

FOR LEASE OFFICE SPACE

Morguard

55 CITY CENTRE DRIVE

MISSISSAUGA, ON



CLASS A OFFICE BUILDING LOCATED IN THE HEART OF MISSISSAUGA

This BOMA BEST Gold certified office building offers concierge service, 24-hour security services, with closed circuit television monitoring and an after hour card access system. The property is conveniently located steps away from Square One, the Transit Hub, and has access to major highways including the 403, 410, 401, 407, 427 and the QEW.

55 City Centre is part of
Mississauga City Centre

- Many dining and recreational amenities nearby, including the on-site KEG, Living Arts Centre, the Mississauga Central Library, the YMCA, as well as daycare services.

FOR LEASE OFFICE SPACE



55 CITY CENTRE DRIVE

MISSISSAUGA, ON

ASKING NET RENT

\$15.75/SF

ADDITIONAL RENT

OPERATING COSTS	REALTY TAX	TOTAL ADDITIONAL RENT
\$17.84/SF	\$4.10/SF	\$21.94/SF (2024 est.)

BUILDING DETAILS

Total Space: 176,158 +/-

Typical Floor: 14,111 SF +/-

Number of Floors: 11

Year Built: 1972, Last renovated: 2008

Office Class: A

Leasing District: MCC

Sustainability: BOMA BEST Platinum

Connectivity: WiredScore Gold

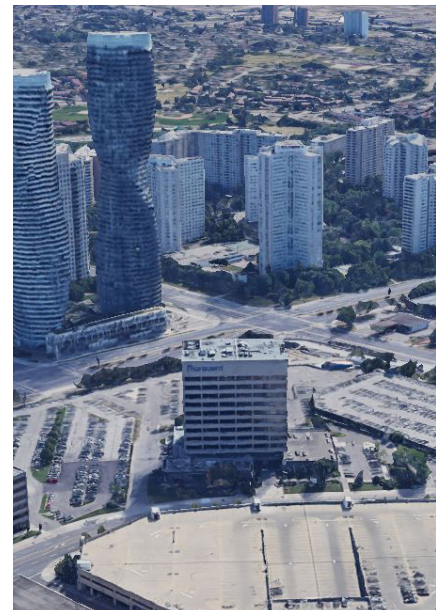
BUILDING AMENITIES

On-site KEG restaurant & Moah café

Parking available: 562 total parking stalls

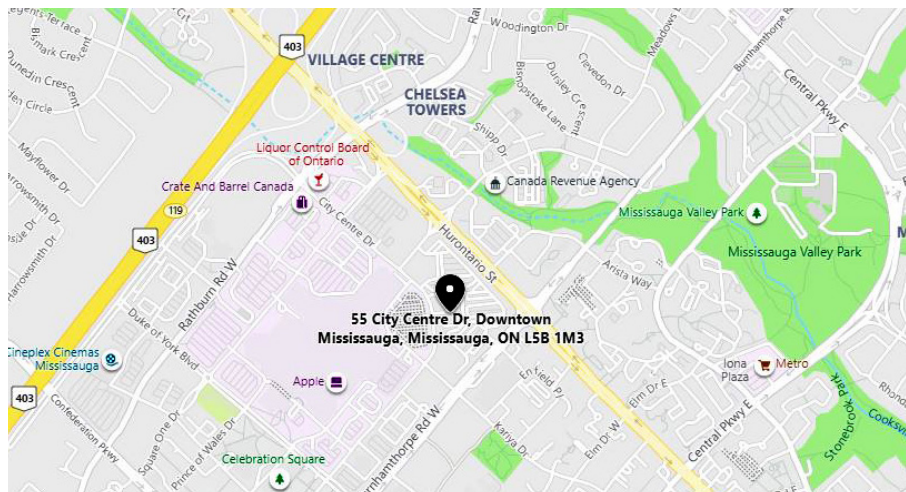


Exterior



Aerial View

LOCATION



55 City Centre Drive, Mississauga, ON

This document/communication has been prepared by Morguard Investments Limited ("MIL") for advertising and general information only. MIL makes no guarantees, representations, or warranties of any kind, expressed or implied, for the information including, but not limited to, warranties of content, accuracy, and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. MIL excludes all inferred or implied terms, conditions, and warranties arising out of this document as well as all liability for loss and damages arising therefrom. The information herein may change and any property described in the information may be withdrawn from the market at any time without notice or obligation to the recipient. This communication is not intended to cause or induce breach of an existing listing agreement. Morguard Investments Limited, Brokerage.

FOR MORE INFORMATION

JOHN R. BORRELLI Broker
Sr. Director, Office & Industrial Leasing
jborrelli@morguard.com
905-281-4791

VIEW THIS PROPERTY AND VIDEO TOUR [HERE](#)