

# FIRST MEADOWVALE CENTRE

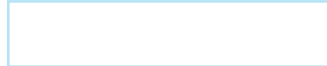
2465 ARGENTIA ROAD,  
MISSISSAUGA, ON

FIRST MEADOWVALE CENTRE at  
2465 Argentia Road - Premier  
LEED Gold Class A Office  
Up to 126,645 SF



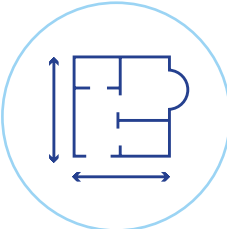
MACH

Colliers



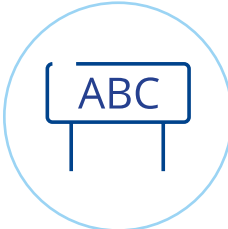
## Introduction

First Meadowvale Centre is a LEED Gold certified, 249,345 SF, 10 storey, Class A office building in Mississauga. It was constructed in 2010 to the highest standards for BMO Financial Group with a modern glass facade, contemporary Tenant spaces, and common areas including, a ground floor cafeteria and outdoor patio. 2465 Argentia Road offers excellent highway 401 exposure and access via Mississauga Road with Meadowvale GO station across the street.



### OPTIONS & FLEXIBILITY

Large and flexible floor plates allow you to secure the most efficient space for your business.



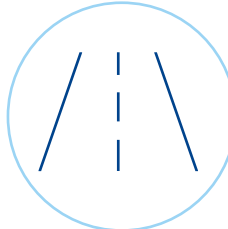
### DESIGN & BRANDING OPPORTUNITY

The space is designed to allow you to showcase your brand, emphasize your values and elevate your operations



### SUPERIOR PHYSICAL ATTRIBUTES

FMP was built to the highest institutional standards with modern construction and the latest features in security and IT infrastructure.



### PROMINENT, HIGHLY ACCESSIBLE LOCATION

Directly adjacent to Highway 401 with highway exposure and next door to Meadowvale GO station.



### LEED GOLD CERTIFIED

Designed with high energy efficiency standards, making it an environmentally sustainable choice.



## Opportunity Details

<b>ADDRESS</b>	2465 Argentia Road, Mississauga
<b>LOCATION</b>	Located on Argentia Road adjacent to Highway 401, next to Meadowvale GO Station
<b>AVAILABLE FLOORS</b>	Floors 6 - 10 @ Approx 25,329 SF per floor
<b>POSSESSION</b>	Floors 6 & 7: Immediate Floors 8, 9 & 10: Immediate
<b>PARKING</b>	Free Unreserved Surface Parking - 3.5 per 1,000 SF Underground Parking Available 5 reserved underground parking for every full floor - 0.2 : 1000

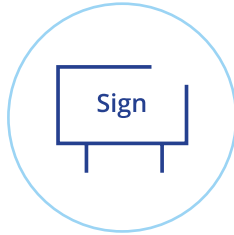
AVAILABLE SPACE:	Floor	Area	Availability
	6th Floor	25,329 SF	Available Immediately
	7th Floor	25,329 SF	Available Immediately
	8th Floor	25,329 SF	Available Immediately
	9th Floor	25,329 SF	Available Immediately
	10th Floor	25,329 SF	Available Immediately
Contiguous Options	Floors can be leased separately or in any combination above for a maximum of <b>up to 126,645 SF</b>		



**Net Rent: \$22.25 PSF    Additional Rent: \$15.80 PSF (2025)**



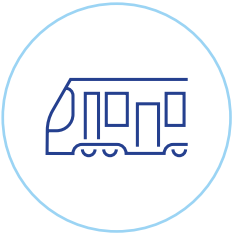
## Property Features



**SIGNAGE OPPORTUNITIES**



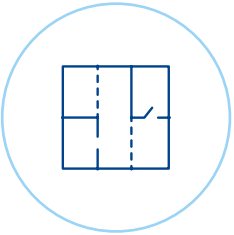
**DIRECT EXPOSURE TO HIGHWAY 401**



**NEXT TO MEADOWVALE GO STATION**



**NUMEROUS NEARBY AMENITIES**



**FLEXIBLE SPACE OPTIONS**



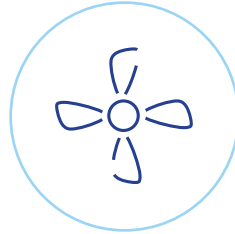
**MODERN CONSTRUCTION & ON-SITE AMENITIES**



**TOUCHLESS DISPLAYS**



**AMPLE FREE PARKING (3.5/1,000 SF)**



**ADVANCED COMPARTMENTALIZED HVAC SYSTEMS**



**LEED GOLD CERTIFIED**

*Potential access to redundant power/generators*



# Take A Virtual Tour

## CONTIGUOUS RENTABLE OPTIONS:

1 Floor	25,329 SF
2 Floors	50,658 SF
3 Floors	75,987 SF
4 Floors	101,316 SF
5 Floors	126,645 SF
Options	Floors can be leased separately or in any combination above for a maximum of <b>up to 126,645 SF</b>

### Net Rent:

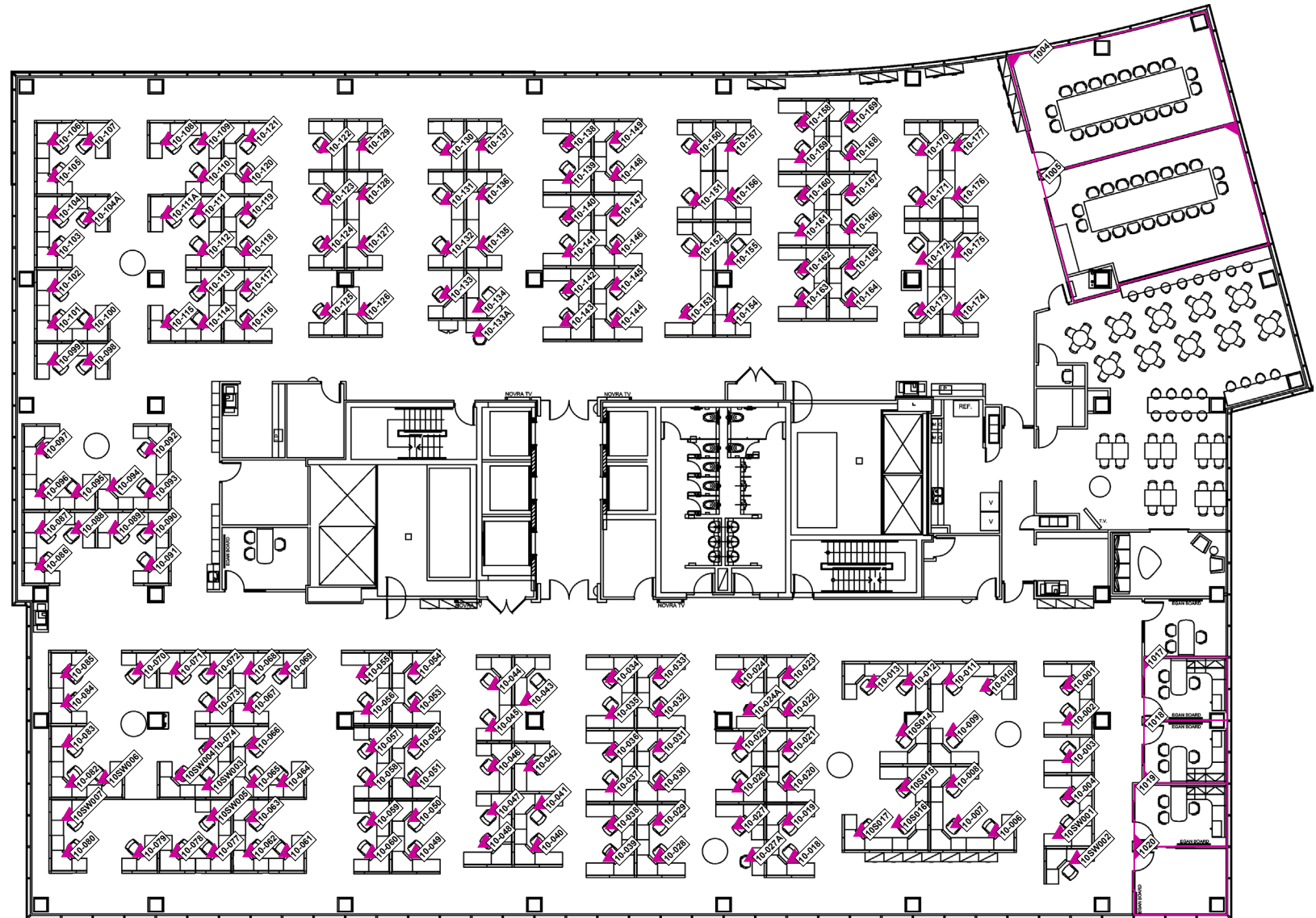
**\$22.25 PSF**

### Additional Rent:

**\$15.80 PSF (2025)**

## Typical Floor Plan

25,329 SF



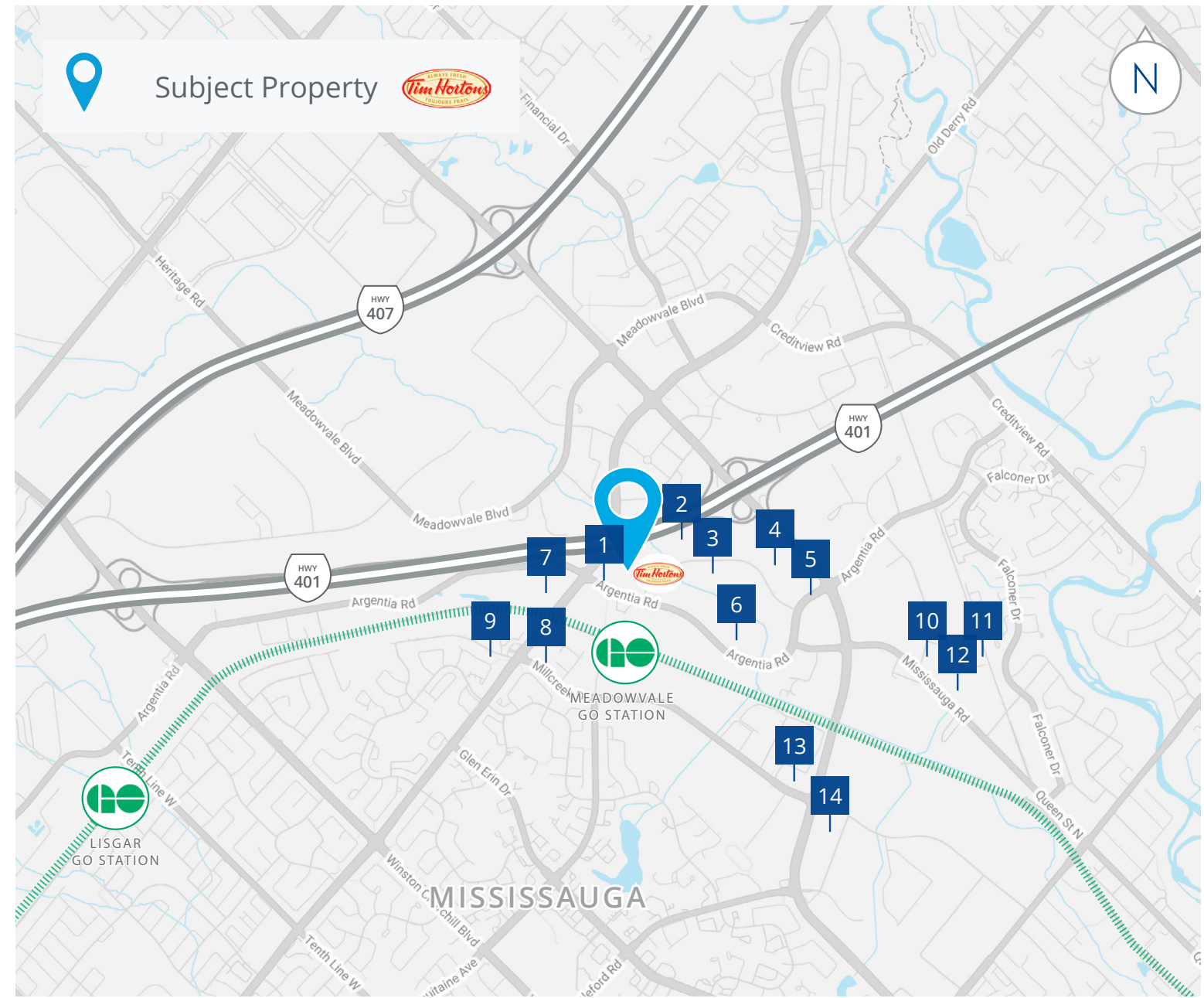


## Location

### Ideal Mississauga Node

The First Meadowvale Center is ideally located in Mississauga, in a sought after area and very easily accessible by car and public transit.

- 1 Four Points by Sheraton
- 2 Courtyard by Marriot
- 3 Residence Inn by Marriot
- 4 Hilton Meadowvale
- 5 Chop Steakhouse & Bar
- 6 Jaffys Premium Grill
- 7 Holiday Inn & Suites
- 8 Fit4Less
- 9 Tim Horton's
- 10 Gabriels'
- 11 WIND Japanese & Thai
- 12 Ming Room
- 13 Chuck's Roadhouse Bar & Grill
- 14 McDonald's





## Photo Gallery

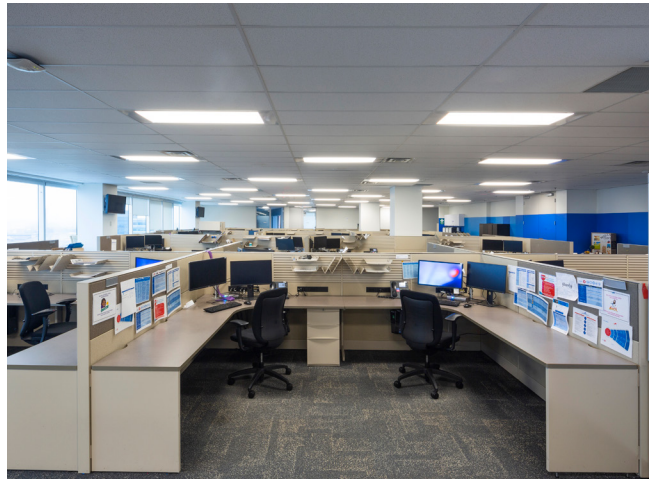
Brand-New Lobby!





# Photo Gallery Cont

High Quality Space Ready for Business





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