



Manulife Investment Management x CBRE

# Manulife Corporate Park

A unique three-building complex, Manulife Corporate Park is ideally situated in the west end of Mississauga, offering excellent access to Highways 401, 407, and 403.

*6711, 6733 & 6755 Mississauga Road, Mississauga, ON*

Manulife Corporate Park

# Workspaces Designed to Support.

Manulife Corporate Park ("MCP") offers prominent 6, 7 and 8-storey office buildings standing tall at the corner of Mississauga and Argentia Road. Surrounded by a wide selection of restaurants, takeout spots, and Mullett Creek Park just down the road, MCP is well-supported by community amenities.

Manulife Corporate Park's office spaces are designed with your team's successes in mind. With an average floorplate of approximately 20,000 SF across the three towers, all offer customizable floor plans and flexible leasing options.

Manulife Corporate Park is a superior example of sustainable and healthy office design, with all three buildings having achieved LEED Gold certifications, 6755 has also achieved BOMA BEST certification, and 6711 has achieved LEED and BOMA BEST, as well as Fitwel approved. The complex also offers a combination of underground and surface parking that includes electric vehicle charging stations and bicycle parking within each building.

The needs of our tenants are important to us. To that end, we have built an outstanding environment for businesses and their employees to be well, productive and grow at Manulife Corporate Park.



Certifications



fitwel

Fitwel<sup>®</sup>  
Viral Response  
Certified



[Click Here to View Property Marketing Video](#)

# No Shortage of Amenities.

We know amenities play a vital role in enhancing the overall experience and productivity of employees.

With an outdoor gazebo tenant space, abundant greenery, and numerous picnic tables, MCP offers employees a relaxing spot to cultivate both of their in and out of office connections whether it be over lunch, a mid-afternoon break, or to get your steps in.

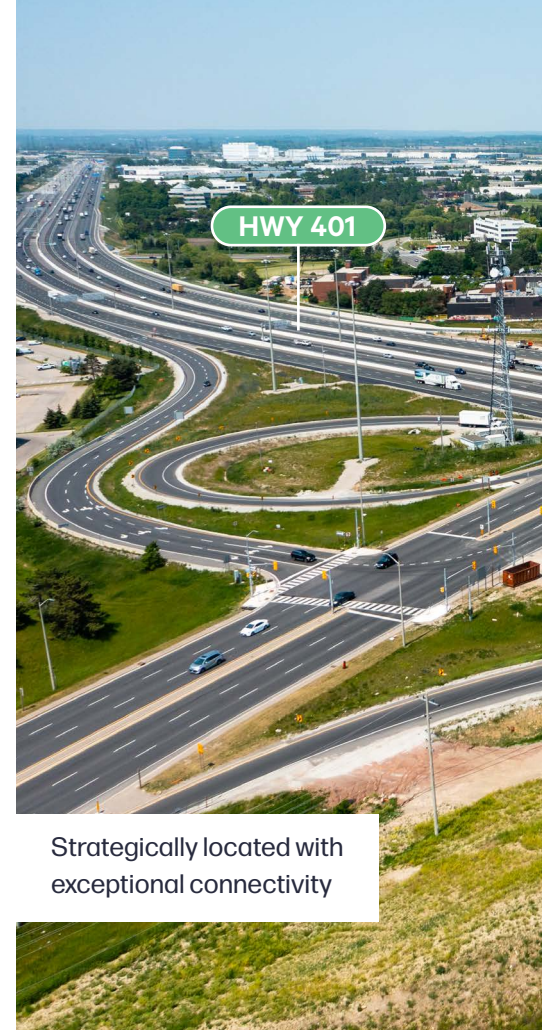
For commuters, Manulife Corporate Park offers underground parking for both vehicles and bicycles. The complex is serviced by three bus lines directly across the street from the complex, serviced by MiWay transit and a direct route to the Meadowvale GO Station.

Manulife Corporate Park is surrounded by an excess of community amenities including sit-down and takeout restaurants, and fitness options, all while benefiting from unmatched transit access right outside your front door.

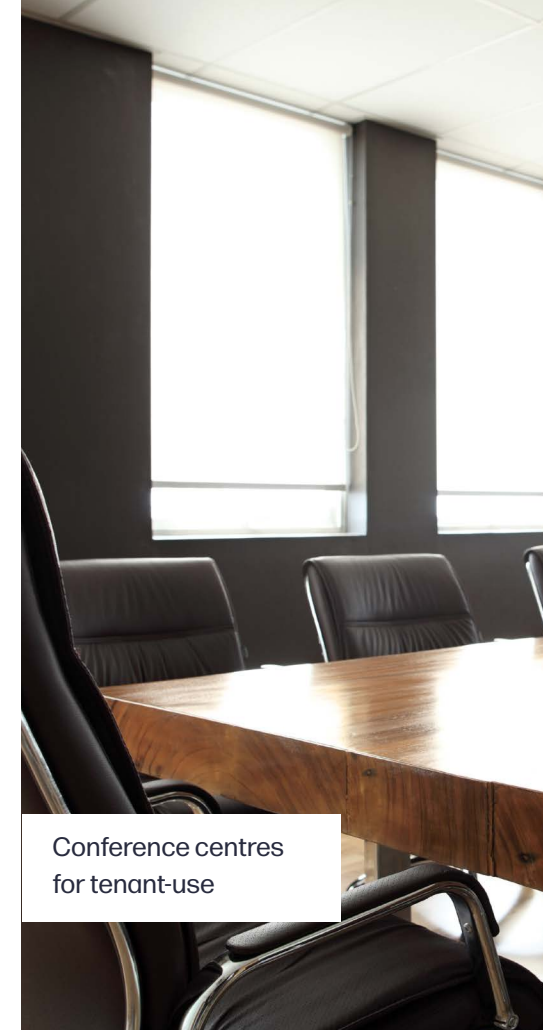
Whatever you need, MCP can support you.



Close proximity to first class area amenities



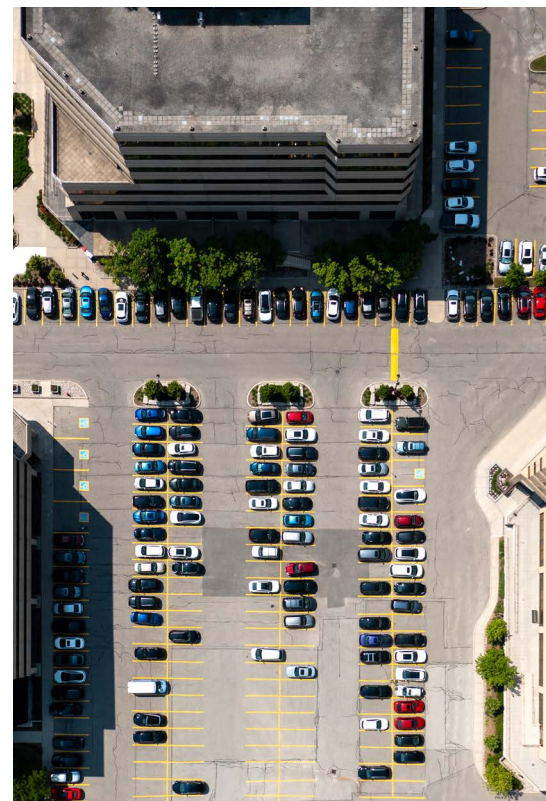
Strategically located with exceptional connectivity



Conference centres for tenant-use



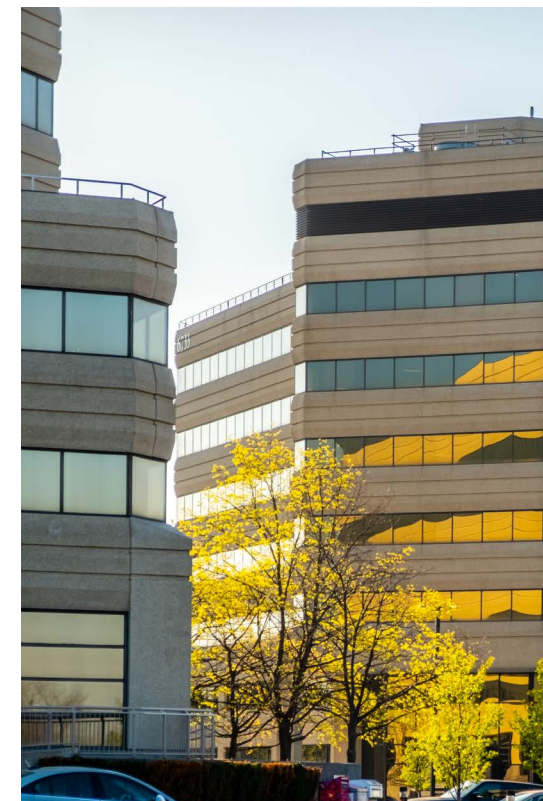
Outdoor tenant gazebo space



Ample surface parking



Secure bicycle storage locker



Highly sought-after campus experience










Dedicated on-site Property Management








# Connections You Can Count On.

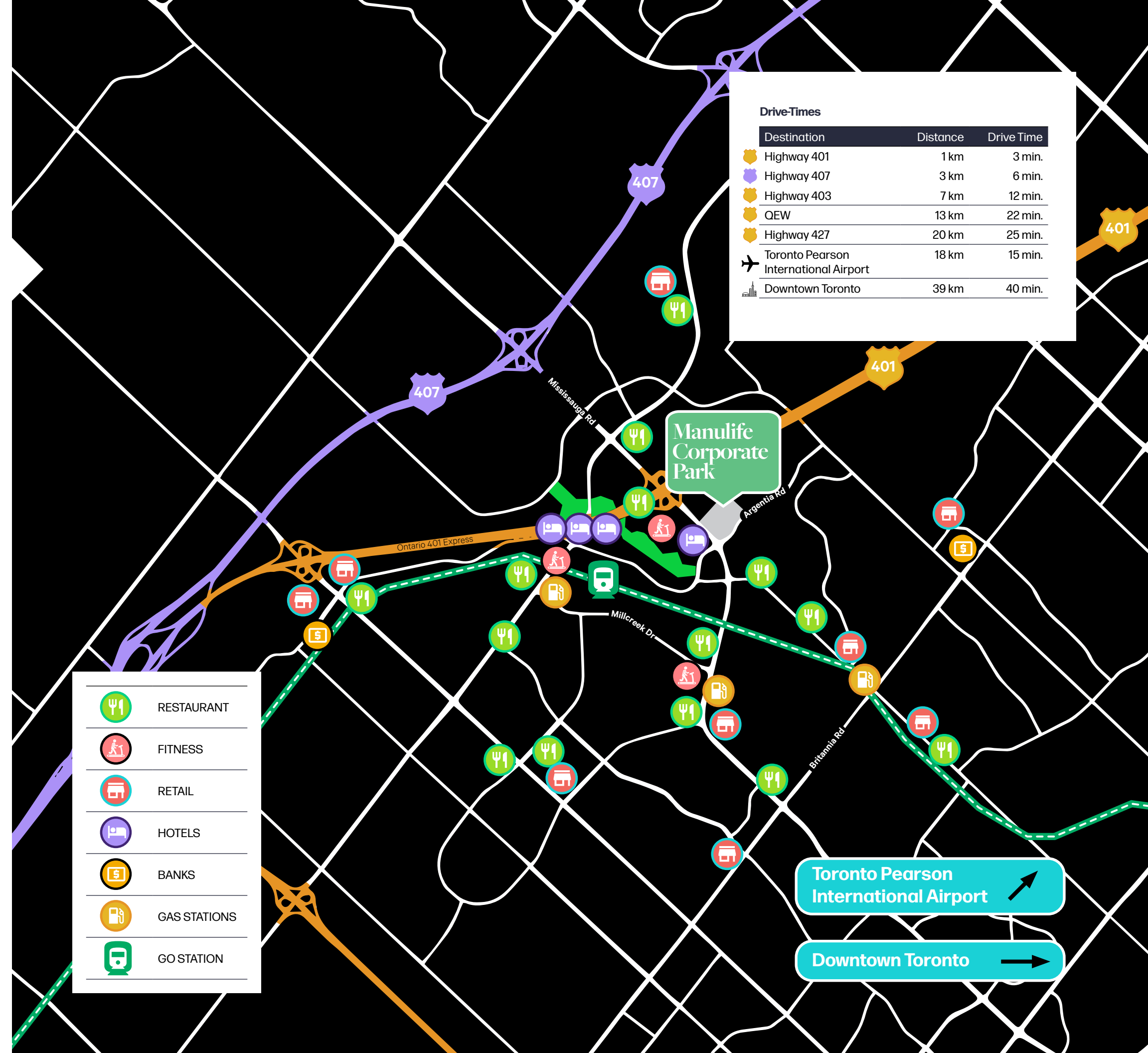
Public transportation is easy when you have the choice of three bus lines all servicing the complex.

Home to some of the most prominent fortune 500 companies, MCP is well situated within the premier Meadowvale corporate business park.

With easy access to major highways, Manulife Corporate Park is the perfect destination for your next office space. Come and discover an irreplaceable location positioned along Canada's busiest highway at Manulife Corporate Park - your premier suburban office destination.

-  RESTAURANT
-  FITNESS
-  RETAIL
-  HOTELS
-  BANKS
-  GAS STATIONS
-  GO STATION

Drive-Times		
Destination	Distance	Drive Time
 Highway 401	1 km	3 min.
 Highway 407	3 km	6 min.
 Highway 403	7 km	12 min.
 QEW	13 km	22 min.
 Highway 427	20 km	25 min.
 Toronto Pearson International Airport	18 km	15 min.
 Downtown Toronto	39 km	40 min.



# Introducing 6711 Mississauga Road.

## Timing

Immediate

## Asking Rent

\$17.50 PSF


## Additional Rent (2026 Estimate)

\$17.90 PSF

## Parking

3.4:1,000 SF


Unreserved Underground: \$50 per stall, monthly


 Click suite for a virtual tour


 Suite 710 - 2,365 SF

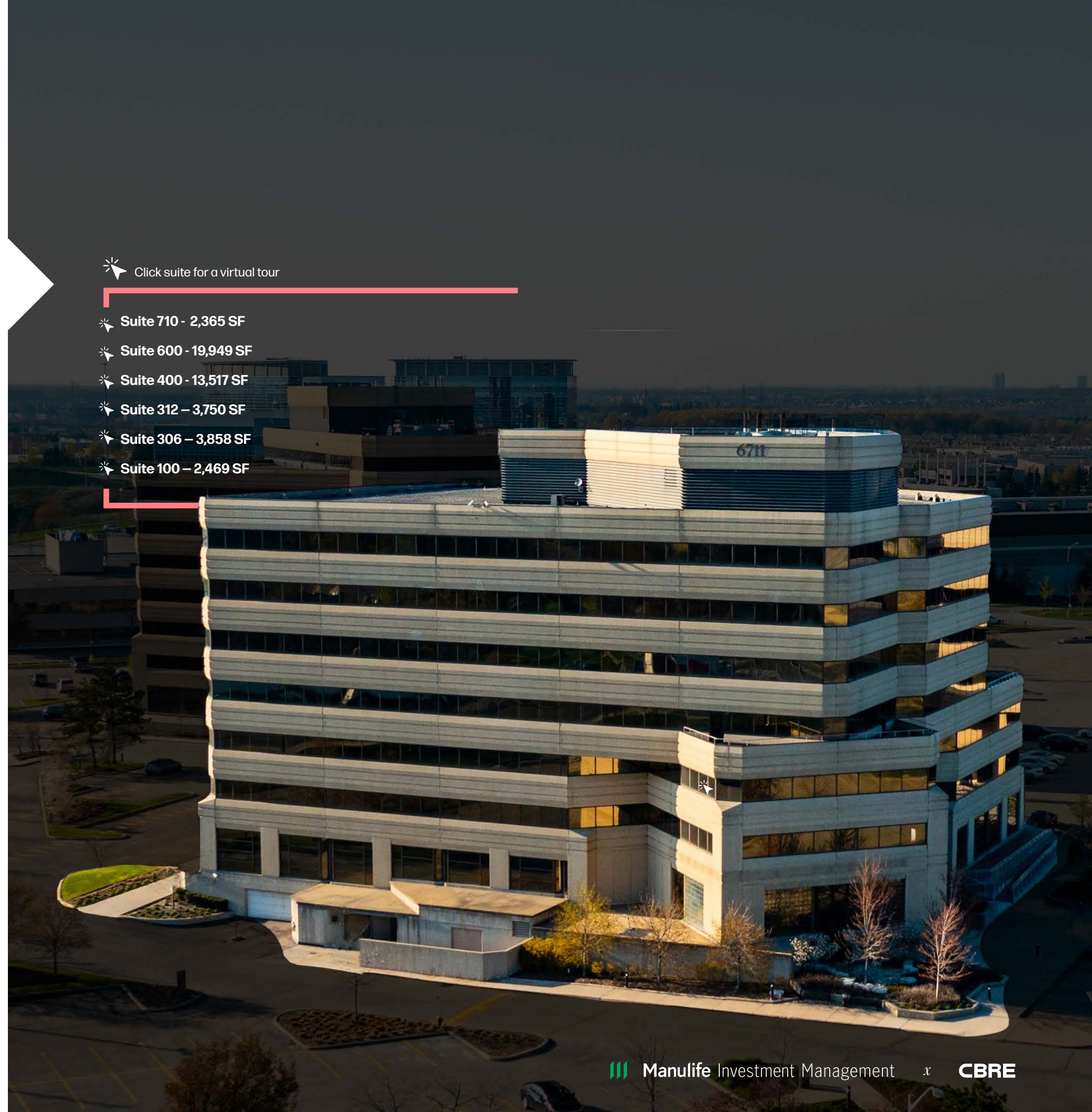
 Suite 600 - 19,949 SF

 Suite 400 - 13,517 SF

 Suite 312 - 3,750 SF

 Suite 306 - 3,858 SF

 Suite 100 - 2,469 SF



Click Here to Download Floorplans

# Introducing 6733 Mississauga Road.

## Timing

Immediate

## Asking Rent

\$17.50 PSF


## Additional Rent (2026 Estimate)

\$16.95 PSF

## Parking

3.4:1,000 SF

Unreserved Underground: \$50 per stall, monthly

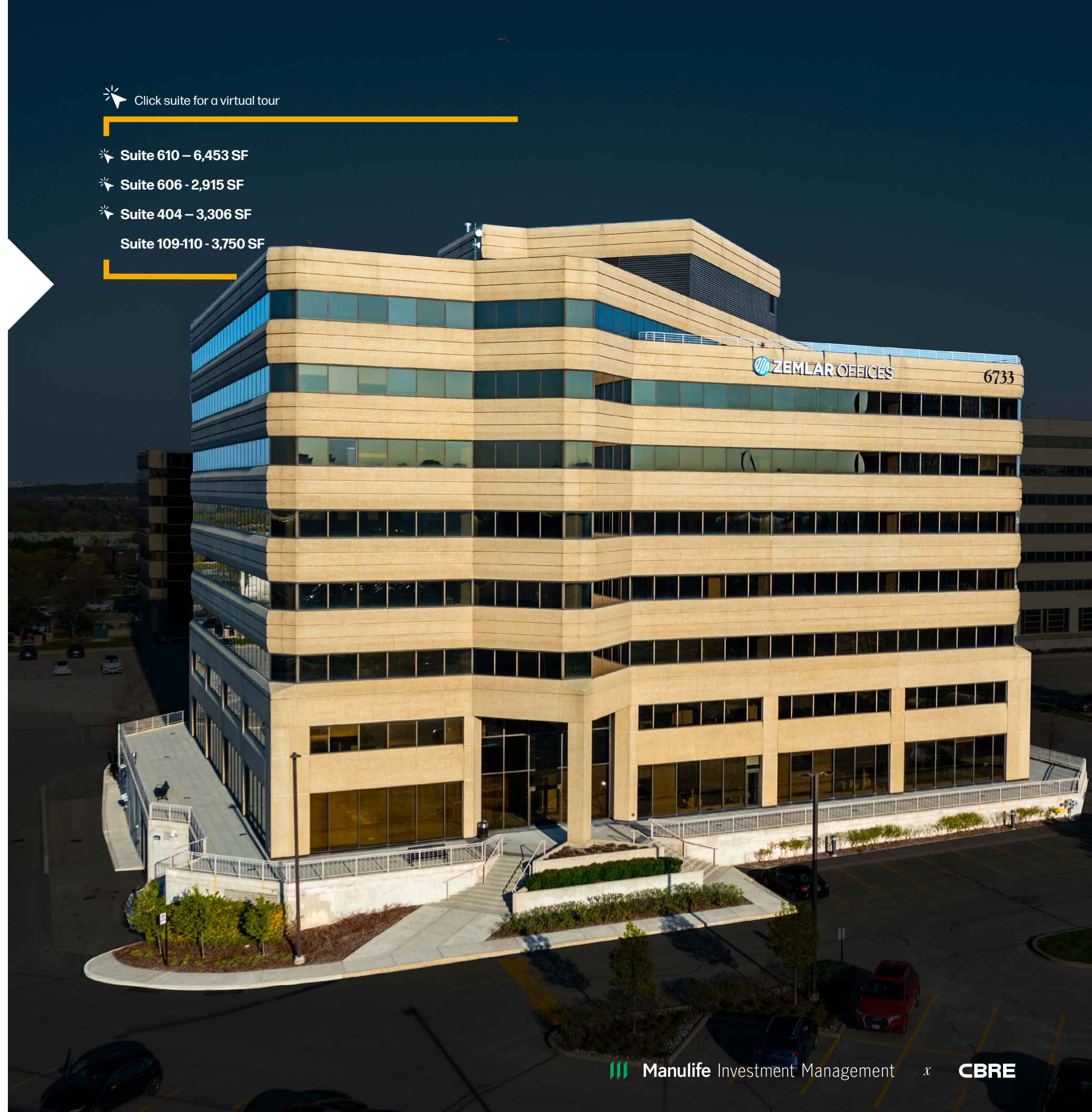
 [Click suite for a virtual tour](#)

 [Suite 610 – 6,453 SF](#)

 [Suite 606 - 2,915 SF](#)

 [Suite 404 – 3,306 SF](#)

[Suite 109-110 - 3,750 SF](#)



 [Click Here to Download Floorplans](#)

# Introducing 6755 Mississauga Road.

## Timing

Immediate

## Asking Rent

\$17.50 PSF


## Additional Rent (2026 Estimate)

\$17.07 PSF

## Parking

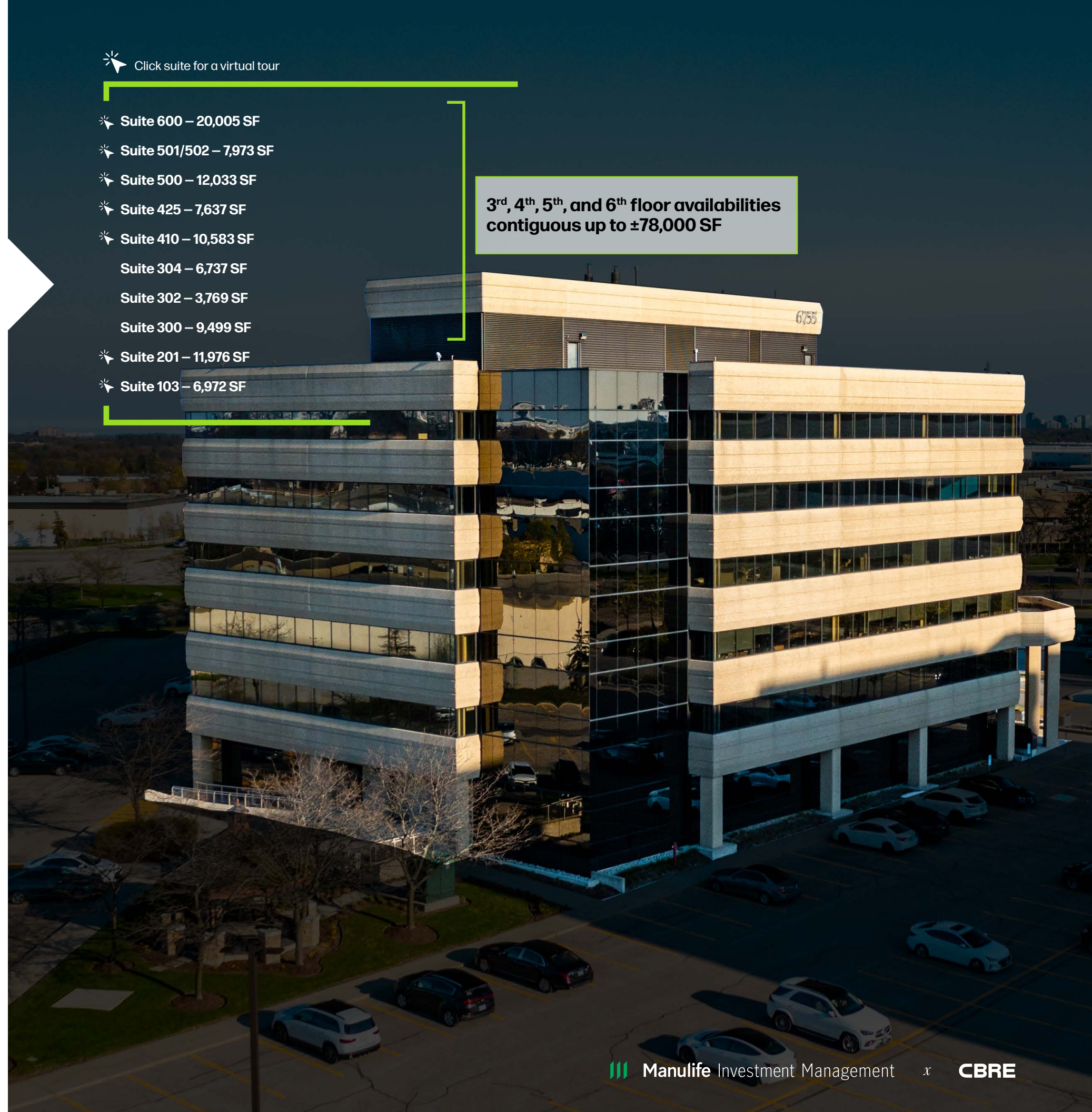
3.4:1,000 SF

Free Surface

 Click suite for a virtual tour

-  Suite 600 – 20,005 SF
-  Suite 501/502 – 7,973 SF
-  Suite 500 – 12,033 SF
-  Suite 425 – 7,637 SF
-  Suite 410 – 10,583 SF
- Suite 304 – 6,737 SF
- Suite 302 – 3,769 SF
- Suite 300 – 9,499 SF
-  Suite 201 – 11,976 SF
-  Suite 103 – 6,972 SF

3<sup>rd</sup>, 4<sup>th</sup>, 5<sup>th</sup>, and 6<sup>th</sup> floor availabilities  
contiguous up to ±78,000 SF



 [Click Here to Download Floorplans](#)

Reach out to learn  
more about how you  
can become part of the  
Manulife Corporate Park  
community.

# Manulife Corporate Park

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