

**AVISON  
YOUNG**



LIMITED TIME INCENTIVE

# Professional office spaces for lease

**405 Britannia Road E**  
Mississauga, ON



**3 MONTHS OF AUTOMATIC NET-FREE  
RENT ON 5 YEAR DEALS**

## Get more information

**Aidan Mallovy\***

Principal

905 283 2396

[aidan.mallovy@avisonyoung.com](mailto:aidan.mallovy@avisonyoung.com)

**Jordan Boin\***

Principal

905 283 2372

[jordan.boin@avisonyoung.com](mailto:jordan.boin@avisonyoung.com)

**Brooke Boquist\***

Associate

905 283 2381

[brooke.boquist@avisonyoung.com](mailto:brooke.boquist@avisonyoung.com)

**Jordan Smith\***

Senior Associate

905 283 2374

[jordan.smith@avisonyoung.com](mailto:jordan.smith@avisonyoung.com)

\*Sales Representative

# Property overview

**405** Britannia Road E  
Mississauga, ON



## Description

375-425 Britannia Road E is part of a three building, mixed-use complex. The Britannia Business Centre is located just west of Highways 403 and 410 and just south of Highway 401.

Source: <http://www.piret-leasing.info/buildings/514/MISSISSAUGA/405-Britannia-Rd-E/index.html>

### 405 Britannia Road E

	Size	Net Rent	TMI (2026)*
<b>Units 17-19</b>	13,643 sf	\$14.95 psf	\$6.87 psf
<b>Unit 210</b>	1,909 sf	\$13.00 psf	\$13.04 psf

*\*Management fee is 15% of CAM & Tax*



Great access to public transit



Ample free parking



Professionally managed complex



Plenty of curb appeal

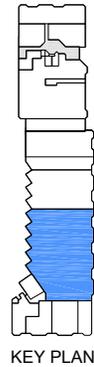
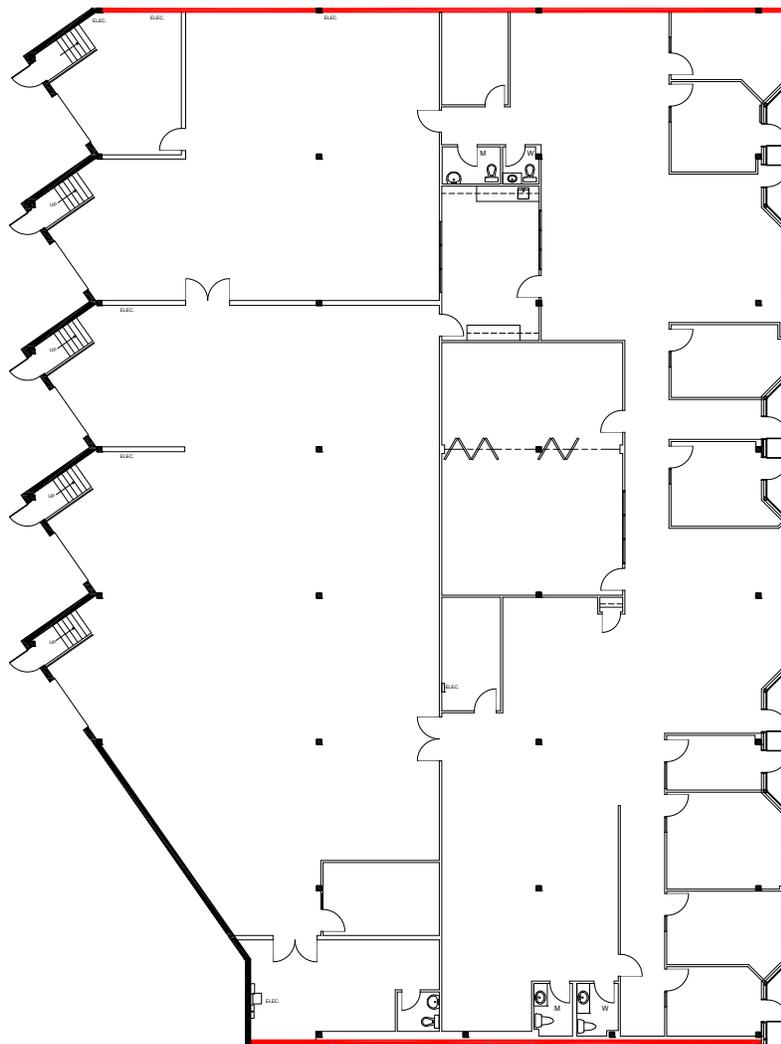


Quick access to Highways 401, 410 and 403



Well built-out offices with opportunity to reconfigure

## 405 Britannia Road E Units 17-19 | 13,643 sf



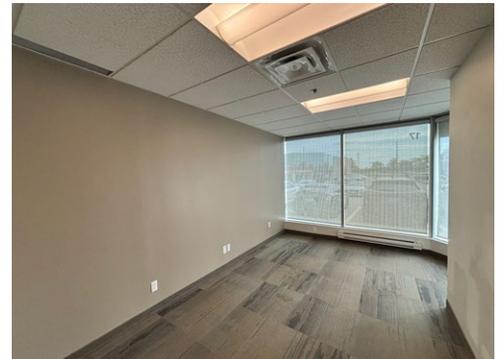
### Comments

- Five truck level doors
- Professional office build out
- Warehouse is temperature controlled
- Potential to reduce office portion.

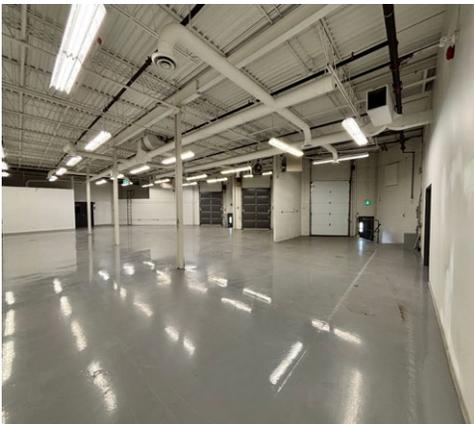


## 405 Britannia Road E Units 17-19 | 13,643 sf

### Office

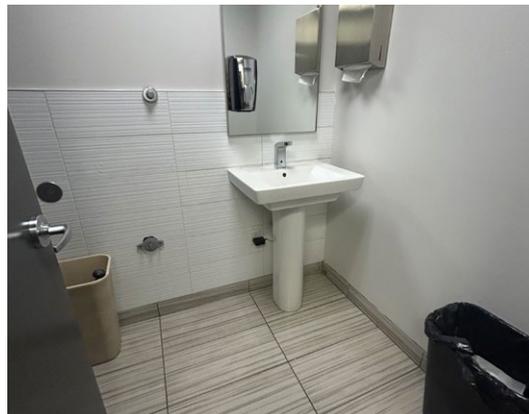
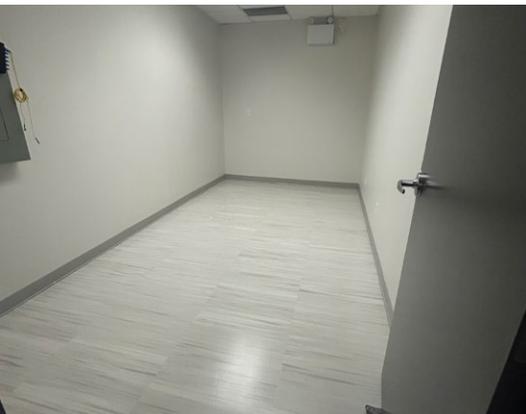
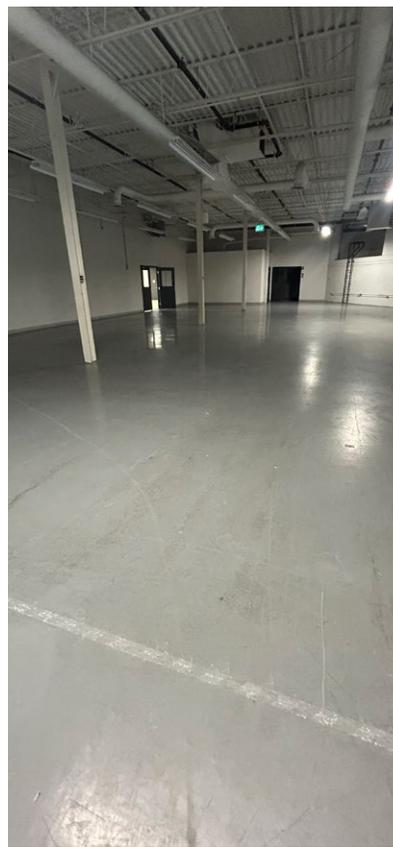


### Warehouse



# Notable Improvements

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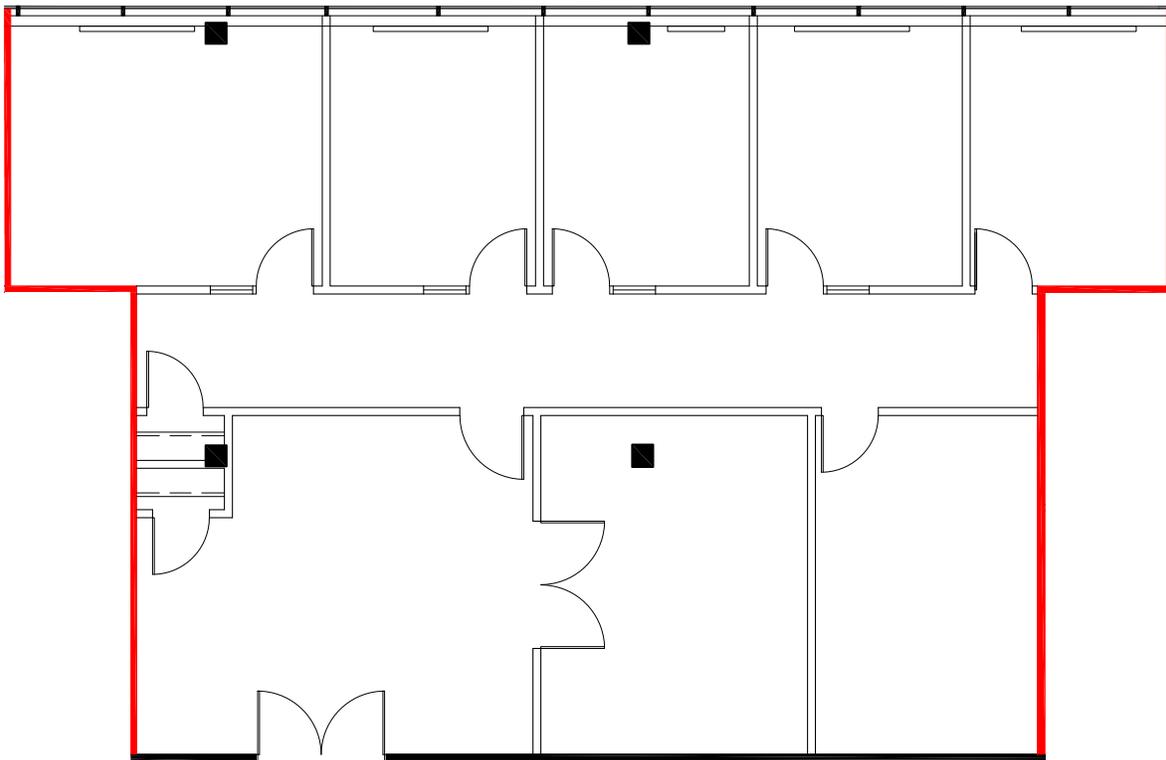
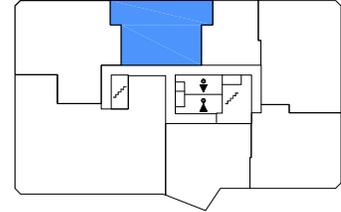


## Scope of work completed

- Painted all office area walls / two coats standard Benjamin Moore OC -26 throughout out.
- Repaired all damaged ceiling tile.
- Patched and primed partial walls in warehouse.
- Painted all washrooms.
- Repaired ceramic tiles at main entrance.
- Steam cleaned all carpets
- Stripped and wax sealed all VCT tile throughout.
- Washed all floors in warehouse.

## 405 Britannia Road E

Unit 210 | 1,909 sf



### Comments

- Second floor office space
- Tons of natural light
- Open concept office space
- Unit has been updated with five private offices, one meeting room, boardroom and open reception area



## 405 Britannia Road E

Unit 210 | 1,909 sf





## Public Transit



- |                         |                 |                        |                     |
|-------------------------|-----------------|------------------------|---------------------|
| 5 Dixie                 | 39 Britannia    | 87 Meadowvale-Skymark  | 502 Main-Hurontario |
| 19 Hurontario           | 42 Derry        | 103 Hurontario Express |                     |
| 20 Rathburn             | 51 Tomken       | 104 Derry Express      |                     |
| 26 Burnhamthorpe        | 57 Courtneypark | 107 Malton Express     |                     |
| 35A Eglinton-Tenth Line | 74 Explorer     | 185 Dixie              |                     |

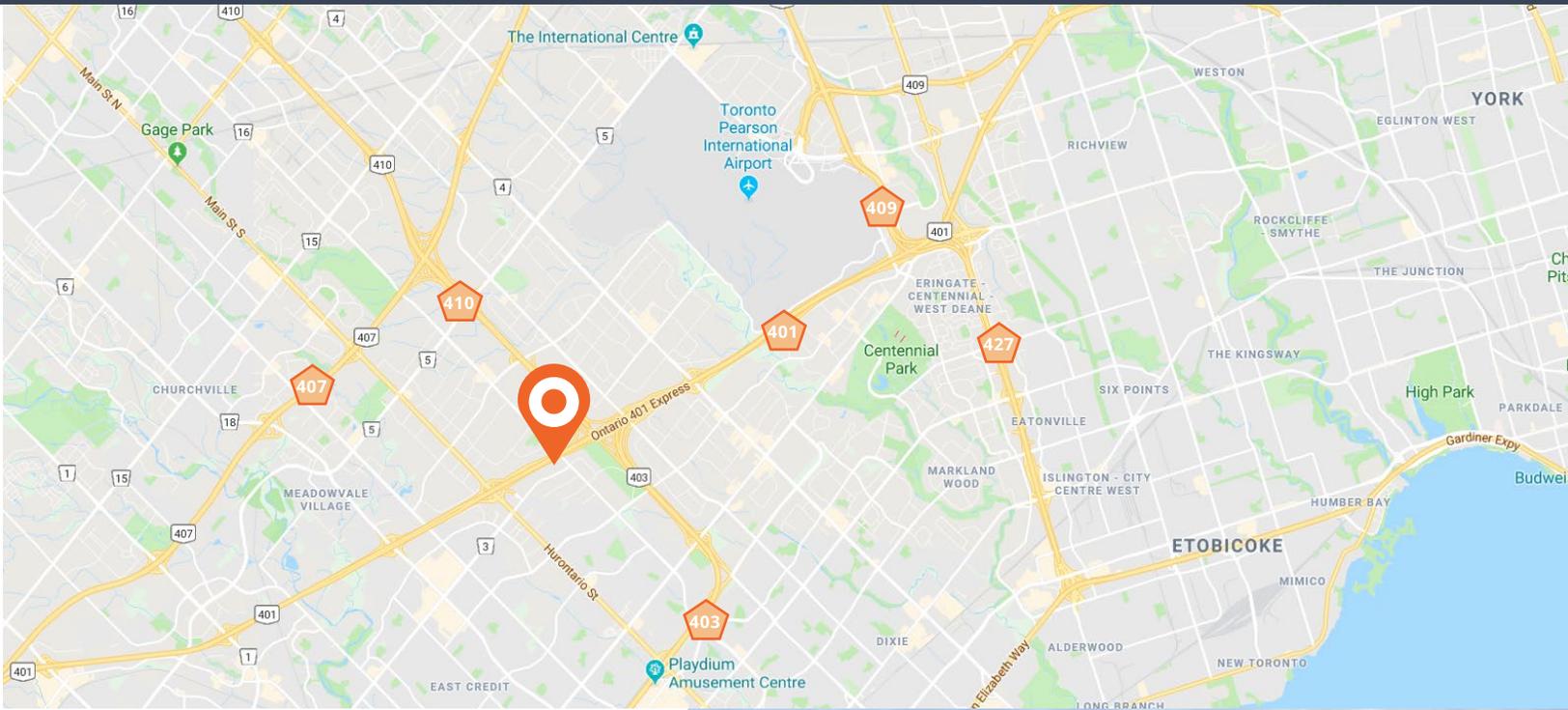


## Distances from 405-425 Britannia Road E

- |   |                                    |
|---|------------------------------------|
| <b>13.5</b> km to<br>Toronto<br>Airport | <b>1.8</b> km to<br>Highway<br>410 |
| <b>2.6</b> km to<br>Highway<br>407      | <b>3.6</b> km to<br>Highway<br>401 |

# Location

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### Avison Young Commercial Real Estate Services, LP, Brokerage

77 City Centre Drive, Suite 301, Mississauga, Ontario L5B 1M5  
Office 905 712 2100 Fax 905 712 2937 [avisonyoung.ca](http://avisonyoung.ca)

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The Plans & Drawings are conceptual only and are subject to change without notice at the discretion of the Landlord.

