

# 8501

# MISSISSAUGA ROAD

BRAMPTON | ON

OFFICE SPACE FOR LEASE

- ✓ OVERLOOKING ADJACENT LIONHEAD GOLF & COUNTRY CLUB
- ✓ BEAUTIFUL VIEWS OF THE GOLF COURSE
- ✓ CLOSE TO HIGHWAY 401 & ETR 407

PARKING RATIO  
**5/1,000**  
SF LEASED



3RD FLOOR MODEL SUITE

#### FOR MORE INFORMATION:

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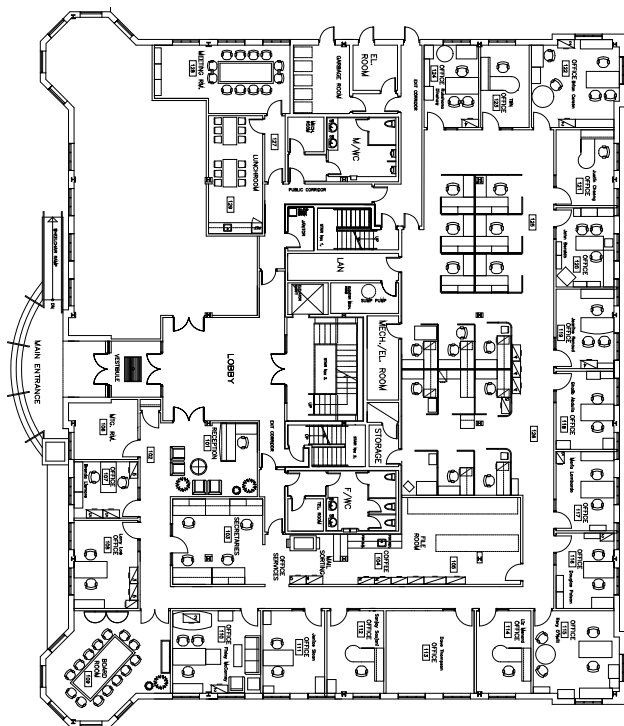
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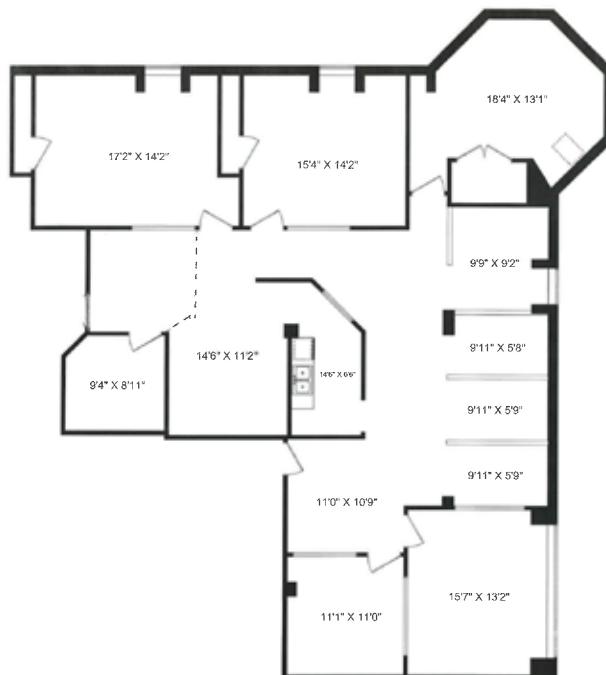
# CBRE

\*Sales Representative

# FLOOR PLANS



**SUITE 100**



**SUITE 302**

# 8501

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## DETAILS

**Size:** Suite 100: 8,400 sq. ft. (divisible)  
Suite 302: 2,612 sq. ft.

**Net Rent:** \$13.50 net per sq. ft. per annum

**T&O:** \$10.48 per sq. ft. per annum (2017 estimate)

## COMMENTS

- Office space overlooking Lionhead Golf & Country Club
- Just 3 kilometers from 407 ETR
- Public transit stops at the front door
- Tenants are just minutes away from an abundance of area amenities including restaurants, banks and shops located at Steeles Avenue and Mississauga Road
- Large windows and an abundance of natural light
- Highly respected and very reputable Landlord
- Speak to listing agents regarding future building/podium signage

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LOCATION

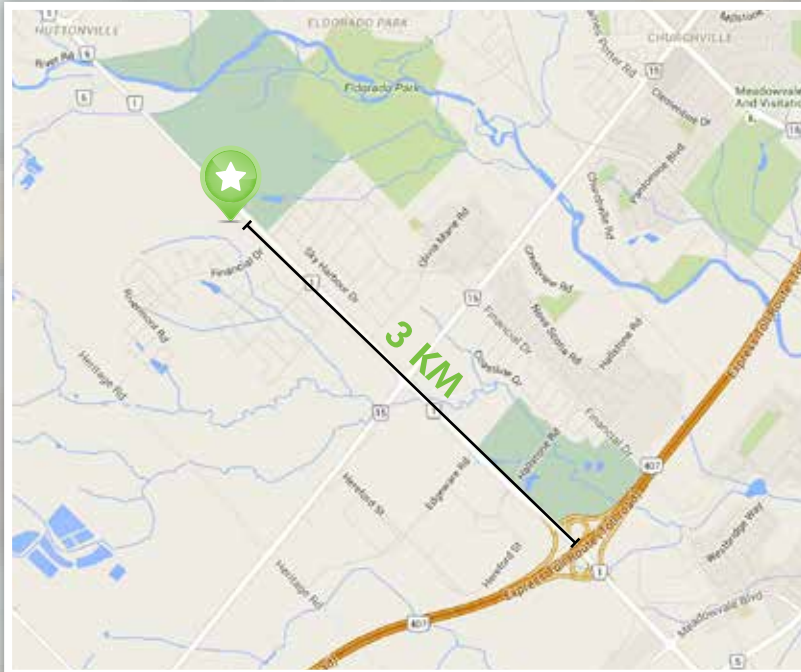


## LEGEND

- Mount Pleasant GO Station
- Mississauga Road & Steeles Avenue
- ★ Subject Site
- Brampton Transit Bus 60-Mississauga Road
- Steeles Avenue

Transit Connection	Served By
Mount Pleasant GO Station	4 & 4A – Chinguacousy 5 & 5A – Bovaird 9 – Vodden 29 & 29A – Williams 56 – Springbrook 60 – Mississauga Road 505 – Züm Bovaird
Mississauga Rd & Steeles Ave	11 & 11A – Steeles 51 – Hereford 58 – Financial 60 – Mississauga Road 511 – Züm Steeles

Transit Connection	Transit Time to 8501 Mississauga Road
Mount Pleasant GO Station	13 MIN
Mississauga Rd & Steeles Ave	5 MIN



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