

HIGH QUALITY HURONTARIO OWNER OCCUPIER OR INVESTOR OFFICE OPPORTUNITY



7150 DERRYCREST DRIVE MISSISSAUGA, ON



7150

DERRYCREST DRIVE, MISSISSAUGA

On behalf of our client, DERRYWEST407 DEVELOPMENT CORP., (the “Vendor”), Colliers International Inc. (the “Advisor”) is pleased to present for sale a 100% freehold interest in **7150 Derrycrest Drive, Mississauga, Ontario** (the “Property”).

This exceptional offering comprises a high-quality free standing three storey office building with approximately **57,547 square feet**. The Property has a current occupancy rate of 76% and a Weighted Average Lease Term (WALT) of approximately 2.9 years. Leased to high quality tenants, an investor has the opportunity to acquire a prestigious Mississauga asset with strong return growth.



Investment Highlights

OWNER-OCCUPIER OPPORTUNITY WITH THIRD-PARTY INCOME ALONG MAJOR HURONTARIO CORRIDOR

This offering presents a rare opportunity to acquire a strategically located office asset along Mississauga's highly sought-after Hurontario corridor one of the GTA's primary north-south commercial arteries connecting Mississauga and Brampton. Positioned within a market characterized by limited office availability and low vacancy rates, the property benefits from strong underlying tenant demand and long-term location fundamentals.

The 57,547 square foot property offers significant flexibility for an owner-occupier seeking to establish a prominent corporate presence while benefiting from stable third-party income. Occupiers can utilize up to 13,977 square feet for their own operations, while existing tenancy income helps offset occupancy costs and support investment performance.

STRATEGIC MISSISSAUGA LOCATION WITH EXCELLENT HIGHWAY AND TRANSIT ACCESS

7150 Derrycrest Drive is strategically located within Mississauga's established employment area, providing exceptional connectivity for both owners and tenants. Situated near the intersection of Derry Road and Hurontario Street, the property offers immediate access to the Greater Toronto Area's major transportation network, including Highways 401, 407, and 410, facilitating efficient regional travel and convenient access to Toronto Pearson International Airport.

The property is well served by MiWay transit routes operating throughout the surrounding area, with convenient connections to nearby GO Transit stations, supporting accessibility for employees and visitors across the GTA. This combination of strong highway infrastructure and public transit connectivity enhances the property's long term appeal to a broad range of office users and employers.

The asset is further enhanced by its proximity to the upcoming Hurontario LRT, a transformative transit infrastructure project that will improve connectivity throughout the corridor and strengthen accessibility for employees, tenants, and clients.

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DERRYCREST DRIVE



Investment Highlights

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DERRYCREST DRIVE

HIGH QUALITY BUILD WITH BRANDING OPPORTUNITIES

Built in 2008 for an owner-occupier, 7150 Derrycrest Drive was developed to a high standard of design and construction, resulting in a modern Class “A” office asset that continues to offer a highly functional and efficient workplace environment. The three-storey building totals approximately 57,547 square feet and features large, efficient floor plates of roughly 20,000 square feet, allowing for both full-floor occupancy and flexible multi-tenant configurations. With the opportunity for an owner-occupier’s branding and signage to be prominently displayed for increased visibility.

The Property achieved LEED CS Gold certification upon completion, reflecting its focus on sustainability, energy efficiency, and a healthy indoor environment. High-quality materials, modern building systems, and extensive floor-to-ceiling glazing provide abundant natural light throughout the building, enhancing the overall workspace experience.

Purpose-built with employee comfort and operational efficiency in mind, the Property also incorporates a range of premium on-site amenities. Complemented by a generous parking ratio of approximately 4.0 stalls per 1,000 square feet and landscaped outdoor space, the building provides a high-quality corporate setting designed to meet the needs of modern office tenants.

STRATEGIC LAND BANK WITH HIGH-DENSITY INTENSIFICATION POTENTIAL

With approximately three acres of land and a relatively low site coverage ratio, the Property presents a compelling long-term opportunity for future intensification or redevelopment within a growing and evolving Mississauga employment market. As the city continues to encourage employment density and strategic growth across key commercial corridors, the site offers meaningful future optionality for investors.

Investors benefit from the immediate stability and cash flow of a Class A, LEED Gold certified office asset while maintaining exposure to the long term appreciation potential of a well-located property within the Greater Toronto Area. This combination of durable in place income and future repositioning potential creates an attractive opportunity for both owner occupiers and long term investors.



Property Overview

CIVIC ADDRESS	7150 Derrycrest Drive, Mississauga
LOCATION	Hurontario Street & Derry Road East
LEGAL DESCRIPTION	CONSOLIDATION OF VARIOUS PROPERTIES; FIRSTLY: PT OF BLK 1, PL 43M-1704, DES AS PTS 1 & 2, PL 43R-32715; MISSISSAUGA; S/T EASEMENT OVER PT 2 PL43R-32715 IN FAVOUR OF BLK 1 PL 43M1704 SAVE AND EXCEPT PT 1 PL 43R30718 AND PT 1 PL 43R32715 AS IN PR1614125; SECONDLY: PT BLK 1 PL 43M-1704 DESAS PT 3 PL 43R-32715 , MISSISSAUGA
YEAR BUILT	2008
SITE AREA	3.012 Acres
BUILDING AREA	57,547 SF
TYPICAL FLOOR PLATE	20,000 SF
# OF STOREYS	3
FRONTAGE	389.53 feet
DEPTH	375.17 feet
OCCUPANCY	76%
PARKING	216 surface parking spaces
ZONING	E2-78 Employment
PIN	140801788



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DERRYCREST DRIVE
GALLERY

Front

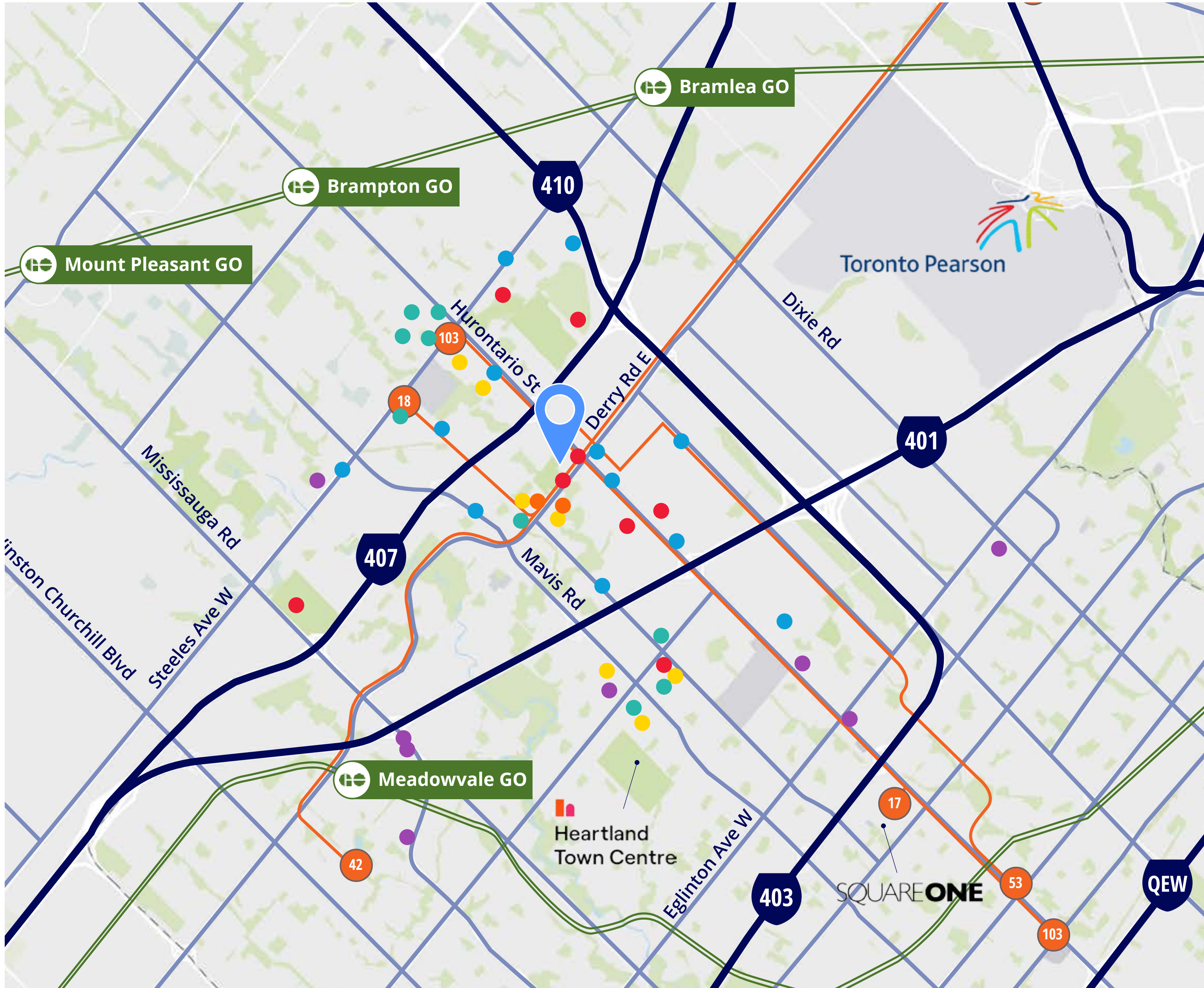


Rear



7150
DERRYCREST DRIVE
GALLERY





Location Overview

Address



7150 Derrycrest Dr, Mississauga

Amenities

10+ Everyday Essentials

14+ Dining

8+ Fitness

6+ Grocery

8+ Recreation

Transit

 GO Transit Route

 MiWay Bus Route 17, 18, 42, 53, 103



Terms of Sale

Colliers International Inc. (the "Advisor") has been retained on an exclusive basis by DERRYWEST407 DEVELOPMENT CORP., (the "Vendor") to offer for sale a 100% freehold interest in **7150 Derrycrest Drive, Mississauga, Ontario** (the "Property"). The Property is offered for sale at a price of **\$22,731,065** and is free and clear of financing. Notwithstanding, the Vendor is open to discussions with qualified buyers about the assumption of the existing property specific mortgage. Offers will be reviewed by The Vendor on an as-received basis. The Vendor's objective is to maximize sale proceeds and preference will be given to offers with limited conditionality. We are offering a 1.0% fee to co-operating brokers representing bona fide buyers. Interested purchasers will be required to execute and submit the Vendor's form of Confidentiality Agreement ("CA") prior to receiving detailed information on the Offering, which may be accessed via an online data room.



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