

For Lease



CBRE

2301 Royal Windsor Drive Unit 1

Mississauga, Ontario

16,703 Sq. Ft.

Ground floor Retail/Office | Royal Windsor Drive Exposure





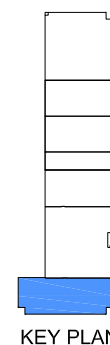
Specifications

Location	Royal Windsor Drive / Southdown Road
Total Size	16,703 Sq. Ft.
Asking Rate	Speak to Listing Agents
Possession	Immediate

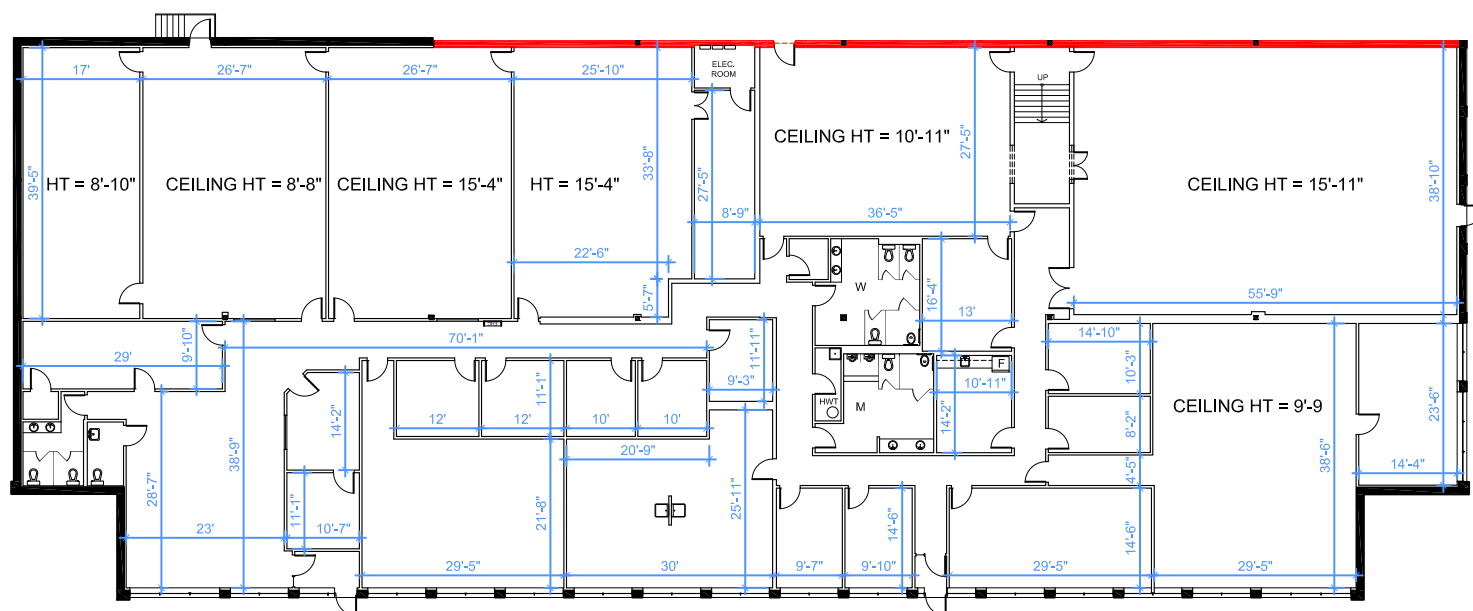
Comments

- + Ground floor retail/office fronting onto Royal Windsor with ample parking.
- + Highly versatile facility currently built-out for arts/music/dance studio.
- + Clean well-maintained unit with great curb appeal
- + Professionally owned and managed.
- + Access to various amenities and public transit.
- + Minutes from Clarkson GO Station.
- + Quick access to the Q.E.W.

Floor Plan



KEY PLAN



OFFICE RENTABLE AREA
= 16,703 SF (100%)

Note: Drawings dimensions and ceiling heights are approximate and for illustrative purposes only. The Landlord and Space Database Inc. make no representation as to the accuracy and/or completeness of this information.

CEILING HEIGHT IS 8'-11" UNLESS NOTED OTHERWISE

Location Highlights



SITE

OAKVILLE TRANSIT

ROUTE #4 & #11

SPEERS-CORNWALL, LINBROOK

MIWAY TRANSIT

ROUTE #29

PARK ROYAL, CLARKSON GO

MIWAY TRANSIT

ROUTE #45

WINSTON CHURCHILL



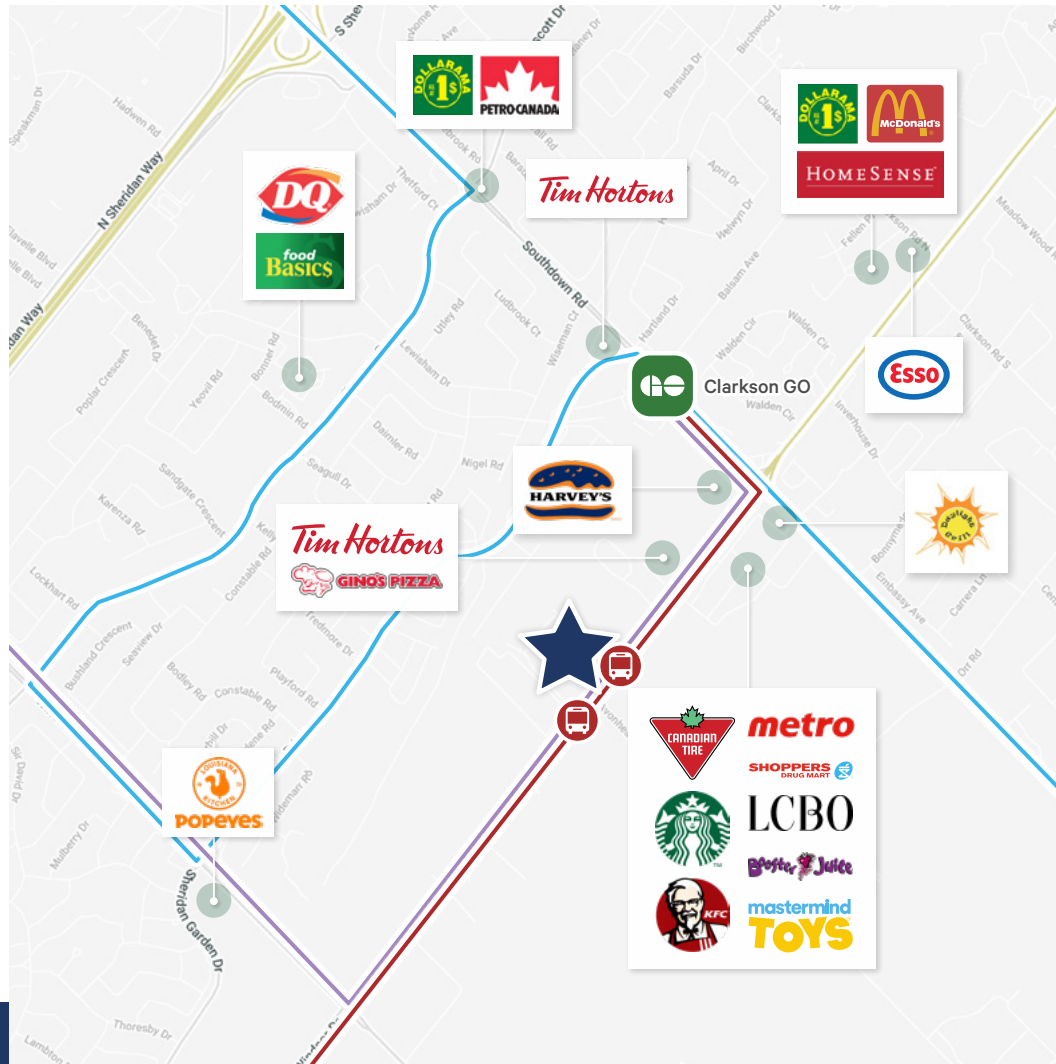
CLARKSON GO

5 MIN / 2 KM DRIVE,

15 MIN / 1 KM WALK

Drive Times

Q.E.W.	CLARKSON GO
7 MIN / 3 KM	5 MIN / 2 KM
HIGHWAY 403	PEARSON AIRPORT
7 MIN / 4 KM	23 MIN / 29 KM
HIGHWAY 427	DOWNTOWN TORONTO
15 MIN / 18 KM	29 MIN / 34 KM



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