

3715 LAIRD RD.

MISSISSAUGA, ON
UNITS 5-8

 metrolandmedia
Connected to your community®

FLEX OFFICE SPACE
FOR LEASE
14,691 SQ FT

ERIK BISHOP*
SENIOR ASSOCIATE
905 501 6428
ERIK.BISHOP@CUSHWAKE.COM





3715 LAIRD ROAD, MISSISSAUGA

Property Details

UNITS 5-8 FOR LEASE

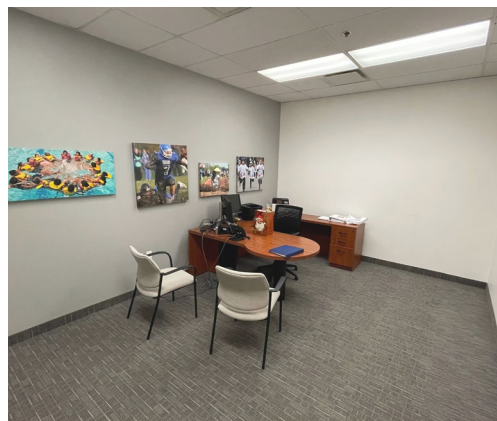
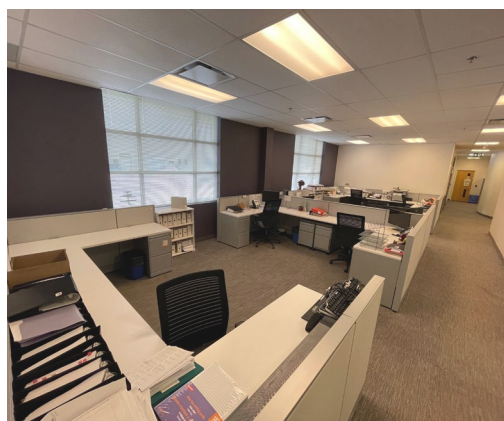
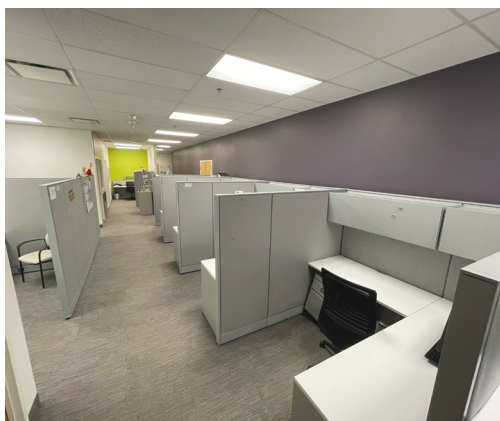
Total Available Space	14,691 Sq Ft
Net Rent	\$17.00 PSF Net
Additional Rent	\$4.39 T&O (2021)* <i>*not including utilities or in-suite janitorial</i>
Zoning	E2-81
Parking	3: 1000 SF
Availability	July 1, 2021

Property Highlights

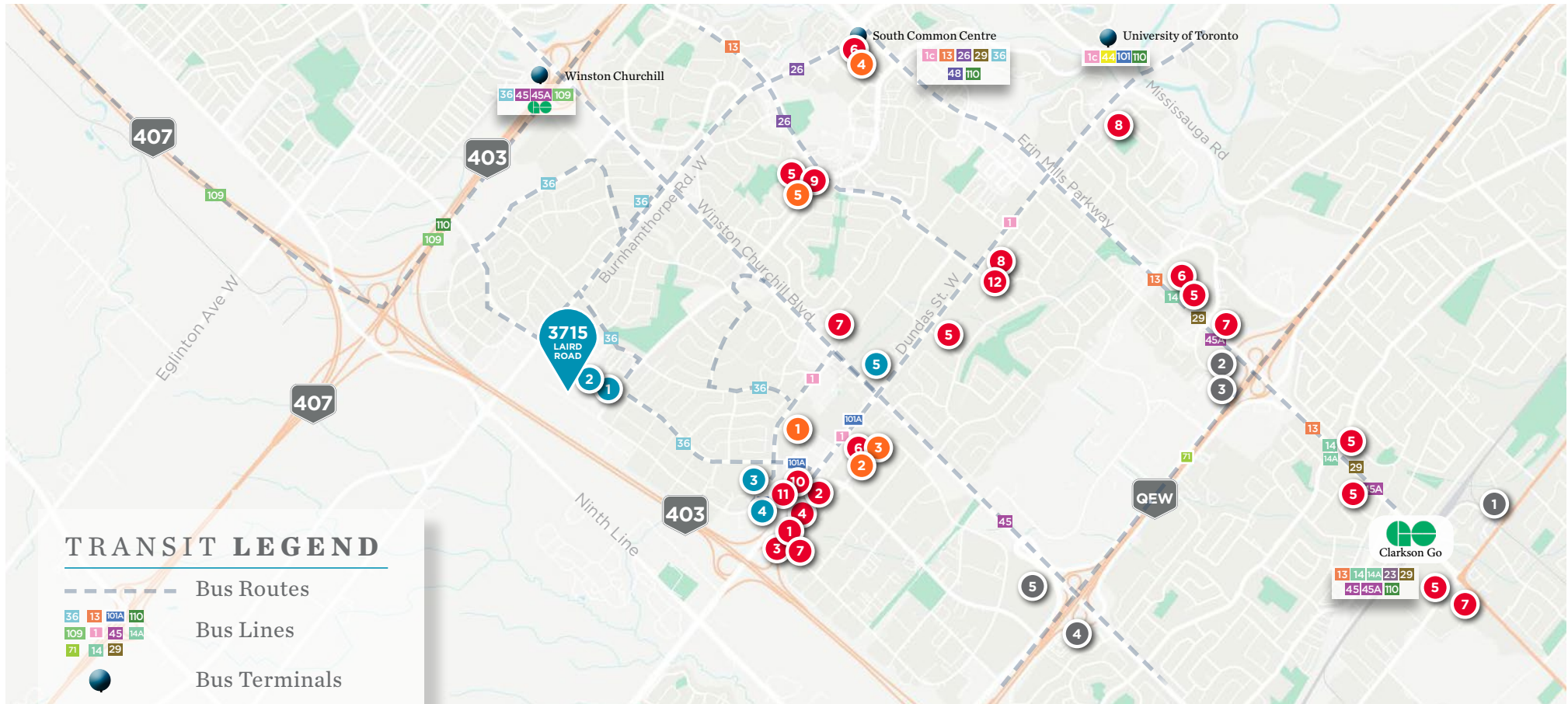
- Rare Ground Floor Flex Office Space Available For Lease.
- High End Leaseholds In Place.
- Multiple Access/Egress Points To Accommodate For Employee Social Distancing.
- Low Gross Up, Low Additional Rent.
- Very Functional And Efficient Space.
- Potential To Convert Shipping Doors Back To Functional Loading Docks.
- Adjacent 5,446 sq ft of industrial space available for a total of 20,137 sq ft.

3715 LAIRD ROAD, MISSISSAUGA

PROPERTY PHOTOS



AMENITIES MAP



Restaurants

- 1 Montana's
- 2 Freshii
- 3 Lone Star Texas Grill
- 4 Chipotle Mexican Grill
- 5 Tim Hortons
- 6 McDonalds
- 7 Starbucks
- 8 Rogues Restaurant
- 9 Mr. Big's
- 10 Mandarin Restaurant
- 11 Pizza pop
- 12 Oaza Shawarama Plus

Hotels

- 1 Clarkson Village Motel
- 2 Holiday Inn
- 3 Residence Inn
- 4 Quality Inn & Suites
- 5 Hilton Garden Inn

Gyms

- 1 World Gym
- 2 The Athlete Training Centre
- 3 Planet Workout
- 4 LA Fitness
- 5 Anytime Fitness

Retail

- 1 Costco Wholesale
- 2 Home Depot
- 3 Value Village
- 4 Walmart
- 5 Food Basics

3715 LAIRD RD.

MISSISSAUGA, ON
UNITS 5-8

ERIK BISHOP*
Senior Associate
905 501 6428
erik.bishop@cushwake.com



Cushman & Wakefield ULC, Brokerage
1 Prologis Boulevard, Suite 300 Mississauga, ON L5W 0G2



905 568 9500



cushmanwakefield.com