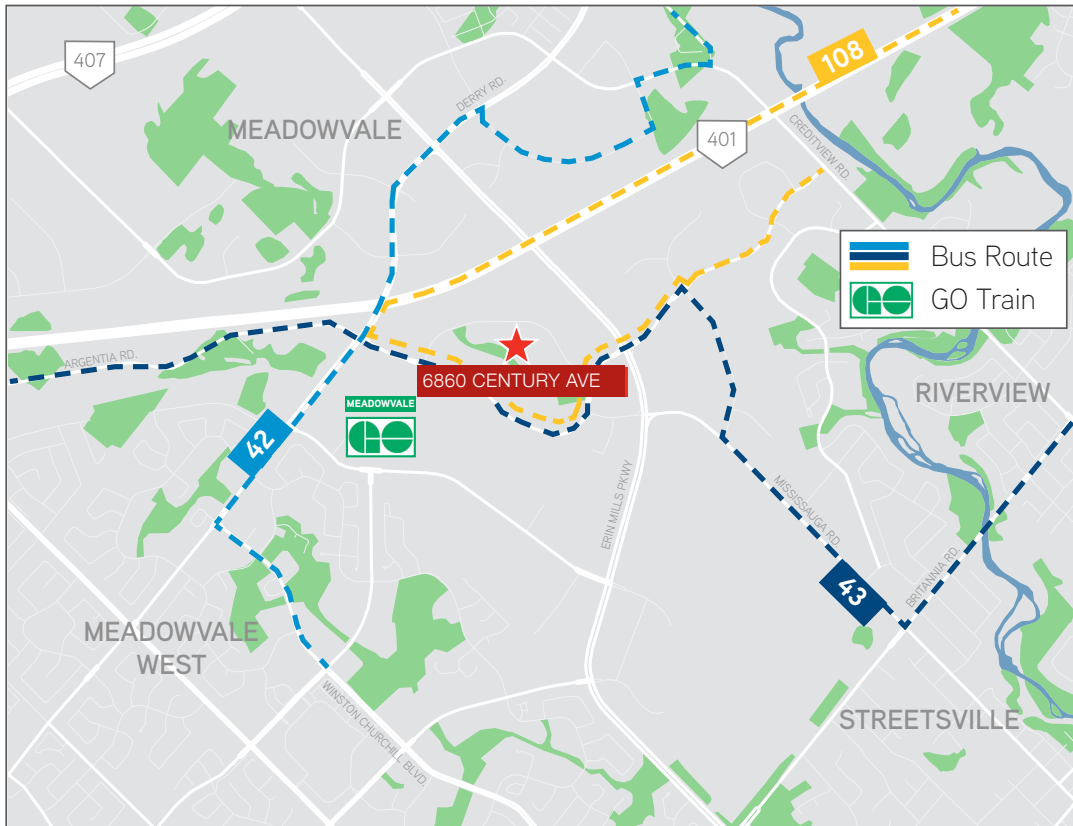
A balanced **collaborative**  
and **independent** work  
environment



A plethora of amenities within a short drive or walking distance



Link between the two buildings through atrium walkway



2KM to **Meadowvale GO Station** and serviced by **m1 way** transit bus lines 38, 43, 108, 42 and 44 (108 - express route), 44 connects with Meadowvale GO Station



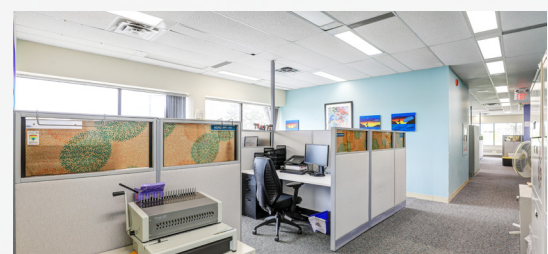
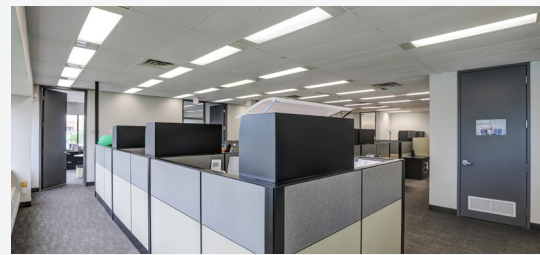
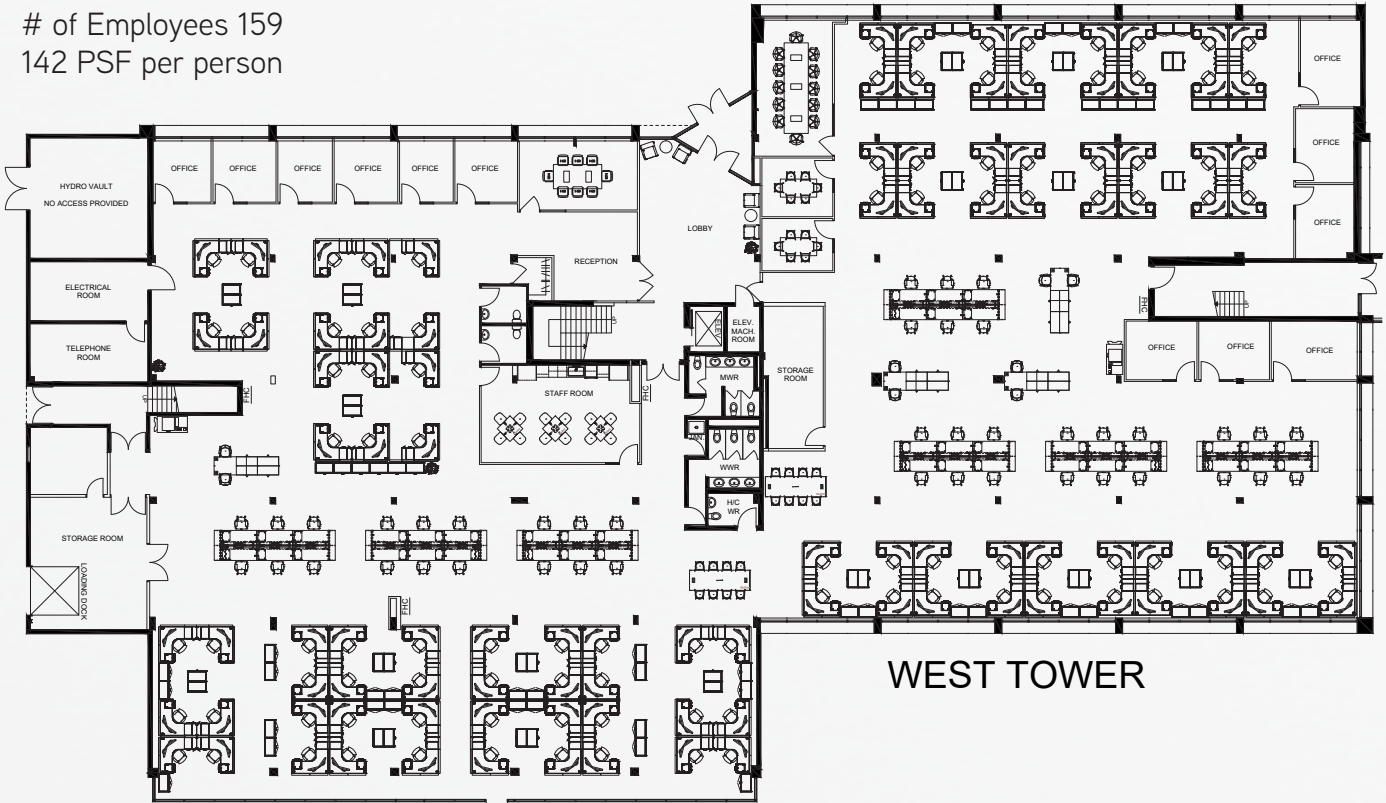
**Transits links 6860 Century Avenue to diverse employee pool**

Mississauga  
**Prominent Location**  
Office Opportunity



GROUND FLOOR PLAN WEST TOWER - FEASIBILITY PLAN (SINGLE TENANT)

# of Employees 159  
142 PSF per person





Highlight **your brand** in the Heart of Meadowvale along with other well-known brands



**Ravine setting** with **walking paths** directly building the complex



6860

Century  
Avenue

## CONTACT US

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