

Turnkey Professional Space

±33,051 SF AVAILABLE FOR LEASE

335

BRITANNIA RD. E.
MISSISSAUGA, ON



menkes

**AVISON
YOUNG**

E. & O.E.

HIGHLIGHTS

Newly constructed professional space available for immediate occupancy



Easy access to 400 series highways and Hurontario Street



Direct access to public transit



Ample on-site parking



Prominent corporate neighbours



Building signage available



Zoned E2-24 — a flexible employment designation with potential for use as an educational or training facility, subject to municipal approvals



Availability 2nd Floor: ±33,051 sf

Asking Rate Contact listing team

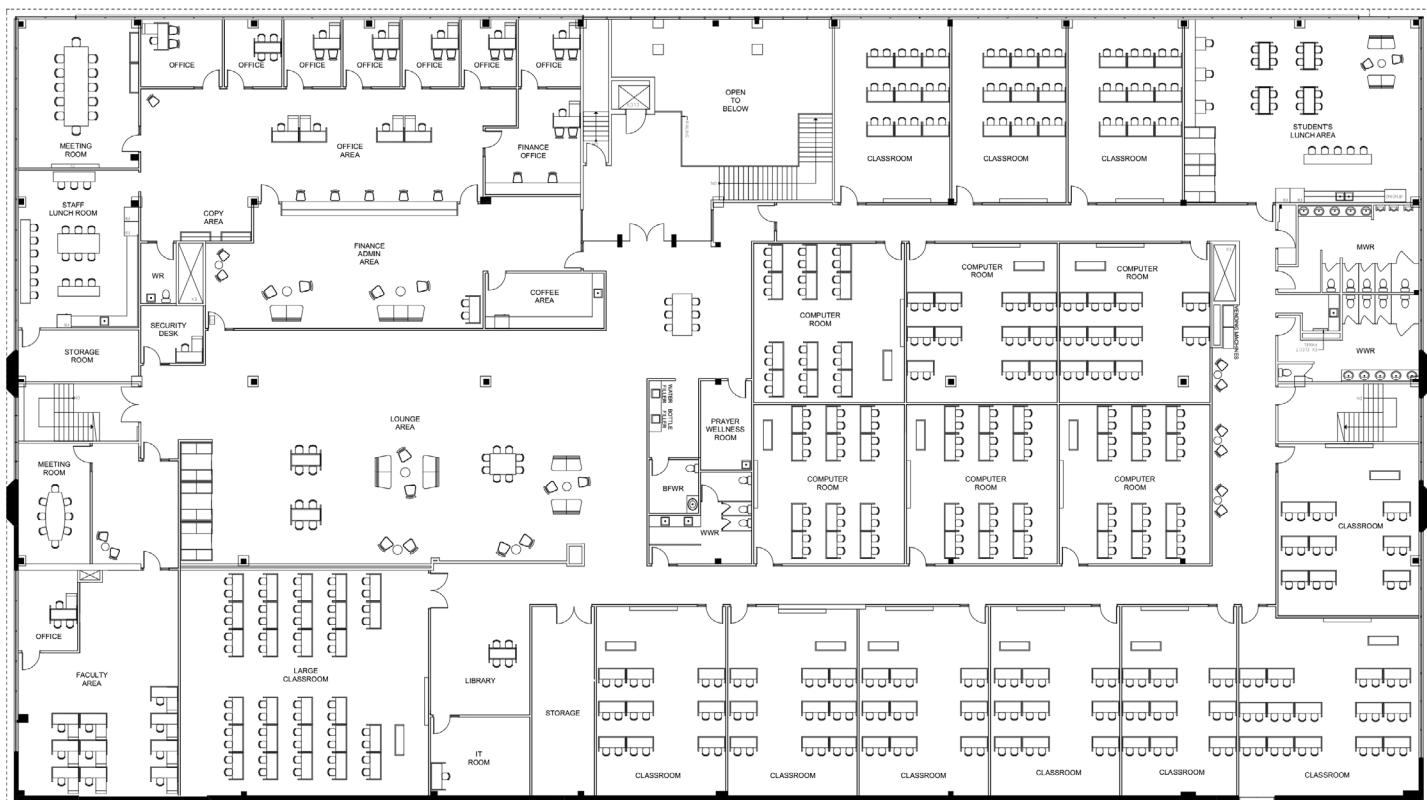
Additional Rent \$12.20 psf (2026 Est.)
(includes utilities & janitorial)

Possession Immediate

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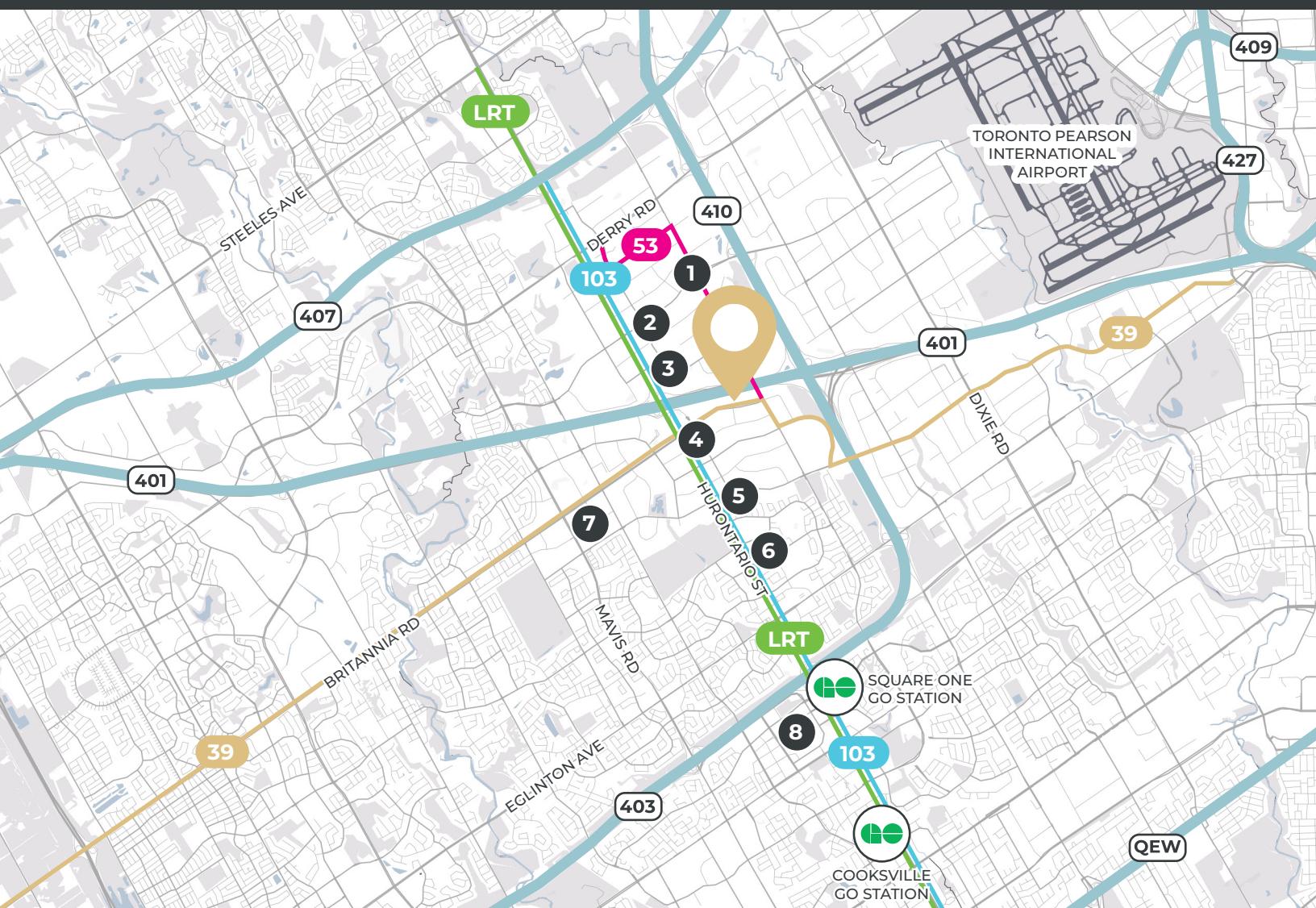
FURNITURE PLAN



AS BUILT PLAN



The purpose of this plan is to identify the approximate outline of the premises. All information, dimensions, sizes, and areas are approximate only and are to be verified on site.



AMENITIES & TRANSIT

| | | | | |
|---|--|--|---|---|
| 1 Tim Hortons Super 8 Esso | 2 Mississauga Entertainment Centrum Cineplex Boston Pizza Osmow's Moxies Mucho Burrito LA Fitness | 3 Starbucks Firehouse Subs Popeye's Supplements Guac Mexi Grill | 4 Tim Hortons Wendy's Petro Canada | 5 TD Mandarin Shell BMO Burger King |
| 6 Sandalwood Square BMO Subway UPS McDonald's Value Village | 7 Fit 4 Less Bar Burrito A Buck or Two Convenience K | Heartland Town Centre Best Buy Dollarama Sephora Loblaws Walmart | Canadian Tire Costco Sport Chek McDonald's Seafood City | Square One Shopping Centre Apple H&M Walmart BMO The Gap |
| | | | Uniqlo The Rec Room Indigo Moxies | Earls Simons Zara Bath & Body Chipotle |



LRT

LIGHT RAIL TRAIN
(COMING SOON)

53

39

103

TO BRAMPTON

TO AIRPORT

TO SQUARE ONE

RUNS EVERY 15-20 MINS

E. & O.E.

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GET MORE INFORMATION

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