



7025

7025

7025 LANGER DRIVE

MISSISSAUGA, ON



MARCH 2025

BUILT OUT SUITE IN MEADOWVALE

7025

7025





Property Highlights

- Net Rent: Contact Listing Agents
- Additional Rent: \$18.20 (2025 Estimate)
- Parking: 4 : 1,000 SF

AVAILABILITIES:

- Suite 310 - 13,013 SF
Available: April 1, 2026



BIKE RACKS



ON-SITE SHOWERS



INSTITUTIONAL OWNERSHIP AND ON-SITE PROFESSIONAL MANAGEMENT



OPTIMAL HIGHWAY ACCESS TO 401,407,403



ABUNDANT FOOD AMENITIES IN AREA



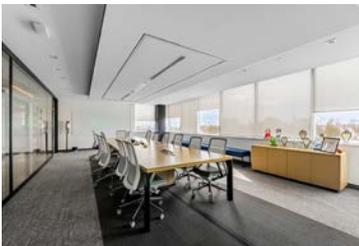
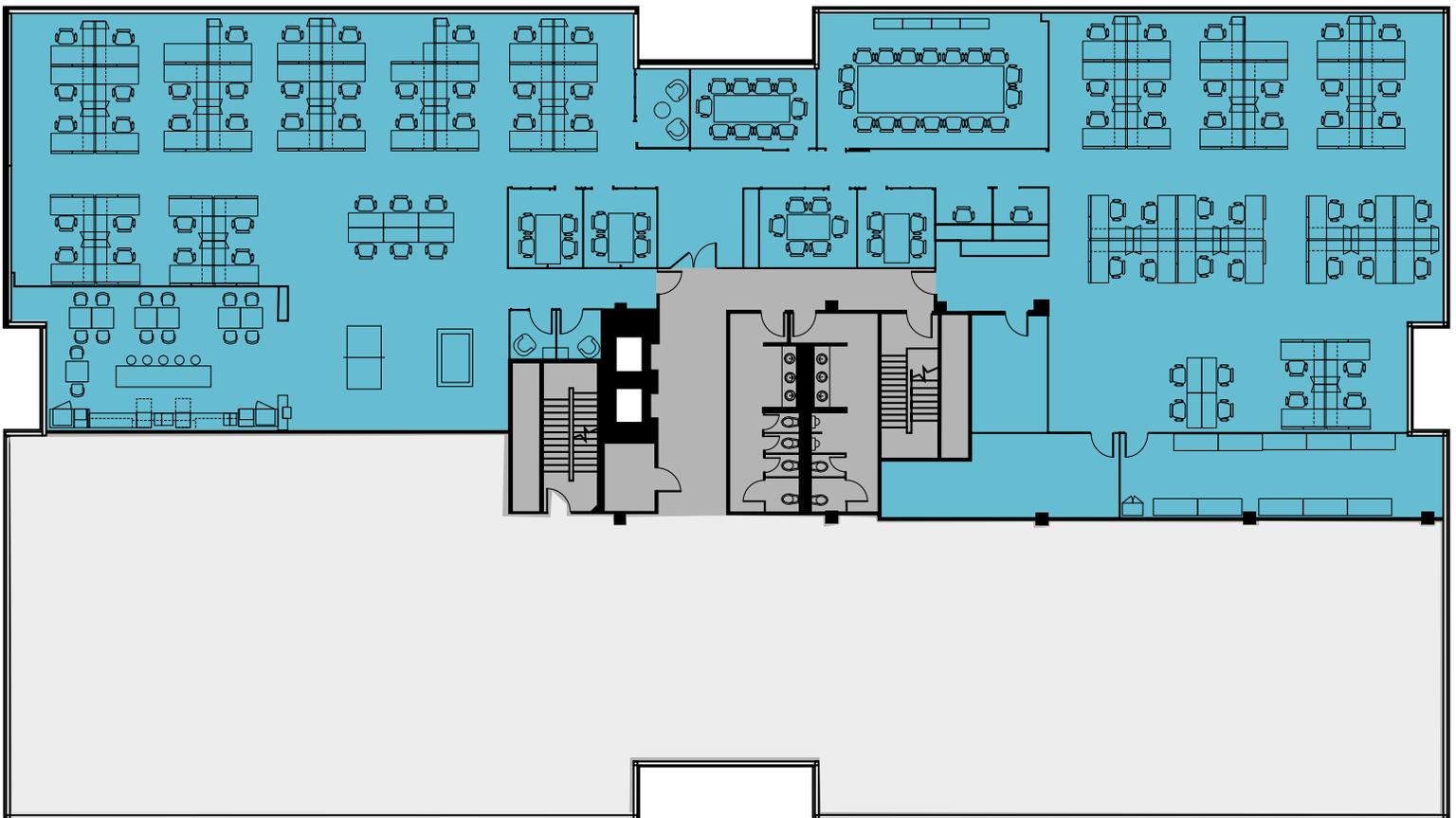
CROSSROADS CORPORATE CENTRE

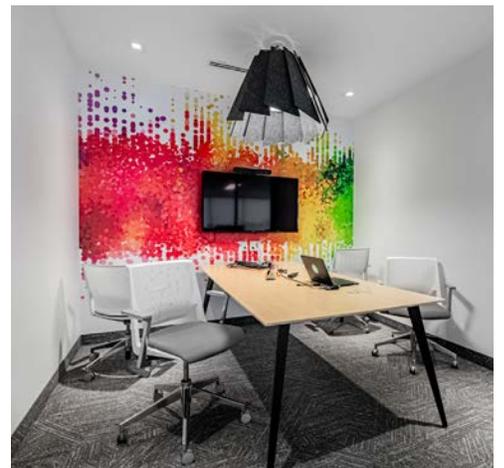
PART OF THE CROSSROADS CORPORATE CENTRE

Suite 310 - 13,013 SF

DESCRIPTION:

- Large reception area with seating and double glass entry with elevator exposure
- Large boardroom for 20 people, 5 smaller meeting rooms (for 4, 6, and 8 people), and 4 call rooms
- Large lunchroom
- Large file room, print/copy room, and IT room
- Furniture and Fixtures may be available







BUILDING OVERVIEW



7025 Langer Drive has 64,000 sq. ft. of suburban office space on the 2.7 acre portion of Crossroads Corporate Centre Business Park. Steel structure and glazed curtain wall. Column free floor plates - approx. 23,000 sq. ft. High efficiency HVAC rooftop units and heat recovery units.

Year Built: 2014

Total Rentable Area:
64,100 sq. ft. (approx.)

PROPERTY DESCRIPTION



Typ. Floor Plate	23,000 sq.ft	PSF Utilities:	\$1.50
Typ. % Gross up	8.0%	PSF Operating Costs:	\$11.53
		PSF Realty Tax:	\$5.17
		PSF Additional Rent Total:	\$18.20



PARKING

Surface # stalls:	198
Surface ratio:	4 spaces per 1,000 sq.ft
Monthly parking cost:	Free of charge
Parking description	Handicapped / Hybrid Parking; Bicycle Storage



TECHNICAL SPECIFICATIONS

Tenant:	10 watts/sq. ft.
Lighting:	10 watts/sq. ft.
Other:	10 watts/sq. ft.

Ceiling Height:	9'11" Ground Floor
Wall Type:	Window glazing
Washrooms per floor:	2
Satellite dish capability:	YES
Fibre optic capability:	YES (Bell and Rogers)
Shipping receiving:	YES
Emergency generator:	YES
HVAC dist system:	Variable air volume
HVAC hours:	6:00am-6:00pm Monday to Friday
After hours HVAC \$/hr:	\$50 (+ Admin Fee + HST)



ACCESS

Public transit:	YES
Barrier free access to building:	YES
To washroom	YES



ELEVATORS

High rise:	2
Mid rise:	0
Low rise:	2
Freight:	1
Parking:	1



SAFETY

Fire detection system:	YES
Sprinkler system:	YES
Manned security:	YES
Security systems:	YES



AWARDS & DESIGNATIONS

BOMA BEST Silver
LEED Core & Shell
LEED EB Platinum

MEADOWVALE

Area Amenities

RESTAURANTS

1. Boston Pizza
2. Tim Hortons
3. Starbucks
4. Swiss Chalet
5. Lena's Roti
6. Thai Express
7. Panago Pizza
8. Chop Steakhouse
9. WIND Japanese
10. Chucks Roadhouse
11. Eddie's Wok N Roll
12. Harveys
13. Chatime
14. McDonalds
15. Social Eatery
16. Pho Mi 289
17. Taps Public House
18. Burrito Boyz
19. Moxies
20. Jack Astors

RETAIL AND GAS

1. Shoppers Drug Mart
2. LCBO
3. Canadian Tire
4. Metro
5. Rexall
6. Circle K
7. Esso
8. Petro Canada
9. Shell
10. Canadian Tire Gas

HOTELS AND BANKS

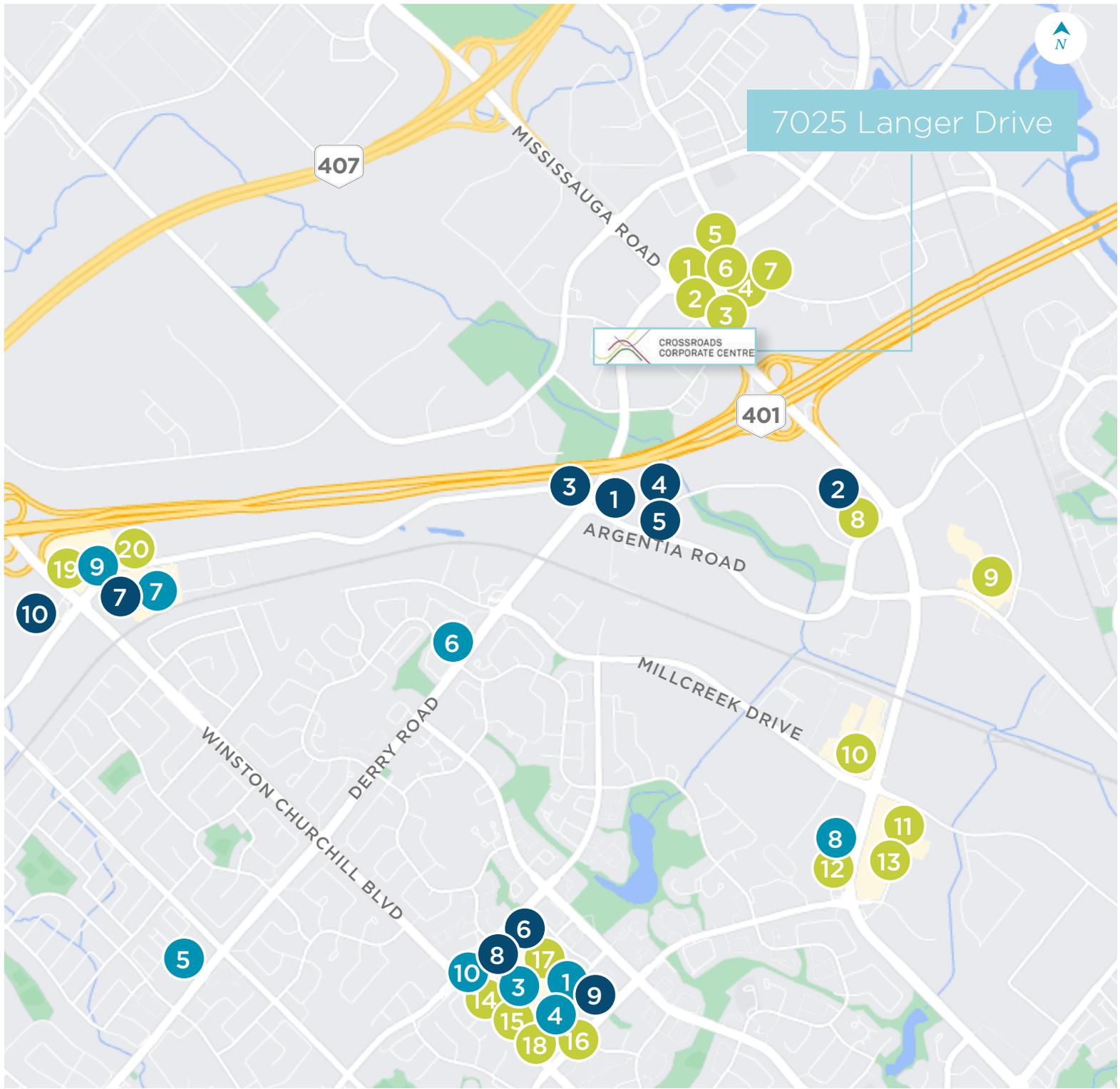
1. Four Points by Sheraton
2. Hilton Mississauga
3. Holiday Inn
4. Courtyard by Marriott
5. Residence Inn by Marriott
6. Bank of Montreal
7. RBC
8. TD Canada
9. CIBC
10. HSBC

Area Demographics

WITHIN 1 KM RADIUS

1,479.20

POPULATION



16,530.70
DAYTIME POPULATION

\$142,671.14
AVG HOUSEHOLD
INCOME

38
MEDIAN AGE



7025

7025

Michael Hagerty*
905 501 6422
michael.hagerty@cushwake.com

Fay Goveas**
905 501 6482
fay.goveas@cushwake.com



March 2025