



**TEAM MURRAY  
& FALDOWSKI**

**4263 Sherwoodtowne Boulevard, Unit 101, Mississauga**

# Office space available for lease



**Kennedy Banks**

Senior Sales Representative  
+1 289 266 1002  
kennedy.banks@colliers.com



**Bryan Faldowski\*, CNE**

Executive Vice President  
+1 289 266 1009  
bryan.faldowski@colliers.com

**Colliers**



# Property Overview

Professional Office Building  
in Mississauga's Prime  
Central Business district

|                |                         |
|----------------|-------------------------|
| <b>Address</b> | 4263 Sherwoodtowne Blvd |
|----------------|-------------------------|

|                 |             |
|-----------------|-------------|
| <b>Location</b> | Mississauga |
|-----------------|-------------|

|             |                                 |
|-------------|---------------------------------|
| <b>Unit</b> | <b>101</b><br>2,000 square feet |
|-------------|---------------------------------|

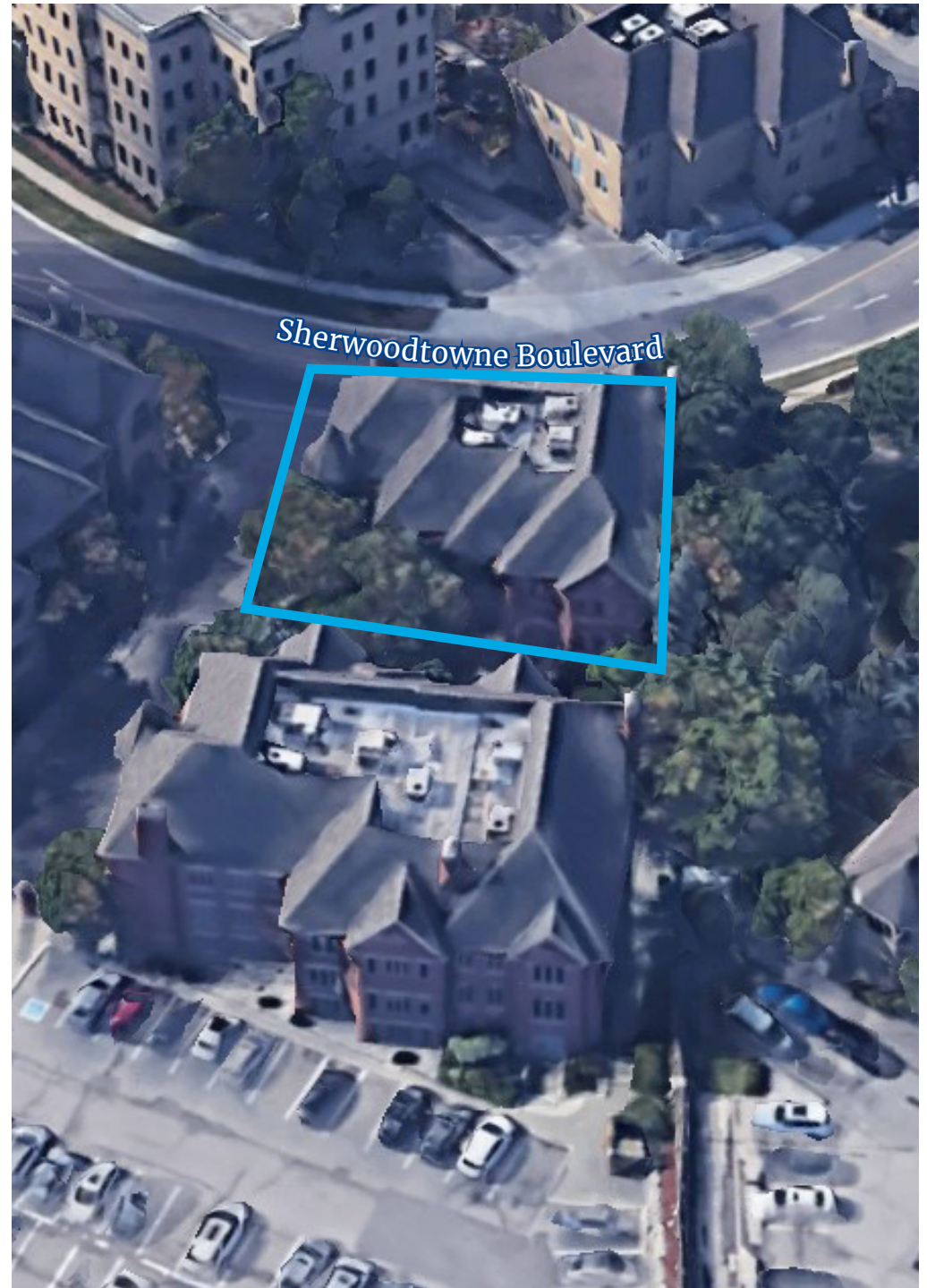
|                |                 |
|----------------|-----------------|
| <b>Parking</b> | Outside/Surface |
|----------------|-----------------|

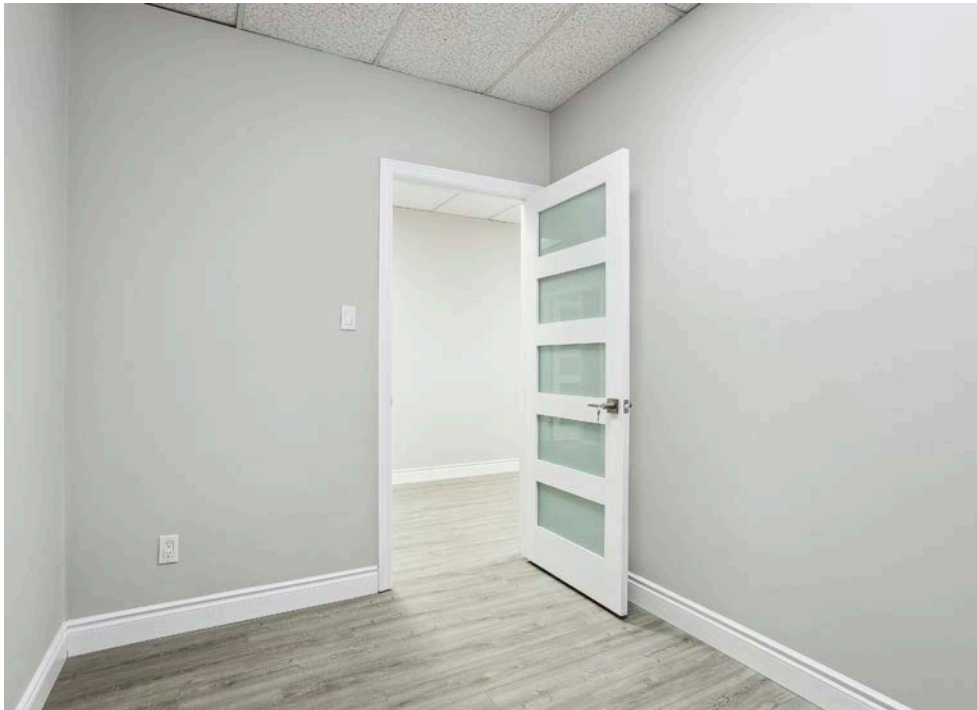
|               |           |
|---------------|-----------|
| <b>Zoning</b> | H-CC3 (2) |
|---------------|-----------|

|                   |           |
|-------------------|-----------|
| <b>Possession</b> | Immediate |
|-------------------|-----------|

Lease Price:  
\$15.50 NET PSF

TMI (2024):  
\$12.50 PSF









# Location Overview



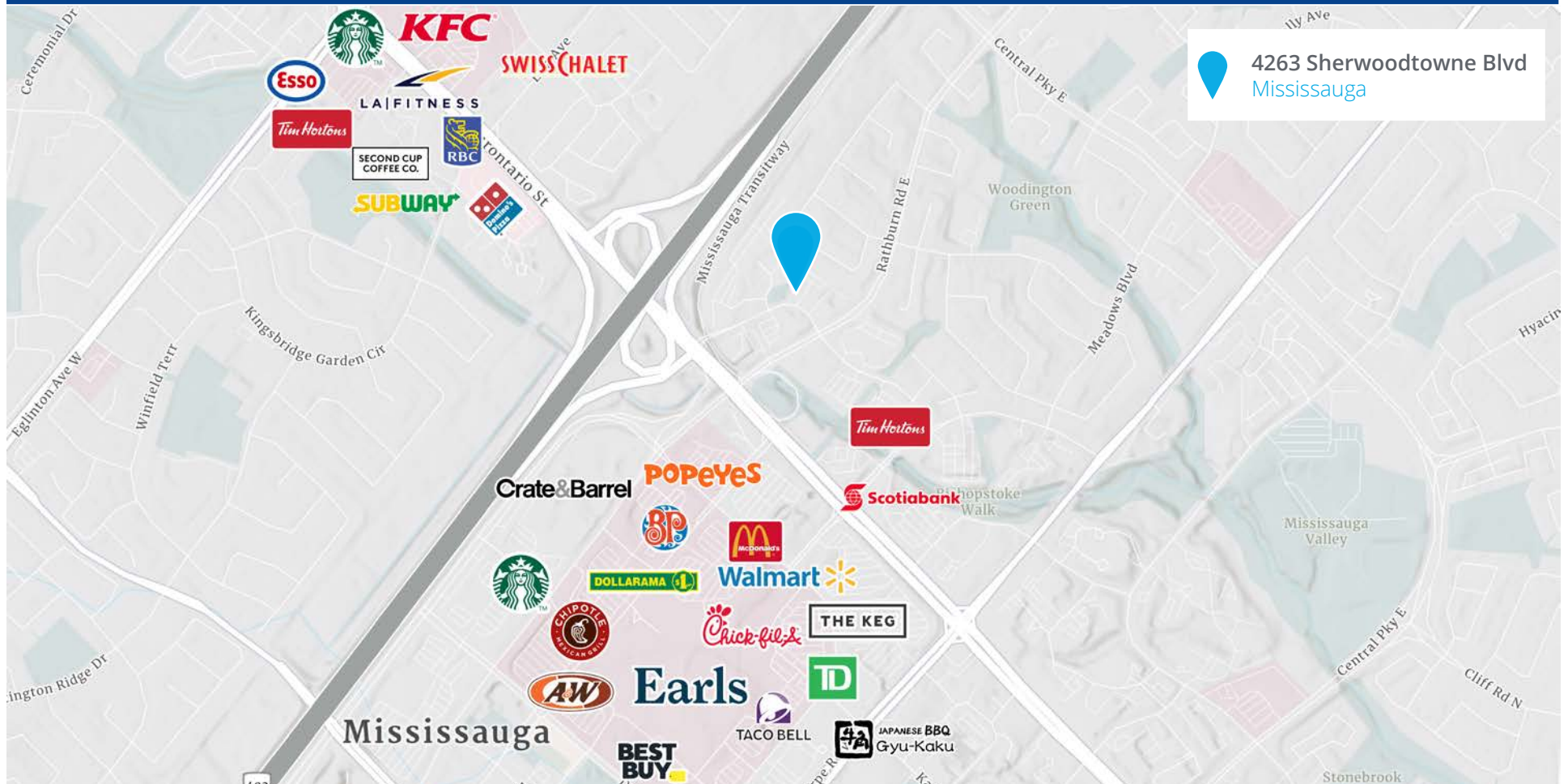
Burlington  
**30 mins**

Hamilton  
**40 mins**

US Border  
**60 mins**

Highway 403  
**5 mins**

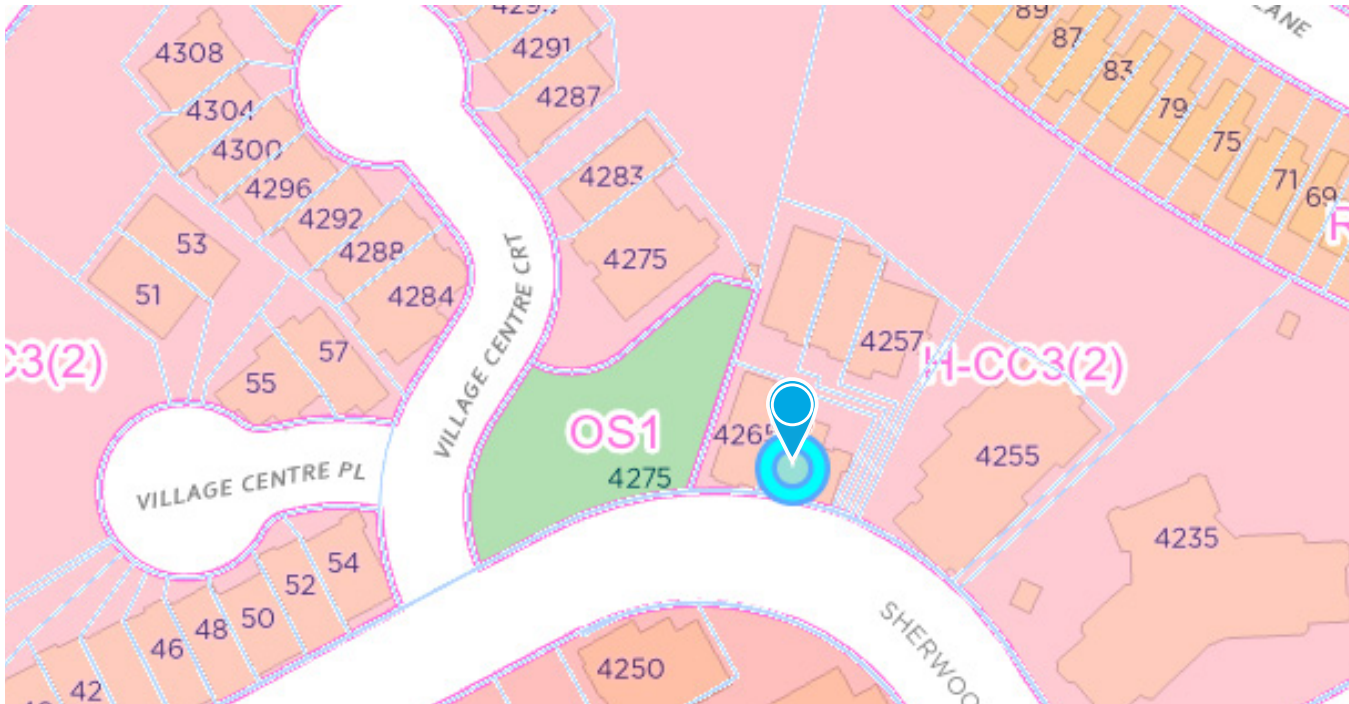
YYZ Airport  
**15 mins**



# H-CC3 (2) Zoning

## Permitted Uses

- › Office
  - › Medical Office
  - › Apartment
  - › Long-Term Care Building
  - › Retirement Building
  - › Townhouse
  - › Street Townhouse
  - › Banquet Hall/Conference Centre/Convention Centre
  - › Hospital
  - › University/College
  - › Staff/Student Residence
  - › Active Recreational Use
  - › Passive Recreational Use
  - › Parking Structure
  - › Overnight Accommodation



Learn More







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### **Colliers International**

Unit 300  
5515 North Service Road  
Burlington, Ontario  
Canada L7L 6G4  
P: + 416 777 2200

\*Sales Representative \*\*Broker

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