

**\$50 Visa
Gift Cards**
for qualified tour &
completed questionnaire



\$1.20 psf
on the first 5 years

2085

HURONTARIO ST.

MISSISSAUGA, ON

SOUTHGATE EXECUTIVE CENTRE

± 43,865 sf

OFFICE SPACE AVAILABLE

For more information, please contact:

Jeff Flemington, CCIM, SIOR, LEED AP
Principal, Broker
905.283.2336
jeff.flemington@avisonyoung.com

Kurt Love, SIOR
Vice President, Sales Representative
905.283.2341
kurt.love@avisonyoung.com

Hayden Jaworski
Senior Associate, Sales Representative
905.283.2395
hayden.jaworski@avisonyoung.com

Property Details



FOR LEASE

2085

HURONTARIO ST.

MISSISSAUGA, ON

TOTAL AVAILABLE SPACE

Ground Floor:	3,525 sf
Second Floor:	18,899 sf
Third Floor:	5,716 sf
Fourth Floor:	15,725 sf
Fifth Floor:	LEASED
Total:	± 43,865 sf

PRICE

Asking Rent:	\$16.50 psf (Years 1-5) \$18.50 psf (Years 6-10)
Additional Rent:	\$16.23 psf (est. 2020)
Improvement Allowance:	Negotiable
Parking:	Underground (\$50 monthly/spot)

HIGHLIGHTS

- Prime signage opportunity with QEW and Hwy 10 exposure
- Built out model suites available
- Lobby and washroom renovations complete, common areas underway
- 2nd and 3rd floor new washrooms & corridor in progress
- New Elevators now operating
- Currently installing new LED lighting throughout the common areas, including garage and outside
- Widely accessible by Mississauga/GO Transit



AERIAL

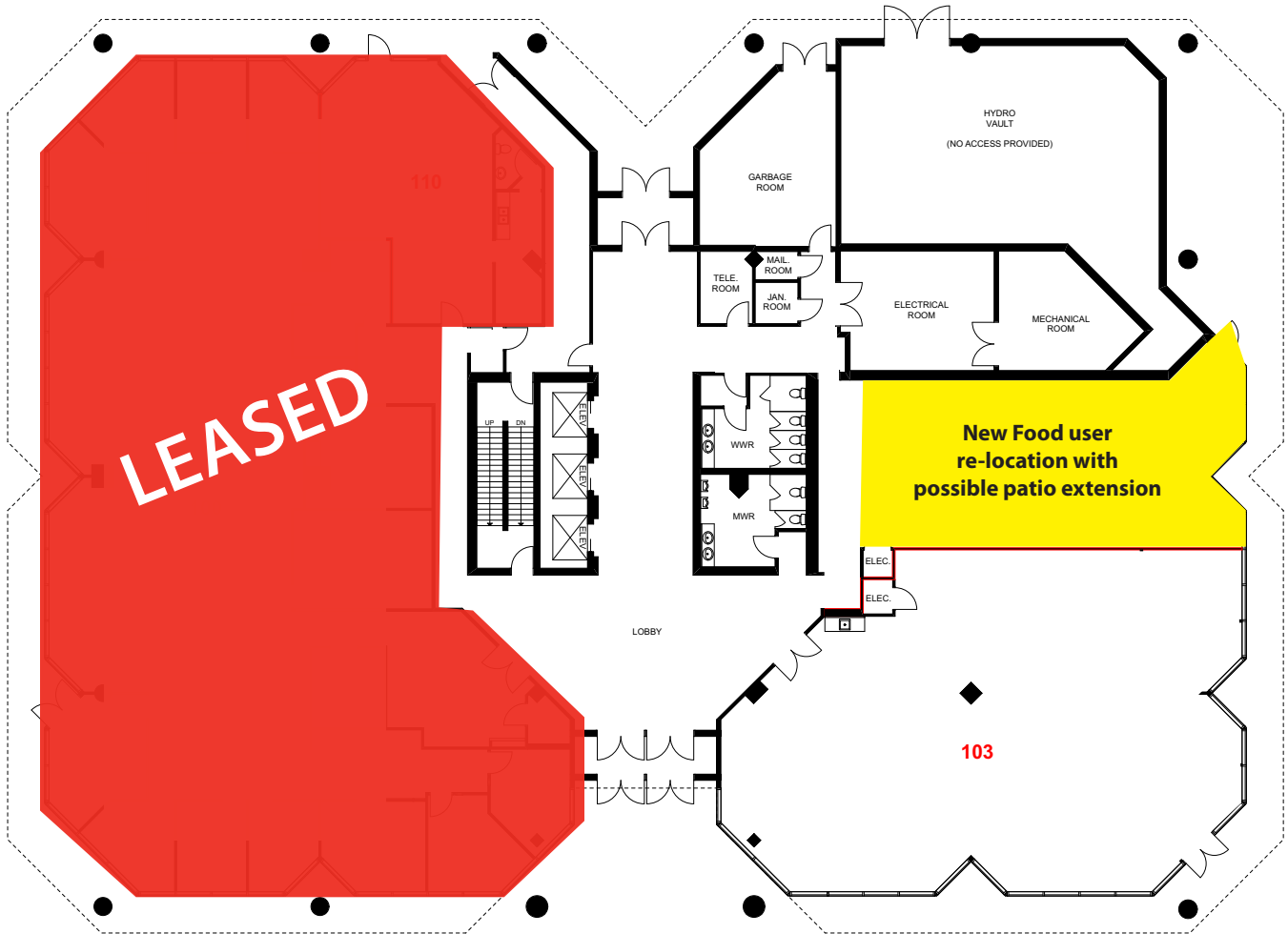


2085
FOR LEASE HURONTARIO ST.
MISSISSAUGA, ON

PHOTOS



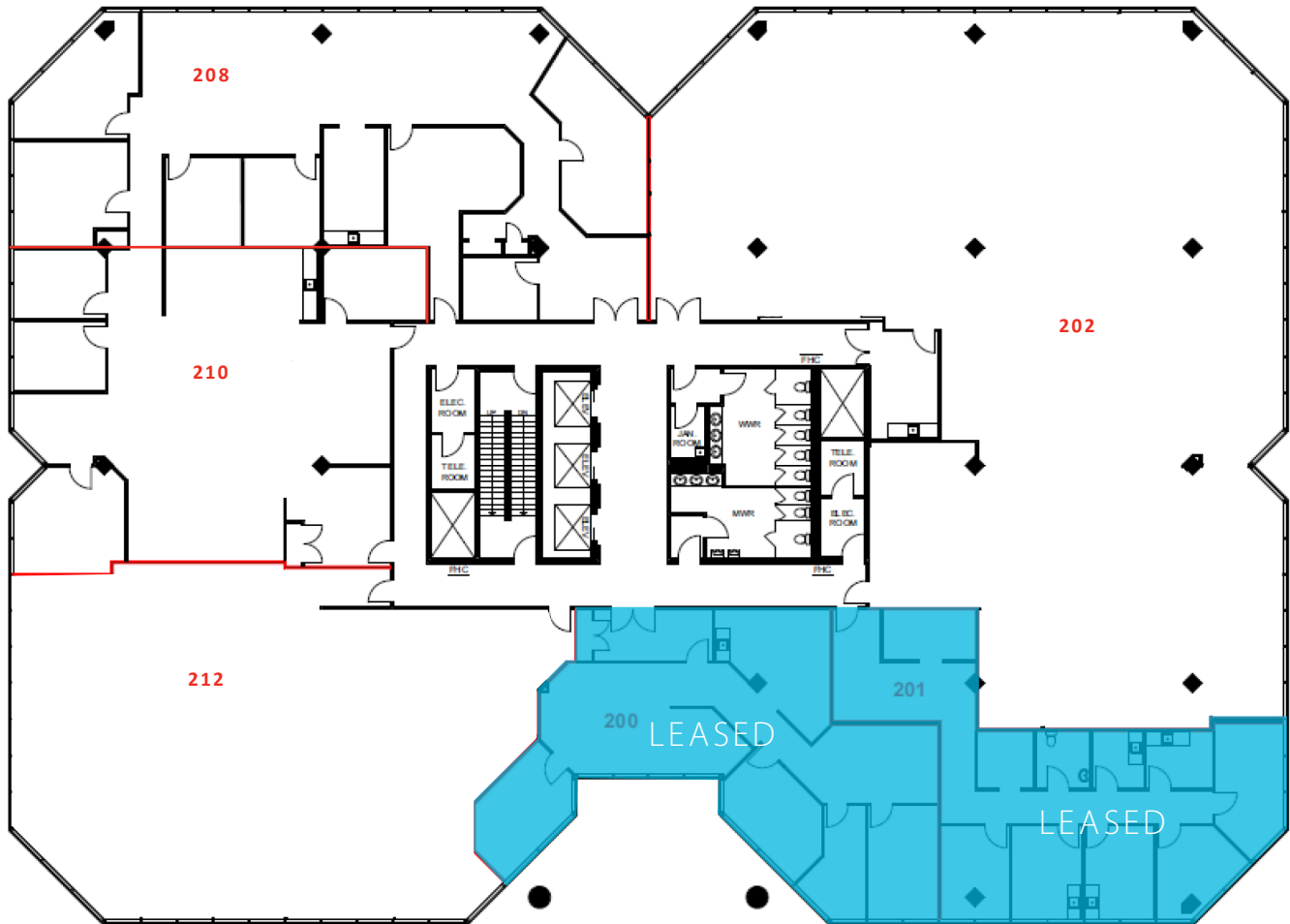
FIRST FLOOR



AVAILABILITY

Suite 100:	7,111 sf	LEASED
Suite 103:	3,525 sf	
Suite 110:	1,042 sf*	LEASED

SECOND FLOOR



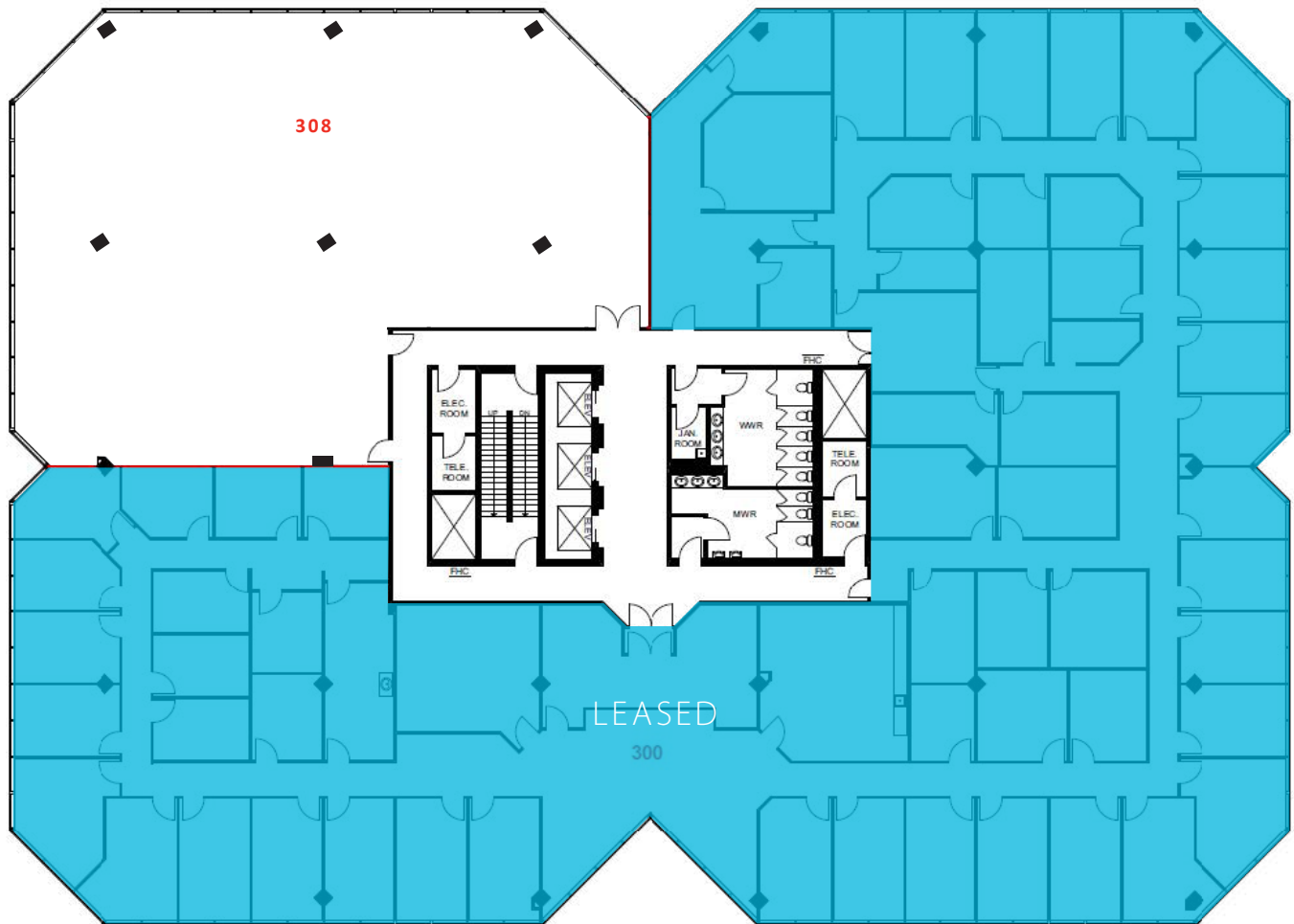
AVAILABILITY

Suite 202:	8,266 sf
Suite 208:	3,728 sf*
Suite 210:	2,887 sf*
Suite 212:	4,018 sf

*Model suite

All suites are contiguous to 18,999 sf

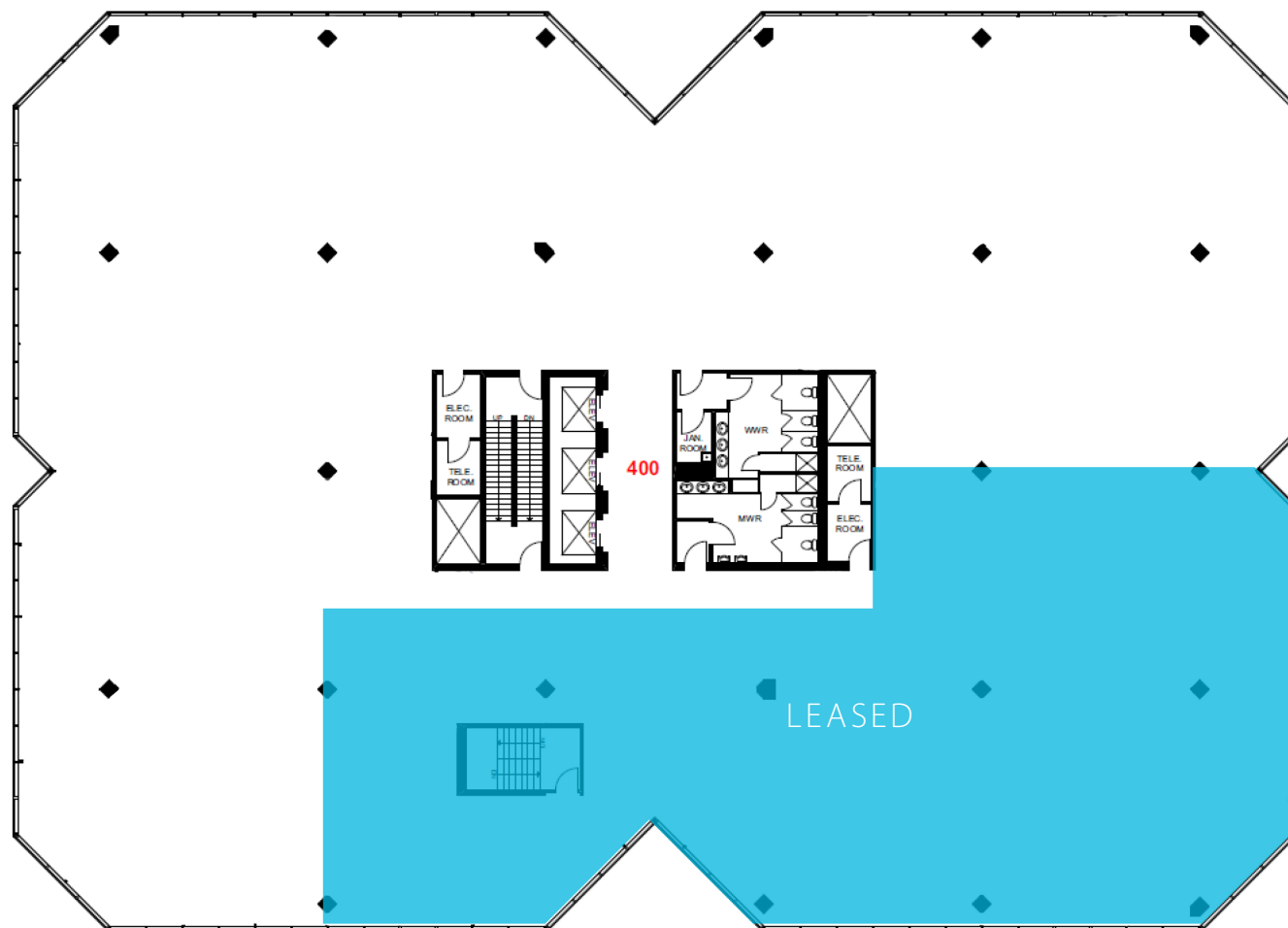
THIRD FLOOR



AVAILABILITY

Suite 308:	5,716 sf
------------	----------

FOURTH FLOOR



AVAILABILITY

Fourth Floor:	15,725 sf
---------------	-----------

FUTURE INFRASTRUCTURE

Construction commenced in 2018

18 KILOMETRES

Rapid, reliable, convenient transit to the cities of Mississauga and Brampton along the Hurontario corridor

19 STOPS

Connections to GO Transit's Milton & Lakeshore West rail lines, Mississauga MiWay, Brampton Züm, and the Mississauga Transitway BRT



Carry more passengers than buses



Reliable in adverse weather conditions



Electrically powered with near-zero emissions



Travelling on a dedicated right-of-way separate from regular traffic - increasing reliability of travel times and decreasing congestion

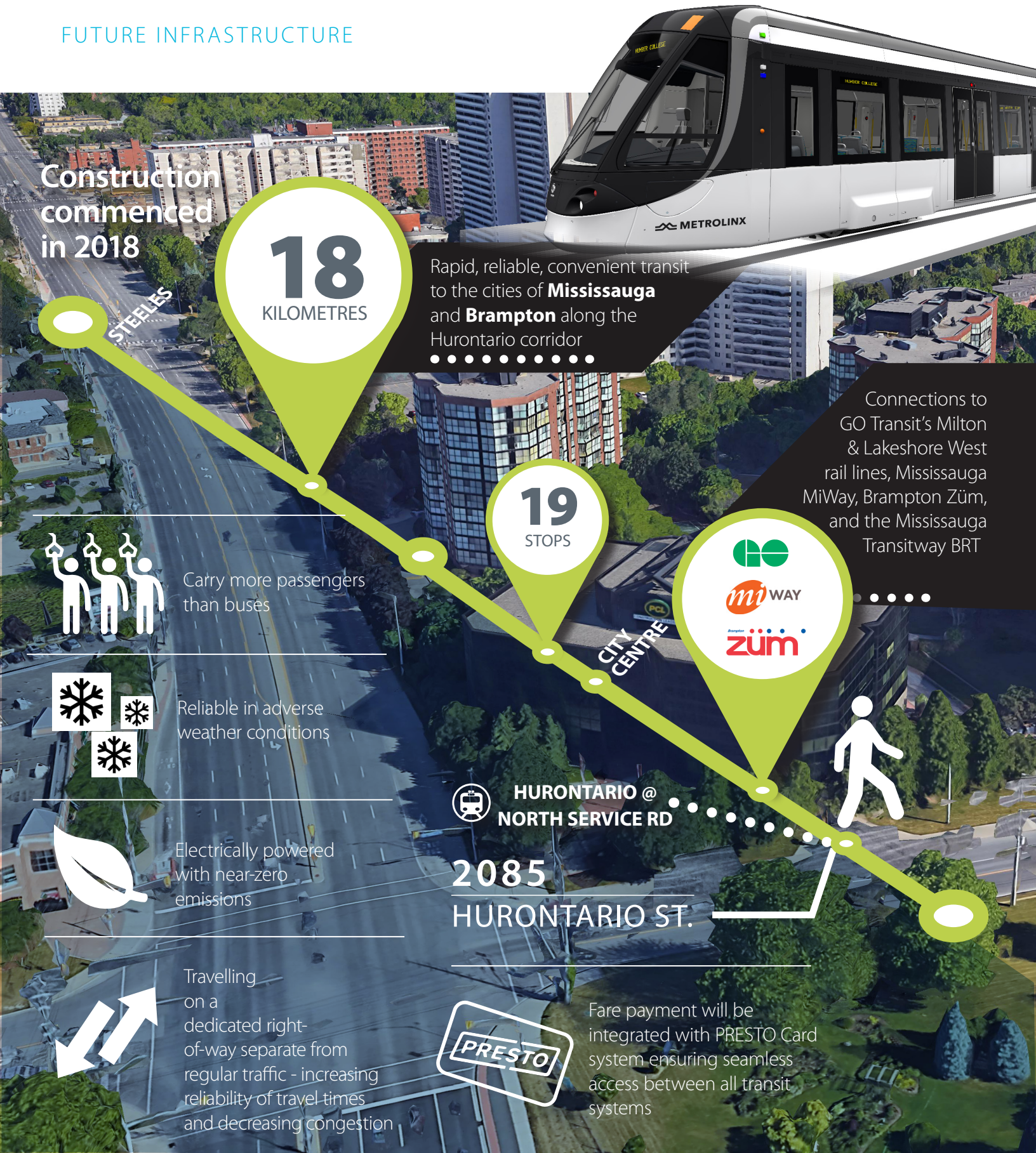


HURONTARIO @ NORTH SERVICE RD

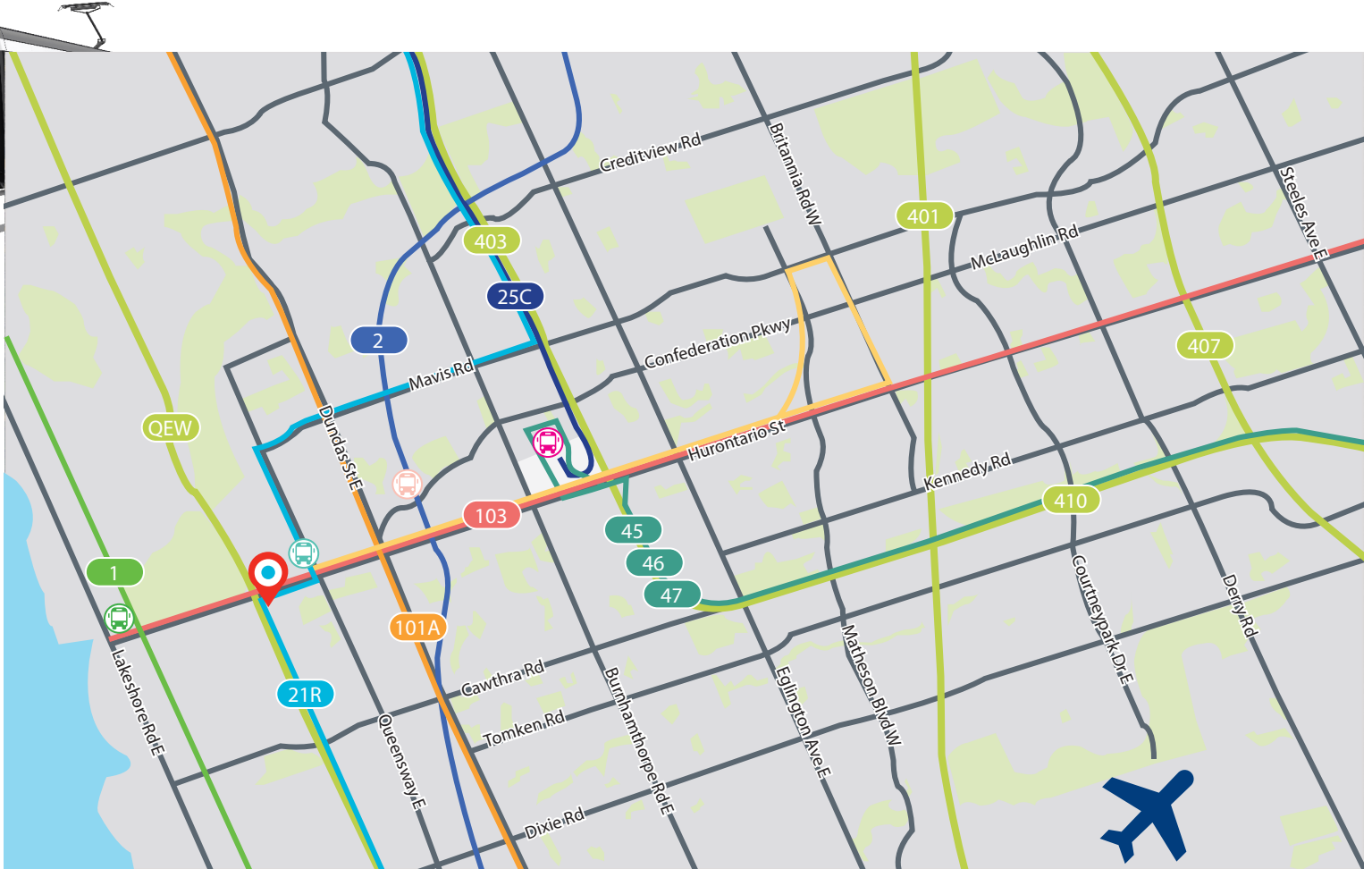
2085 HURONTARIO ST.



Fare payment will be integrated with PRESTO Card system ensuring seamless access between all transit systems



TRANSIT ROUTES WITHIN 5 KM



TRANSIT ROUTES LEGEND

MiWay

- 103 103 Hurontario
- 101A 101A Dundas Express
- 19C 19 Hurontario

GO Transit

- 1 1 Lakeshore
- 45/46/47 407 West
- 21R 21R Milton
- 2 2 Milton

Stations

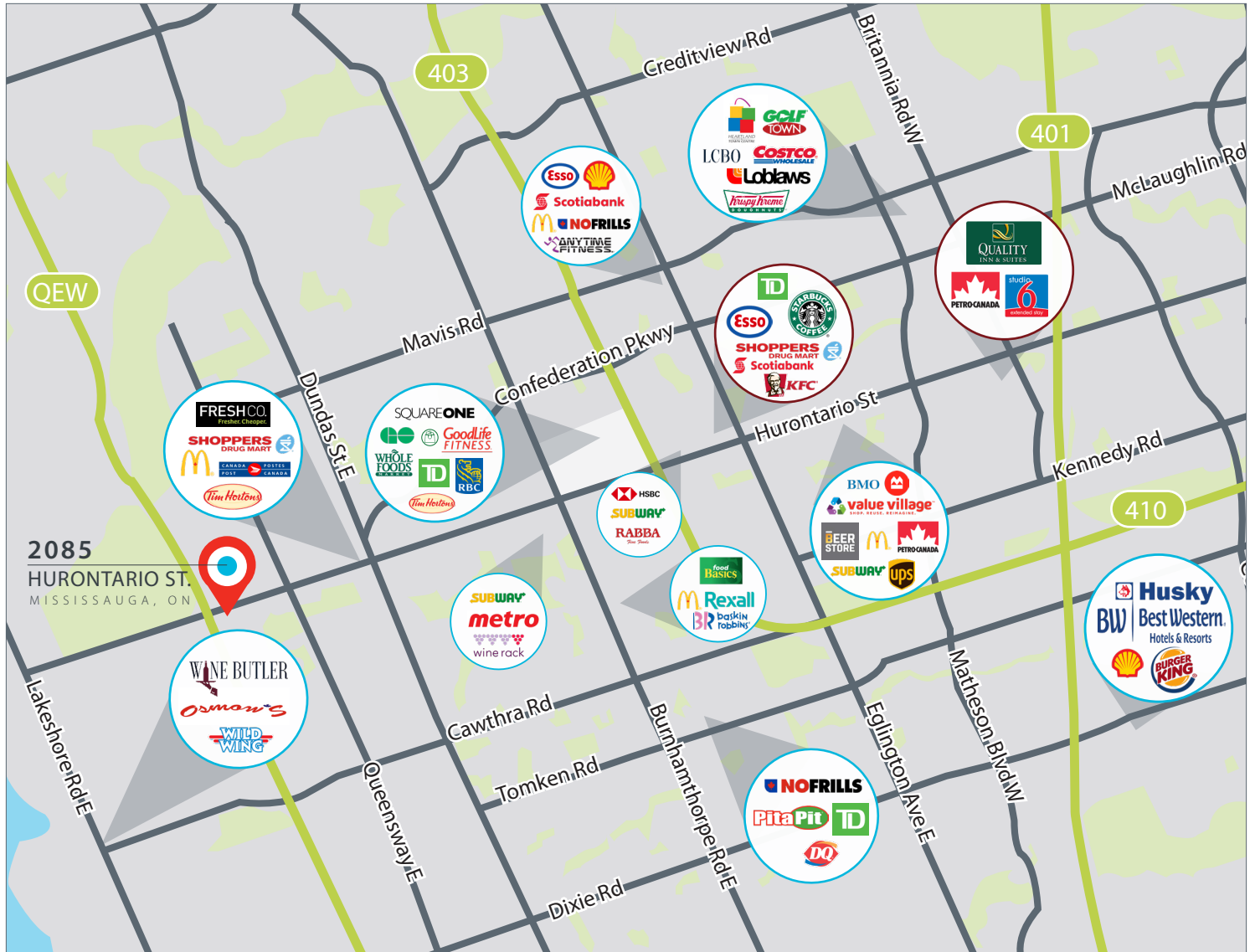
- Cooksville Go
- Square One Transit Station
- Port Credit GO Station
- Trillium Health Centre

DRIVE TIMES



- 4 MINS** QEW
- 6 MINS** Port Credit GO Station
- 8 MINS** Trillium Health Centre
- 10 MINS** Cooksville GO Station
- 13 MINS** Square One Transit Station
- 15 MINS** Highway 403

AMENITIES MAP



AMENITIES MAP LEGEND



Subject Property



Highways



Roads



Pharmacy



Orthodontist

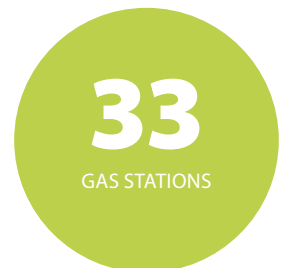


Shopping & Retail

AERIAL OF CLOSEBY AMENITIES



AMENITIES WITHIN 5 KM RADIUS



Contact



AVISON YOUNG

Avison Young is the real estate partner businesses trust for intelligent, integrated solutions. We deliver results that are aligned with your strategic business objectives, supporting real estate initiatives that add value and build competitive advantage for your organiza-

Avison Young
Commercial Real Estate (Ontario) Inc., Brokerage
77 City Centre Drive, Suite 301
Mississauga, Ontario, Canada L5B 1M5
T 905.712.2100 F 905.712.2937
www.avisonyoung.ca



Starlight is dedicated to delivering superior investment results. We have developed an extensive network of local, national and international joint venture partners, financial institutions, brokers, property managers and other real estate professionals. Our network allows us to source, structure and execute compelling investment opportunities. Starlight is committed to partnerships with our investors and our industry.

Starlight Investments
3280 Bloor Street West, Suite 1400
Toronto, Ontario, Canada, M8X 2X3
T 416.234.8444 F 416.234.8445
www.avisonyoung.ca

For more information, please contact:

Jeff Flemington, CCIM, SIOR, LEED AP
Principal, Broker
905.283.2336
jeff.flemington@avisonyoung.com

Kurt Love, SIOR
Vice President, Sales Representative
905.283.2341
kurt.love@avisonyoung.com

Hayden Jaworski
Senior Associate, Sales Representative
905.283.2395
hayden.jaworski@avisonyoung.com



Platinum
member