

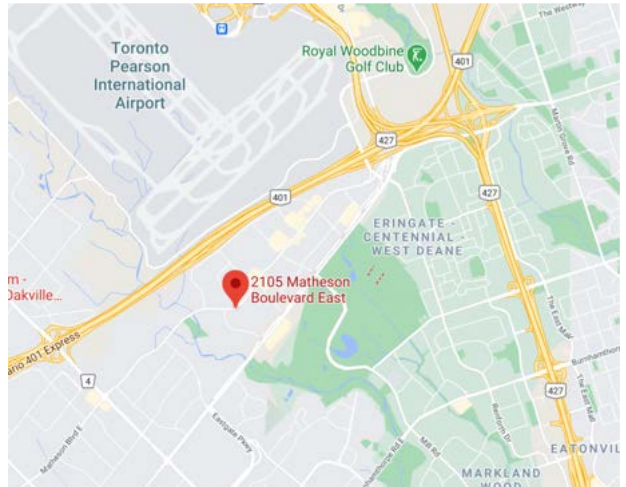


Sublease Available

**2105 Matheson Blvd. East
Mississauga**

Space Profile

Premises	Building A
Total Rentable Area	~44,000 RSF
Net Rate	Call Agent to Discuss
Additional Rent	Estimated \$9.04 PSF
Availability	Q4 2020
Term	Flexible, 5 – 7 years



For More Information

Cresa Toronto Inc., Brokerage
 170 University Ave,
 Suite 1100 Toronto,
 ON M5H 3B3
 cresa.com/toronto

Features

- Efficient cost-effective space with low gross-up factor
- Building signage opportunities
- Premium parking at 4+ spaces per 1,000 sf leased
- Free surface parking
- Within walking distance from Spectrum BRT Station, Spectrum Eatery (Starbucks, Subway, Teriyaki Express, All Time Fitness)
- MiWay at doorstep
- Beautiful green setting along Etobicoke Creek Trail
- Incredible access to Highways 401, 427, 409, 403 and Pearson International Airport



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Jamie Grossman
 Managing Principal
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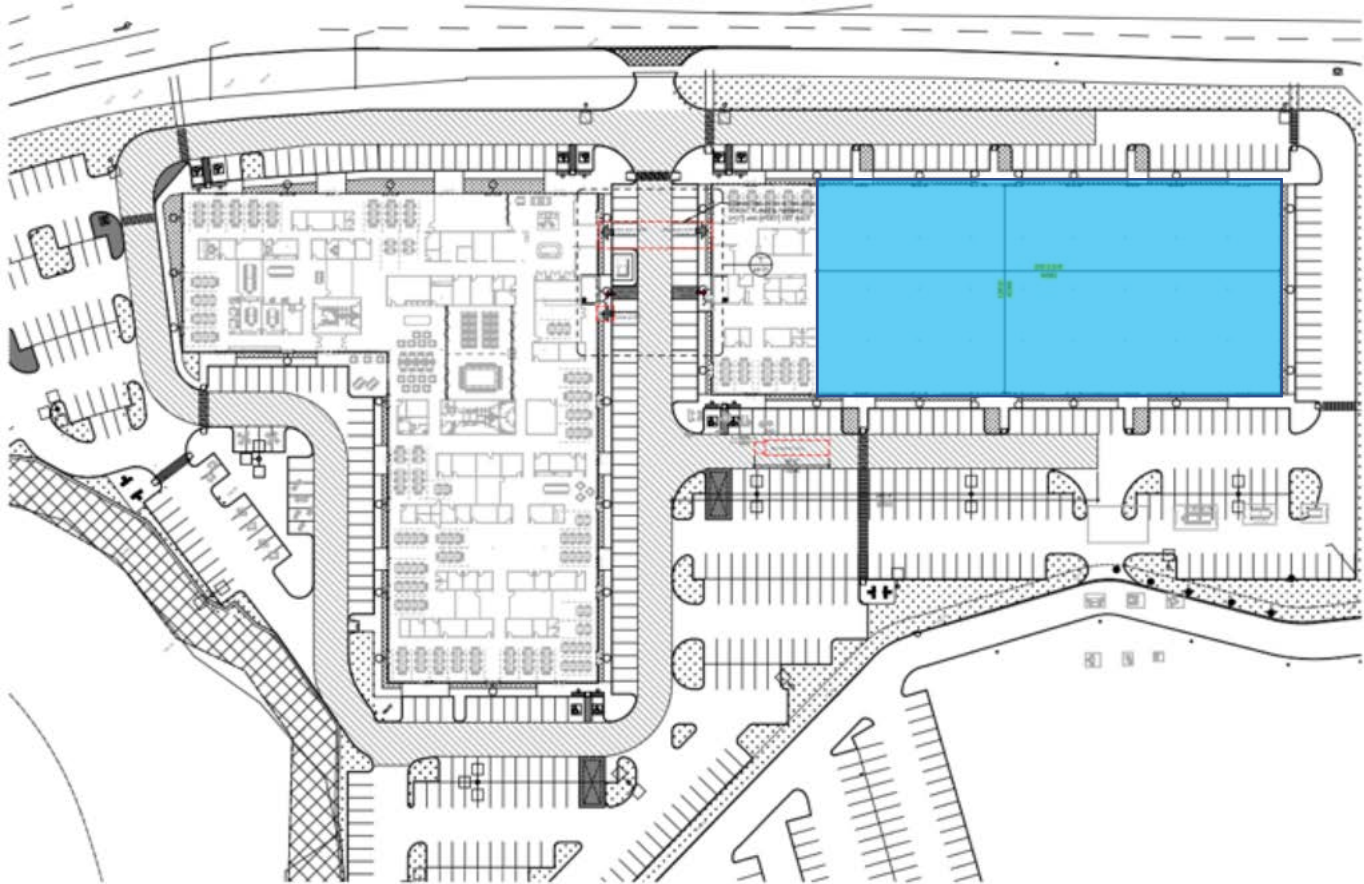
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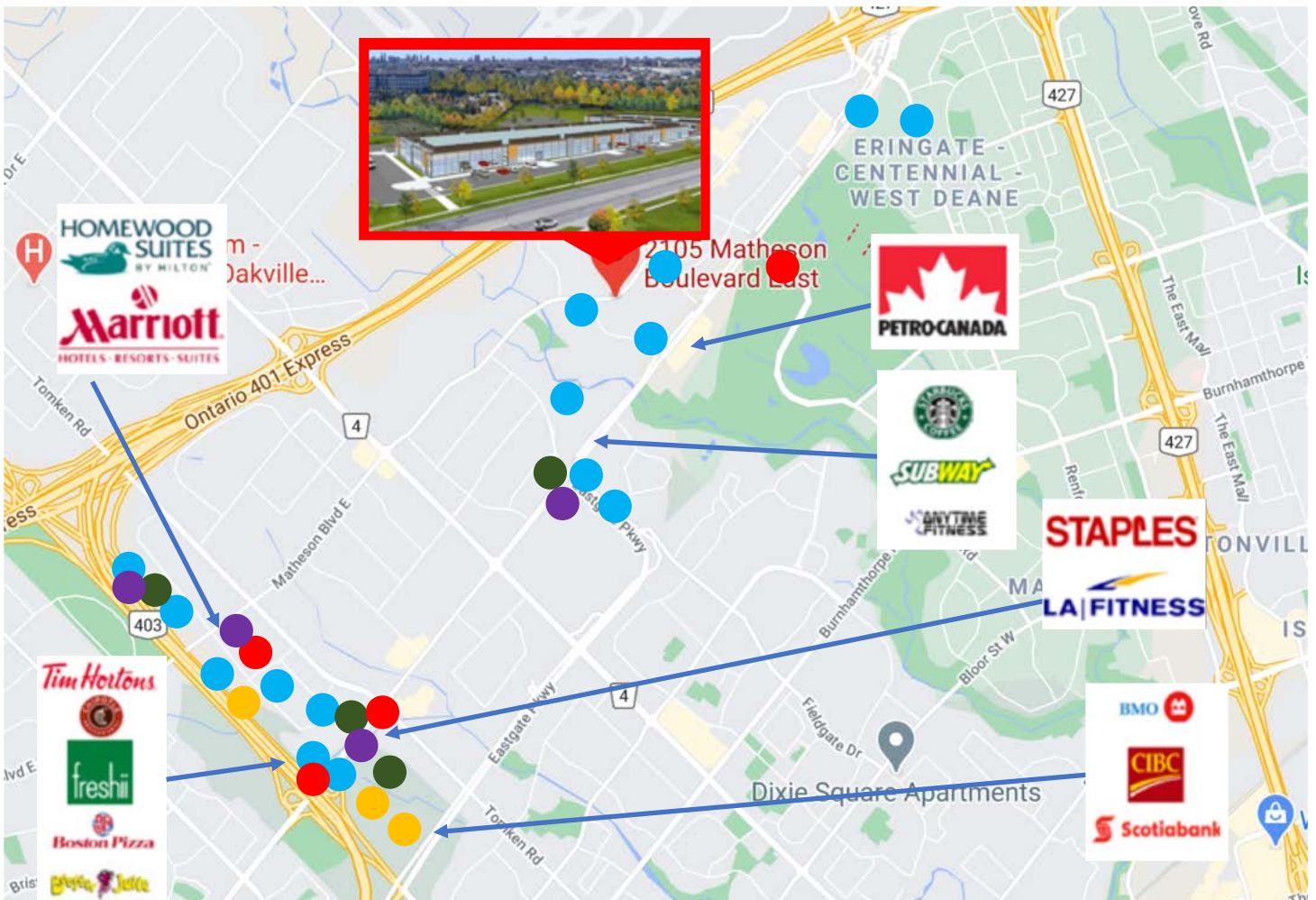
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46 Restaurants

4 Gas Stations

3 Banks

5 Hotels

4 Retail/Entertainment



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