



**Investment Opportunity**

# Federal Government anchored Office with Commerical Potential

3085 Glen Erin Drive, Mississauga, Ontario

**Darius Trohak\***

Associate Vice President  
+1 416 620 2821  
darius.trohak@colliers.com



Accelerating success.

# The Offering

Colliers International (the "Agent") has been retained by the Vendor as exclusive agent to arrange for the offering and sale of a 100% freehold interest in 3085 Glen Erin Drive, Mississauga, Ontario (the "Property").

The Property is a Federal Government anchored, dual tenant freestanding office facility located on a large lot on a busy arterial road in Mississauga. The Property has a total rentable area of 35,575 SF and is anchored by two Federal Government Departments. The Federal Government has been in occupancy at the Property since 1995. The Property has a high ratio of parking. The Property is located on a 2.60 acre site near the Erin Mills Auto Park, providing the potential for development intensification in the future.

This offering represents an opportunity to acquire a rarely available Federal Government anchored business centre in a central Mississauga location offering stability, cash-flow diversity, rental upside as well as the potential for further intensification.

## Opportunity at a Glance



**Occupancy Rate**  
100%



**Total Rentable Area**  
35,575 SF



**Total Site Size**  
2.60 acres



**Number of Tenants**  
2



**Weighted Average Length of Occupancy**  
26 years



**Parking Stalls**  
+/- 150

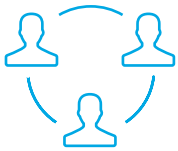


# Investment Highlights



## Centrally located, Federal Government anchored business centre in Mississauga submarket

- Centrally located in the Mississauga submarket.
- Limited competing space within immediate area.
- Strong visibility on Glen Erin Drive, major arterial road with high daily traffic volume.
- Easily accessible site with 2 entry points.
- Ample parking, +/- 150 parking stalls.



## Strong anchor tenants and history of tenant retention

- Federal Government Agency anchor tenants.
- Weighted average tenant occupancy of 26 years demonstrating high tenant retention at the Property.
- Net operating income \$967,935 \* (speak to listing agent).



## Opportunity to increase cashflow and potential for development intensification

- Opportunity to grow rents as leases expire over time.
- Potential for revenue from parking.



# Property Features



Successful, centrally located open format, business centre



Serves an affluent and populous trade area in the Mississauga submarket



Limited amount of competing properties



Mix of destination, service and convenience retail tenants in close proximity



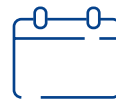
Ample parking  
+/- 150 parking stalls



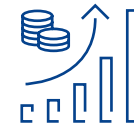
Spectacular parking amenities managed by Precise Parklink



Property is entirely street level (no second floor areas)



Strong tenant retention history (exceeds 26 years)



Potential to grow rents on lease roll-over and/or increase development intensification in the future

# Offering Details

Interested parties are required to sign a Confidentiality Agreement prior to receiving additional information on this offering. Please contact us for a copy of the Confidentiality Agreement or download a copy from the email link.

**A date for submission of offers will be communicated through the Agent.**

**[Click Here for Confidentiality Agreement](#)**



## **Darius Trohak\***

Associate Vice President  
+1 416 620 2821  
darius.trohak@colliers.com



Copyright © 2021 Colliers International. This document has been prepared by Colliers International for advertising and general information only. Colliers International 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 International 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 international and/or its licensor(s). Copyright © 2021 Colliers Macaulay Nicolls Inc.

\*Sales Representative

**collierscanada.com**

Accelerating success.