

Price Reduction!
From \$18,200,000 to \$16,950,000



For Sale

Office Space For Sale - Class A Office Building

1450 Meyerside Drive, Mississauga

Bill Robinson*
Vice President
+1 416 454 2142
bill.robinson@colliers.com

Colliers Canada
401 The West Mall, Suite 800
Toronto, ON M9C 5J5
416 777 2200

collierscanada.com

Property Profile

Total Gross Leasable Area	88,454 SF
Number of Stories	7
Total Area	2.53 Acres
Number of Units	35
Zoning	M1
Year Built	1991

Property Highlights

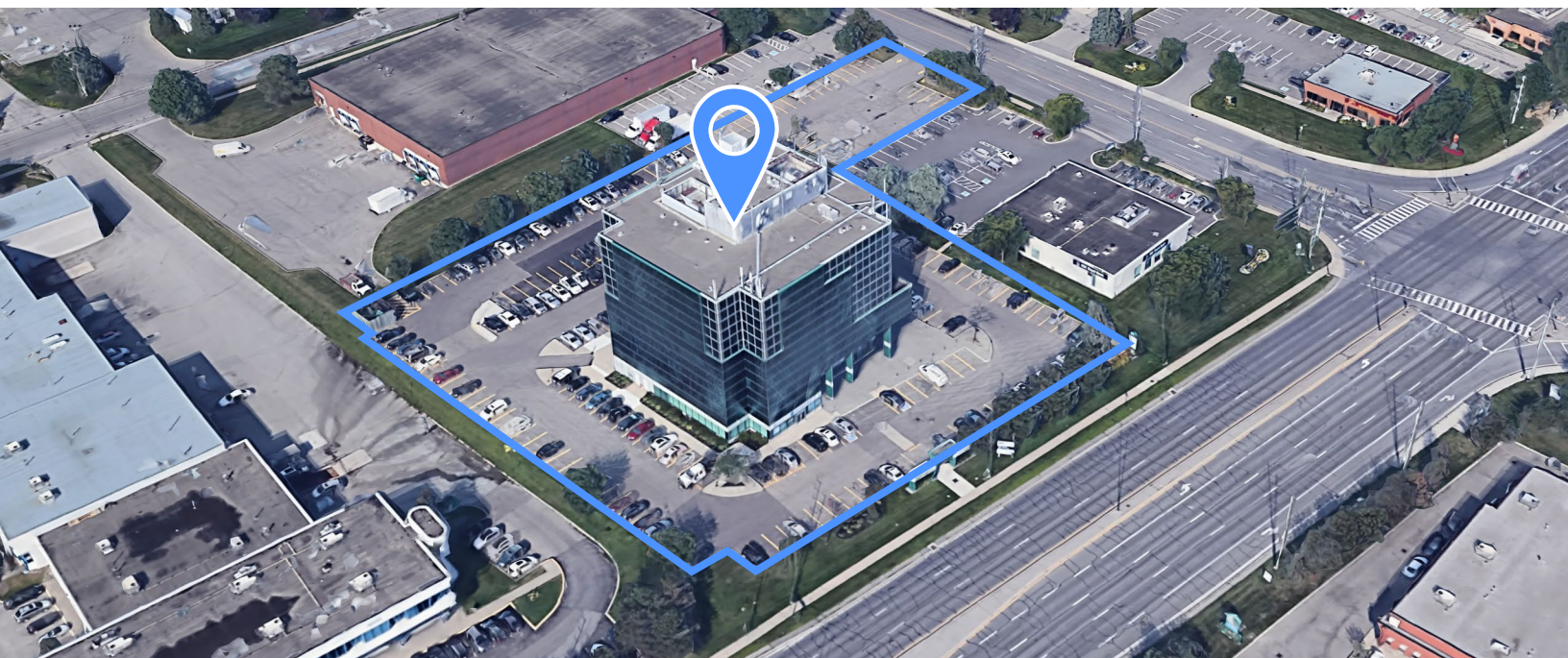
This Class A Office Tower offers the unique opportunity for an owner-occupier to acquire space that is well positioned to serve their business while providing a health revenue stream. The vacant first floor unit totaling 3,467 SF has an open concept finished space that is attractive for a prime retail location. The landscaping and glass façade have been well maintained to enhance the curb appeal of the building and has an abundance of surface parking. Given the position of the building there are prime podium signage opportunities on the Dixie Road front. The owner occupier is leaving add available units in the building for immediate use.

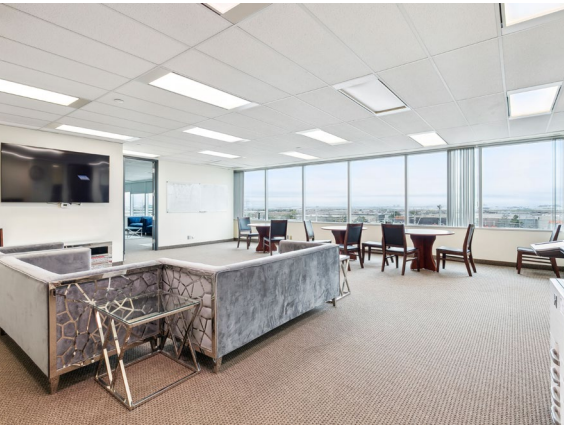
Flexible Official Plan

The Property is currently zoned E1 (Employment) and is designated as Business Employment under the City of Mississauga Official Plan. This allows for a wide array of uses on the site in addition to the current office use. The broad range of permitted uses creates long term re-development potential to meet market demands and extract the highest and best possible use.

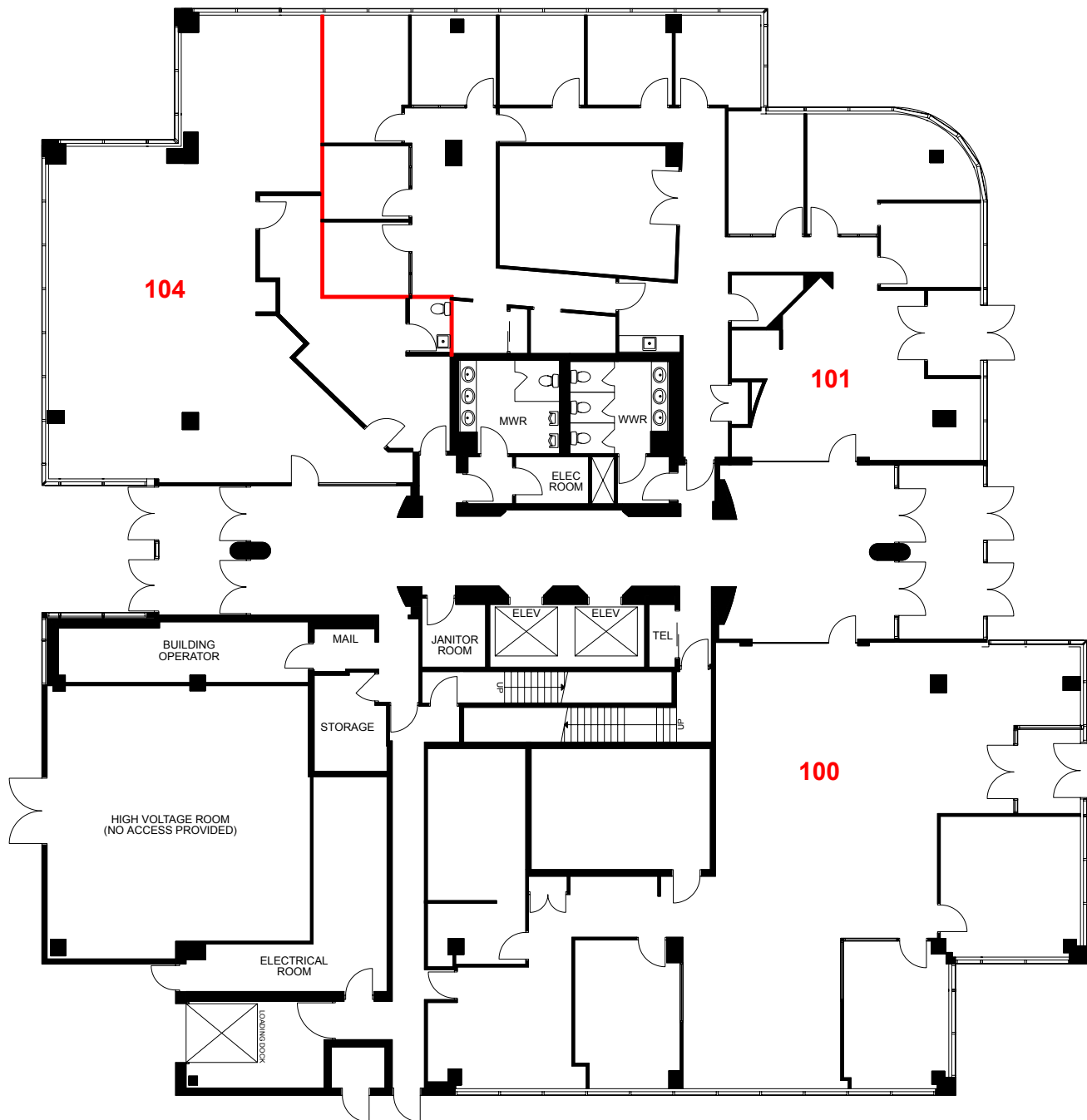
Rental Income

Longstanding Tenants that occupy the building with a breath of available units will market Dixie Place a highly desirable opportunity. The average remaining term is approximately 2.5 years.



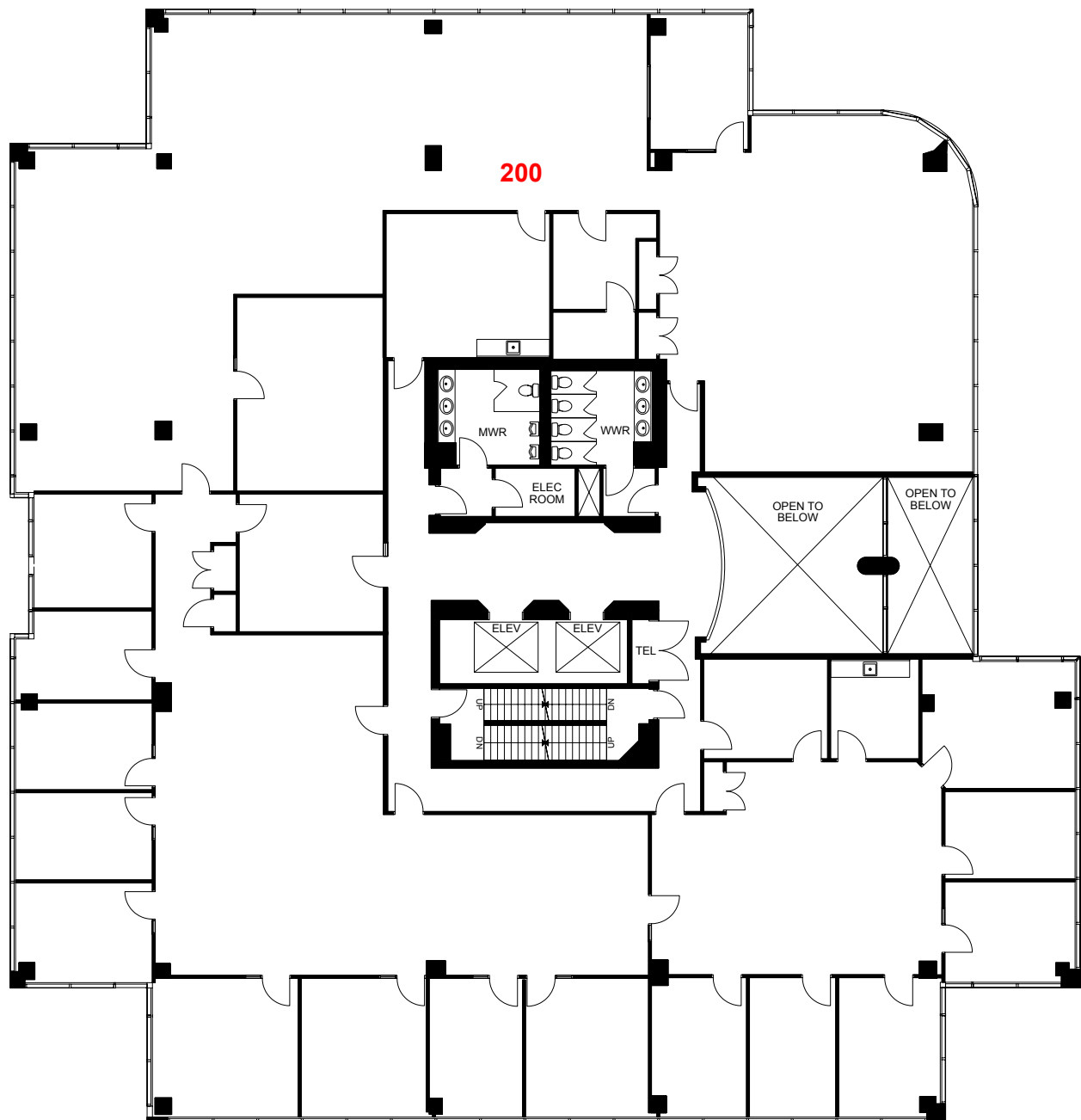


First Floor



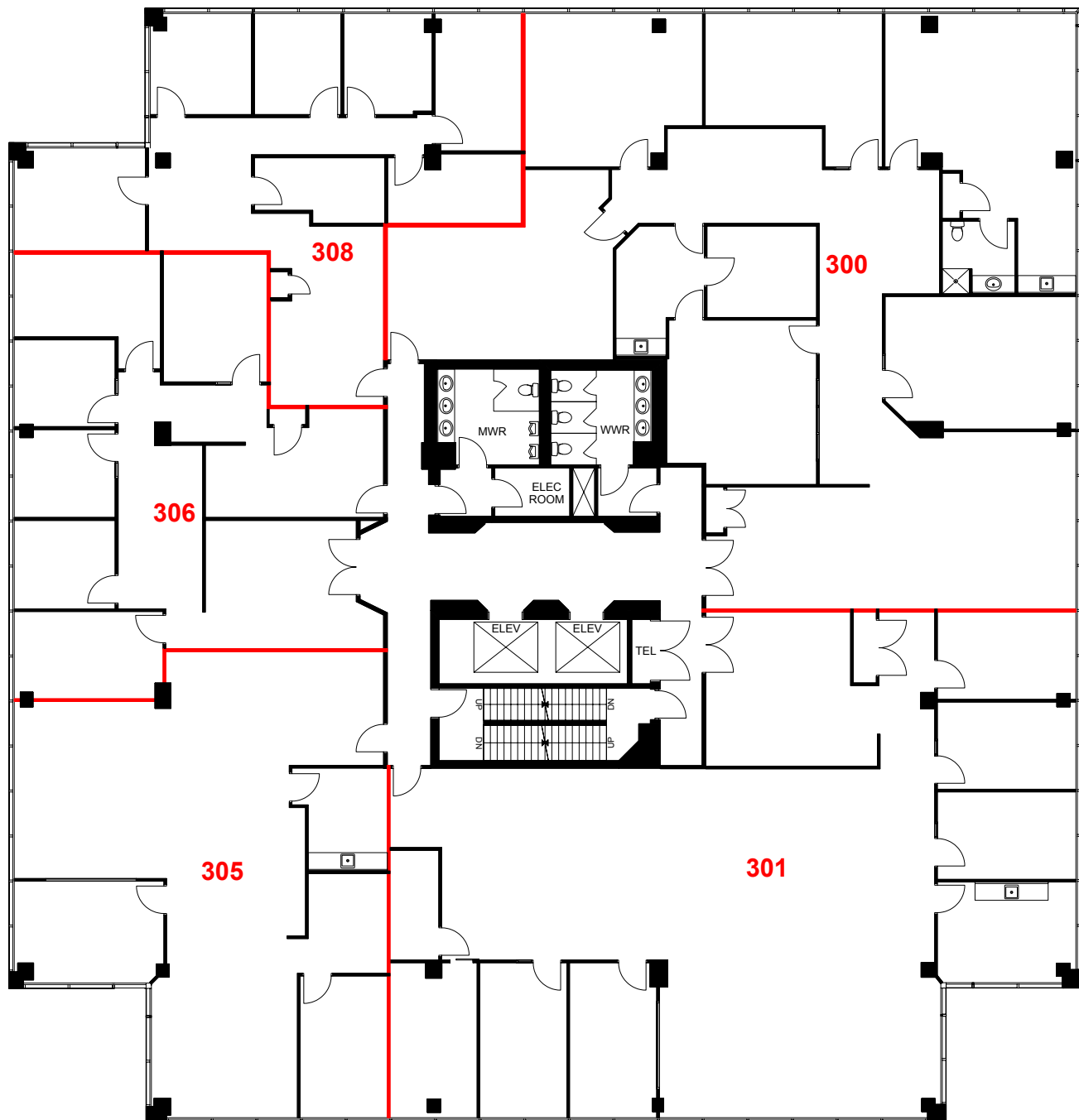
Floor Plan

Second Floor



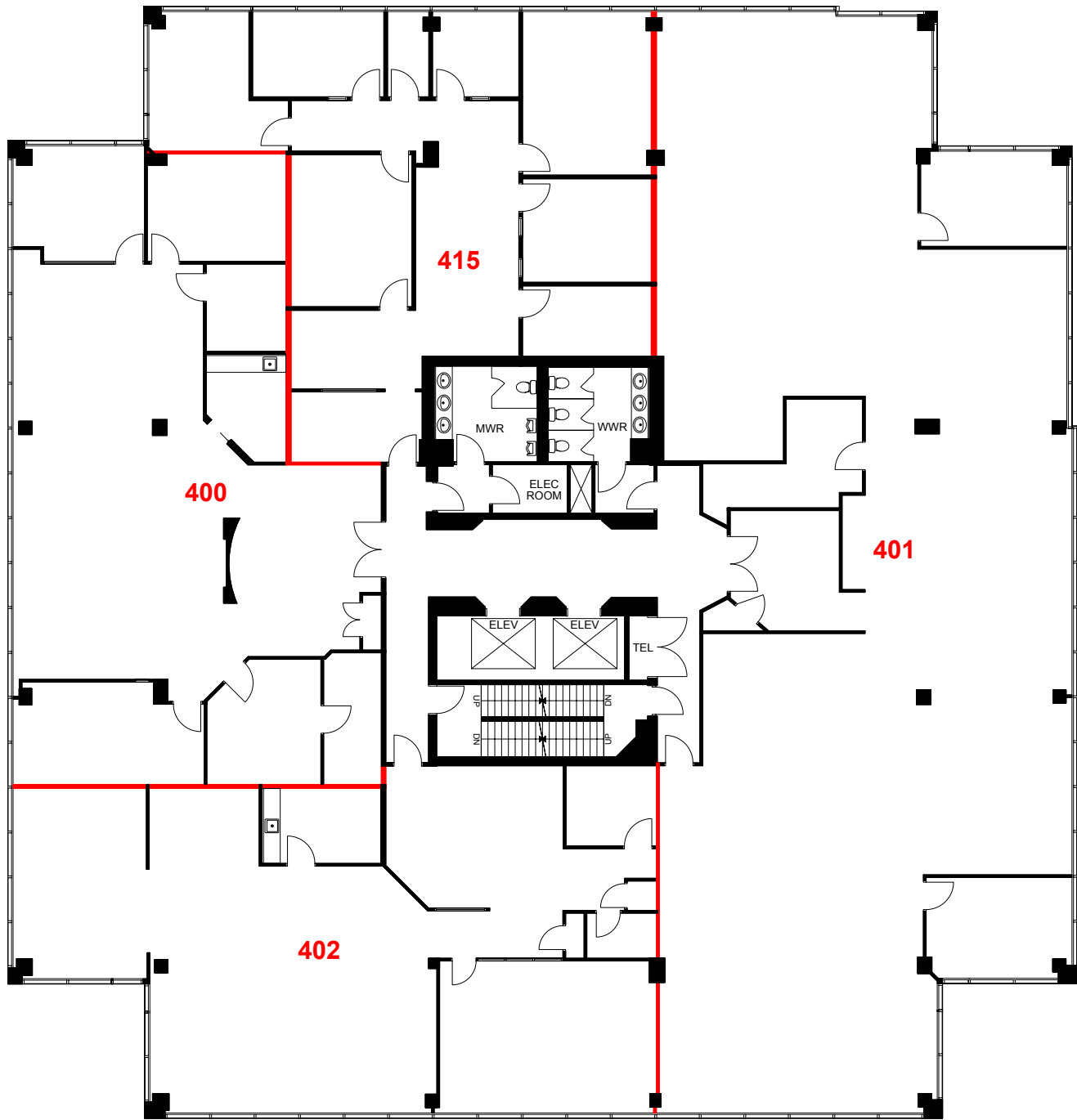
Floor Plan

Third Floor



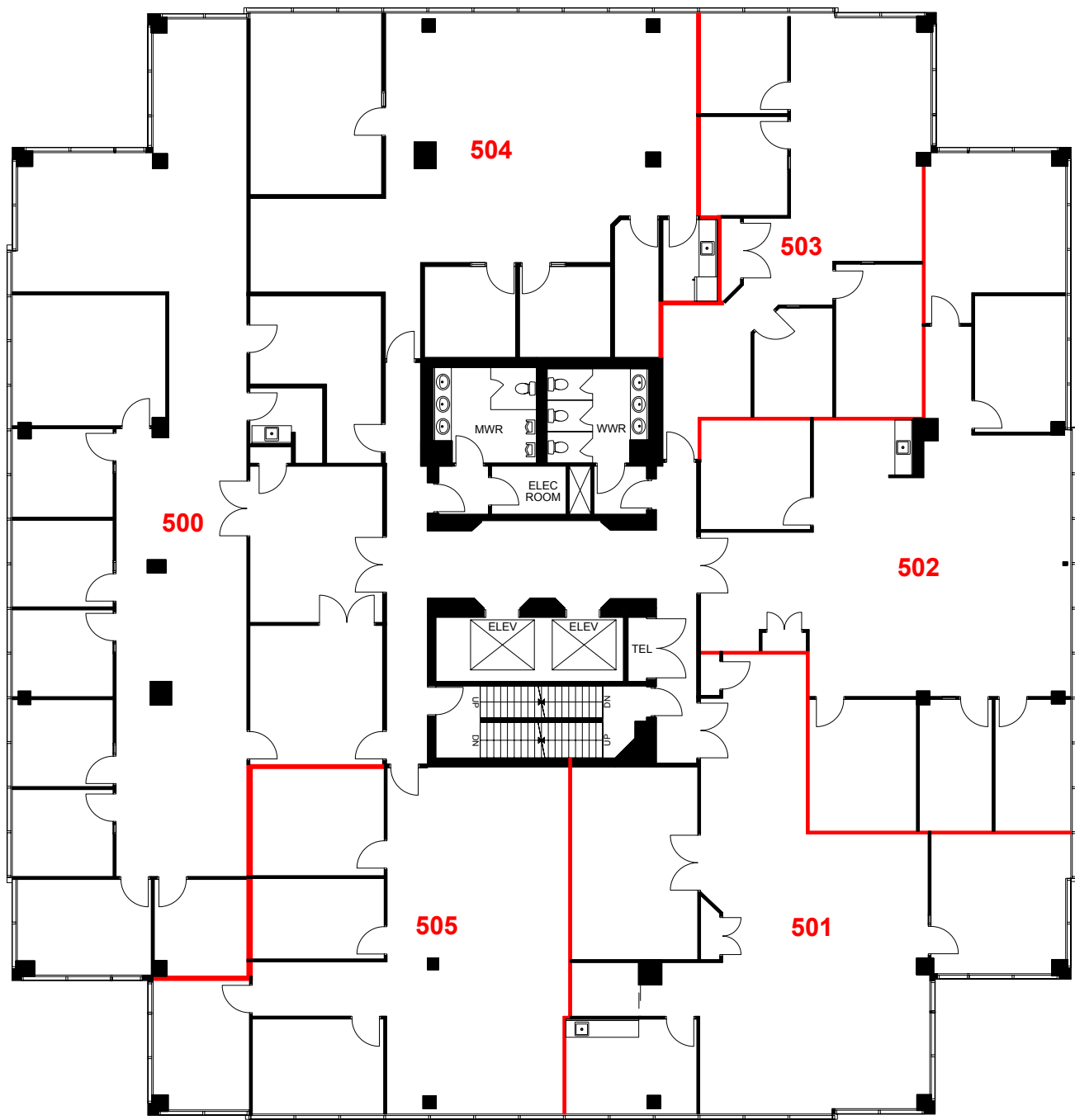
Floor Plan

Fourth Floor



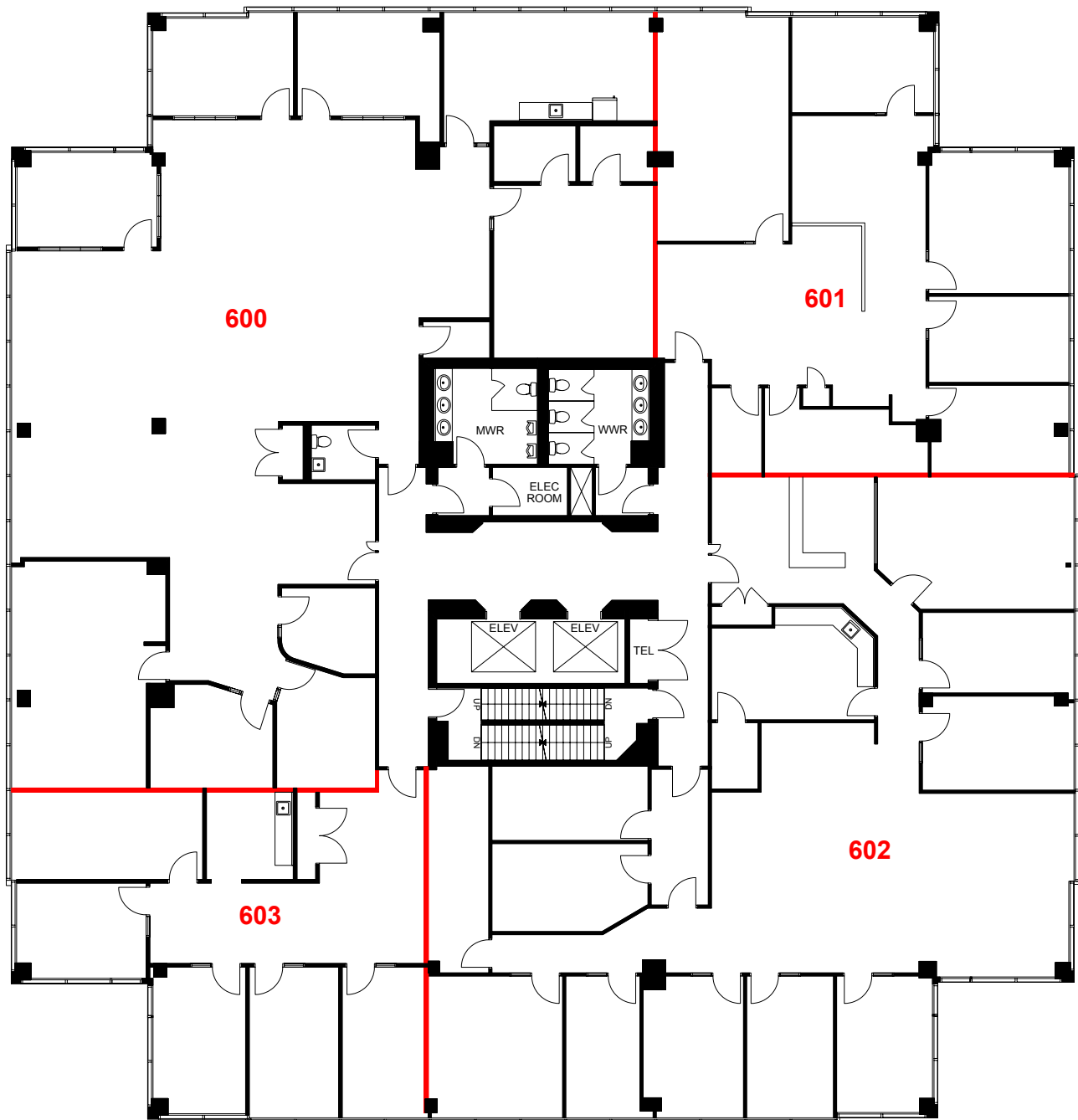
Floor Plan

Fifth Floor



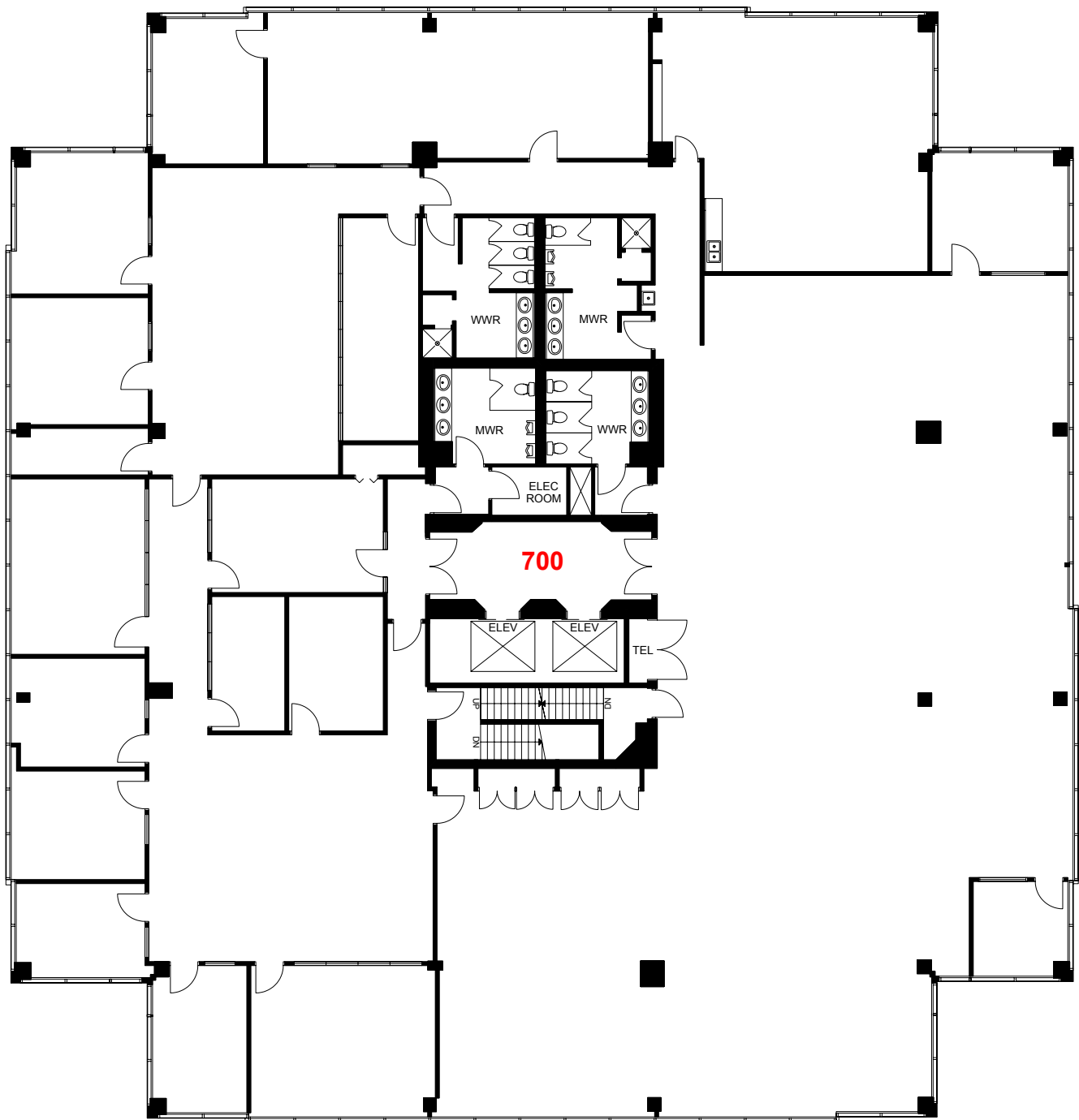
Floor Plan

Sixth Floor



Floor Plan

Seventh Floor



Surrounding Highways & Transits





1450 Meyerside Drive, Mississauga

Bill Robinson*

Vice President

+1 416 454 2142

bill.robinson@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. ***Sales Representative**