

2476

ARGENTIA ROAD FIRST MEADOWVALE CENTRE III

MISSISSAUGA, ON

UP TO 9,250 SF OF BUILT-OUT, MOVE-IN READY SPACE IN AN
A-CLASS ASSET AT THE HEART OF PRESTIGIOUS MEADOWVALE



Designed for performance Built for efficiency

THIS TURNKEY SUBLEASE IS READY TO ELEVATE
YOUR BUSINESS NEEDS NOW.



PROPERTY DETAILS

AVAILABILITY

4th floor - 9,250 SF

NET RENT

Negotiable (Call Listing Agent)

ADDITIONAL RENT

\$11.66 (2023)

OCCUPANCY

Immediately

SUBLEASE TERM

Until May 1st, 2029

PARKING

4/1,000



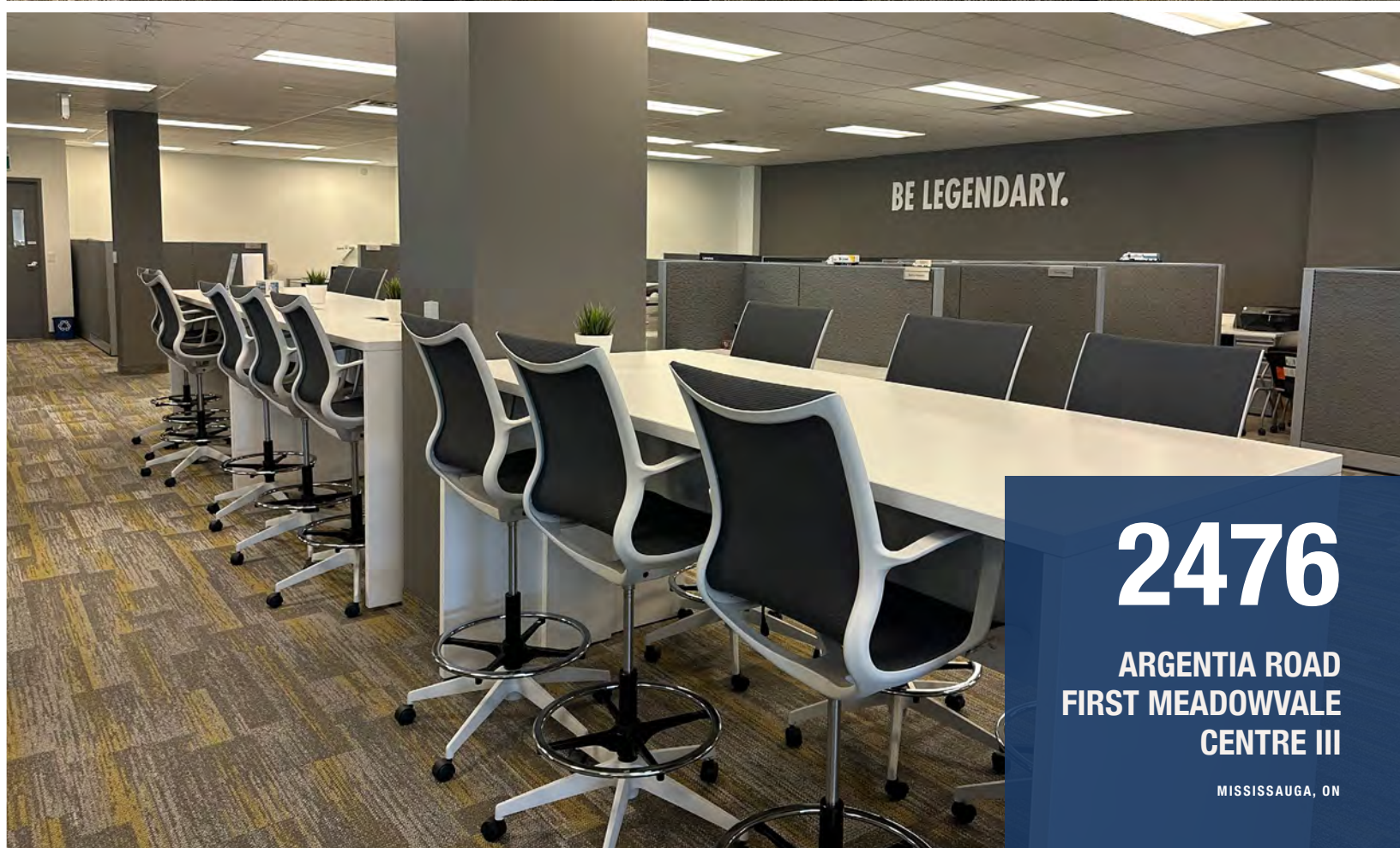
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PROPERTY HIGHLIGHTS

- Move-in ready layout featuring a boardroom, meeting room, private office, and open area - ideal for collaborative and private work environments
- A-Class LEED Building: Modern, energy-efficient, and professionally managed
- Steps from Meadowvale GO Station and immediate access to Hwy 401 & 407 with high-profile exposure along Hwy 401 for enhanced brand visibility
- Located in a highly amenitized area with nearby restaurants, hotels, and fitness centres, catering

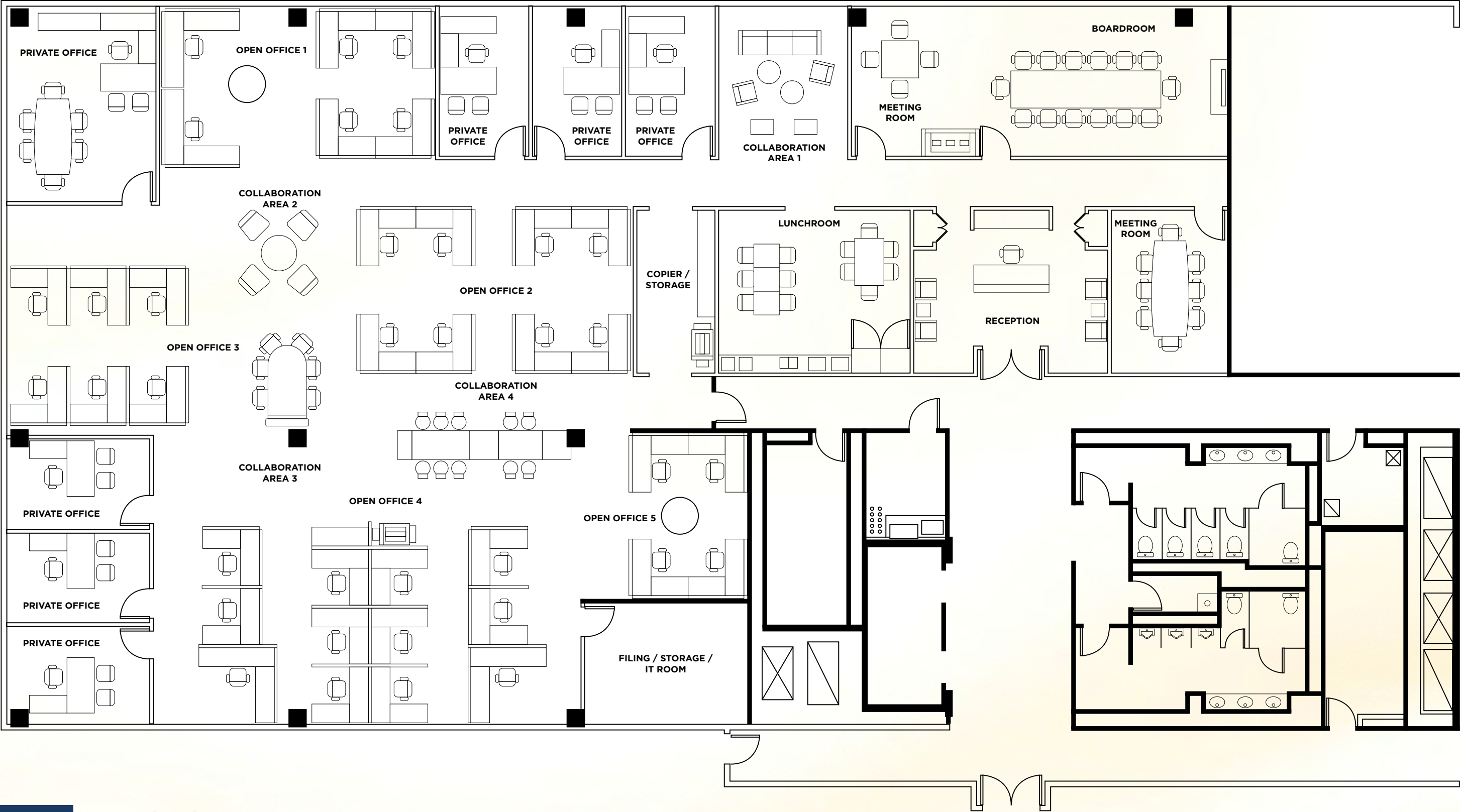


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PROPERTY FLOORPLAN



4TH FLOOR

9,250 SF

AMENITIES MAP

Strategically located in Mississauga’s Meadowvale Business Park, 2476 Argentia Road presents a prime office opportunity in one of the GTA’s most connected and established commercial corridors.

Positioned just minutes from Highways 401, 407, and 403, the property offers exceptional accessibility for both local and regional commuters. This well-maintained, professionally managed building features efficient floor plates, modern finishes, and abundant surface parking. Its location provides immediate proximity to a wide range of amenities, including restaurants, retail, fitness centres, and transit services, with Meadowvale GO Station just a short drive away.

RESTAURANTS

GROCERY & RETAIL

GAS STATIONS

HOTELS



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PLEASE CONTACT US:

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