



**FOR SUBLEASE**



**2,026 SF Second Floor Office Space Available**

**4099 Erin Mills Parkway,  
Mississauga, ON**

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# Property Overview

# Property Profile

4099 Erin Mills Parkway, Unit 200A, Mississauga, ON

Unit 200A offers 2,026 square feet of professional office space in the heart of Mississauga's Erin Mills community. This fully air-conditioned unit features plug-and-play functionality, ideal for a wide range of professional uses. Located at the corner of Erin Mills Parkway and Folkway Drive, the property benefits from C2 zoning, allowing for flexible commercial applications. The building is equipped with forced air electric heating, municipal water, and ample on-site parking. Positioned within a vibrant commercial corridor, the location provides excellent access to major highways, public transit, and surrounding amenities.

## Building Details

**Municipal Address** 4099 Erin Mills Parkway, Unit 200A, Mississauga, ON

**Building Type** Office

**Zoning** E1

**Rentable Area** 2,026 SF

**Net Rent** Contact Listing Agent

**Possession** Immediate

## At a Glance



### Strategic Location

Near transit routes and close to major commercial hubs



### Move-in Ready

Fully renovated and professionally maintained for a seamless transition



### High-Speed Internet

Stay connected with fast and reliable internet



# Amenities Map

## Travel Times

Toronto  
International Airport  
22.5 KM | 28 Min.

Highway 401  
3.2 KM | 5 Min.

Highway 407  
4.8 KM | 7 Min.

## Walk Score



Walk  
65



Transit  
63



Bike  
61

## Legend

### Food

1. Subway
2. McDonald's
3. Pizza Nova
4. Bar Burrito
5. Popeyes
6. Tim Hortons

### Gas

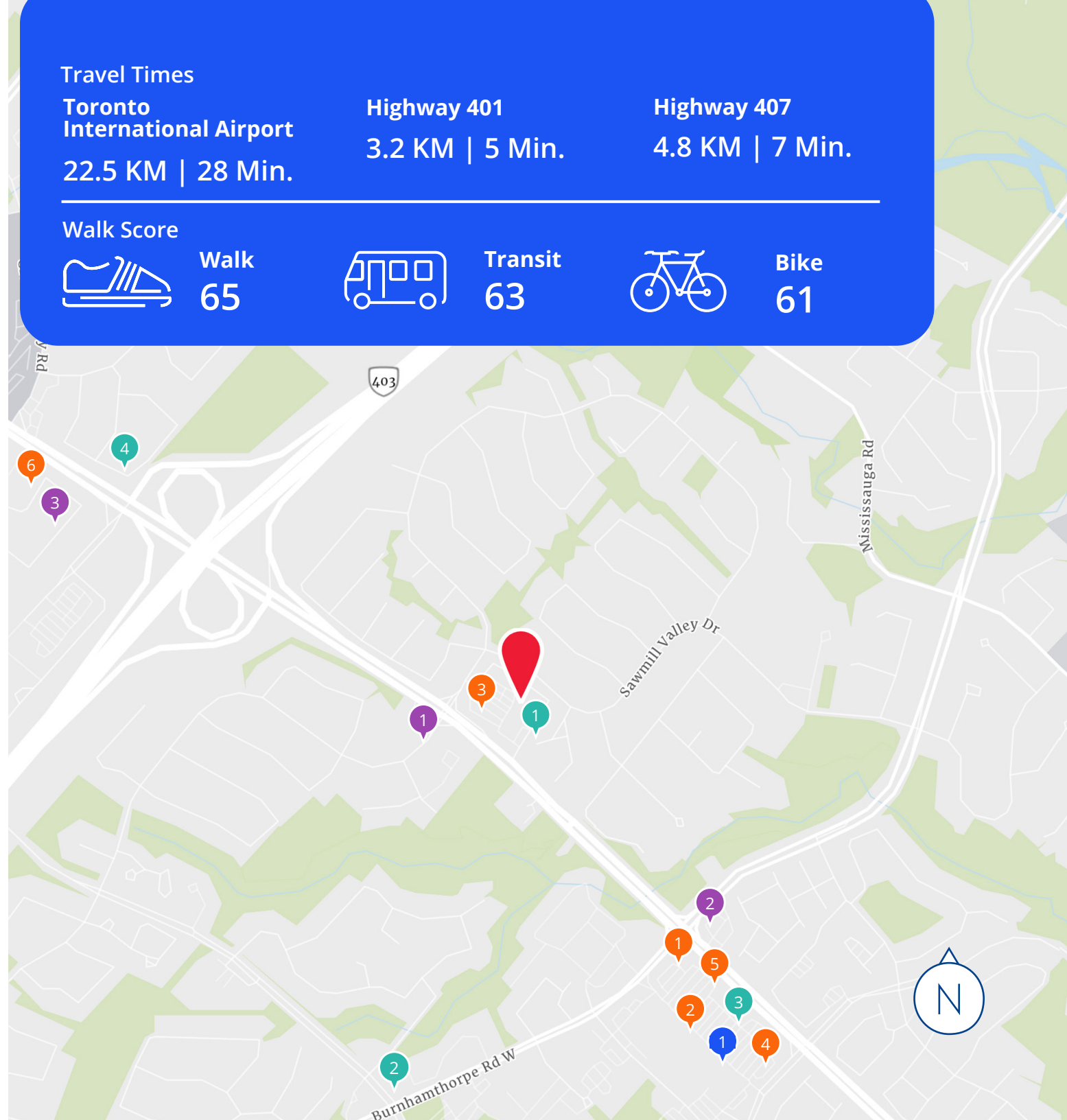
1. Petro Canada
2. Petro Canada
3. Esso

### Health Services

1. Guardian | IDA
2. Pharmasave
3. Shoppers Drug mart
4. Guardian | IDA

### Gym

1. Fit 4 Less



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