

# NEW OFFICE DEVELOPMENT **FOR LEASE**

DESIGN BUILD OPPORTUNITY

**QEW**  
EXPOSURE



**3 STOREY, CLASS A OFFICE BUILDING**

**APPROXIMATELY 60,000 SF**

**CONSTRUCTION PROPOSED 2020**

**2251 NORTH SHERIDAN WAY**  
MISSISSAUGA, ON

**Norguard**



# 2251 NORTH SHERIDAN WAY | MISSISSAUGA, ON

## PREMIER LEED™ OFFICE DEVELOPMENT

Asking Net Rent: \$24.50 psf years 1–5  
\$26.50 psf years 6–10

Additional Rent: Estimated to be \$16.50\* psf for 2020

Timing: 15-18 months from building permit

Parking: 4 spaces per 1,000 SF leased

Tenant Allowance: \$35.00 psf for 10 year term

## FEATURES

3-storey, Class A office tower seeking LEED™ Certification

Tenant signage with direct QEW exposure

Building will feature a garden patio and extensive landscaping

Walking distance to Sheridan Centre at Erin Mills Parkway (1.1 kms)

Less than 3 kms to Clarkson GO Station

Immediate proximity to Mississauga Bus transit

State of the art building components and smart telecommunications systems

High efficiency HVAC and lighting systems

\*Includes janitorial services and utilities

EAST ELEVATION



SOUTH/QEW FACING ELEVATION



# FLOOR PLANS

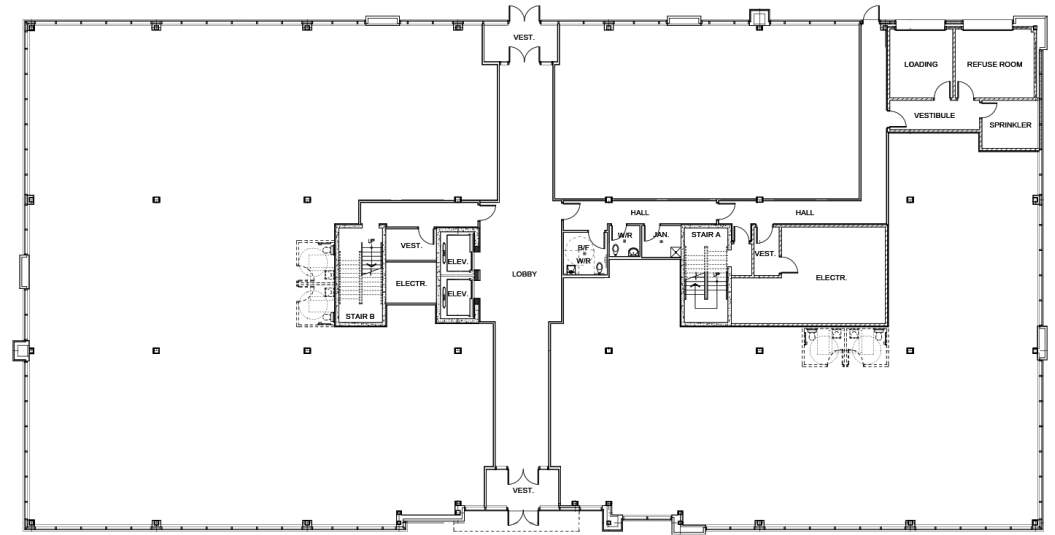


## RENTABLE FLOOR AREA (All areas approximate)

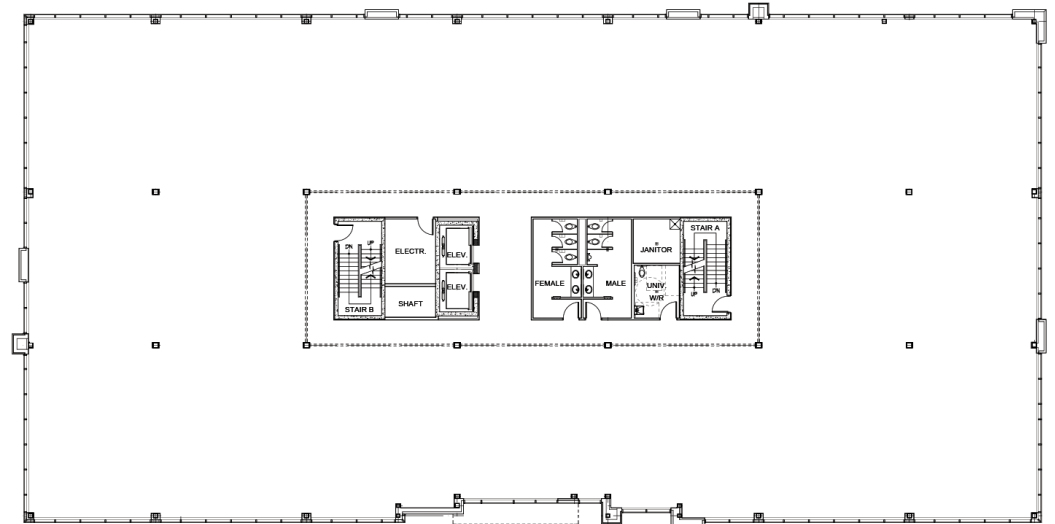
Total Rentable Area:	56,700 SF*
Ground Floor:	18,900 SF
Second Floor:	18,900 SF
Third Floor:	18,900 SF



GROUND FLOOR



TYPICAL FLOOR

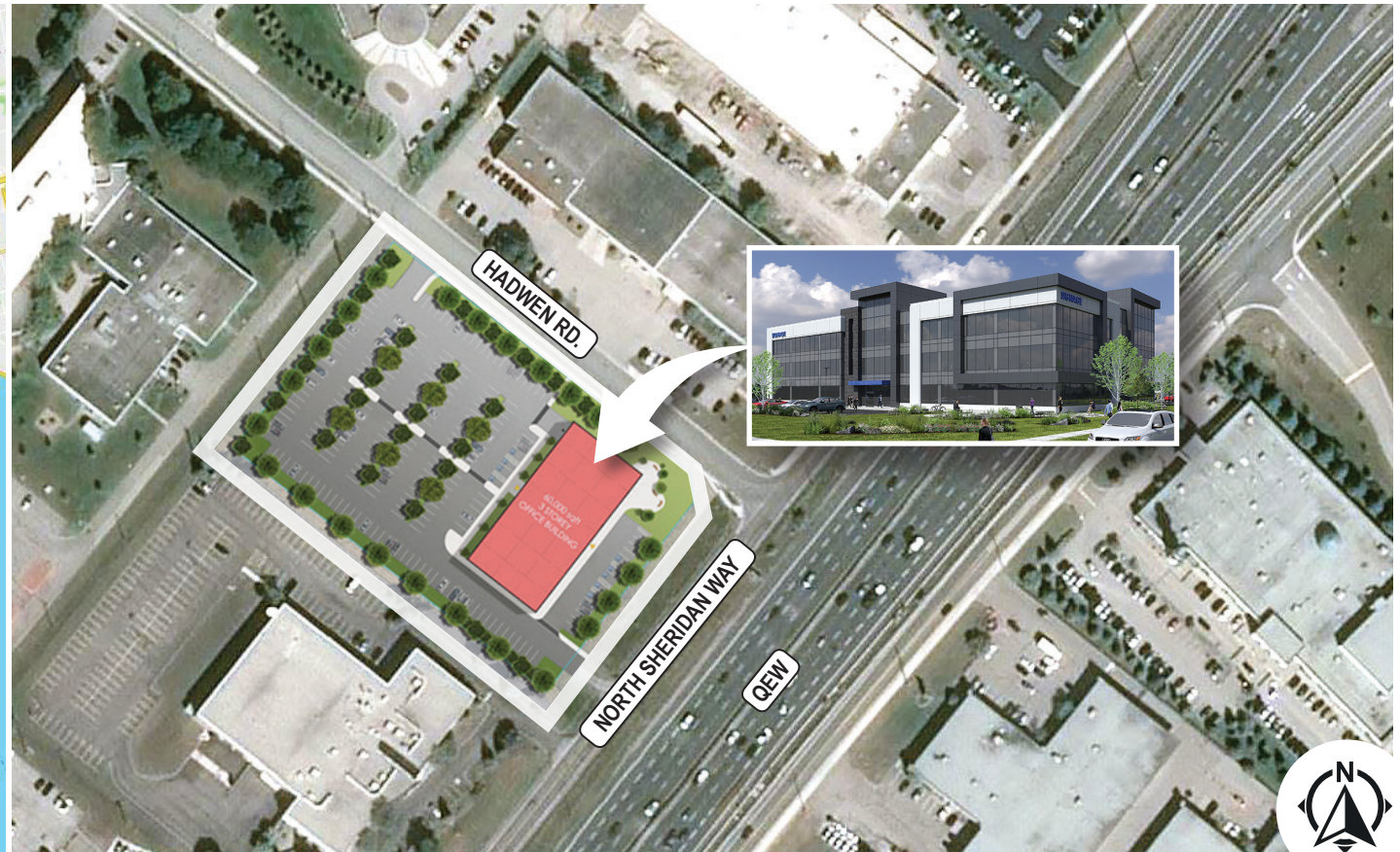
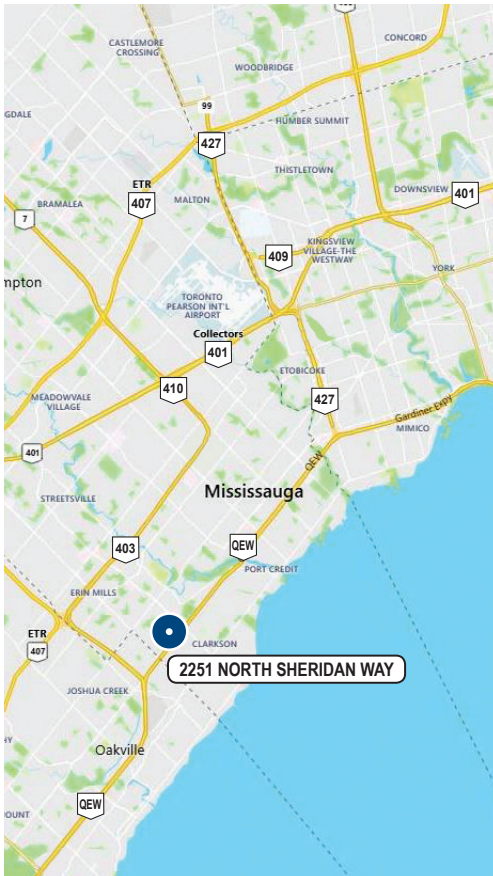


\*All area calculations are based on BOMA 2010 standards assuming single tenant floor. These area calculations are subject to change based on finalized plans.

All illustrations including elevations and drawings are conceptual in nature and subject to further approval and adjustments based on finalized plans.



# LOCATION



2251 NORTH SHERIDAN WAY is located west of Erin Mills Pkwy just north of the QEW

For more information, please contact:

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