



Transit
at doorstep



Parking
on site

[View Location Video](#)

For Lease | 25 & 75 Watline Avenue, Mississauga



Easily accessible office suites available **for lease**

Watline Corporate Centre is in an easily accessible, central location along Hurontario St in Mississauga, surrounded by local amenities and transit service.

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Property Overview

Address	25 & 75 Watline Avenue, Mississauga		
Area	Mississauga		
Location	Located just south of Hwy 401 along Hurontario St and east of Hwy 403.		
Available	Immediately		
Condition	Move in Ready Built-out Suites		
Parking	Unreserved Surface Parking		
	48 x Underground Reserved Stalls at \$100 per stall per month		
	25 Watline Ave	Suite 202	5,462 SF
		Suite 204	1,954 SF
		Suite 205	5,436 SF
		Suite 600	9,884 SF
		Suite GR38	2,541 SF
	75 Watline Ave	Suite 140	5,534 SF
		Suite 142B	4,926 SF
Building Class	Class A - common areas recently renovated		
Transportation	Bus Route at Doorstep and future LRT		

Key Highlights



Transit at
doorstep &
future LRT



Numerous
restaurants
nearby



Surface parking
available



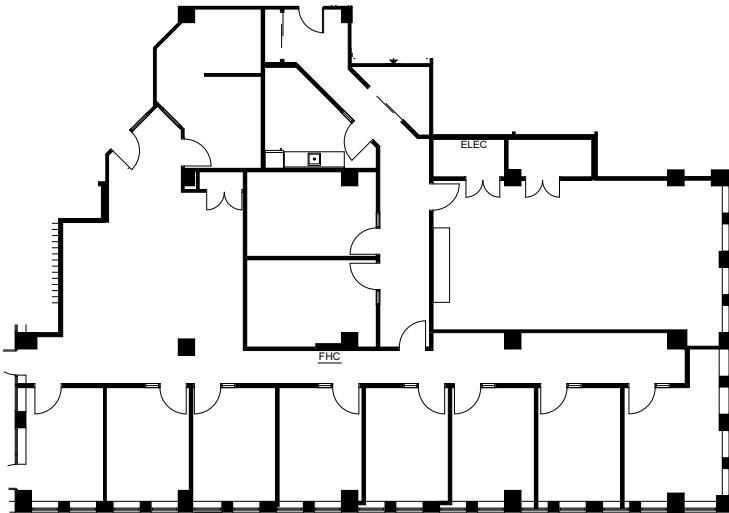
Adjacent to
green space



Floor Plan Overview



Floor plan 25 Watline Ave



Suite 202

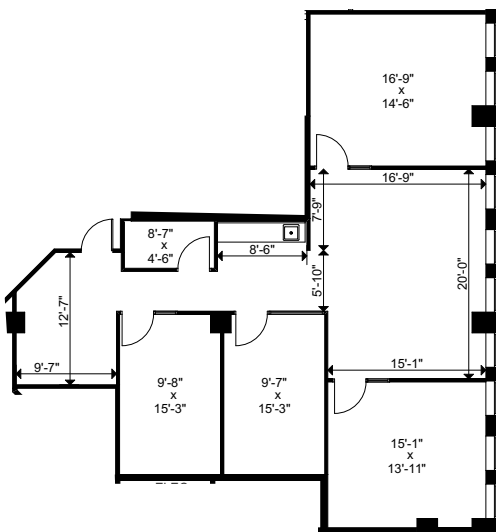
5,462 SF

- Built-out suite
- Plenty of offices
- Kitchenette

Net rent: \$17.50 per square foot per annum

Additional Rent: \$18.65 per square foot per annum

Floor plan 25 Watline Ave



Suite 204

1,954 SF

- Built-out suite
- Private offices

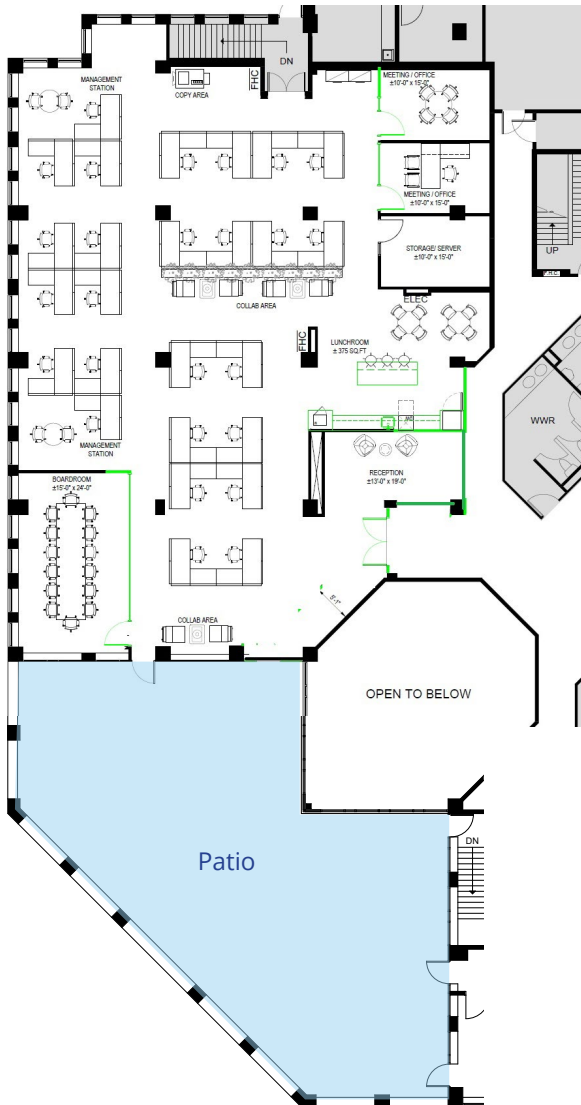
Net rent: \$17.50 per square foot per annum

Additional Rent: \$18.65 per square foot per annum

Floor Plan Overview



Floor plan 25 Watline Ave



Suite 205

5,436 SF

- Second floor suite
- Built-out space featuring a reception area, private offices, boardroom, kitchen
- Direct access to large patio

Net rent: \$17.50 per square foot per annum

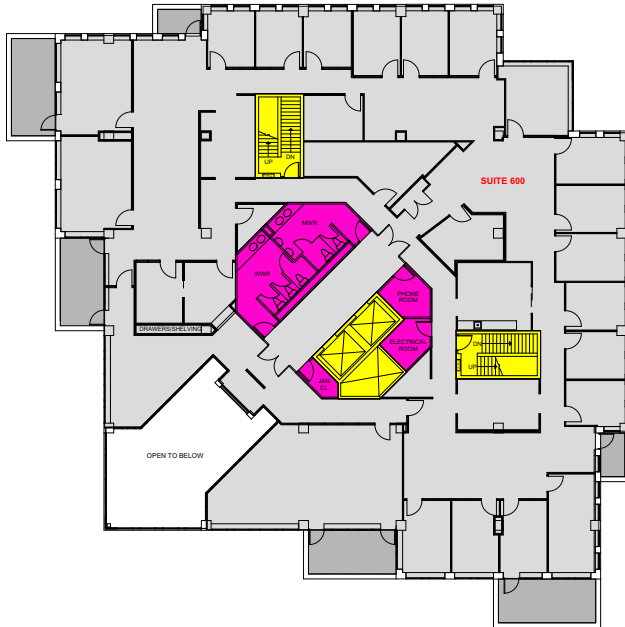
Additional Rent: \$18.65 per square foot per annum

[View Virtual Tour](#)

Floor Plan Overview



Floor plan 25 Watline Ave



Suite 600

9,884 SF

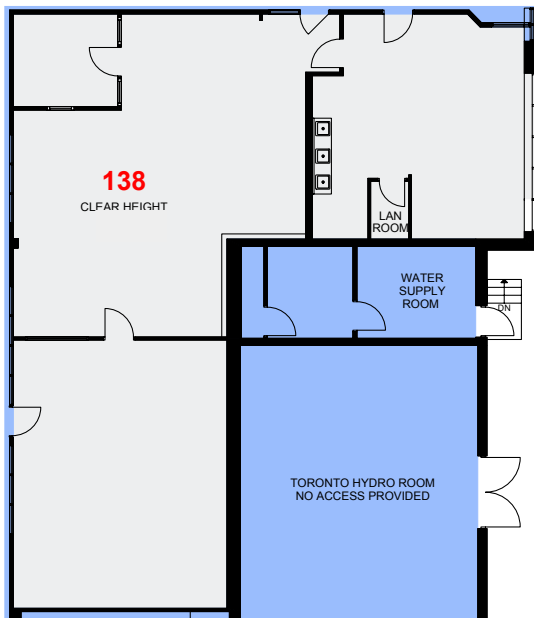
- Full floor opportunity
- Plenty of offices
- Kitchenette
- Access to multiple private balconies

Net rent: \$17.50 per square foot per annum

Additional Rent: \$18.65 per square foot per annum

[View Video](#)

Floor plan 75 Watline Ave



Suite GR38

2,541 SF

- Built-out ground floor suite

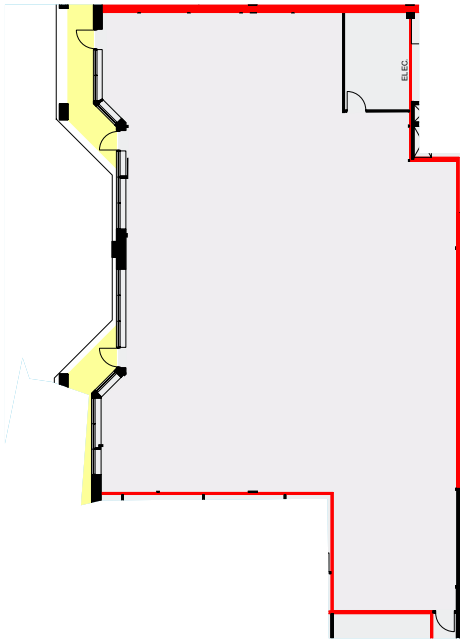
Net rent: \$13.75 per square foot per annum

Additional Rent: \$13.97 per square foot per annum

Floor Plan Overview



Floor plan 75 Watline Ave



Suite 140

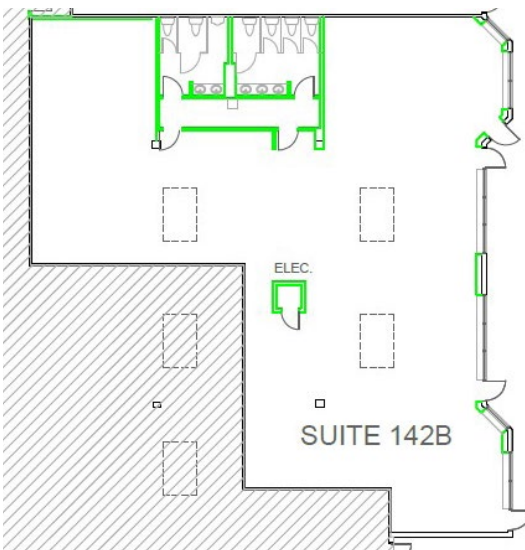
5,534 SF

- Great retail space facing Watline Avenue
- Parking at front door
- Formally a convenience school

Net rent: \$15.95 per square foot per annum

Additional Rent: \$13.11 per square foot per annum

Floor plan 75 Watline Ave



Suite 142B

4,926 SF

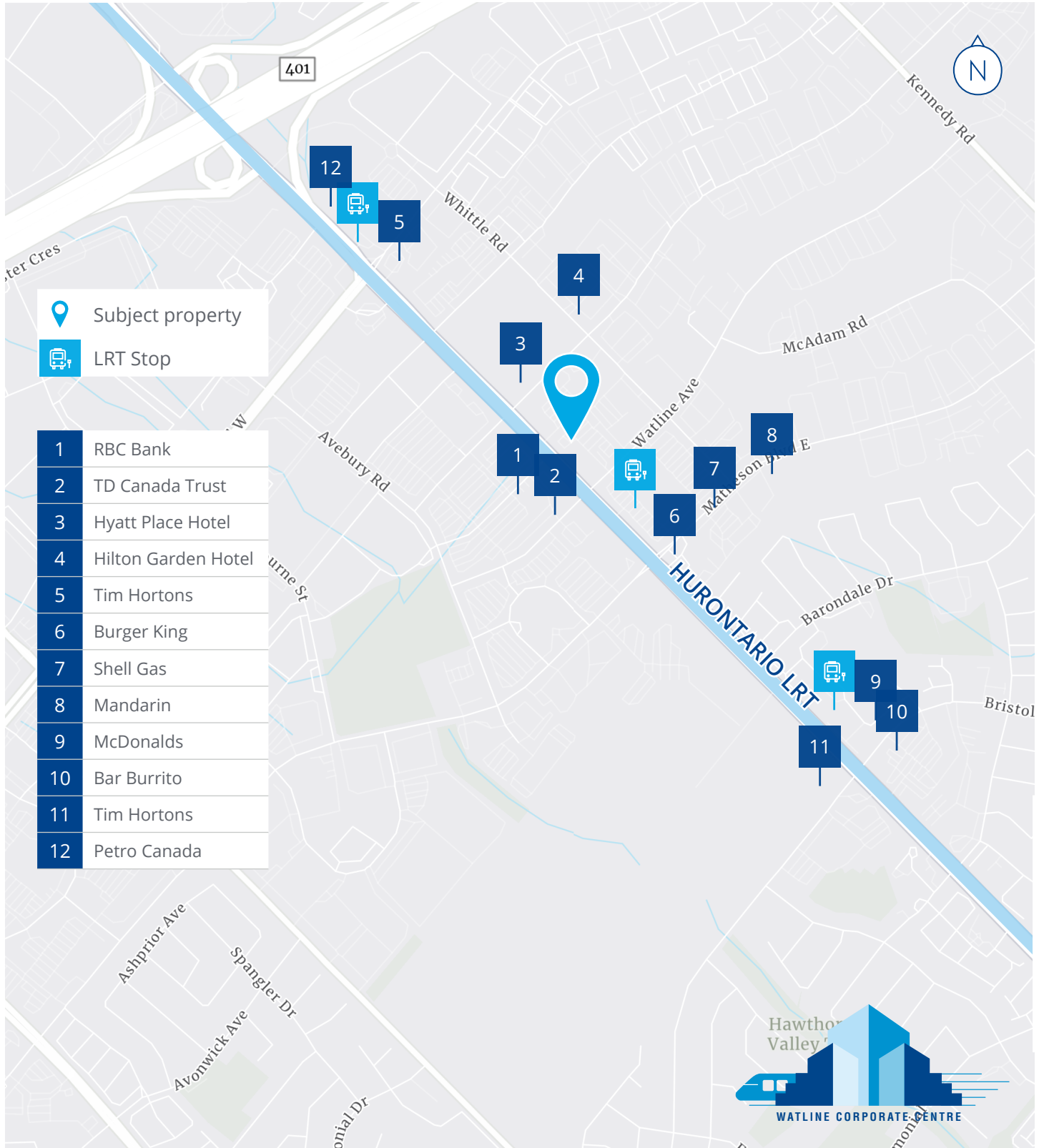
- Built-out suite with washrooms in suite

Net rent: \$13.50 per square foot per annum

Additional Rent: \$13.11 per square foot per annum

**Landlord will need to install demising wall prior to tenant occupancy*

Surrounding Amenities





[View Online Listing](#)

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