



7025

7025

# 7025 LANGER DRIVE

MISSISSAUGA, ON



CUSHMAN &  
WAKEFIELD



REALTY  
ADVISORS

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



BOMA  
BEST SILVER



LEED  
EB PLATINUM



LEED  
CORE & SHELL



BIKE  
RACKS



ON-SITE  
SHOWERS



INSTITUTIONAL  
OWNERSHIP AND  
ON-SITE  
PROFESSIONAL  
MANAGEMENT



OPTIMAL HIGHWAY  
ACCESS TO  
401,407,403



ABUNDANT FOOD  
AMENITIES  
IN AREA



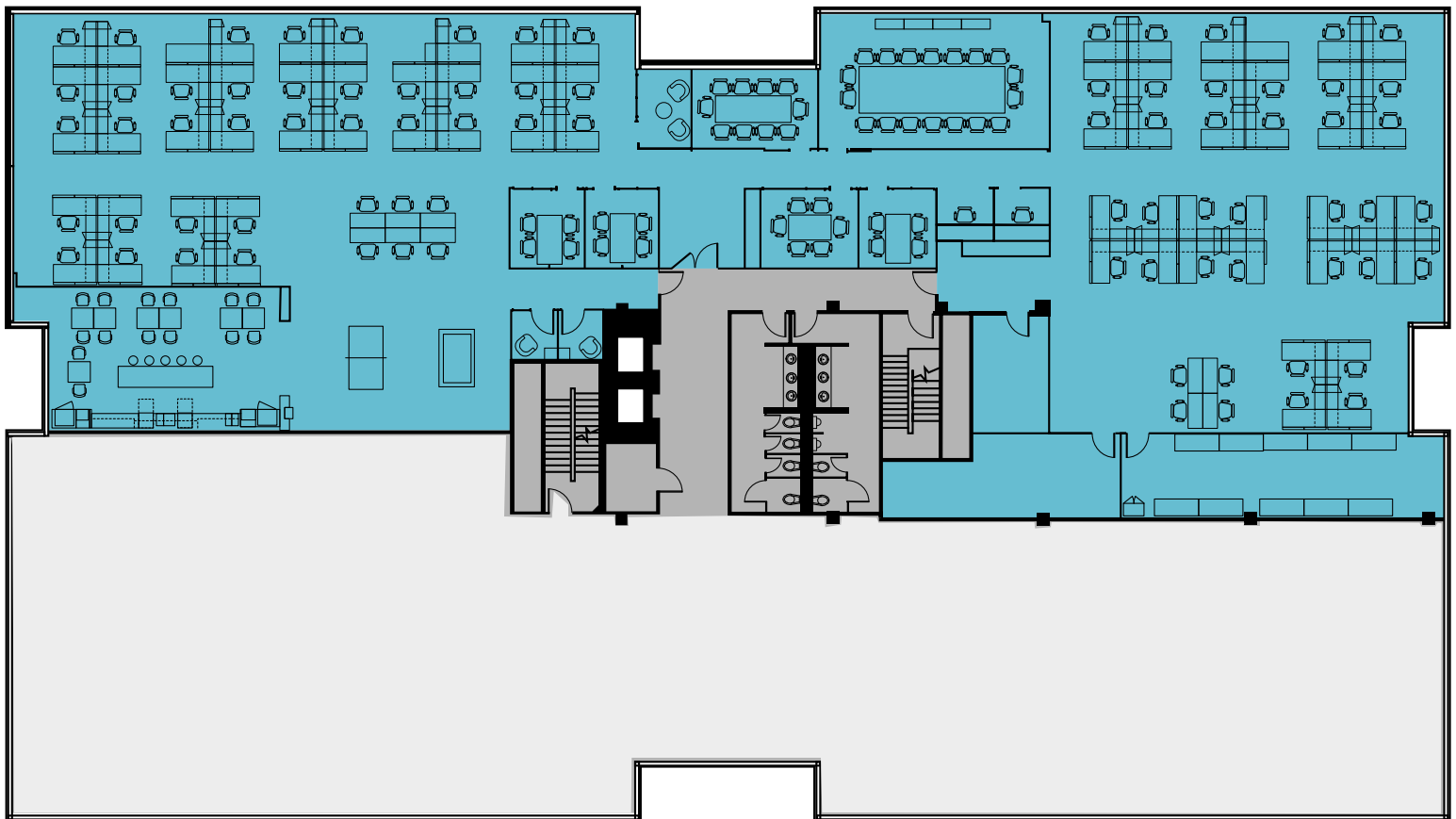
CROSSROADS  
CORPORATE CENTRE

PART OF THE  
CROSSROADS  
CORPORATE CENTRE

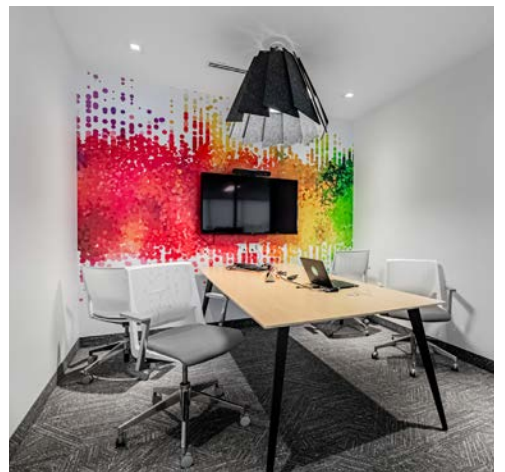
# Suite 310 - 13,013 SF

## 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  
Typ. % Gross up 8.0%

PSF Utilities: \$1.50  
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      | 11. Eddie's Wok N Roll |
| 2. Tim Hortons       | 12. Harveys            |
| 3. Starbucks         | 13. Chatime            |
| 4. Swiss Chalet      | 14. McDonalds          |
| 5. Lena's Roti       | 15. Social Eatery      |
| 6. Thai Express      | 16. Pho Mi 289         |
| 7. Panago Pizza      | 17. Taps Public House  |
| 8. Chop Steakhouse   | 18. Burrito Boyz       |
| 9. WIND Japanese     | 19. Moxies             |
| 10. Chucks Roadhouse | 20. Jack Astors        |

### RETAIL AND GAS

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

### HOTELS AND BANKS

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

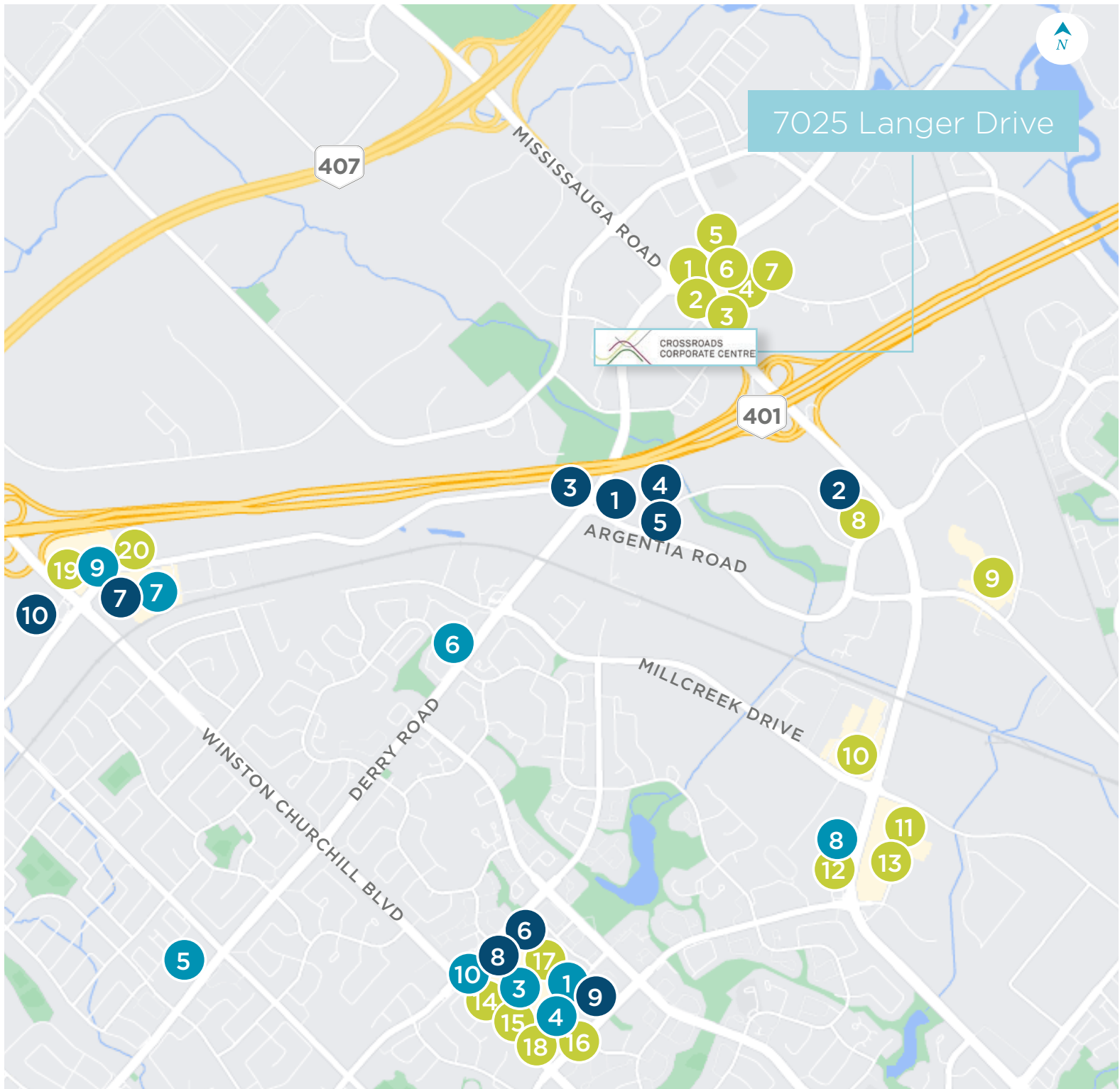
## Area Demographics

WITHIN 1 KM RADIUS

# 1,479.20

POPULATION





16,530.70  
DAYTIME POPULATION

\$142,671.14  
AVG HOUSEHOLD  
INCOME

38  
MEDIAN AGE





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