

# 80 COURTNEYPARK DR W,

MISSISSAUGA, ON

12,278 SF OFFICE / FLEX SPACES FOR LEASE



**Bluetick**  
REALTY INC., BROKERAGE

**SAM SHAH**

**BROKER**

**647-866-9097**

**INFO@BLUETICKREALTY.CA**

# OFFICE SPACES AVAILABLE FOR LEASE

## SPACE DETAILS:

Suite:	3
Area Sq. Ft.:	12,278 Sq. Ft.
Available From:	Immediately
Clear Height	18'
Base Rent	\$24 PER SF
Additional (TMI) Rent:	\$10.61 PER SF ( Tax, maintenance, insurance, & water)
Viewing Timing	11AM - 4PM   Mon-Fri  24 hrs notice needed

\*Demising options: Talk with the listing agent

\*For interior pictures and Floor plans, please contact us



# ZONING DETAILS: 02-1

**80 COURTNEYPARK DR W.**

## PERMITTED USES:

- Medical office
- Science and Technology Facility
- General office use
- Broadcasting/Communication Facility
- Banquet Hall/Conference Centre/Convention Centre
- University/College

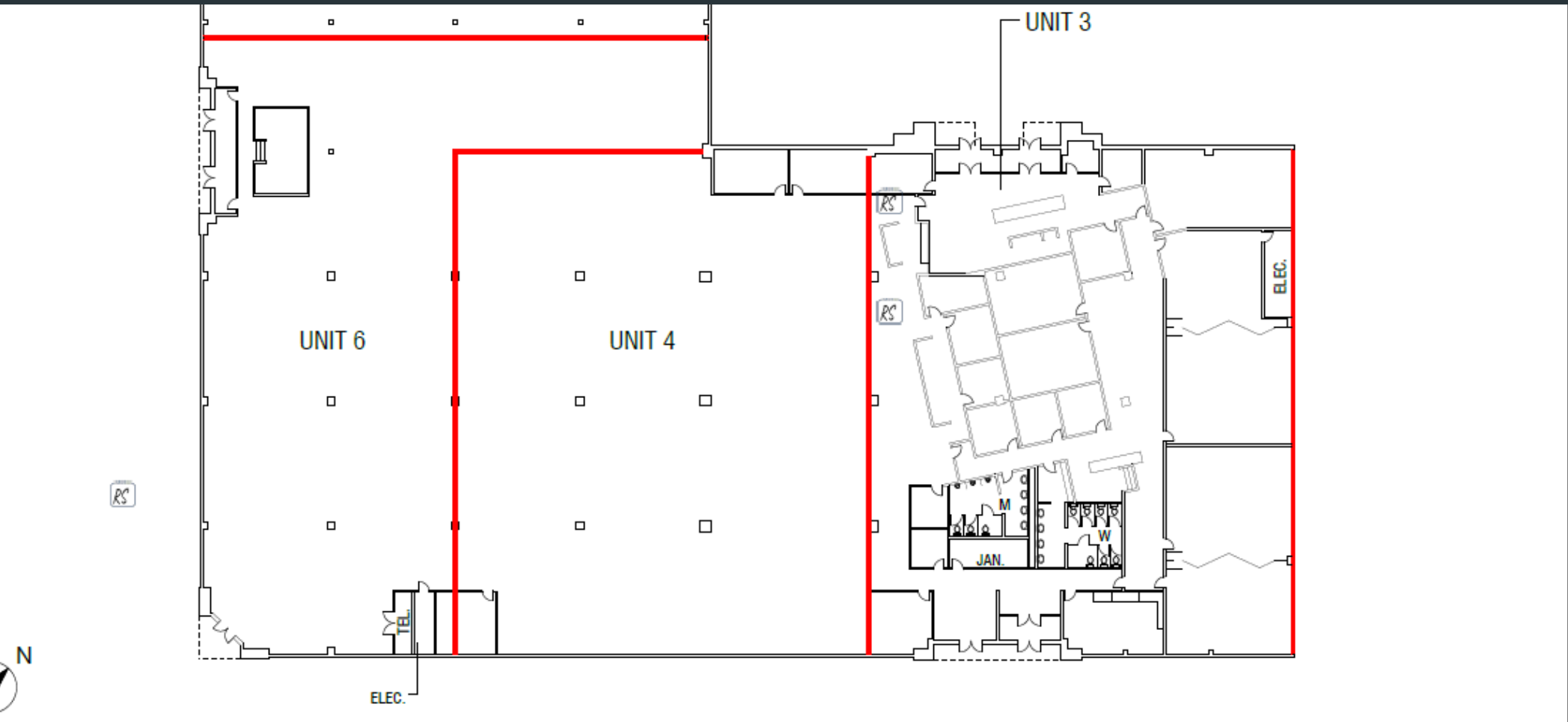


Positioned at the heart of Mississauga, this property offers exceptional accessibility for businesses and visitors alike. With immediate connections to Highways 401, 407, 410, and 403, it provides seamless access to all major Mississauga submarkets and the Greater Toronto Area. The property is further enhanced by excellent transit connectivity, with MiWay transit located directly adjacent, ensuring convenient travel options for employees, clients, and customers. Its prime location makes it an ideal hub for companies seeking visibility, accessibility, and growth.

\*Tenant is responsible for conducting their own due diligence with the City regarding zoning, parking, and permitted use of the space.

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# FLOOR PLAN



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