

FOR LEASE



UNIT 2  
**6950  
CREDITVIEW RD**

MEADOWVALE NORTH BUSINESS PARK  
Mississauga ON

Located within the 145 acre Meadowvale North Business Park (MNBP), 6950 Creditview Rd is a multi-tenant building home to corporate offices and prestige industrial users.

The building is conveniently located close to numerous amenities, public transit and easy access to Highways 401 and 407.

BASE RATE  
\$16.50 per sq.ft.

ADDITIONAL RENT\*  
\$6.38 per sq.ft.

\* 2021 Estimate, excluding janitorial and utilities.

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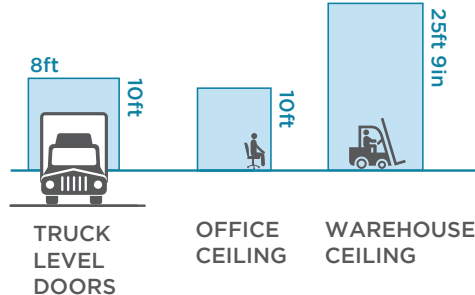


# SPECS

## UNIT 2 FLEX SPACE AVAILABLE AUGUST 1 2021

OFFICE	24,240 sq.ft.
WAREHOUSE	2,511 sq.ft.
<b>TOTAL</b>	<b>26,751 sq.ft.</b>

<b>CONSTRUCTION</b>	<ul style="list-style-type: none"> <li>• Precast concrete panels and curtain wall system</li> </ul>
<b>PARKING</b>	<ul style="list-style-type: none"> <li>• Free, unreserved</li> <li>• 4 per 1,000 sq. ft.</li> </ul>
<b>CLEAR HEIGHT</b>	<ul style="list-style-type: none"> <li>• Warehouse - 25' 9"</li> <li>• Office - 10'</li> </ul>
<b>SHIPPING</b>	<ul style="list-style-type: none"> <li>• 1 truck level door</li> <li>• 1 drive-in door</li> </ul>
<b>POWER</b>	<ul style="list-style-type: none"> <li>• 3 Phase, 4 wire</li> <li>• 1,600A, 347/600V</li> </ul>
<b>WAREHOUSE SIZE</b>	<ul style="list-style-type: none"> <li>• 36' x 40'</li> </ul>





# AMENITIES

Tenants of MNBP have exclusive access to Meadowvale North Sports Park which includes basketball courts, walking/running track and sitting areas; perfect for enjoying the outdoors or for holding a company event.

The retail complex located just up the street from the building, provides quick access to numerous amenities.

- |                     |                |
|---------------------|----------------|
| Tim Horton's        | Starbuck's     |
| Starbucks           | Optometrist    |
| Wendy's             | Chiropractor   |
| Boston Pizza        | Dentist        |
| Panago Pizza        | Salon Service  |
| Swiss Chalet        | Yoga           |
| Union Social Eatery | FedEx & Kinkos |
| Drake & Firkin      |                |



Located within a 10 minute radius to a wide range of amenities:

## RESTAURANTS

- 1 Drake & Firkin
- 1 Starbuck's
- 1 Tim Hortons
- 1 Swiss Chalet
- 1 Union Social Eatery
- 1 Boston Pizza
- 1 Panago Pizza
- 2 Chop Steakhouse & Bar
- 3 Jack Astor's
- 3 Moxie's

## BANKS

- BMO Bank of Montreal
- CIBC
- HSBC
- RBC Royal Bank
- Scotiabank
- TD Canada Trust

## HOTEL

- Hilton Meadowvale Hotel
- Courtyard by Marriott
- Four Points Sheraton

## GOLF

- BraeBen Golf Course
- Streetsville Glen

## CHILD CARE

- Bright Horizons
- Bright Path Child Care
- Simply Smart Child Care
- YMCA Child Care

## FITNESS

- Crunch Fitness
- Fit4Less
- Goodlife Fitness
- Wynn Fitness

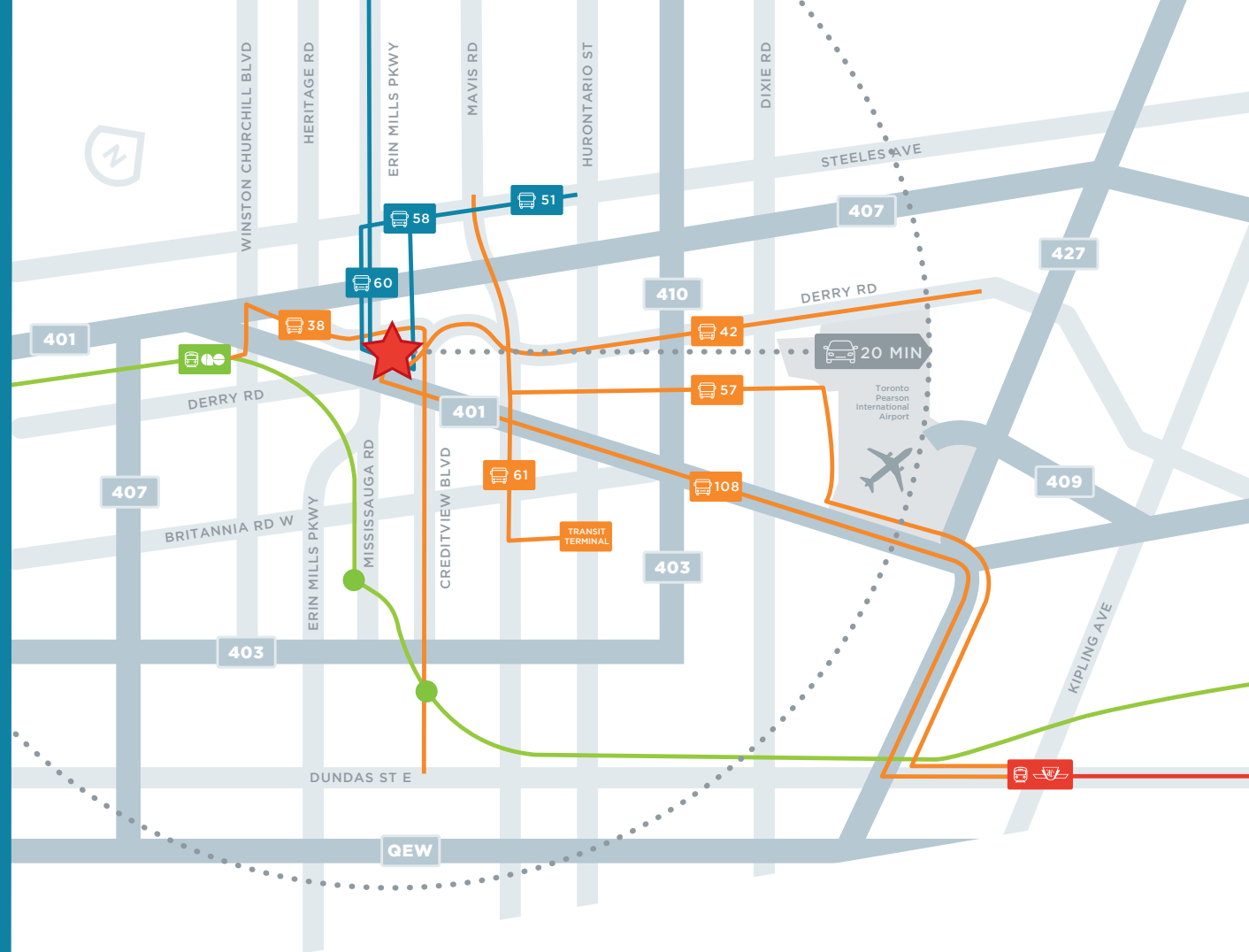
## SHOPPING

- Heartland Town Centre
- Meadowvale Town Centre
- LCBO

# ACCESS

Situated just north of Highway 401 at the corner of Mississauga Road and Derry Road, 7125 Mississauga Road is a quick drive to the following points of interest:

- Meadowvale GO | 4 minutes
- Highway 401 | 4 minutes
- Highway 407 | 4 minutes
- Highway 403, 410 | 10 minutes
- Highway 427 | 17 minutes
- Pearson International Airport | 20 minutes
- Mississauga City Centre | 15 minutes
- Downtown Toronto | 35 minutes



- MiWay stop at the doorstep provides access to multiple bus routes. MiExpress Route 108 provides a connection to Kipling and Islington TTC subway stations



- Brampton Transit stops nearby linking to local transit routes



- Meadowvale GO Station is less than 3 km's from the site and is easily accessed by local transit routes with stops at your doorstep

# WE ARE QUADREAL

## EXCELLENCE LIVES HERE

Headquartered in Vancouver, Canada, QuadReal Property Group is a global real estate investment, operating and development company.

QuadReal was established to manage the real estate program of British Columbia Investment Management Corporation (BCI), one of Canada's largest asset managers with a \$145.6 billion portfolio.

Operating over 2M sq. ft. of office and industrial space within Meadowvale and 15.25M sq. ft. across the GTA, QuadReal offers the flexibility and opportunity to expand within our extensive portfolio.



 **40M**  
SQUARE FEET  
Canadian  
Commercial  
Real Estate Portfolio

**\$37.6B**  
ASSETS  
Spanning  
23 Global Cities  
Across 17 Countries



# 360° TOURS

OFFICE  
WAREHOUSE

6950 CREDITVIEW RD - UNIT 2

