

**AVISON
YOUNG**

Ground Floor Office & Retail Space For Lease

7145 West Credit Avenue
Building 3, Ground Floor
Mississauga, ON

**Multiple configurations available:
up to 4,910 sf in move-in ready condition**



Get more information

Harrison Livermore
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Jordan Boin
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Platinum member

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Property Summary

AVAILABILITY:	Unit A:	1,910 sf
	Unit B:	<u>3,000 sf</u>
	Suite 101/110:	4,910 sf

NET RENT: \$14.95 psf net

ADDITIONAL RENT: \$15.84 psf (2025 est.)

POSSESSION: Immediate

ZONING: E2-1

PARKING: 4.00/1,000 SF

HIGHLIGHTS:

- Built out ground floor office space with direct access
- Located in Meadowvale with proximity to Highways 401 and 407, and Meadowvale GO Station
- Numerous area amenities including restaurants, hotels, and fitness facilities
- Potential for additional demising options, please speak to listing agents



Signage opportunity



Ample free surface parking



Many amenities within blocks with on-site Porta Via Restaurant



Proximity to highways 401 and 407



Serviced by MiWay bus transit and close to Meadowvale GO Station

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Floor Plan

Unit A: 1,910 sf

Unit B: 3,000 sf

Suite 101/110: 4,910 sf



Tenant (& Tenant Ancillary) Area

Inter-Building Service Area

Building Service Area

Rentable Exclusion

Harrison Livermore
Sales Representative, Principal
+1 905 283 2387

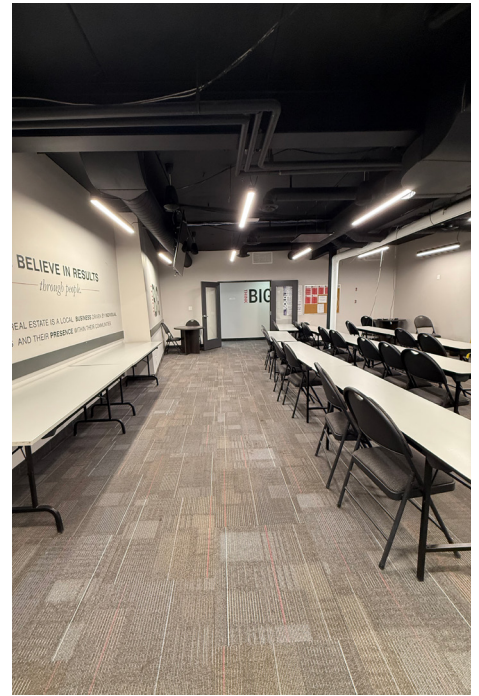
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Pictures



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Transit & Amenities



Amenities within 10 km

125

RESTAURANTS

32

RETAIL

25

HOTELS

34

FITNESS
CENTRES

10

BANKS

17

GAS
STATIONS

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Location



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