



newgen
REALTY EXPERTS INC. BROKERAGE



MEADOWVALE TOWER

Mississauga Road & 401 HWY

Welcome to Meadowvale Tower

Meadowvale Tower, a brand new professional office and Commercial building on Mississauga Road / Meadowvale Blvd. This represents a rare opportunity to own a professional office.

Situated in a prime location with easy access to both highways 401 and 407, this state-of-the-art commercial space is at the heart of

Meadowvale Business Park - a short distance from popular restaurants, shopping plazas, and parks.

Our flexible office spaces, ranging from 750 sq. ft. to 14,000 sq. ft., offer the perfect fit for all business types. Whether you're a dynamic startup, a growing mid-sized firm, or an established enterprise, we have the ideal space to accommodate your needs



PRIME LOCATION



BUILDING HIGHLIGHTS

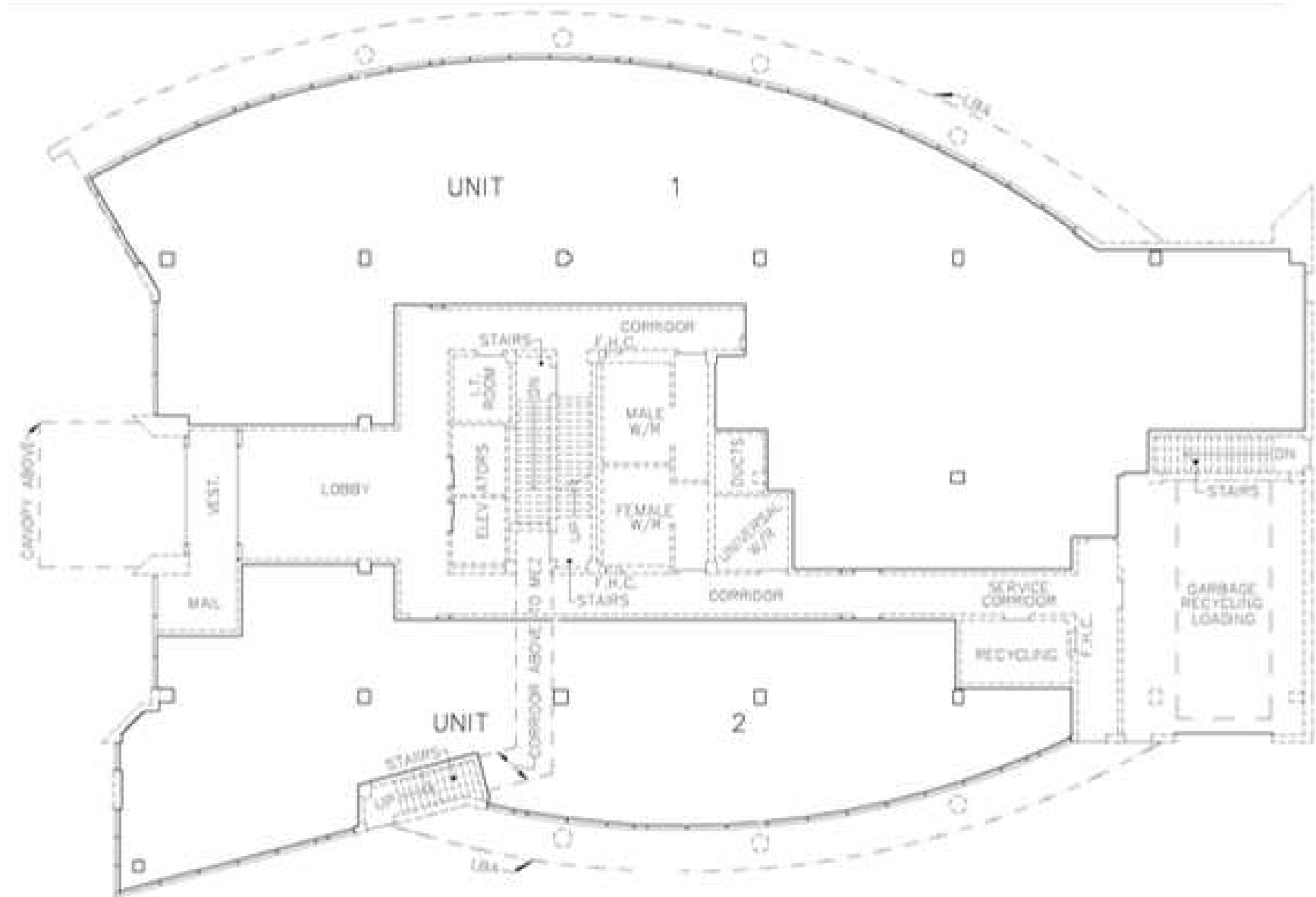
- ✔ Suite sizes range from 750 Sq.Ft. to 14,000 Sq.Ft.
- ✔ 25% extended deposit structure - reserve your unit with just \$25,000 on LOI
- ✔ Conveniently located with easy access to highways 401 and 407.
- ✔ Surrounded by 50+ popular restaurants, shopping plazas, and parks.
- ✔ Ideal for consulting firms, professional offices, educational institutions, IT Firms and more.
- ✔ Exclusive Parking & Locker available for purchase.





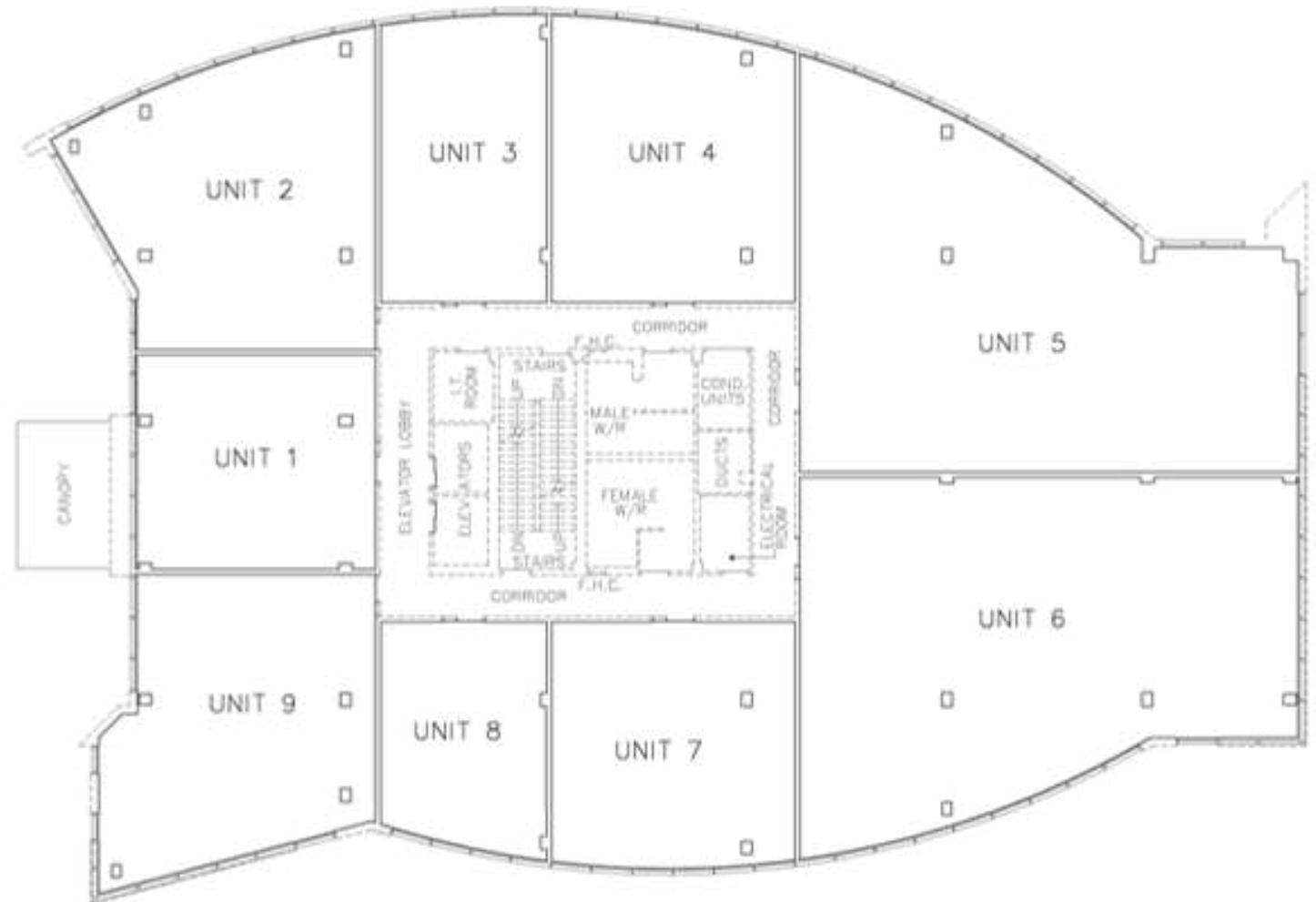
FLOOR PLAN - LEVEL 1

UNIT NUMBER	UNIT SIZE
101	805
102	1230
103	735
104	1030
105	2350
106	790
107	625
108	585
109	1155
Parking Available for Sale	\$69,000
General Parking	150+
Locker Units for Sale	\$49,000
Estimated Closing Date	2027 Q4



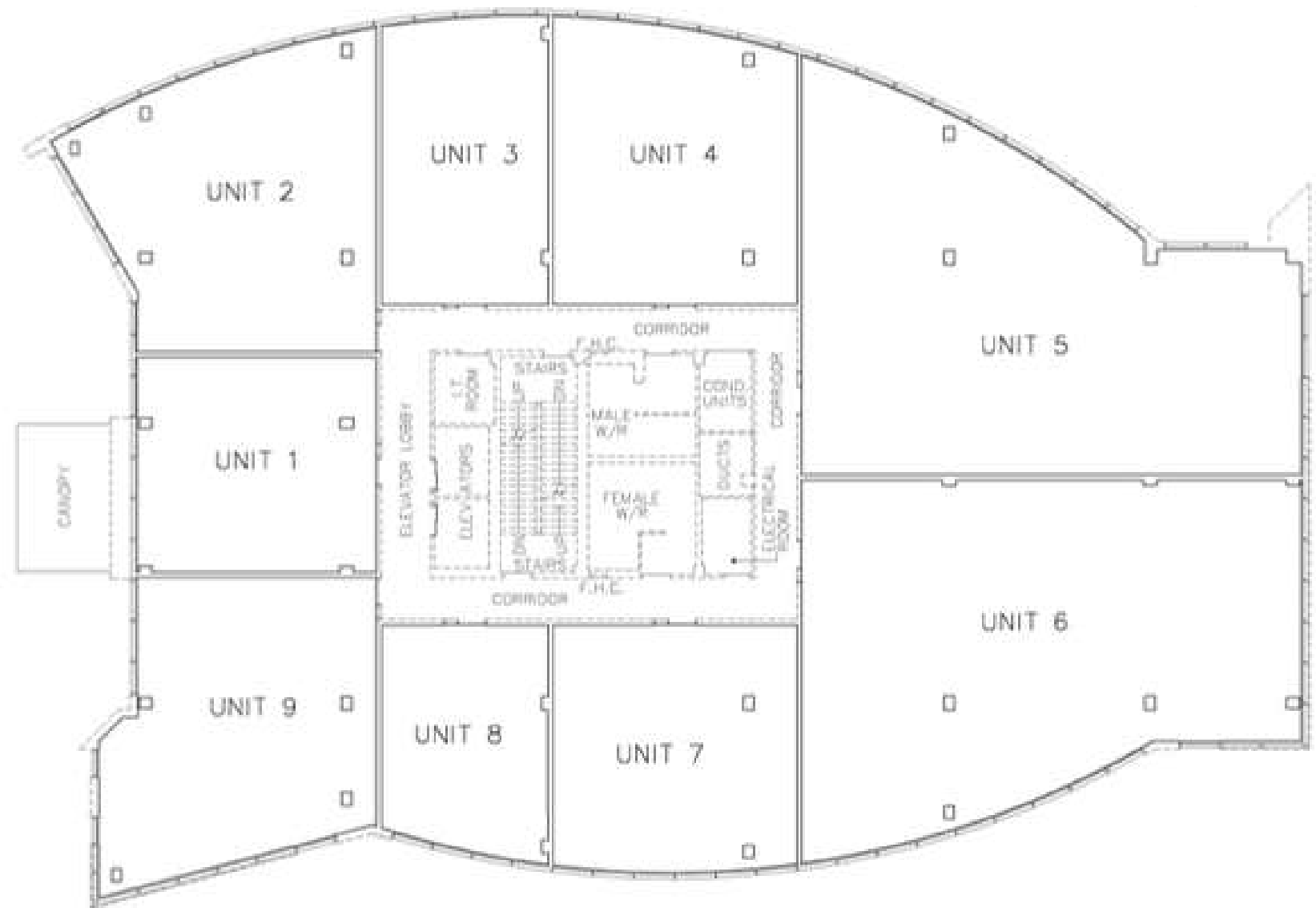
FLOOR PLAN - LEVEL 2-5

UNIT NUMBER	UNIT SIZE
201 / 301 / 401 / 501	1006
202 / 302 / 402 / 502	1537
203 / 303 / 403 / 503	918
204 / 304 / 404 / 504	1287
205 / 305 / 405 / 505	2936
206 / 306 / 406 / 506	2986
207 / 307 / 407 / 507	1156
208 / 308 / 408 / 508	731
209 / 309 / 409 / 509	1443
Parking Available for Sale	\$69,000
General Parking	150+
Locker Units for Sale	\$49,000
Estimated Closing Date	2027 Q4

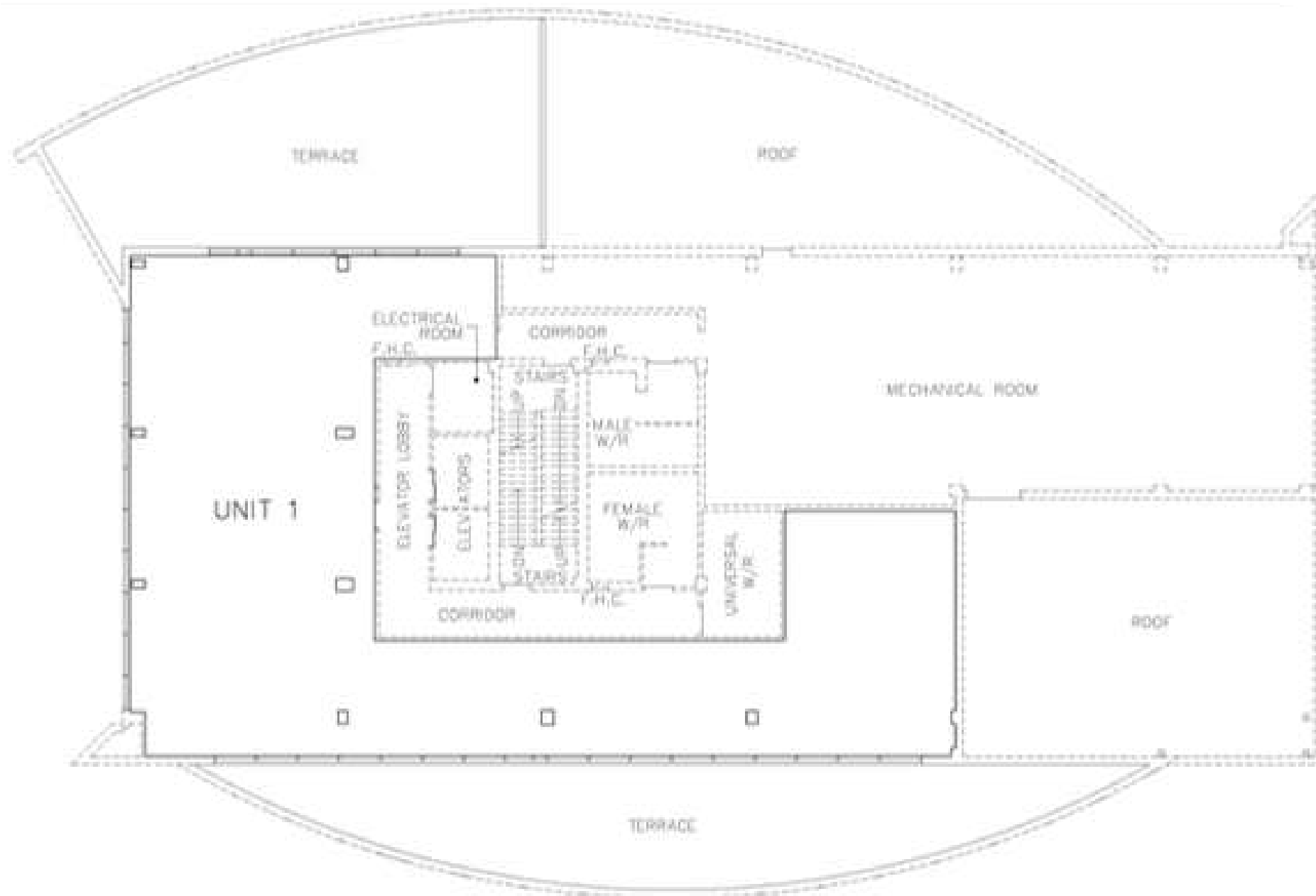


FLOOR PLAN - LEVEL 6

UNIT NUMBER	UNIT SIZE
601	1006
602	1537
603	918
604	1387
605	2936
606	1986
607	1156
608	1731
609	1443
Parking Available for Sale	\$69,000
General Parking	150+
Locker Units for Sale	\$49,000
Estimated Closing Date	2027 Q4

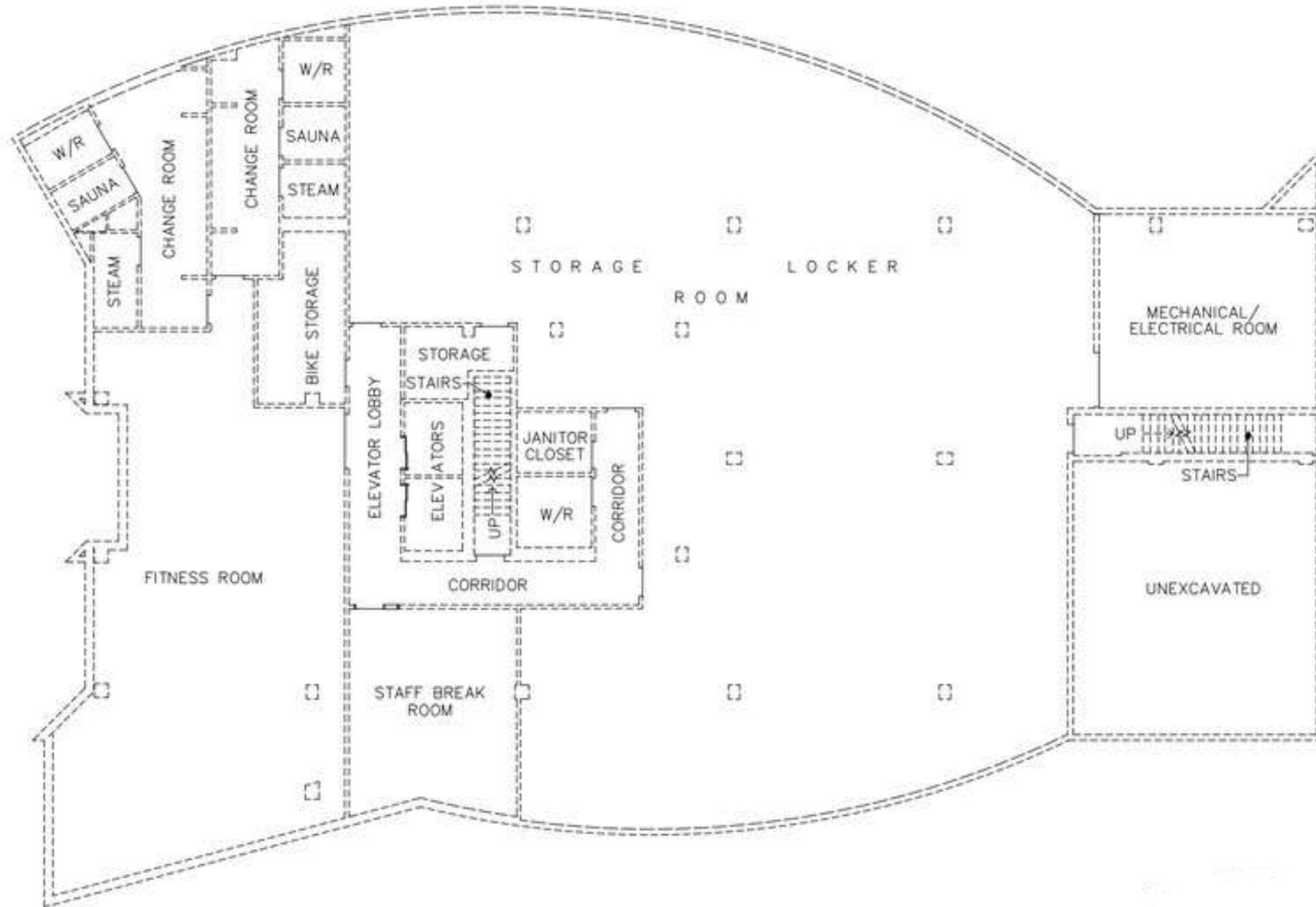


FLOOR PLAN - LEVEL 7

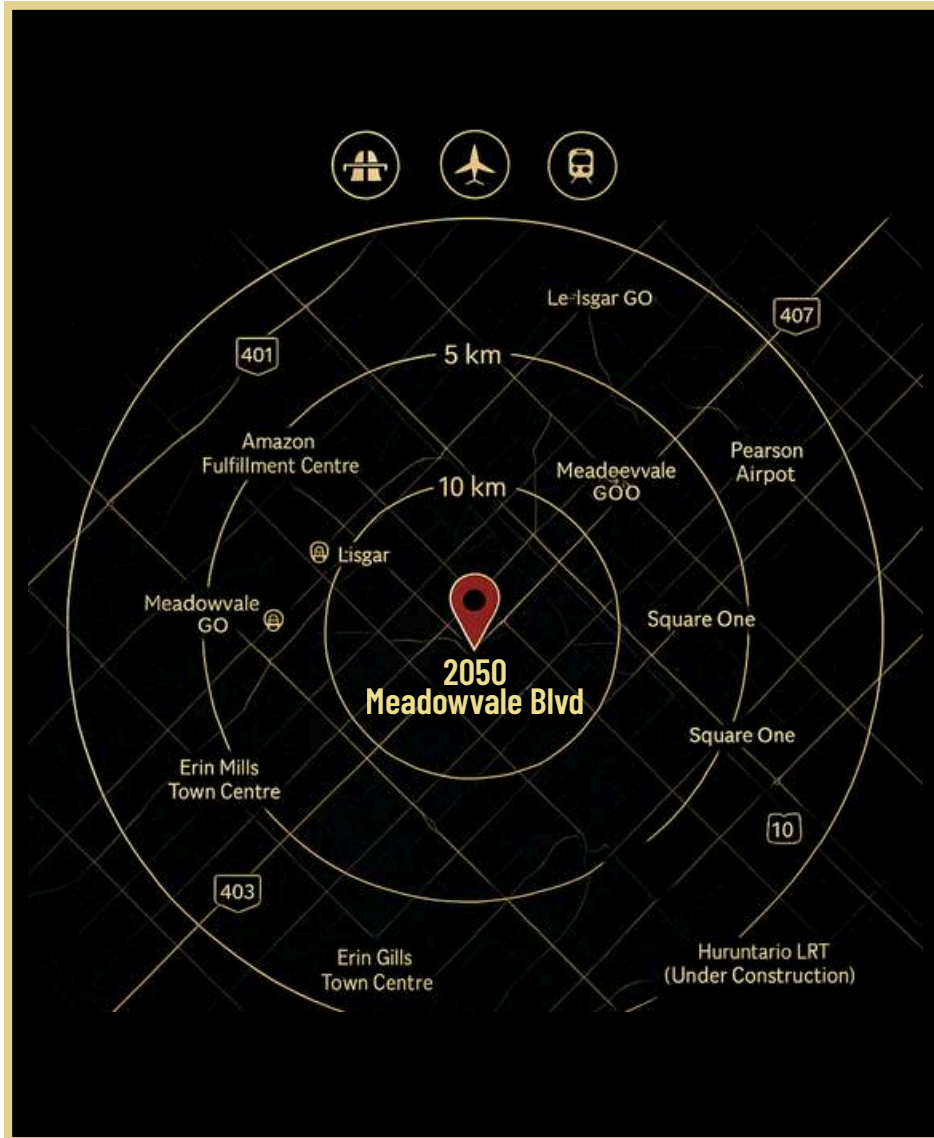


ROOFTOP RESTAURANT

BASEMENT



AMENITIES & TRANSIT



CONNECTIVITY

1. Meadowvale GO Station (2 mins)
2. Highway 401 (1-2 mins)
3. Highway 407 (3-4 mins)
4. Highway 403 (7-10 mins)
5. Pearson International Airport (12-15 mins)

RETAIL & LIFESTYLE LANDMARKS

1. Meadowvale Town Centre (LCBO, Metro, Shoppers, Banks, Major QSRs)
2. Meadowvale Community Centre & Library
3. Meadowvale Theatre
4. Meadowvale GO Station Retail Plaza
5. SmartCentres Mississauga (Winston Churchill & Argentia)
6. Premium retailers nearby: Walmart Supercentre, Canadian Tire, Home Depot, Costco (Erin Mills)

PARKS + RECREATION

1. Lake Aquitaine Park
2. Lake Wabukayne Trail & Park
3. Meadowvale Conservation Area
4. Credit Valley Conservation Lands

DINNING + SHOPPING

1. Taps Public House
2. Social Eatery
3. Swiss Chalet
4. McDonald's
5. CORA's Breakfast & Lunch
6. Meadowvale Town Centre Shopping Centre
7. Bank of Montreal
8. Baskin Robbins
9. Booster Juice
10. Arnie's Smoke Shop

MAJOR CORPORATE HEADQUARTERS NEARBY

1. Microsoft Canada Headquarters
2. Magna International
3. Wolseley Canada HQ
4. Purolator National HQ
5. TJX Canada (Winners / HomeSense) HQ
6. Maple Leaf Foods HQ
7. Siemens Canada
8. Schneider Electric

HIGH-DEMAND INDUSTRIAL & BUSINESS NODE

1. Meadowvale Business Park (One of Mississauga's biggest corporate parks)
2. Meadowpine Business Park
3. Winston Churchill Corporate Centre

ACCESSIBILITY

ACCESSIBILITY



AMENITIES WITHIN 3KM



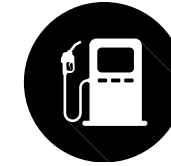
50+

RESTAURANTS



10

BANKS



12

GAS STATIONS



ZONING & PERMITTED USES

PERMITTED COMMERCIAL & PROFESSIONAL OFFICE USES

- Corporate Offices
- Real Estate Brokerages
- Financial Services & Mortgage Firms
- Insurance Agencies
- Consulting & Business Advisory Offices
- Engineering / Architectural / Planning Firms
- Law Offices & Notary / Paralegal Services
- Education / Training Centres
- Call Centres & Support Offices
- Technology Firms / Software Development
- Design Studios (Graphics / Marketing / Creative Agencies)

SERVICE COMMERCIAL & SUPPORT USES

- Showrooms & Display Centres
- Training & Certification Centres
- Commercial Call Centres
- Business Incubators / Co-Work Spaces
- Professional Trade Offices

MEDICAL & HEALTHCARE RELATED USES

- Medical Clinics & Specialist Practices
- Family Physicians & Walk-In Clinics
- Diagnostic & Imaging Labs (X-Ray, Ultrasound, etc.)
- Physiotherapy & Sports Rehabilitation
- Chiropractic / Osteopathy / Acupuncture Clinics
- Dental Clinics & Dental Surgery Offices
- Optometry / Eye Care / Optical Dispensaries
- Pharmacy (Ancillary to Medical Use)
- Speech Therapy / Mental Health Counselling Centres
- Wellness & Occupational Therapy Centres
- Blood Testing / Sample Collection Centres
- Sleep Clinics, Allergy Clinics, Hearing Clinics

LIGHT INDUSTRIAL, TECH, & FLEX-OFFICE USES

- Research & Development Facilities
- Printing / Prototyping / Fabrication Workshops
- Laboratories (Non-Hazardous Material Based)

*BUYERS/TENANTS ARE RESPONSIBLE FOR CONFIRMING ZONING AND PERMITTED USES.

VENDOR'S FINISHES

EXTERIOR

1. Modern glass façade providing ample natural light and architectural appeal.
2. Professionally landscaped site plan designed for enhanced curb appeal.
3. Signage opportunities available (subject to municipal approvals).
4. Barrier-free access throughout the site (AODA compliant).
5. Durable exterior materials to ensure long-term performance and visual consistency.

ELECTRICAL

1. Electrical rough-in provided for tenant fit-out.
2. 200 Amp tenant panel per unit.
3. Energy-efficient LED lighting in common areas.
4. High-speed internet and fiber-ready infrastructure.
5. Conduits provided for future signage and telecom connections.

INTERIOR & STRUCTURE

1. 14 ft ceilings – Ground Floor Retail Units.
2. 12 ft ceilings – 1st Floor Office Units.
3. Soundproofing provided between units for enhanced privacy.
4. Durable flooring base ready for tenant finish.
5. Well-lit common areas and corridors with premium finishes.
6. Elevator access provided for upper-level units.

MECHANICAL

1. Washroom rough-in provided in each unit.
2. High-efficiency HVAC systems for heating and cooling.
3. Fire protection and sprinkler system as per Ontario Building Code.
4. Plumbing and mechanical connections provided per plan.



DEMOGRAPHICS & MARKET PROFILE

STRONG, ESTABLISHED RESIDENTIAL BASE

POPULATION (MEADOWVALE DISTRICT):

Approx. 41,000+ residents within the immediate community.

HIGH DENSITY NODE:

~5,300 residents per km², significantly higher than the Mississauga average – ideal for service, retail and professional users.

AFFLUENT, FAMILY-DRIVEN COMMUNITY

MEDIAN AGE:

~40 years – a mature, working-age population with strong purchasing power.

FAMILY HOUSEHOLDS:

approx. 53% of households have children at home, supporting family-oriented uses such as medical, education, food, fitness and daily-needs retail.

CITY-WIDE HOUSEHOLD INCOME:

median total income for economic families in Mississauga is around \$116,000–\$141,000, underscoring a high-income trade area.

EDUCATED, PROFESSIONAL WORKFORCE

Mississauga has a **large share of workers in business, finance, administration and applied sciences**, feeding consistent demand for office, tech, logistics and professional services.

Proximity to major corporate employers in the Meadowvale Business Park further boosts **daytime population** (employees, contractors, visitors).

DIVERSE & GROWING MARKET

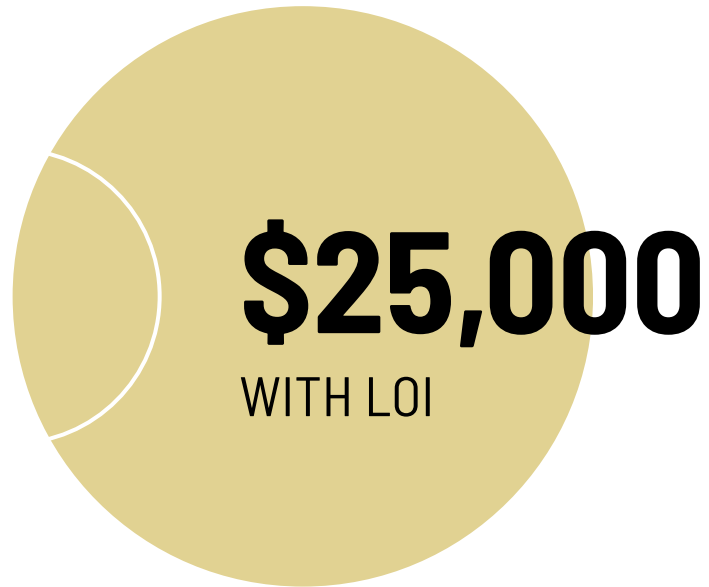
Meadowvale is a **culturally diverse community**, with strong South Asian, Black and Filipino populations adding depth to the local customer base and supporting a wide range of retail and service concepts.

Mississauga's ongoing growth and talent attraction strategy continues to drive **population and income growth**, strengthening long-term fundamentals for investors and tenants.

WHY THIS MATTERS FOR MEADOWVALE TOWER ?

- **Built-in customer base** for medical, professional, retail and food uses within minutes of the site.
- **Affluent families & professionals** support premium services and higher ticket spends.
- **Large daytime workforce** from surrounding business parks creates all-day traffic, not just evenings and weekends.
- **Diversity of residents** allows a wide range of specialty concepts (healthcare, ethnic food, education, wellness, financial services) to thrive.

DEPOSIT STRUCTURE



\$10% - \$25,000
ON SIGNING THE APS (APPROX. 30 DAYS)

10%
IN 90 DAYS FROM APS

5%
IN 180 DAYS FROM APS

5%
ON OCCUPANCY

*\$25/sq.ft. Premium will apply on certain units with Mississauga Rd Exposure. All prices, specifications, figures and materials are subject to change without notice. Image on top is Artist's Version of the Building. Actual Finish may differ.

All deposits payable to the lawyers trust account.
Harris, Sheaffer, LLP
Yonge Sheppard Centre
4881 Yonge Street, 8th Floor
Toronto, Ontario M2N 5X3

**EXCLUSIVE
INCENTIVES:
LIMITED TIME
ONLY**

• **BUY-BACK GUARANTEE ***

• **RENTAL INCOME GUARANTEE ***

• **PRICE PROTECTION GUARANTEE ***

• **FREE ASSIGNMENT ***

• **LOCKERS & RESERVED PARKING ***

AVAILABLE (FIRST COME-FIRST SERVE) *

*Some Conditions Apply

FOR MORE INFORMATION PLEASE CONTACT:

SHAIFALI KAUSHIK

Realtor [®]

Newgen Realty Experts Brokerage

647.969.4924

