



Colliers



POWER REALTY
ORGANIZATION INC



Lease Opportunity

Remi Nickel*

Vice President
+1 416 620 2807
remi.nickel@colliers.com

Patrick Power

Broker of Record
+1 416 988 1592
patrick@power-org.com

Colliers
401 The West Mall, Suite 800
Toronto, ON M9C 5J5
P: +1 416 777 2200
F: +1 416 626 5600

Power Realty Organization
P: +1 416 988 1592
F: +1 888 416 2922

Heartland Innovation Centre 320 Matheson Blvd W, Mississauga, ON

Brand new office space available for lease from 1,500 SF to over 14,000 SF

- Bright & efficient floor plans with lots of natural light
- Exceptional Value - additional rent only \$9.23 PSF + Hydro
- Completely modernized building with abundant & free surface parking
- Amenity rich Heartland area, boundless shopping and restaurants, with multiple MiWay Transit connections
- Prime location next to Saigon Park's scenic trails

Prima Spaces – Co-working & Amenities

- Innovative and flexible workspaces with premium amenities
- Access to private offices, shared workspaces, meeting rooms, and specialized areas like podcast and content creation studios

320 Matheson Blvd W, Mississauga, ON

Property Overview

Address 320 Matheson Blvd W, Mississauga, ON

Building Size 105,529 SF

Availability Immediately

Available Suites

Suite 108: 4,905 SF
Turn-key College / Training Institute

Suite 109: 14,437 SF
Turn-key College / Training Institute

Suite 202: 5,986 SF

Suite 207: 1,525 SF

Suite 215: 6,201 SF

Parking 493 Surface parking spaces (free)

Net Rent \$21.75 PSF 1st Floor,
\$16.75 PSF 2nd & 3rd Floors

Additional Rent \$9.23 PSF (2026)

of Floors 3

Transportation Bus stop beside building; Matheson Blvd serviced by MiWay Transit line 43



Key Highlights



Transit at doorstep



Amenity rich area



Extensive surface parking available



Prime location with walking trails & lookout areas



Easy access to major highways



Outdoor seating and outdoor exercise area



Modernized renovated suites



Signage opportunity



Floor Plans

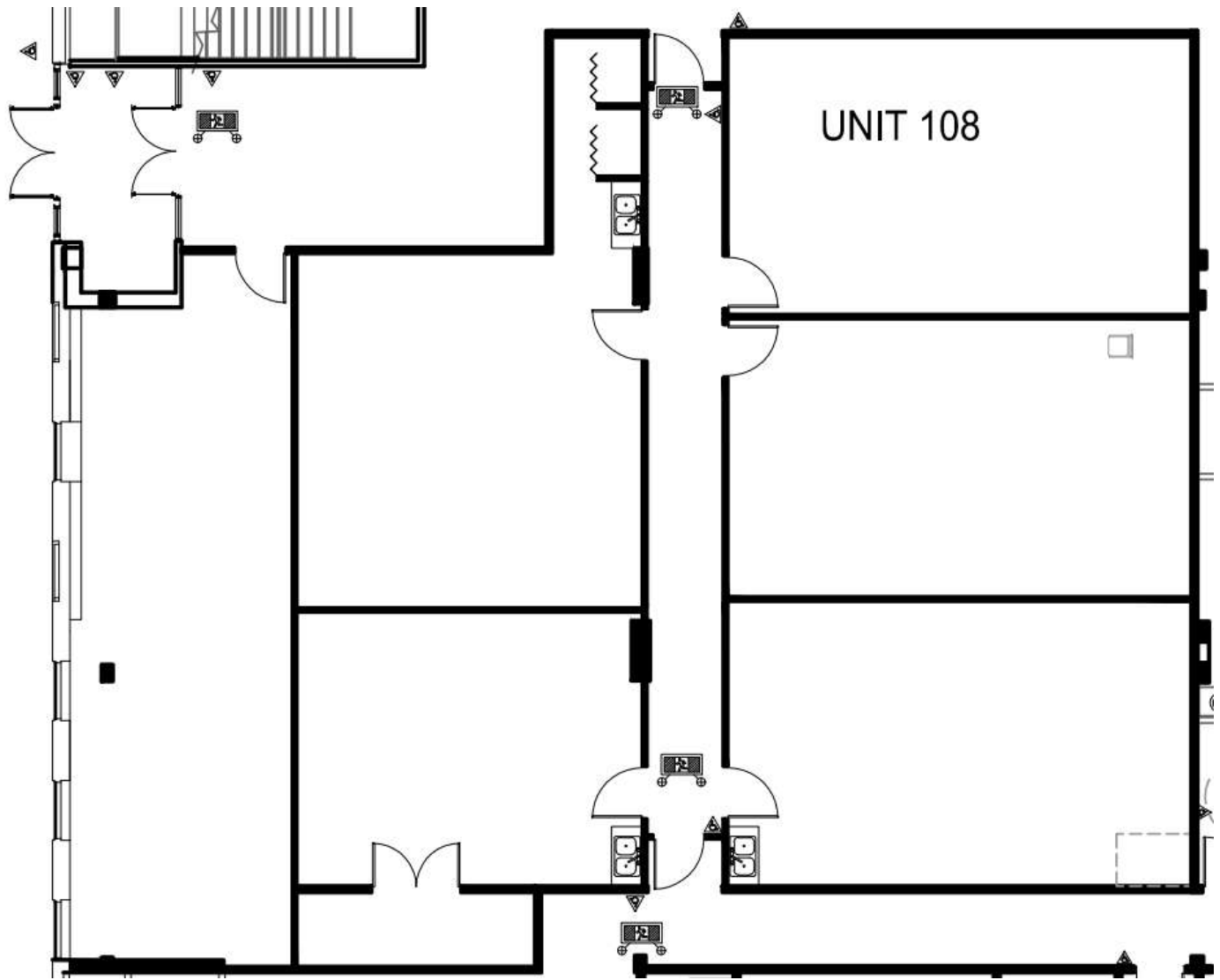
Suite 108

Turn-key College/Training Institute

4,905 SF



[Suite 108/109 Virtual Tour](#)



Floor Plans

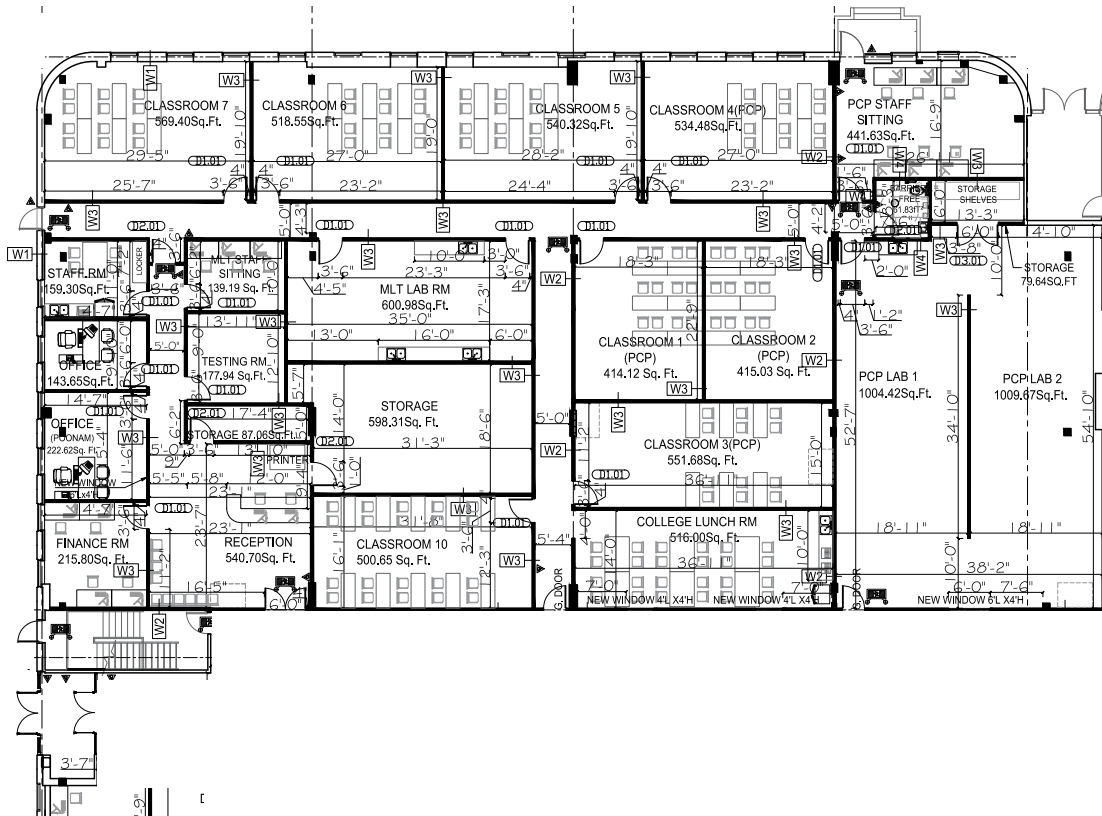
Suite 109

Turn-key College/Training Institute

14,437 SF



Suite 109 Virtual Tour



Floor Plans

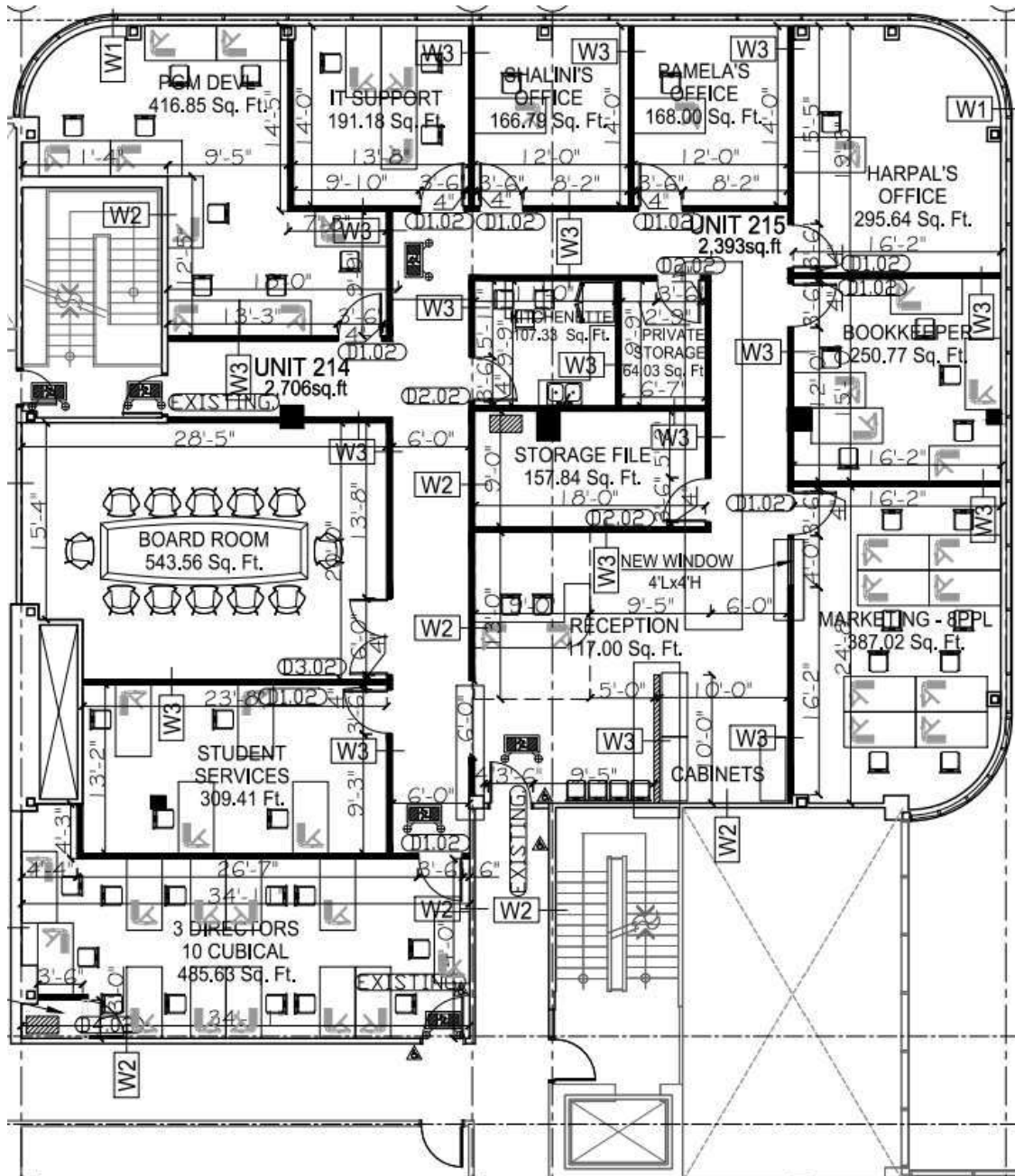
Suite 215

New Office Turn-Key

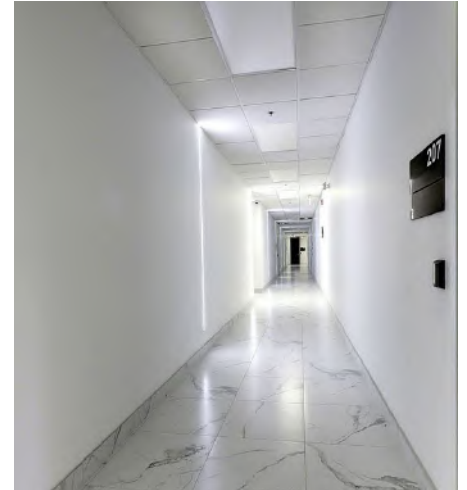
6,201 SF



[Suite 214/215 Virtual Tour](#)



Property Photos



Suite 109 Photos



Suite 109 Photos



Suite 109 Photos



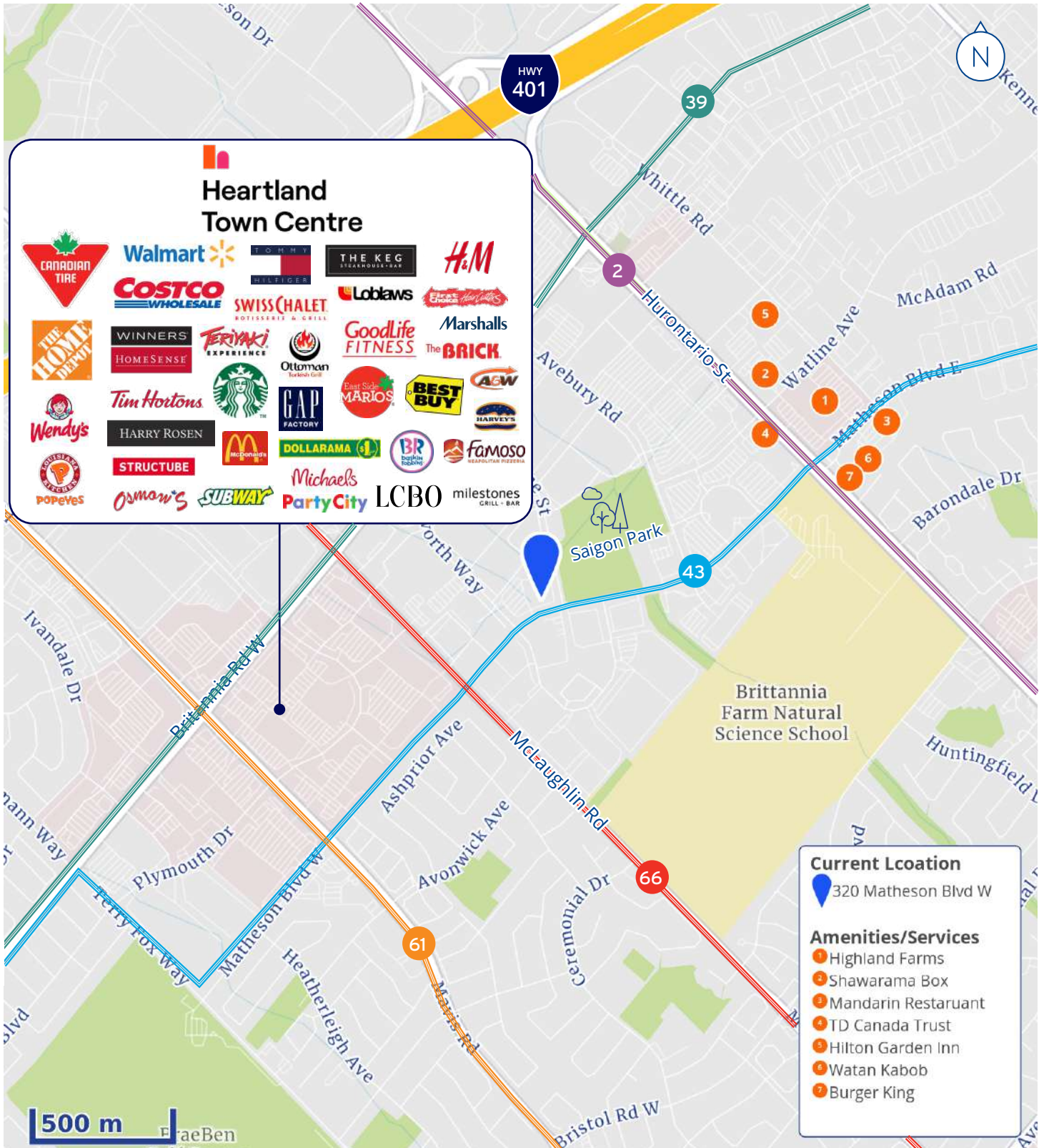
Co-working Space

In collaborating with Prima Spaces, your workspace is transformed to a modern space that results in well-crafted private offices and co-working spaces that foster productivity, creativity, and collaboration. Additionally, Prima Spaces allows you to benefit from exceptional perks such as flexible membership options, top-notch amenities and seamless technology integration, maximizing efficiency and user experience.



Surrounding Amenities

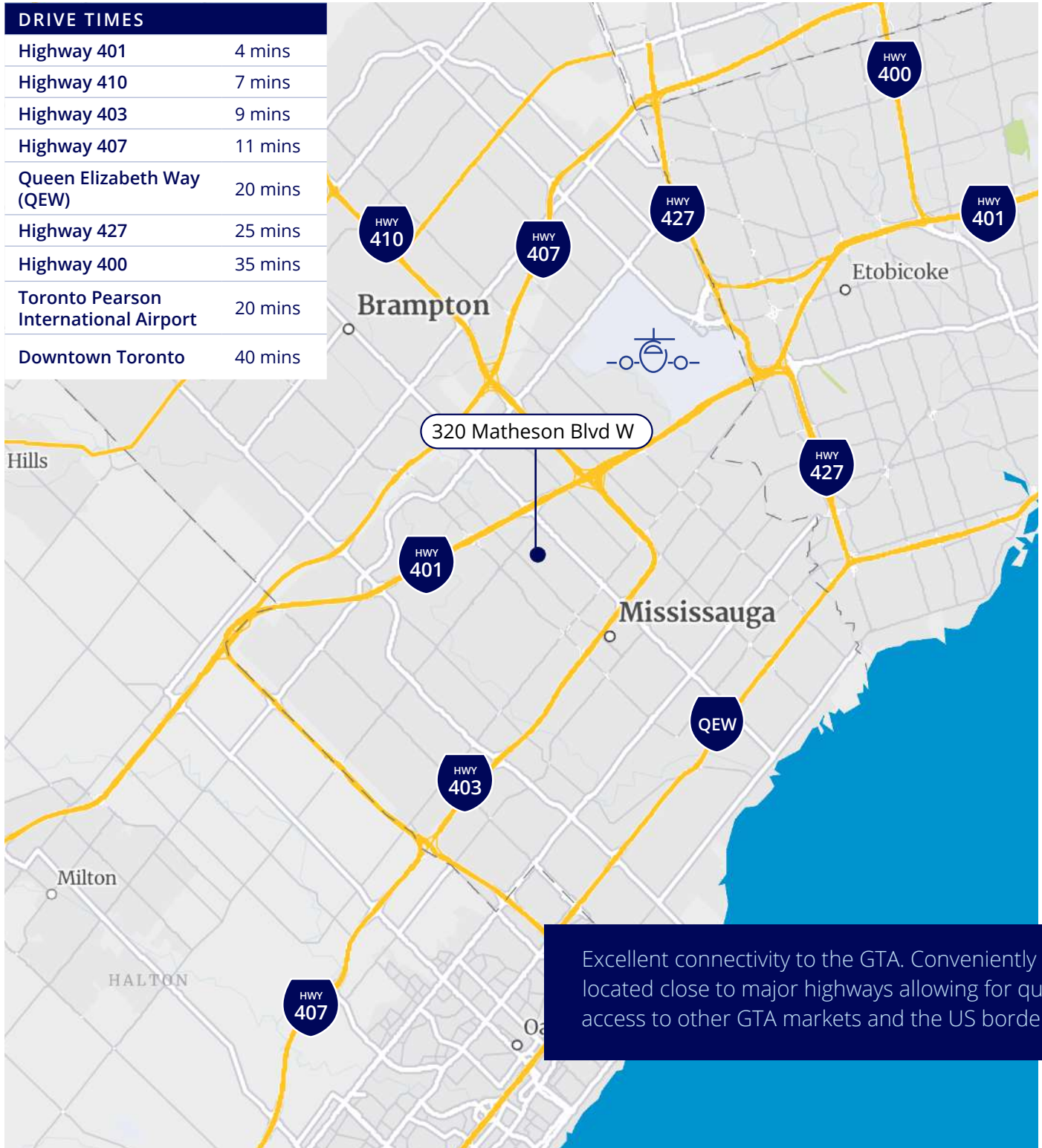
Serviced by major bus route:



Highway Access

DRIVE TIMES

Highway 401	4 mins
Highway 410	7 mins
Highway 403	9 mins
Highway 407	11 mins
Queen Elizabeth Way (QEW)	20 mins
Highway 427	25 mins
Highway 400	35 mins
Toronto Pearson International Airport	20 mins
Downtown Toronto	40 mins





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