



Colliers



POWER REALTY
ORGANIZATION INC



Lease Opportunity

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Heartland Innovation Centre 320 Matheson Blvd W, Mississauga, ON

Brand new office space available for lease
from 1,500 SF to over 14,000 SF

- Bright & efficient floor plans with lots of natural light
- Exceptional Value - additional rent only \$9.01 PSF + Hydro
- Completely modernized building with abundant & free surface parking
- Amenity rich Heartland area, boundless shopping and restaurants, with multiple MiWay Transit connections
- Prime location next to Saigon Park's scenic trails

Prima Spaces – Co-working & Amenities

- Innovative and flexible workspaces with premium amenities
- Access to private offices, shared workspaces, meeting rooms, and specialized areas like podcast and content creation studios

320 Matheson Blvd W, Mississauga, ON

Property Overview

Address 320 Matheson Blvd W, Mississauga, ON

Building Size 105,529 SF

Availability Immediately

Available Suites

Suite 108: 4,905 SF
Turn-key College / Training Institute

Suite 109: 14,437 SF
Turn-key College / Training Institute

Suite 202: 5,986 SF

Suite 207: 1,525 SF

Suite 215: 6,201 SF

Parking 493 Surface parking spaces (free)

Net Rent \$21.75 PSF 1st Floor,
\$16.75 PSF 2nd & 3rd Floors

Additional Rent \$9.01 PSF (2025)

of Floors 3

Transportation Bus stop beside building; Matheson Blvd
serviced by MiWay Transit line 43



Key Highlights



Transit at
doorstep



Amenity rich
area



Extensive surface
parking available



Prime location
with walking trails
& lookout areas



Easy access to
major highways



Outdoor seating
and outdoor
exercise area



Modernized
renovated suites



Signage
opportunity



Floor Plans

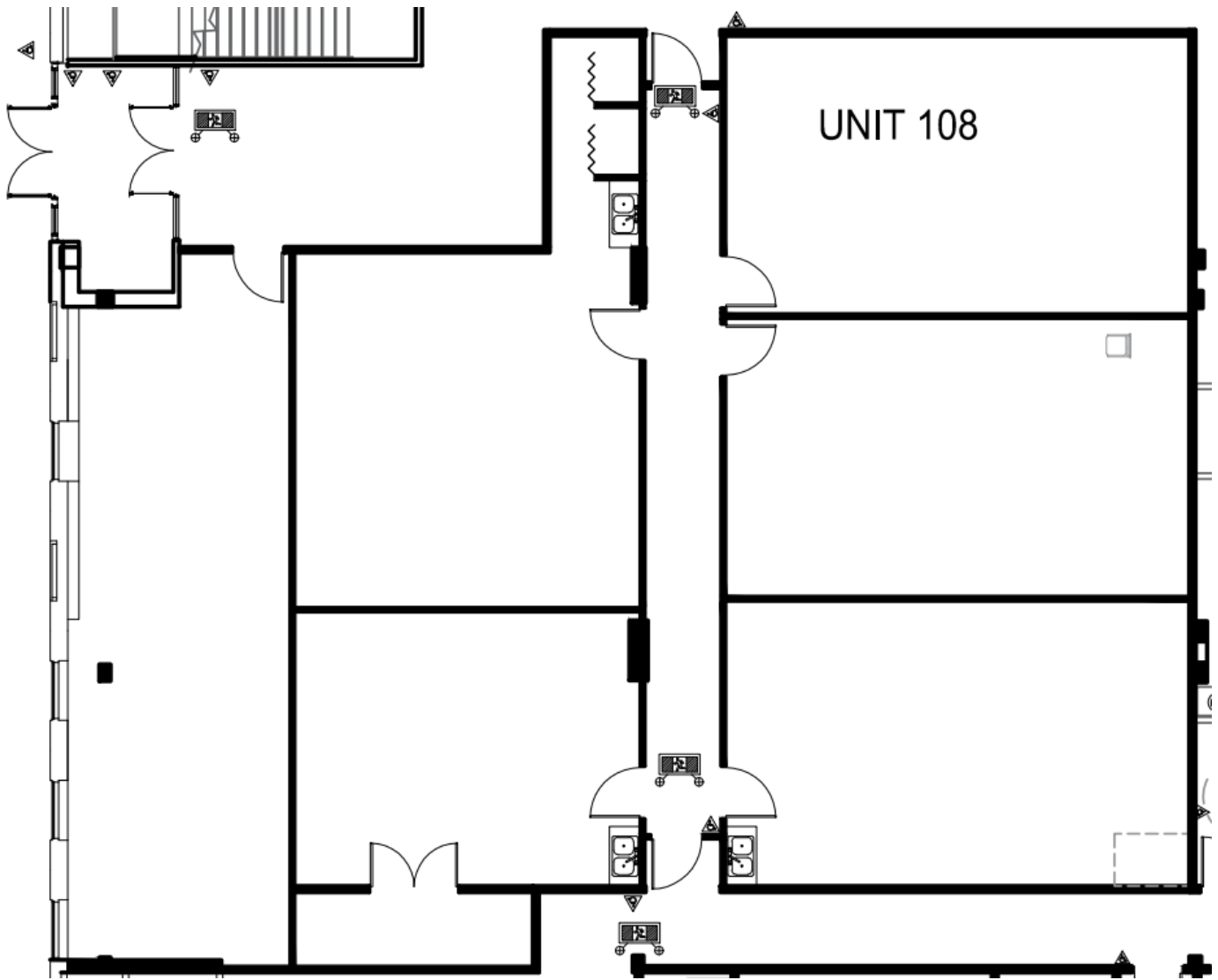
Suite 108

Turn-key College/Training Institute

4,905 SF



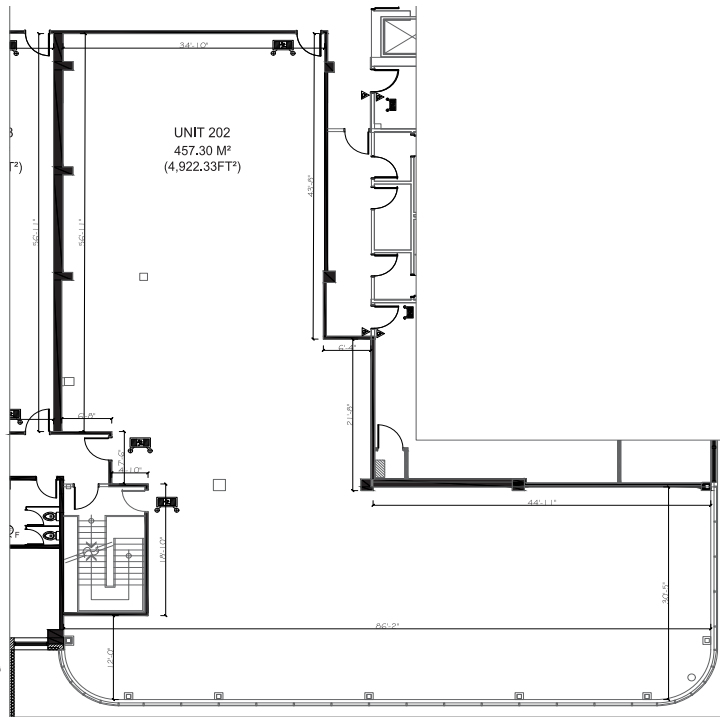
[Suite 108/109 Virtual Tour](#)



Floor Plans

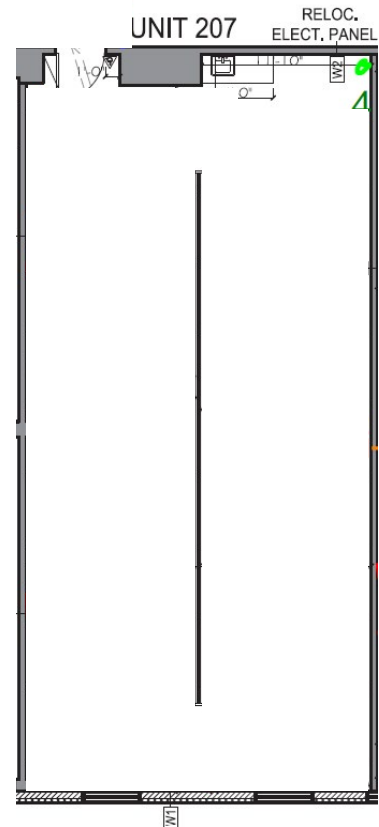
Suite 202

5,986 SF



Suite 207

1,525 SF



Floor Plans

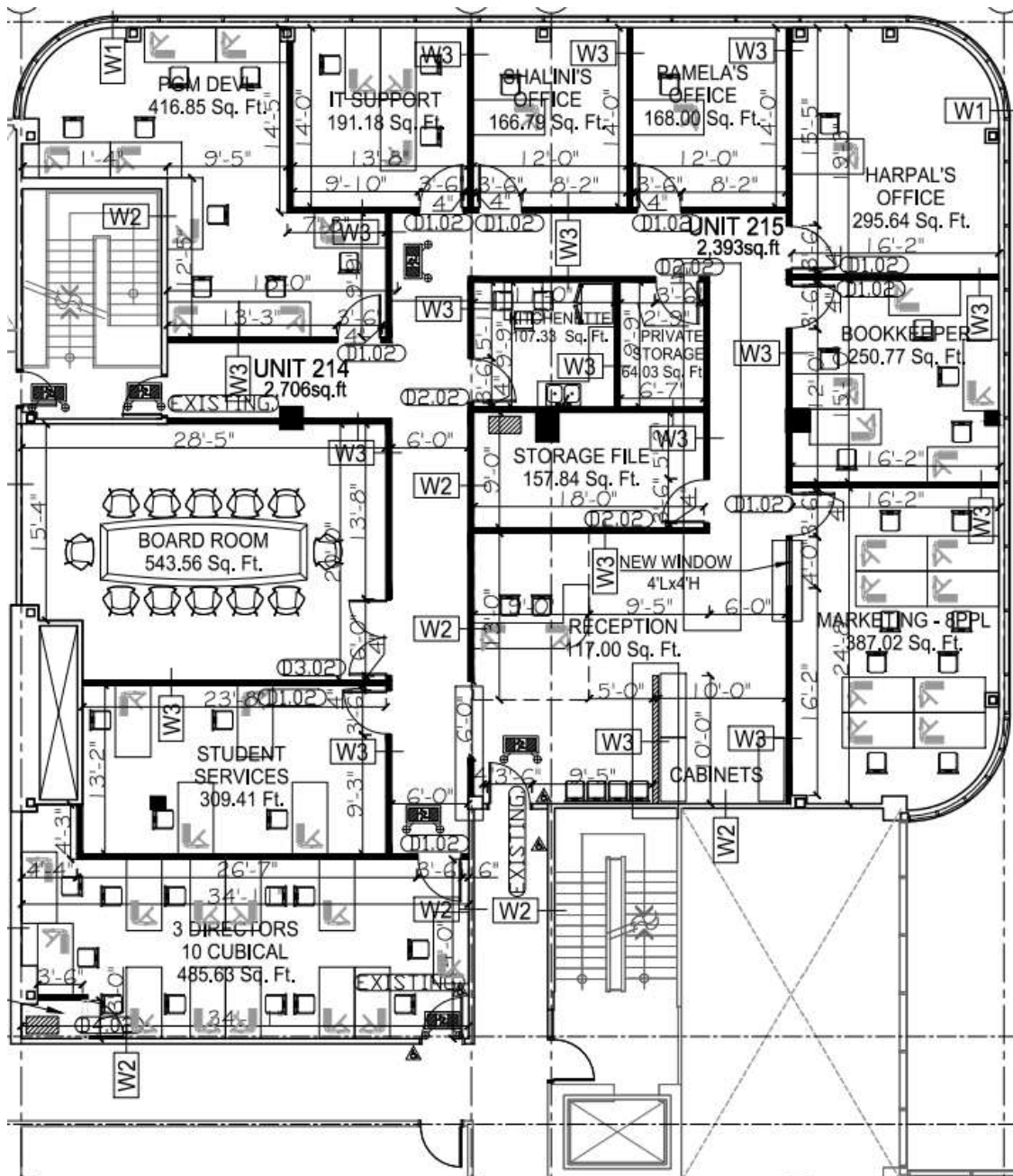
Suite 215

New Office Turn-Key

6,201 SF

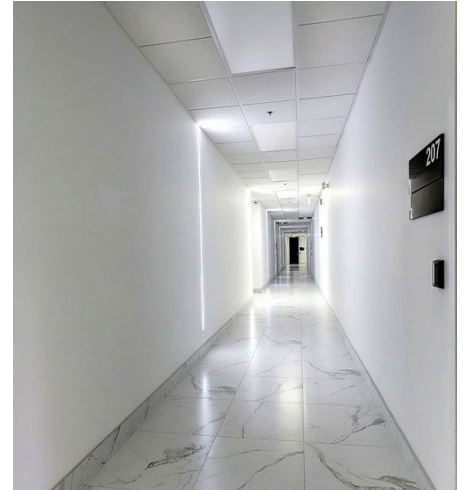


[Suite 214/215 Virtual Tour](#)



320 Matheson Blvd W, Mississauga, ON

Property Photos



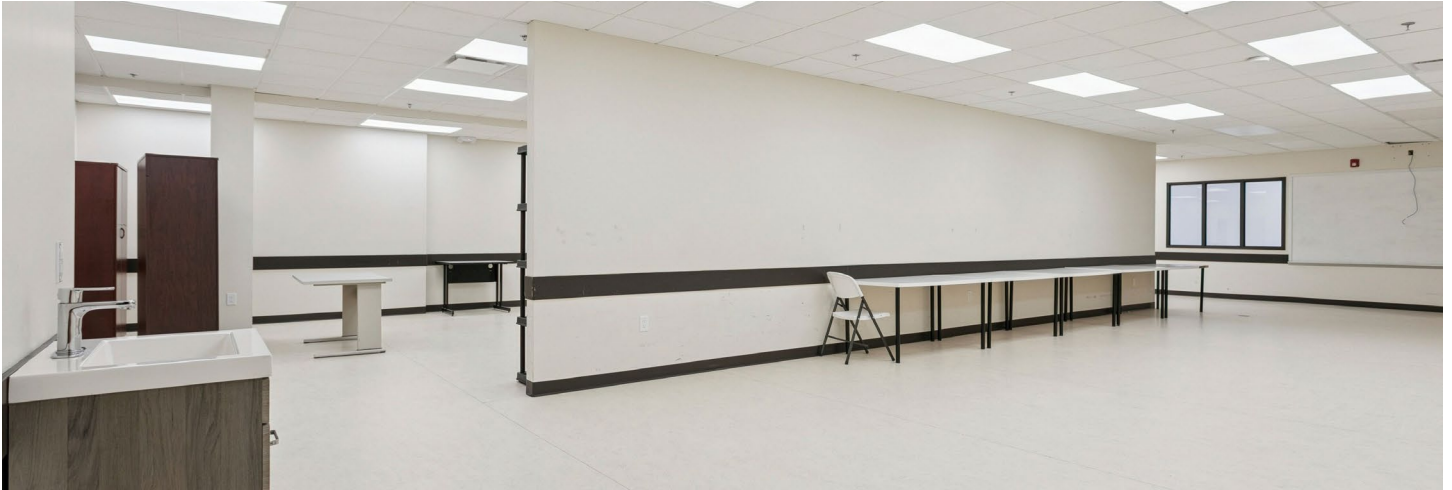
Suite 109 Photos



Suite 109 Photos

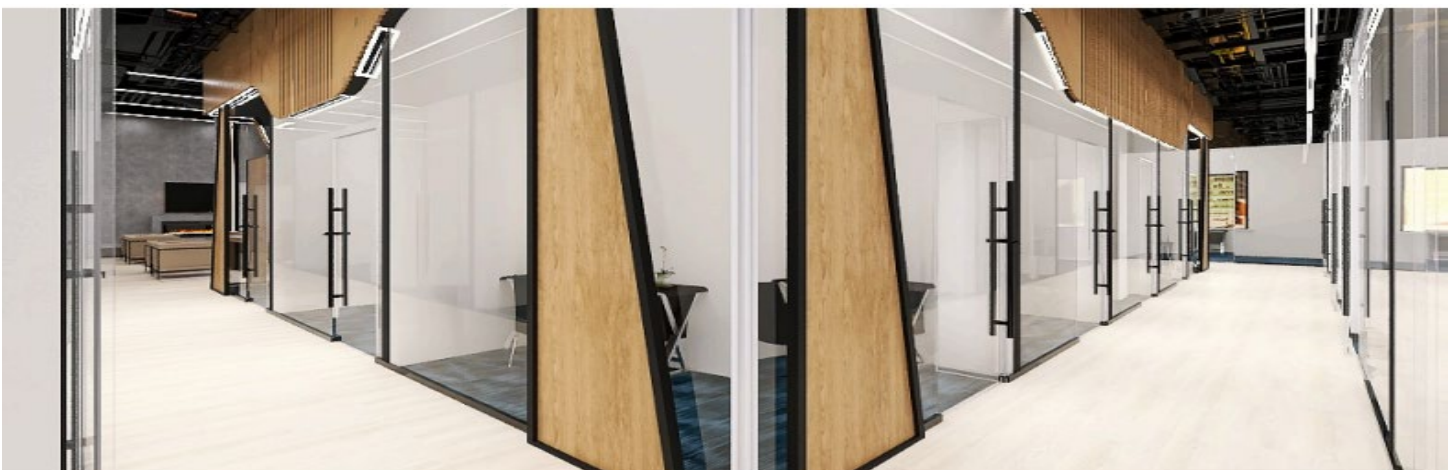
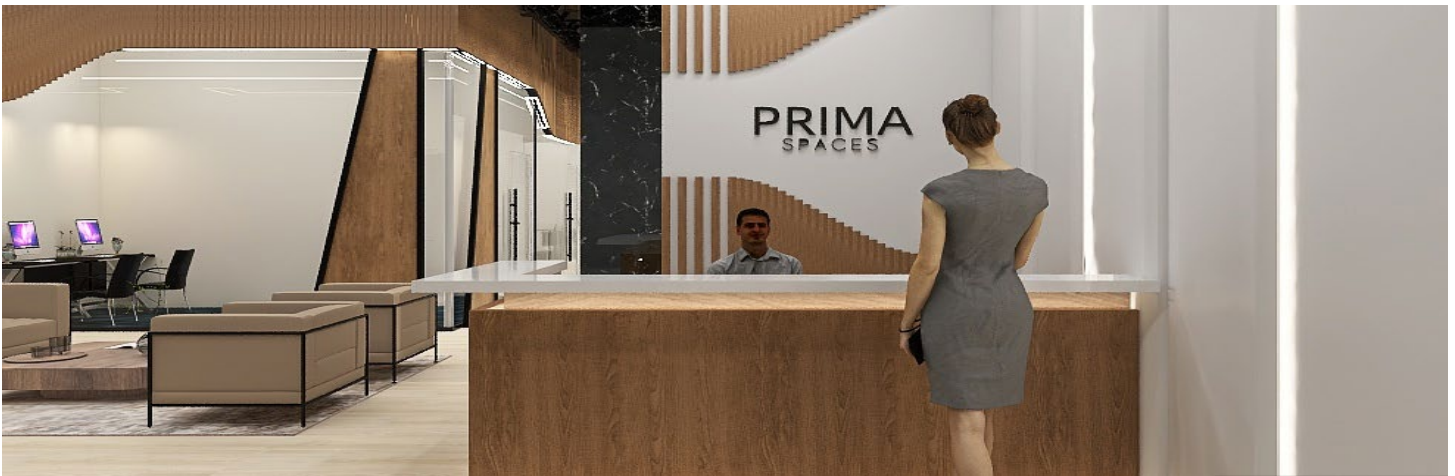


Suite 109 Photos



Co-working Space

In collaborating with Prima Spaces, your workspace is transformed to a modern space that results in well-crafted private offices and co-working spaces that foster productivity, creativity, and collaboration. Additionally, Prima Spaces allows you to benefit from exceptional perks such as flexible membership options, top-notch amenities and seamless technology integration, maximizing efficiency and user experience.



Surrounding Amenities

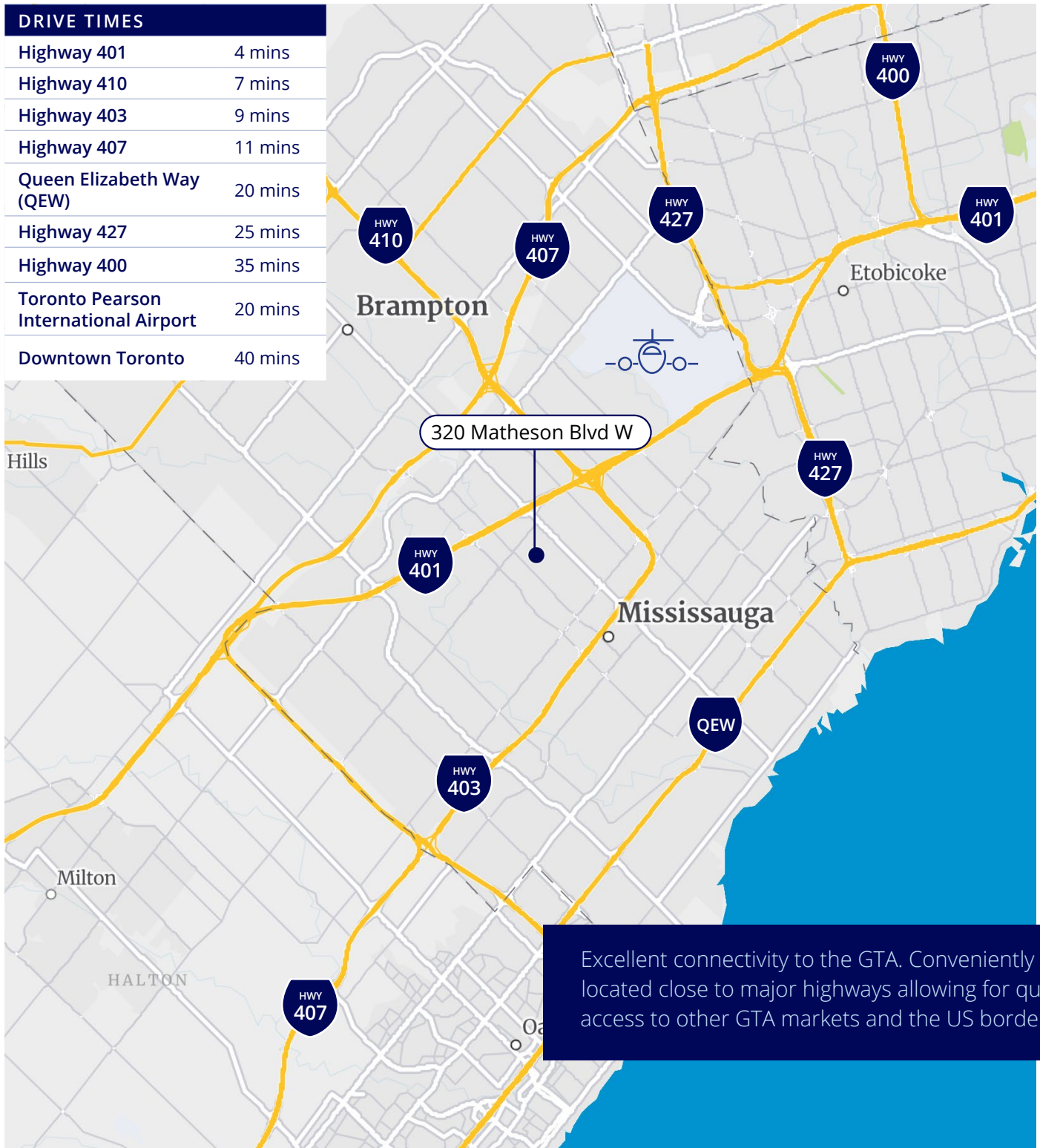
Serviced by major bus route:



Highway Access

DRIVE TIMES

Highway 401	4 mins
Highway 410	7 mins
Highway 403	9 mins
Highway 407	11 mins
Queen Elizabeth Way (QEW)	20 mins
Highway 427	25 mins
Highway 400	35 mins
Toronto Pearson International Airport	20 mins
Downtown Toronto	40 mins





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