

**AVISON
YOUNG**



LIMITED TIME INCENTIVE

Professional office spaces for lease

405 - 425 Britannia Road E
Mississauga, ON



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

Get more information

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Property overview

405- 425 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)*
Units 17-19	13,643 sf	\$14.95 psf	\$6.87 psf
Unit 210	1,909 sf	\$13.00 psf	\$13.04 psf

425 Britannia Road E

	Size	Net Rent	TMI (2026)*
Units 129	1,542 sf	\$15.00 psf	\$13.04 psf



Great access to public transit



Ample free parking



Professionally managed complex



Plenty of curb appeal



Quick access to Highways 401, 410 and 403

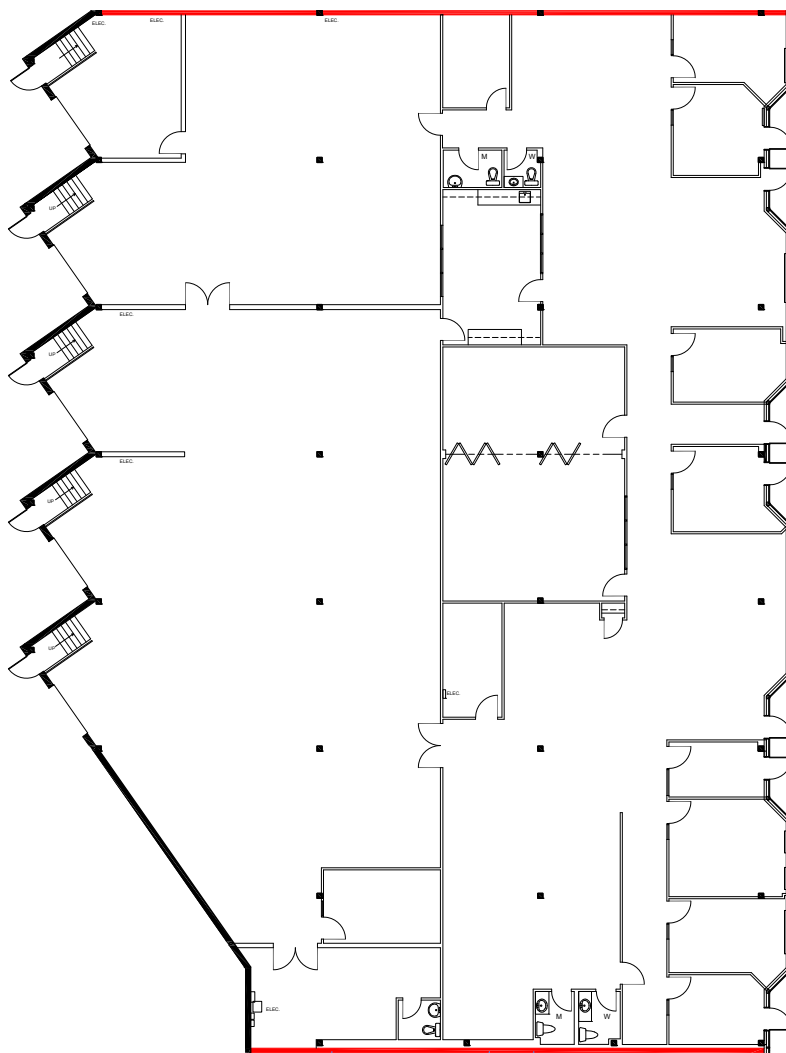


Well built-out offices with opportunity to reconfigure

*Management fee is 15% of CAM & Tax

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.

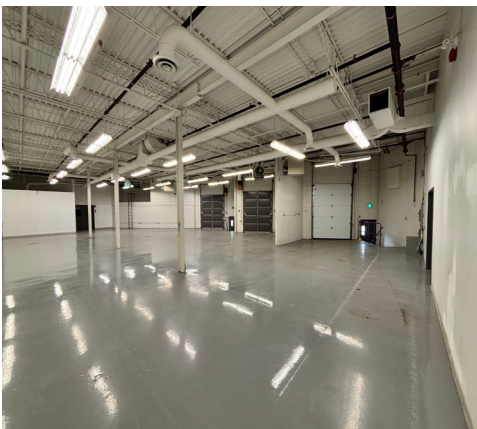


405 Britannia Road E Units 17-19 | 13,643 sf

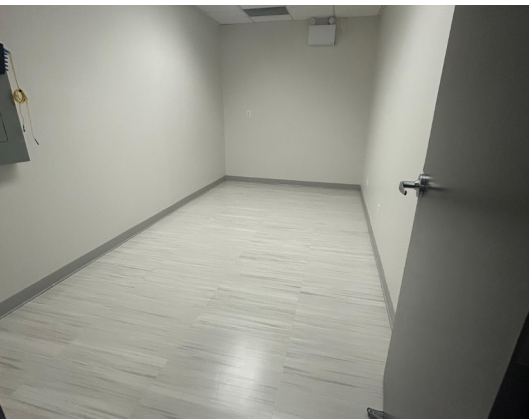
Office



Warehouse



Notable Improvements **405- 425** Britannia Road E Mississauga, ON

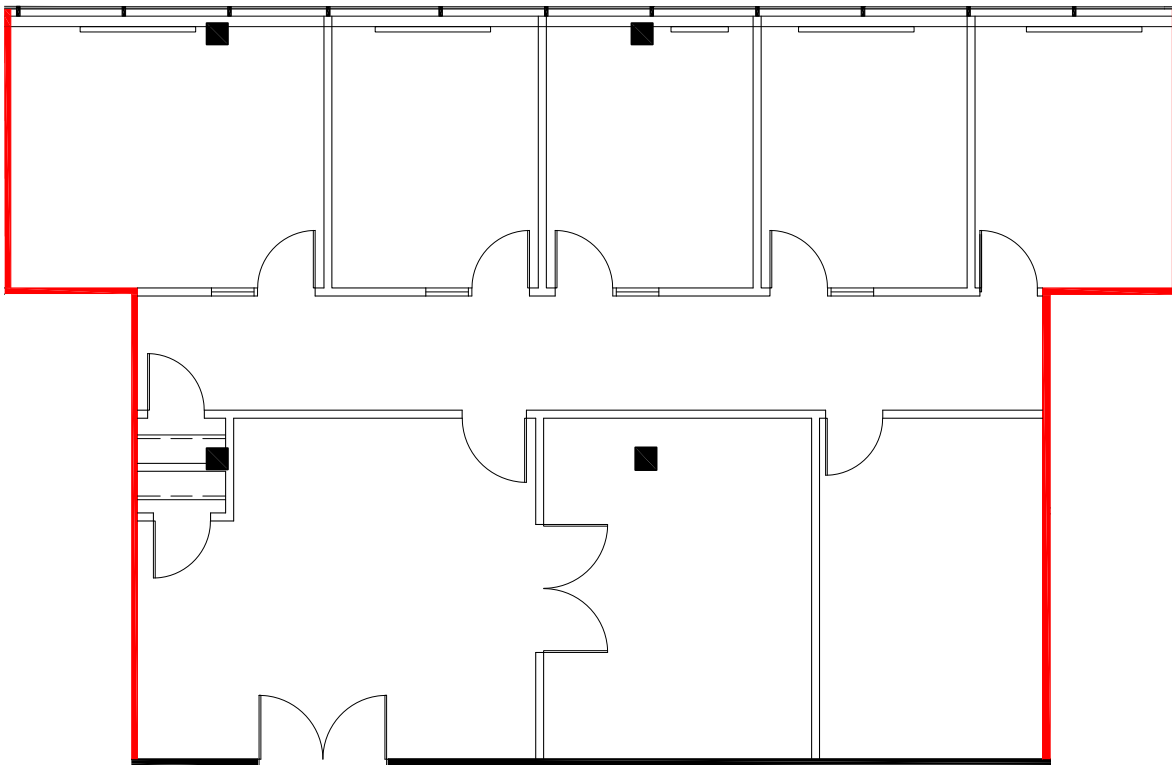
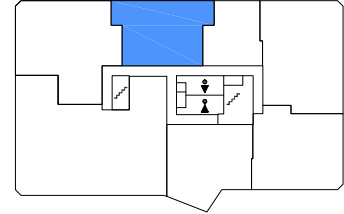


Scope of work completed

- 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



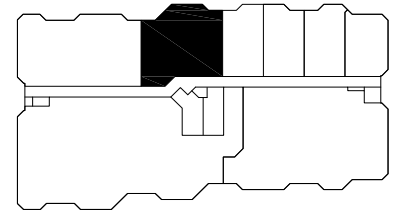
405 Britannia Road E

Unit 210 | 1,909 sf

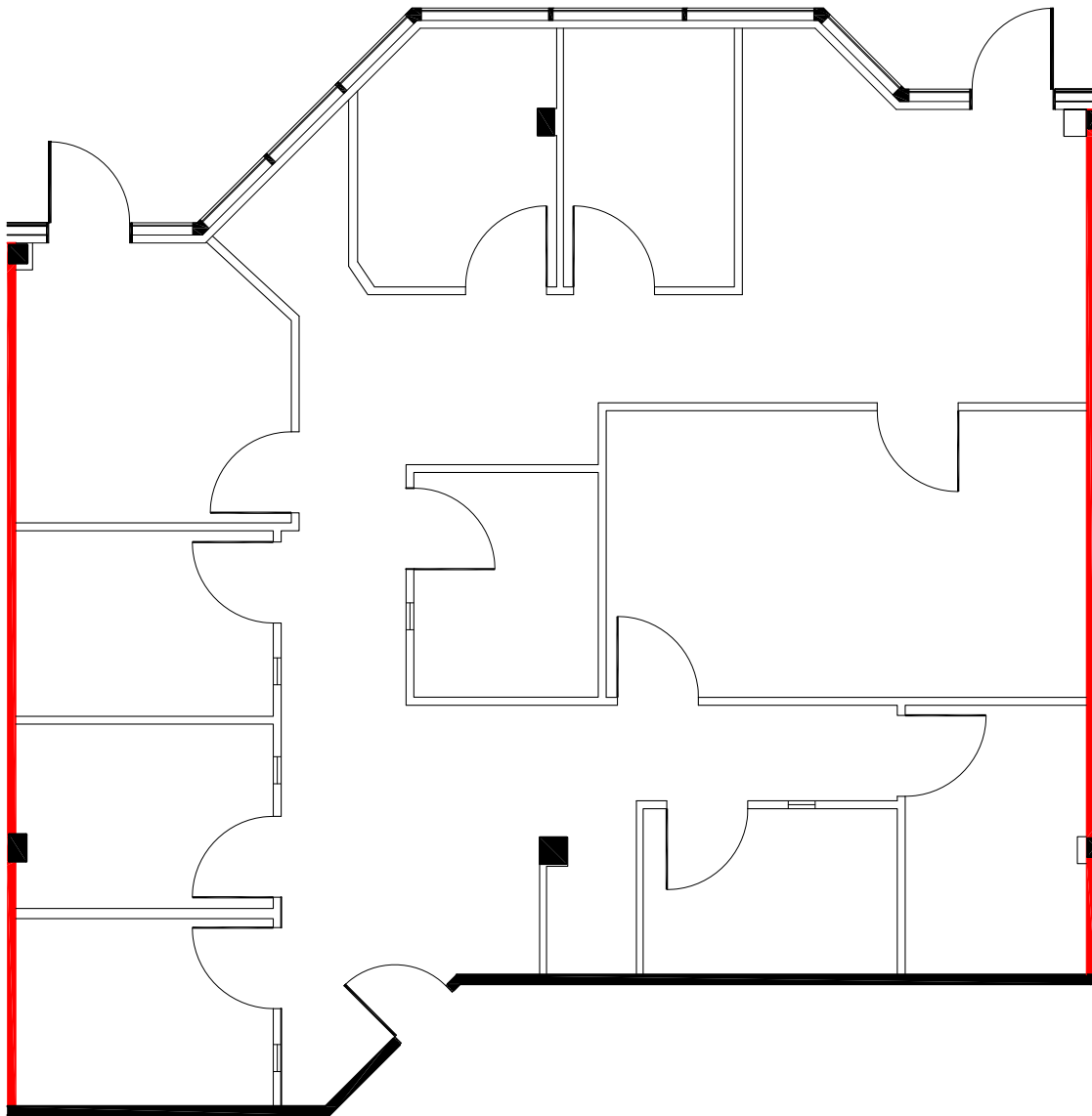


425 Britannia Road E

Unit 129 | 1,542 sf



KEY PLAN



Comments

- First floor office unit.
- Plenty of windows providing natural light in the unit.



Transit & Amenities

405- 425 Britannia Road E Mississauga, ON



Public Transit



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



- 502 Main-Hurontario

Distances from 405-425 Britannia Road E

13.5 km to
Toronto
Airport

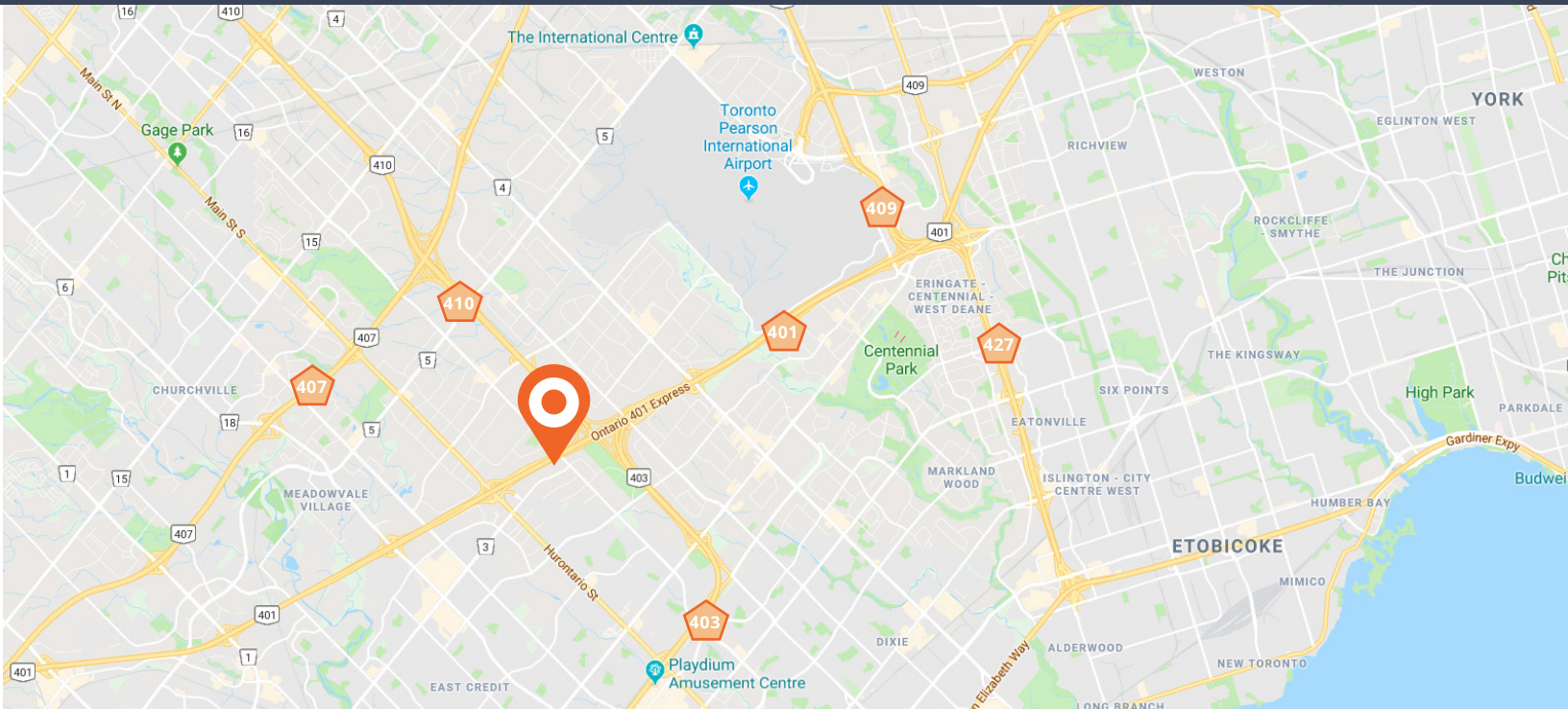
1.8 km to
Highway
410

2.6 km to
Highway
407

3.6 km to
Highway
401

Location

405- 425

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

