

**FOR LEASE**

# 1450 Meyerside Drive

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Mississauga, ON

*Class A office space  
for lease cost effective  
building with turnkey  
packages*

**AVISON  
YOUNG**



# Property Details

**Free surface parking**

Options starting from 2,054 sf

**Zoning: E2**

**TMI (est. 2026): \$15.97 psf**

SUITE	AREA	ASKING NET RENT	COMMENTS
<b>200</b> "The Atrium"	12,069 sf	NEG	<ul style="list-style-type: none"> <li>- Unique full floor opportunity</li> <li>- Building signage</li> <li>- Branding options</li> <li>- Potential demising option from ±2,500 sf</li> </ul>
<del><b>308</b></del>	<del>1,665 sf</del>	<del><b>LEASED</b></del>	<del>- Move in ready model suite, Corner unit</del>
<del><b>401</b></del>	<del>5,690 sf</del>	<del><b>LEASED</b></del>	<ul style="list-style-type: none"> <li>- Model suite</li> <li>- Impressive glass elevator exposure &amp; entry</li> <li>- High end finishes</li> <li>- Potentially furnished</li> </ul>
<b>415</b>	2,246 sf	\$15.50 psf	- Move in ready model suite
<b>502</b>	2,432 sf	\$15.50 psf	<ul style="list-style-type: none"> <li>- Model suite</li> <li>- Impressive glass elevator exposure &amp; entry</li> </ul>
<b>503</b>	1,351 sf	\$15.50 psf	- Move in ready model suite
<del><b>504</b></del>	<del>2,054 sf</del>	<del><b>LEASED</b></del>	<del>- Model suite</del>
<b>602</b>	4,400 sf	\$15.50 psf	<ul style="list-style-type: none"> <li>- Move in ready model suite</li> <li>- Impressive glass elevator exposure &amp; entry</li> <li>- Available May 1st, 2026</li> </ul>
<b>700</b> "The Penthouse"	13,496 sf	NEG	<ul style="list-style-type: none"> <li>- Unique full floor opportunity offering panoramic city views</li> <li>- Building signage</li> <li>- Branding options</li> </ul>

## Highlights

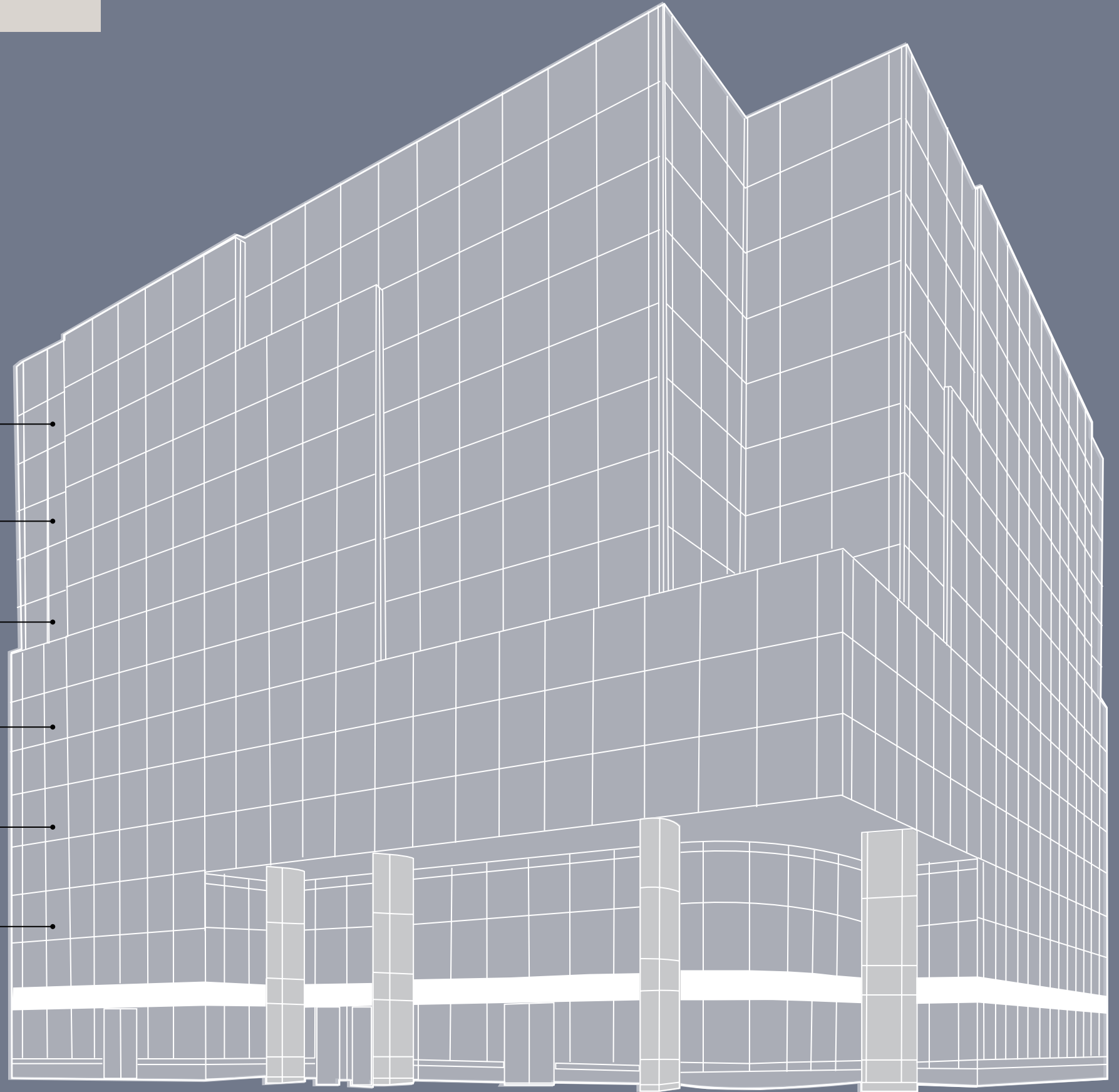
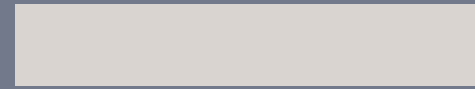
Class A building with flexible size options and tenant ready suites

Close proximity to Highway 401, 403, 407 and Toronto Pearson International Airport

Nearby amenities including restaurants, shopping and fitness

Steps to MiWay bus stop

# Availabilities



Suite 503: **LEASED** Suite 504: 2,054 sf

Suite 401: **LEASED**

**3<sup>rd</sup> Floor**  
Suite 308: 1,665 sf **LEASED**

 **CLICK EACH FLOOR TO VIEW FLOOR PLAN**

# Suite Photos



4th Floor - Private offices



5th Floor - Kitchen area



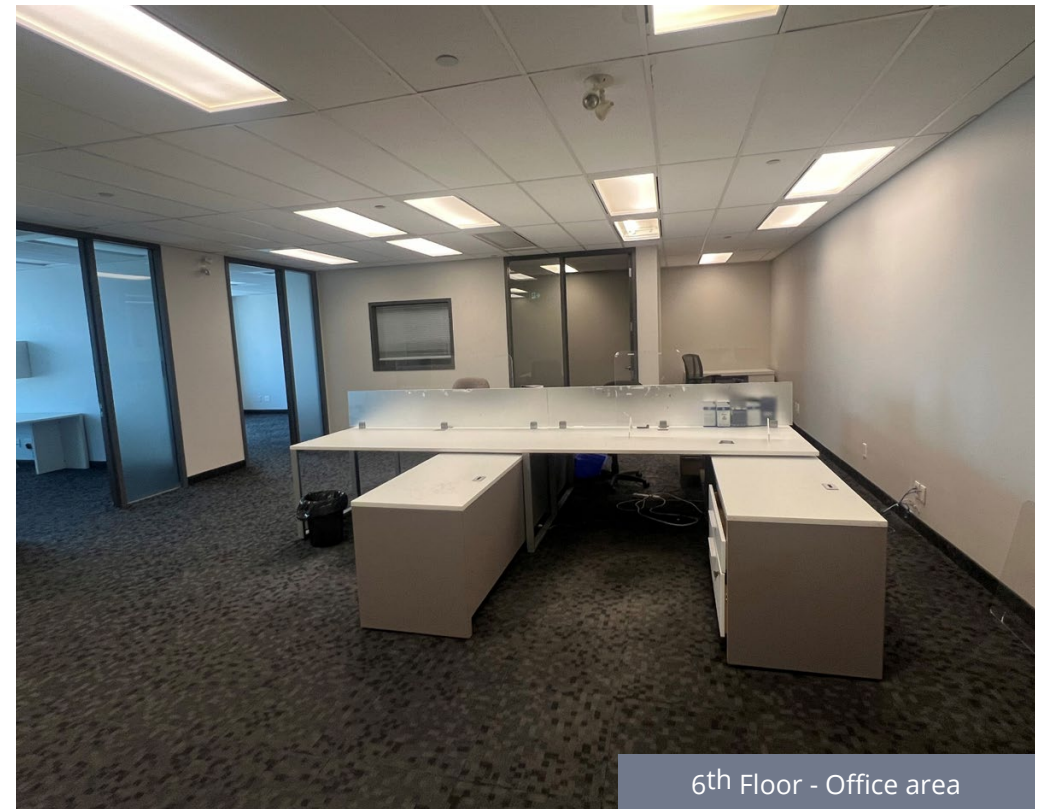
6th Floor - Private offices



4th Floor - Office area



5th Floor - Office area

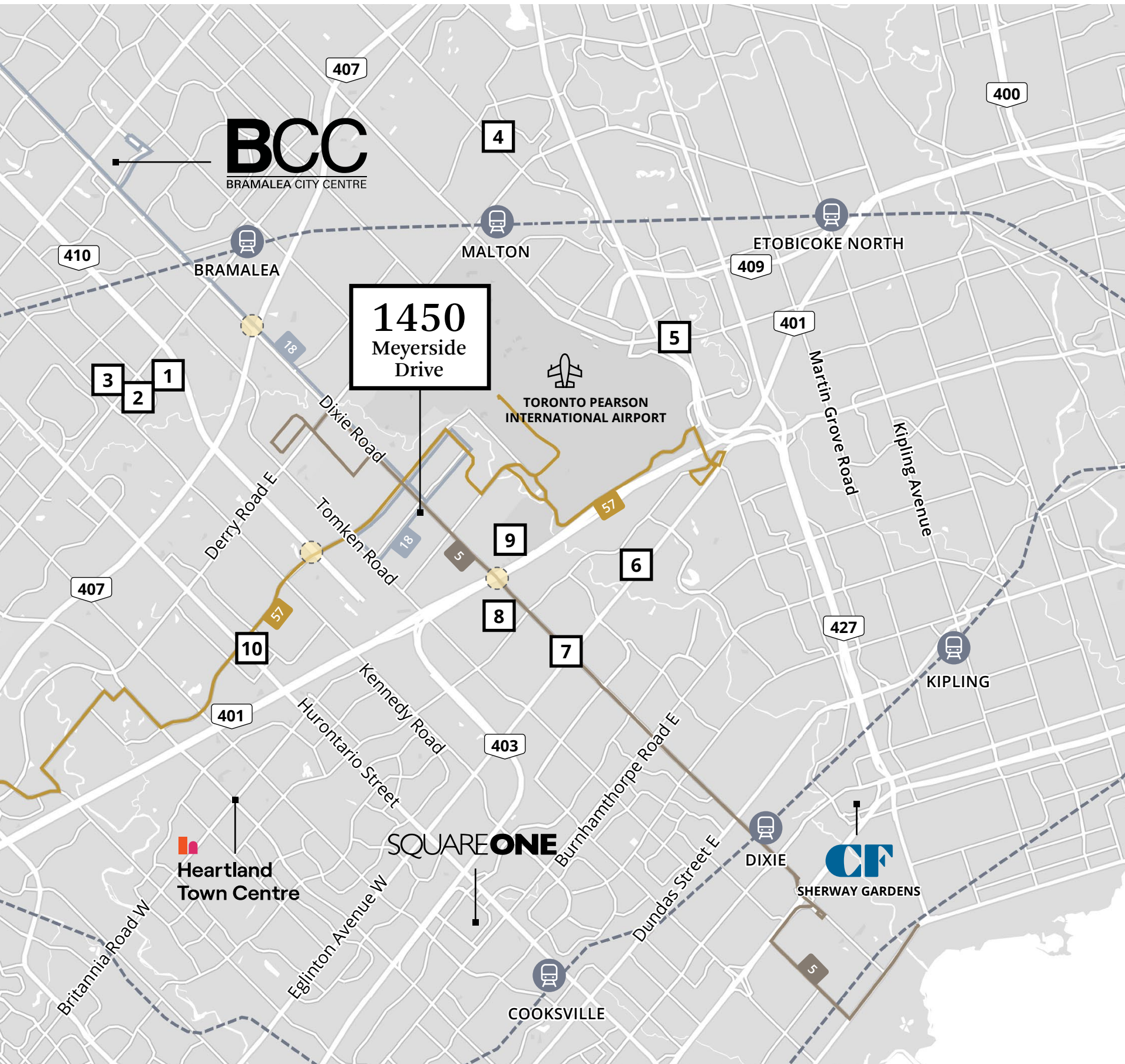


6th Floor - Office area

# Lobby Photos



# Amenities & Transit



- 1** Costco  
Mandarin  
Courtyard by Marriott  
Tim Hortons  
Wendy's  
IHOP  
Playdium
- 2** **Orion Gate**  
Home Depot  
LA Fitness  
LCBO  
Dollar Tree  
Scotiabank  
Subway  
Harvey's  
Mark's  
SVP Sports
- 3** Walmart  
Rona+  
Planet Fitness  
Dollarama  
A&W  
Boston Pizza  
Michael's  
Firehouse Subs  
Freshii  
Starbucks
- 4** **Westwood Square**  
CIBC  
Dollarama  
FreshCo  
LCBO  
Beer Store  
Peel Police  
Peel Public Health  
RBC  
Popeyes  
Scotiabank  
TD
- 5** Starbucks  
Double Tree  
The Keg  
Church's  
Chicken  
Lone Star  
Subway  
Embassy Suites  
The Westin  
Ruth's Chris
- 6** Planet Bowl  
Tim Hortons  
Subway  
Eggstatic  
Anytime  
Fitness  
Union Social  
Pumpnickel's  
Starbucks  
Teriyaki Experience
- 7** Staples  
Boston Pizza  
Chipotle  
LA Fitness  
Burger Factory  
Esso/Tim Hortons  
Canadian Tire Gas  
Starbucks  
Mary Brown's  
Hilton Garden Inn
- 8** **401 Dixie Automall**  
Volkswagen  
Harley Davidson  
Mazda  
Montana's  
Kelsey's  
Kia  
Infinity  
Nissan  
Subway  
A&W
- 9** **401 Pearson Automall**  
Honda  
Toyota  
Best Western Plus  
Hyundai  
Audi
- 10** **Mississauga Entertainment Centrum**  
Turtle Jack's  
McDonald's  
Denny's  
Demetre's  
Booster Juice  
Montana's  
Cineplex  
Boston Pizza  
Osmow's  
Moxies  
Mucho Burrito  
LA Fitness

## Drive Times

<b>13 MINS   10 KM</b> Toronto Pearson International Airport	<b>30 MINS   30 KM</b> Downtown Toronto	<b>75 MINS   118 KM</b> Niagara-US Border
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- GO RAIL TRANSIT ROUTE
- GO STATION
- HIGHWAY INTERCHANGE
- MIWAY**
- 5 DIXIE
- 57 COURTNEYPARK
- BRAMPTON TRANSIT**
- 18 DIXIE

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# 1450 Meyerside Drive

Mississauga, ON

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