

FOR LEASE
4 PAGET ROAD
Brampton, ON



BRAND NEW MODEL SUITES

3,088 - 5,783 SF AVAILABLE

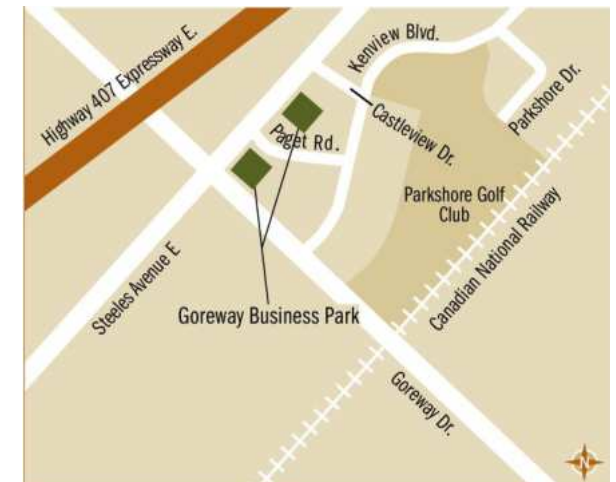


PROPERTY DETAILS

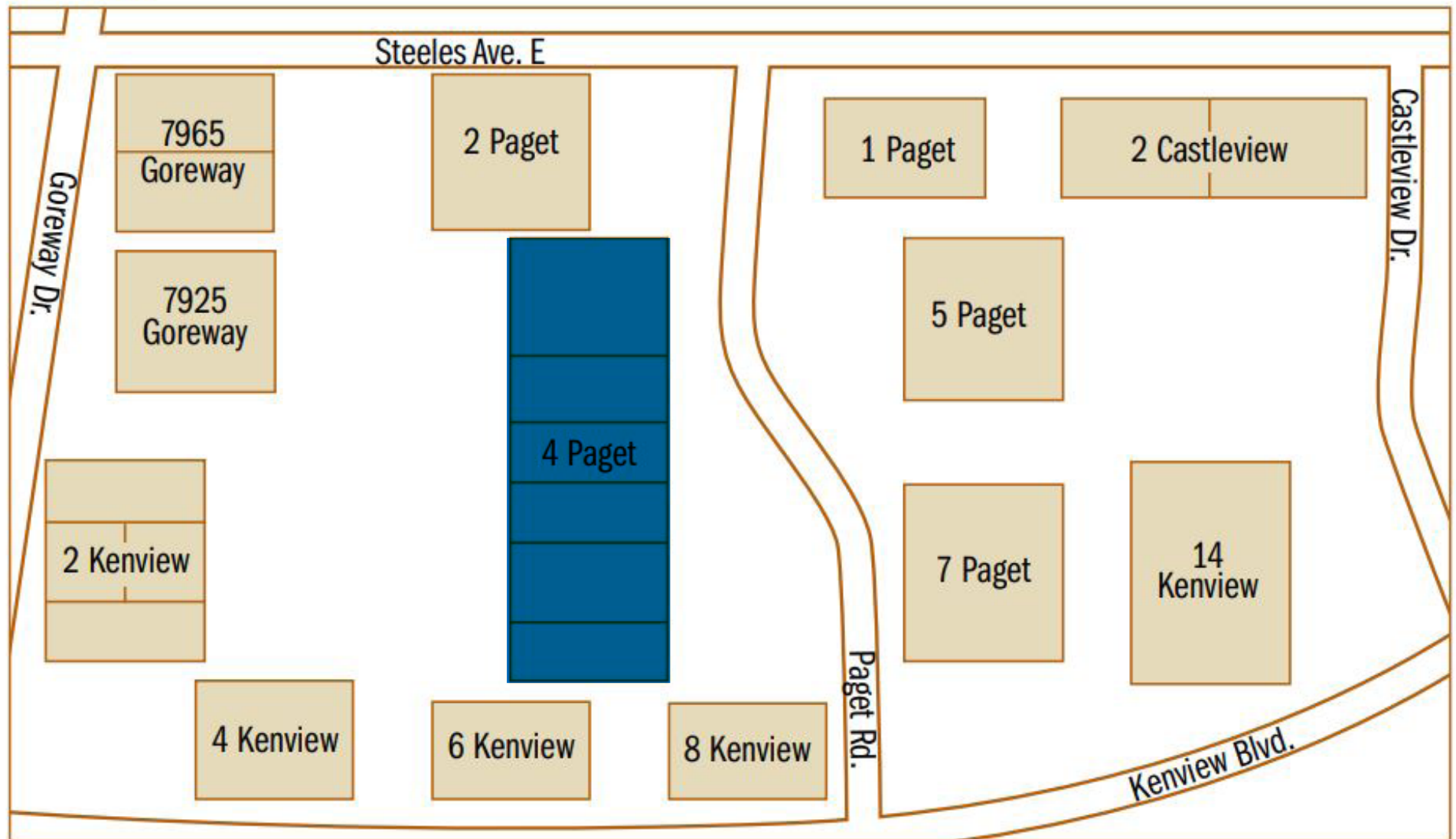


GOREWAY BUSINESS PARK

- Goreway Business Park offers convenience and quality space. Strategically situated at Goreway Drive and Steeles Avenue East, this Park consists of thirteen freestanding single and multi-tenant buildings, well-located in the growing Brampton node. With its easily accessible location, Goreway Business Park offers an excellent opportunity for prime space in an enjoyable working environment.
- The Park offers excellent transportation access to Highways 407, 401 and 427 as well as Pearson International Airport. Additionally, it is close to major amenities and has good access to public transportation.
- Total Park Size: 792,473 sq. ft.



SITE PLAN



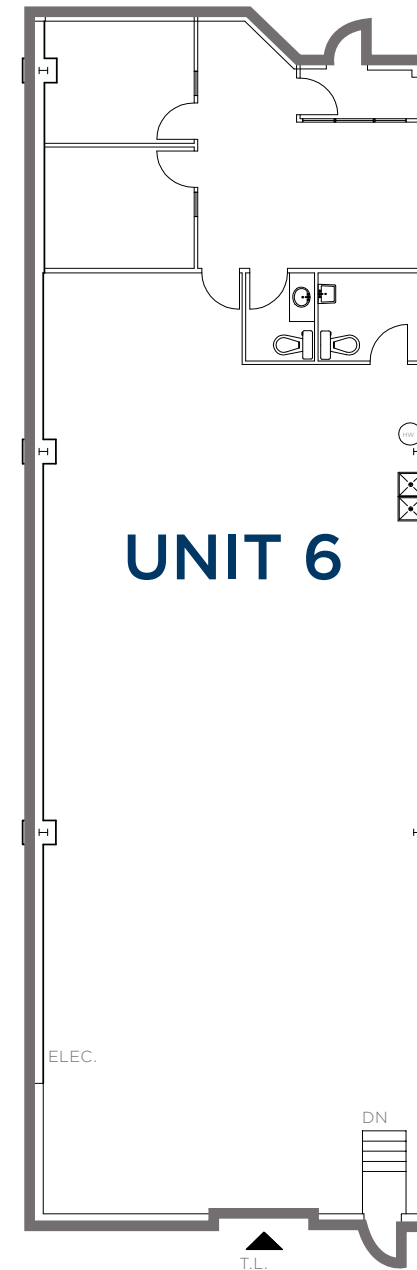
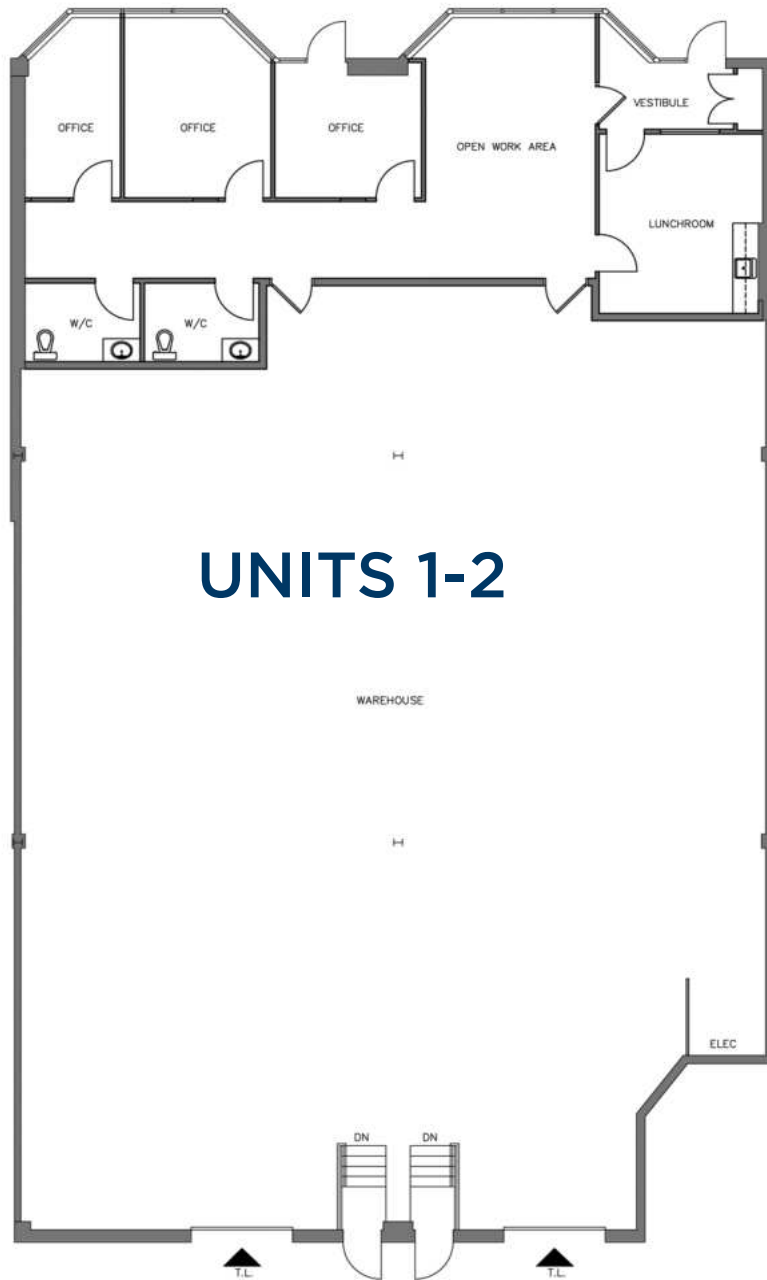
PROPERTY HIGHLIGHTS

LOCATION	UNITS 1-2	UNIT 6
TOTAL SPACE AVAILABLE	5,783 SF	3,088 SF
OFFICE SPACE	1,412 SF	732 SF
SHIPPING	2 Dock Level Doors	1 Dock Level Doors
CLEAR HEIGHT	16'	
ZONING	M4 - 2614	
AVAILABILITY	Immediate	
BASE RENT	\$18.95 PSF	
ADDITIONAL RENT	\$5.97 PSF	

FEATURES

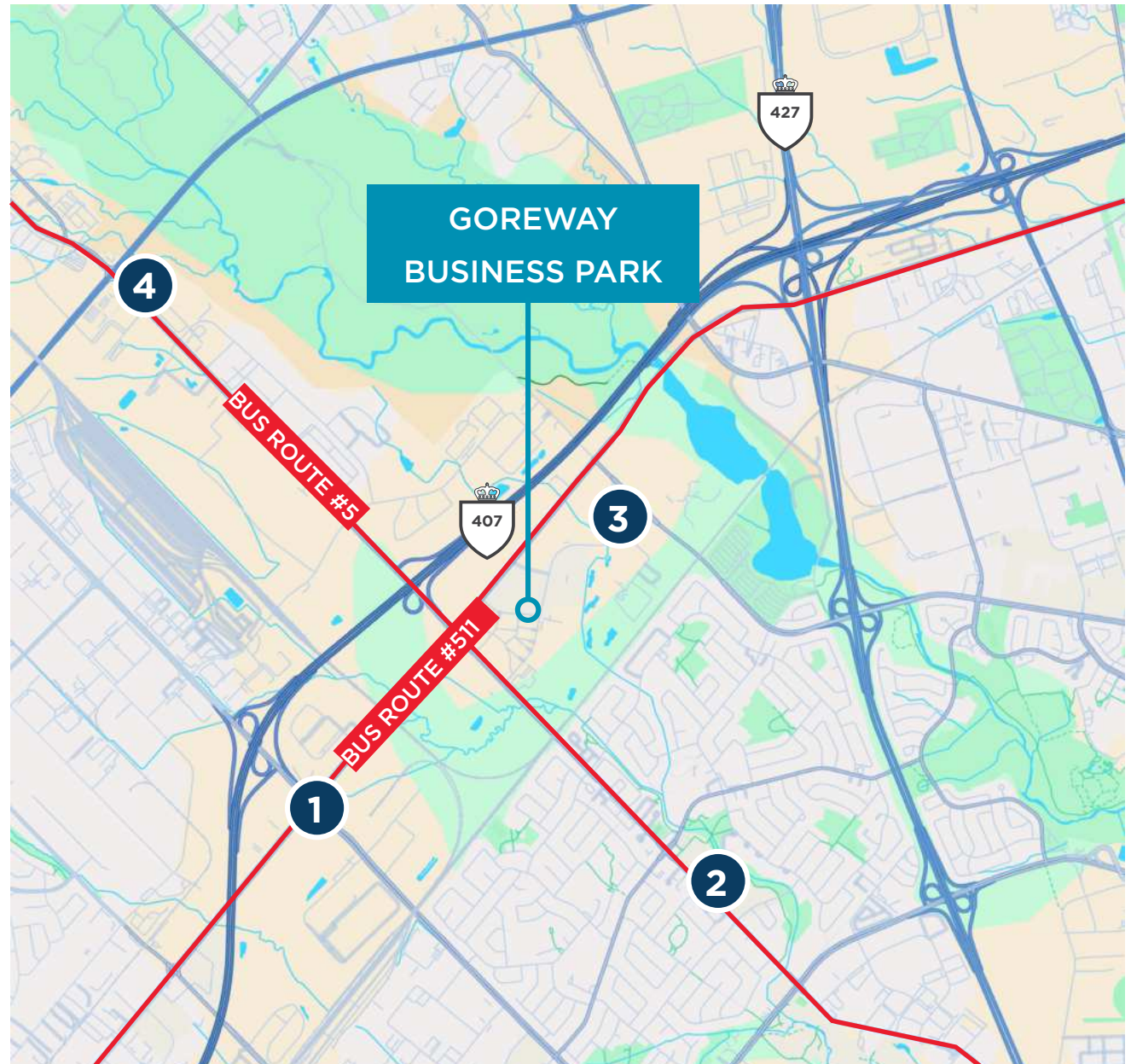
- Full model suite with white-boxed warehouse, new carpet, paint, LED lighting, kitchenette and washrooms
- Generous shipping court that can accommodate 53' trailers
- Excellent access to Highways 407, 427 and 401

FLOORPLAN



LOCAL AMENITIES & ATTRACTIONS

- 1** Tim Hortons
Pearson Convention Centre
Esso
Circle K
- 2** CIBC
LCBO
FreshCo
Lazeez
Dollarama
Popeyes
Petro Canada
KFC
Pizza Pizza
- 3** Resto Bar Cafe
Subway
- 4** A&W
Hyatt Place
Petro Canada
Tim Hortons
Shell



ABOUT GWL REALTY ADVISORS

Incorporated in 1993, GWL Realty Advisors is a real estate company focused on growth, committed to sustainability, and dedicated to delivering strong, long-term returns for its clients. To do this, we look for opportunities, at home and abroad, to expand our portfolio, initiate rewarding partnerships and establish new investment platforms for our clients. We act as trusted stewards of our clients' assets and the places where our tenants work and our residents live.

Backed by The Canada Life Assurance Company, a leading Canadian international financial services company, we act with integrity in every transaction, every agreement and every relationship, which makes us a welcome partner. We value our staff and draw upon their creativity and determination, so we can move boldly to achieve our goals – and to develop and manage spaces that engage, excite and inspire.

OUR SERVICES

Our extensive suite of real estate services includes portfolio management, acquisitions and dispositions, development, asset and property management, and leasing, across the full range of office, industrial, retail and multi-residential asset classes.

We also manage three real estate segregated funds, including two of Canada's largest open-end real estate segregated funds: [Great-West Life Real Estate Fund](#) and [London Life Real Estate Fund](#).



GWL Realty Advisors Portfolio Highlights

42.5M
SF

\$18B
Assets Under
Management

\$1B
Projects Under
Development

683

Real Estate transactions completed since 1996

110

Development Projects
Completed Since 1996

7

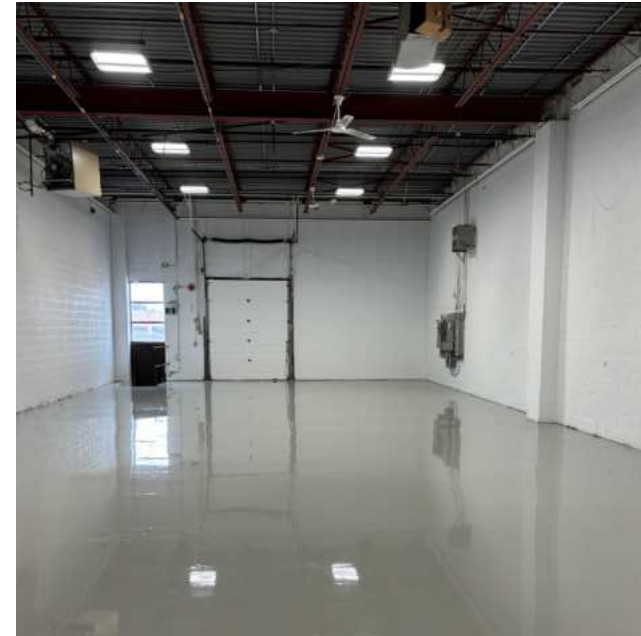
Consecutive GRESB
Green Star Rankings



86%

of GTA Industrial Portfolio by Floor area
Certified BOMA BEST or LEED
(5th Consecutive 5-Star Ranking)

PICTURES



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ABOUT GWL REALTY ADVISORS

GWL Realty Advisors is a leading Canadian real estate investment advisor with a broad scope of management expertise in all asset classes in the Canadian and European marketplace. Our team has extensive experience in all facets of real estate investment, management and development including multi-residential, office, industrial and retail. GWL Realty Advisors manages over 50 million square feet of space across all asset types in major Canadian cities. Our vision is to shape the environment by exceeding the expectations of our investors, partners, tenants and employees. Our commitment is to deliver value with leading standards through integrity, innovation and teamwork. GWL Realty Advisors Inc. is a wholly-owned