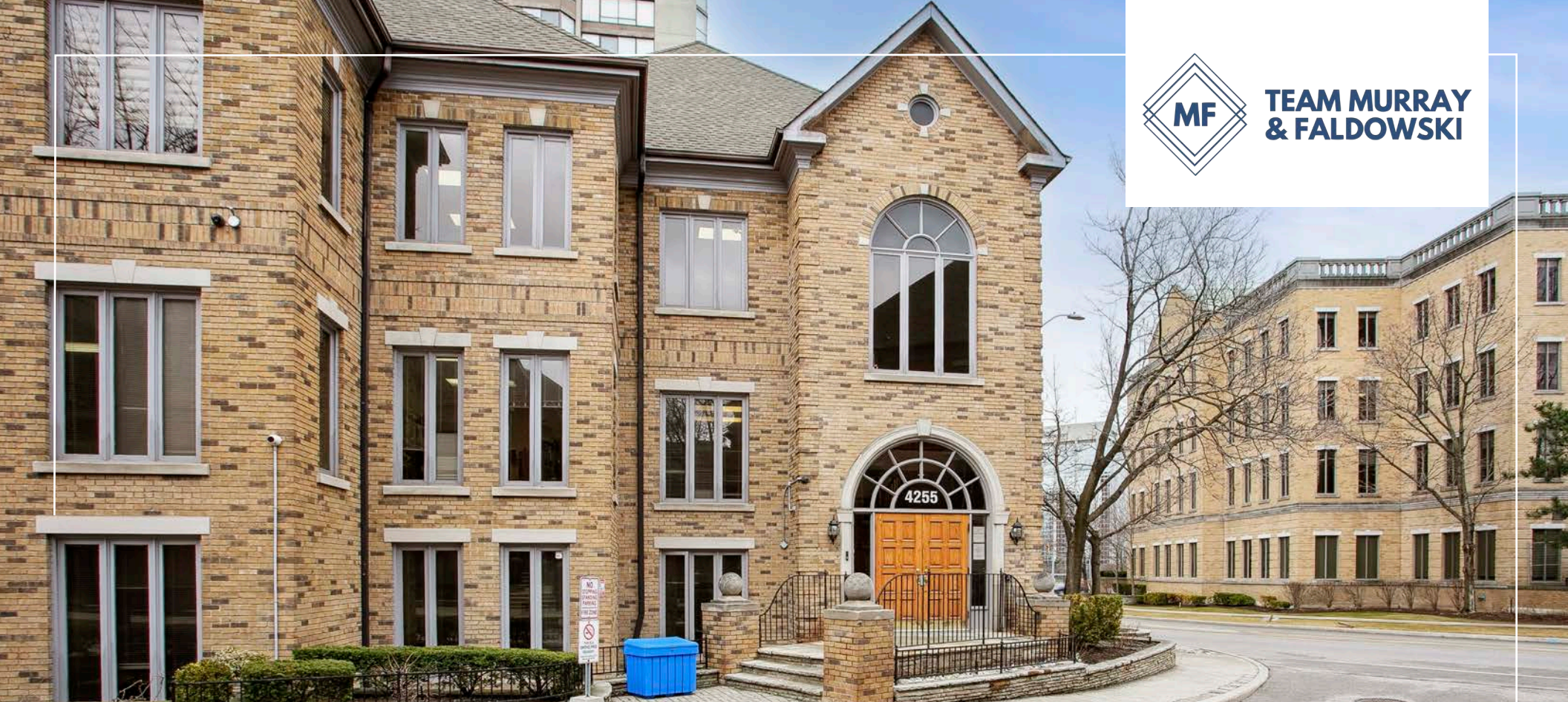




**TEAM MURRAY
& FALDOWSKI**



4255 Sherwoodtowne Boulevard, Unit 202 & 204, Mississauga

Office space available for lease



Kennedy Banks

Senior Sales Representative
+1 289 266 1002
kennedy.banks@colliers.com



Bryan Faldowski*, CNE

Executive Vice President
+1 289 266 1009
bryan.faldowski@colliers.com



Property Overview

Professional Office Building in Mississauga's Prime Central Business district

Address	4255 Sherwoodtowne Blvd
Location	Mississauga
Parking	Outside/Surface
Zoning	H-CC3 (2)
Possession	Immediate

Unit	Size (SF)	TMI (2024)	Net Lease Price
202	2,000	\$12.50	\$16.50
204	2,000	\$12.50	\$16.00
202 & 204	4,000	\$12.50	\$16.25 (Both units combined)







Location Overview



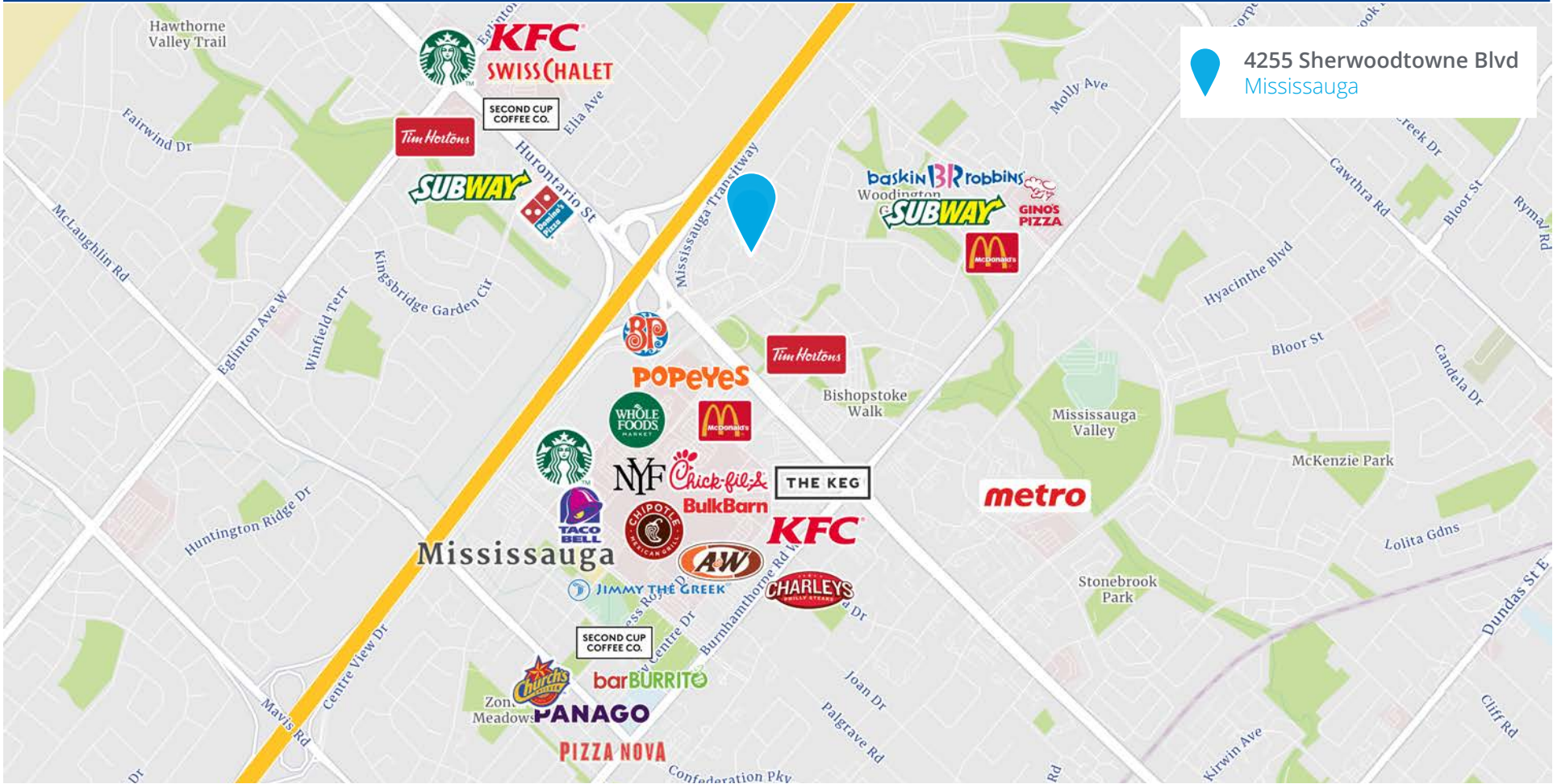
Burlington
30 mins

Hamilton
40 mins

US Border
60 mins

Highway 403
5 mins

YYZ Airport
15 mins

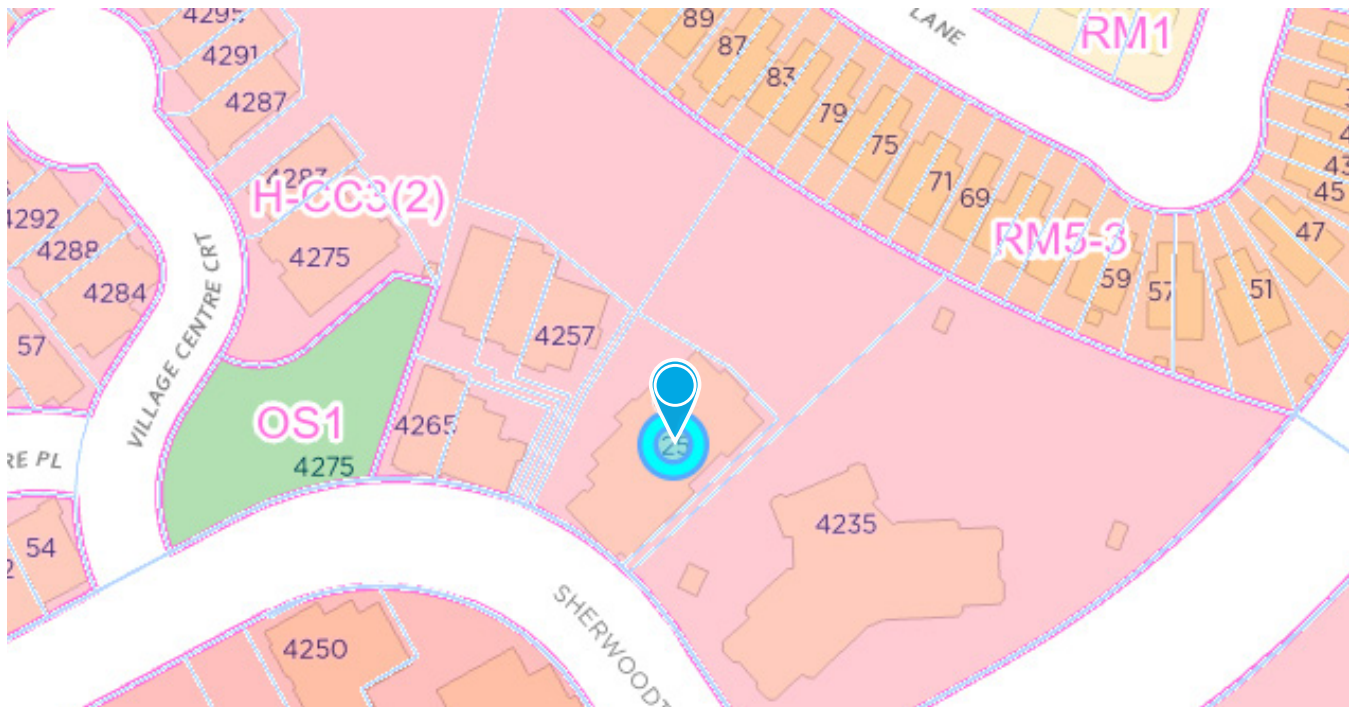


4255 Sherwoodtowne Blvd
Mississauga

H-CC3 (2) Zoning

Permitted Uses

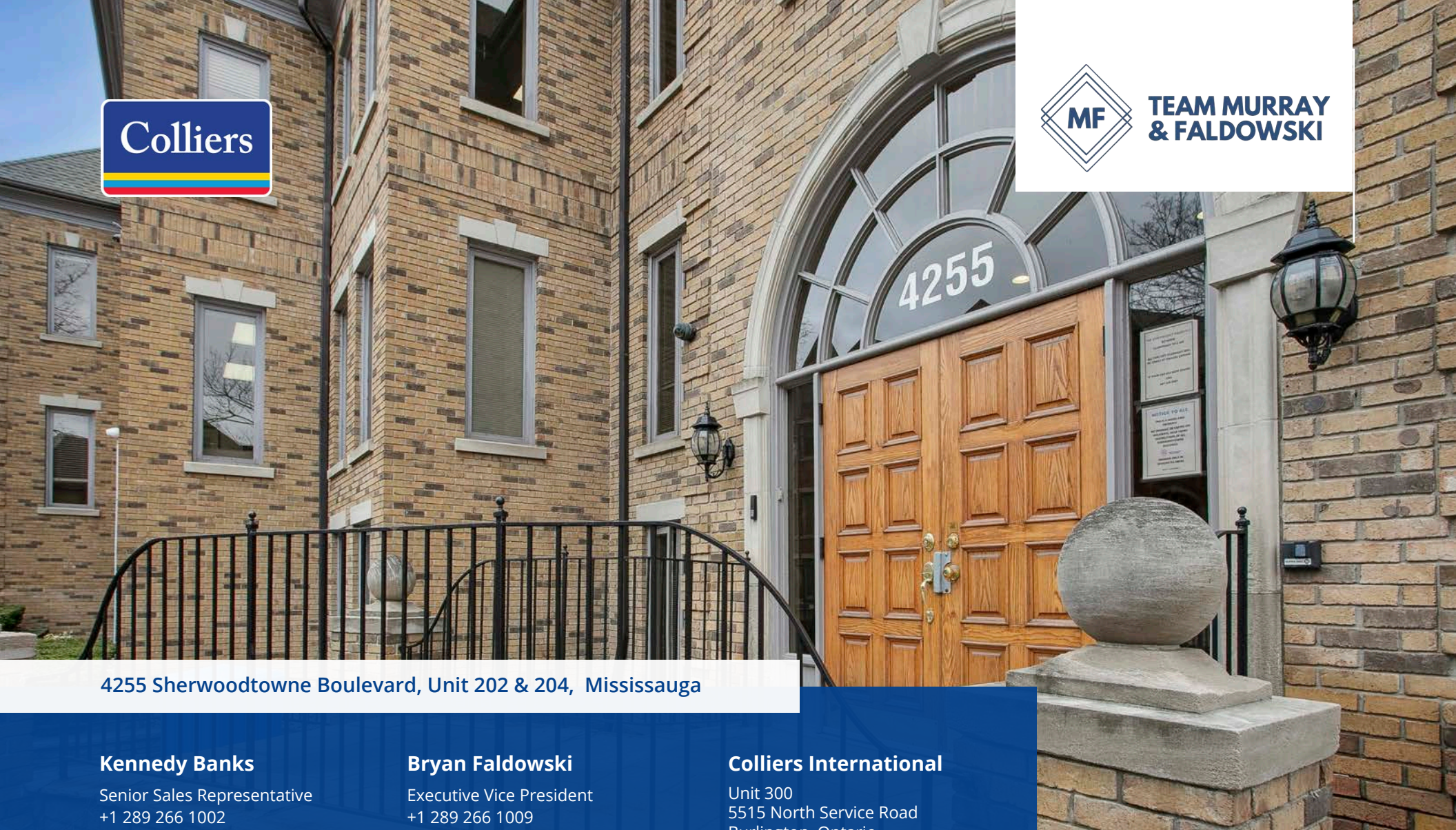
- > Office
- > Medical Office
- > Apartment
- > Long-Term Care Building
- > Retirement Building
- > Townhouse
- > Street Townhouse
- > Banquet Hall/Conference Centre/Convention Centre
- > Hospital
- > University/College
- > Staff/Student Residence
- > Active Recreational Use
- > Passive Recreational Use
- > Parking Structure
- > Overnight Accommodation



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bryan.faldowski@colliers.com

Colliers International

Unit 300
5515 North Service Road
Burlington, Ontario
Canada L7L 6G4
P: + 416 777 2200

[View Online Listing](#)

*Sales Representative **Broker

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