

 6925 | CENTURY
AVENUE

OFFICE SPACE FOR LEASE





Reimagined office spaces to help you win the Century

True North Commercial REIT is pleased to present true grade A space in the heart of Meadowvale. Built in 2012, this is the first vacancy this asset has seen in over ten years making it a highly sought after opportunity to make a mark in the Meadowvale office market.



| | |
|------------------------|--|
| CLASS | A – LEED Gold |
| TYPICAL FLOOR | 25,846 SF |
| SIZE RANGE | 5,000 - 26,568 SF |
| NET RENT | \$22.00 PSF |
| ADDITIONAL RENT | \$15.07 PSF (est. 2025) |
| AVAILABILITY | Immediate |
| PARKING | 4:1000 Free Surface Parking Underground Parking Available |



TURNKEY SPACE

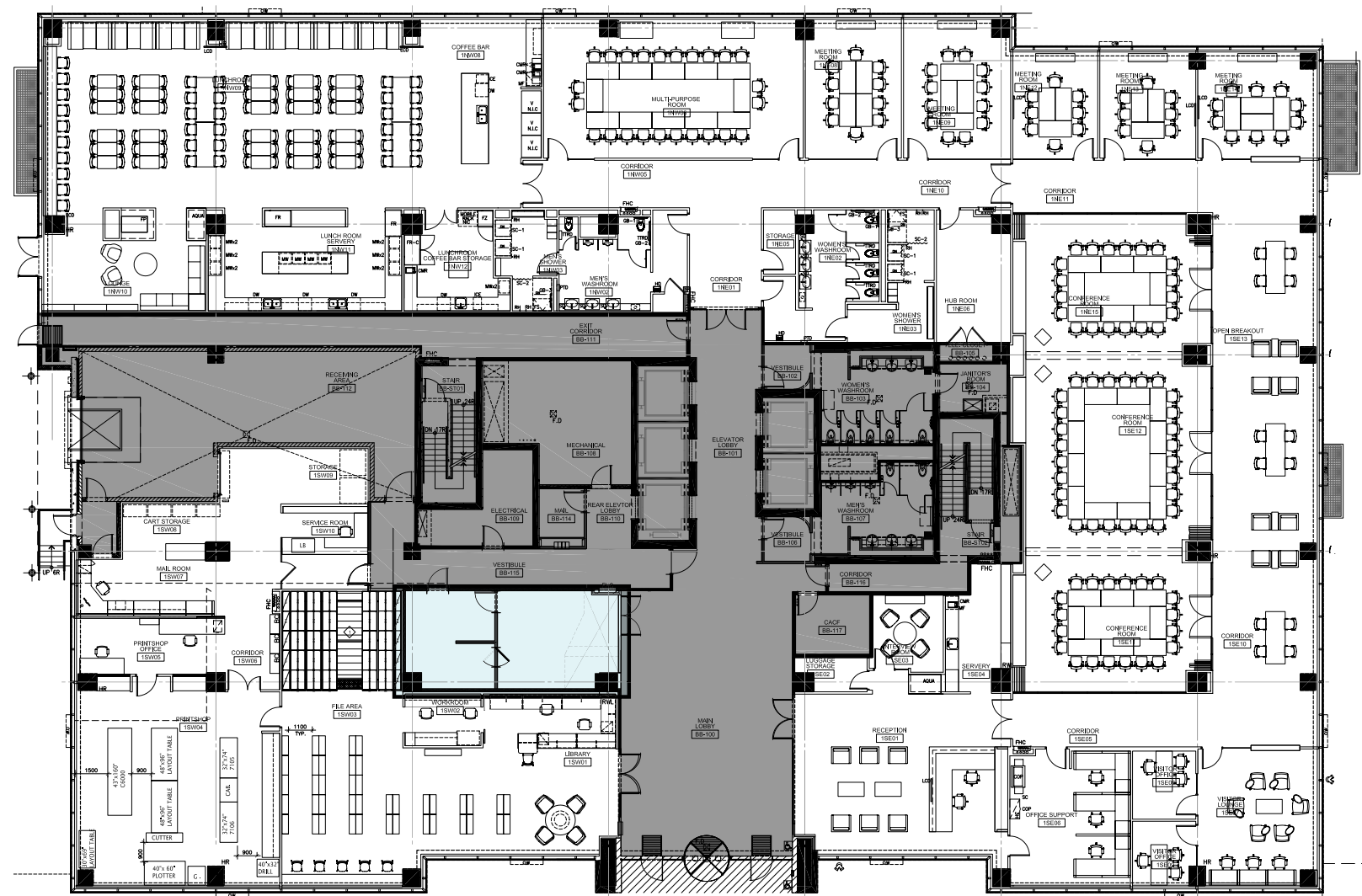


PREMIER MEADOWVALE
LOCATION



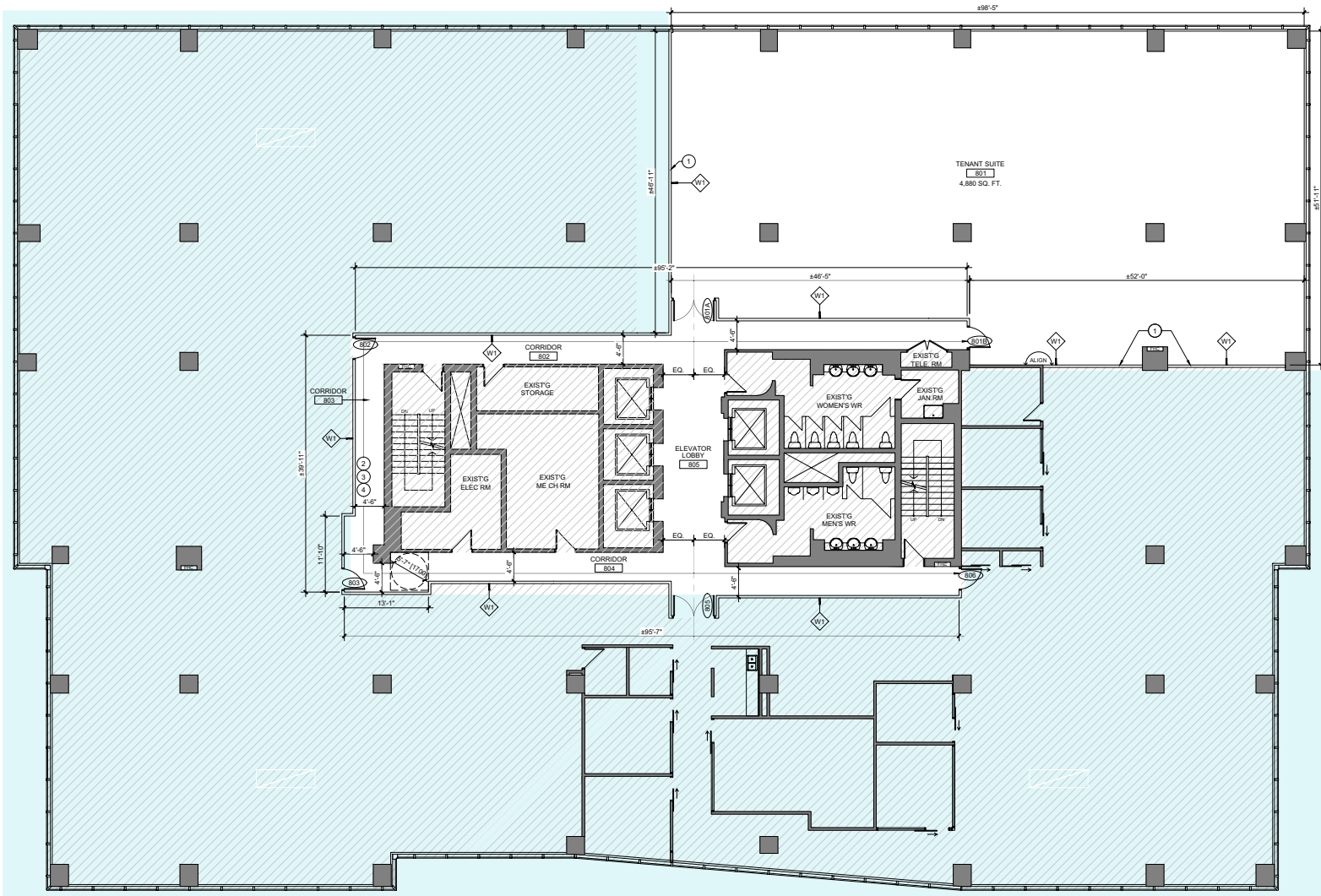
ONSITE TENANT GYM
(UNDER CONSTRUCTION)

FLOOR PLAN
1th FLOOR
800 SF



4 Available Leased

FLOOR PLAN
8th FLOOR
21,668 SF



5 Available Leased



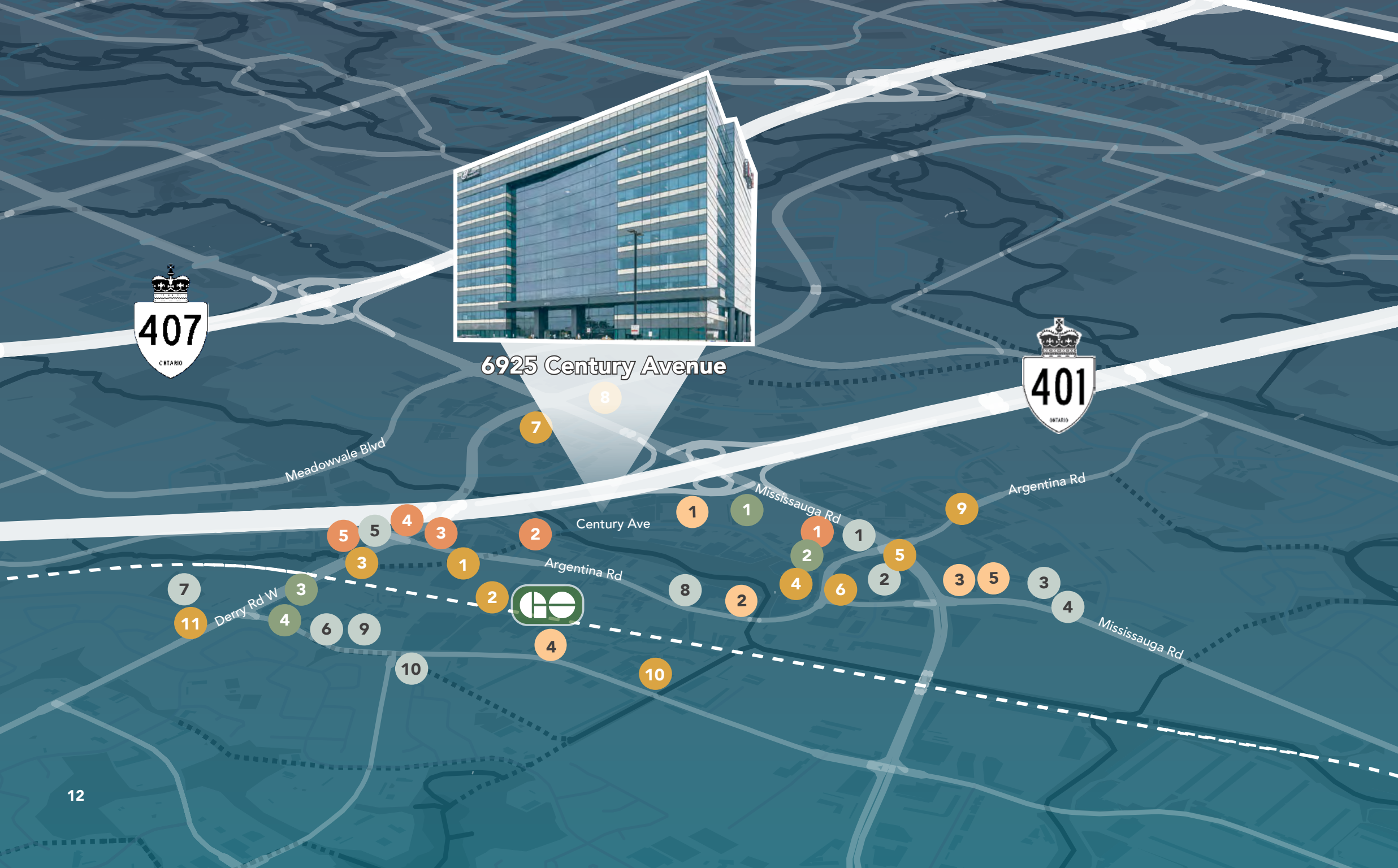
Onsite amenities

 [360° Virtual tour](#)

Discover a new standard of convenience and wellness in our state-of-the-art office tower. Elevate your work-life balance with our impressive array of building amenities that will inspire and invigorate you throughout the day. Stay active and in shape without leaving the premises at our fully equipped, cutting-edge gym facility. Whether you prefer strength training or cardio workouts, our gym has the latest equipment and expert trainers to help you achieve your fitness goals. As the day winds down, retreat to our luxurious tenant lounge, a sanctuary designed for relaxation and collaboration. Unwind on plush sofas while enjoying a cup of artisanal coffee or catch up with colleagues in our thoughtfully designed social spaces. Step outside onto our spacious patio and immerse yourself in a serene oasis in the heart of the city. Breathe in fresh air, soak up the sun, and take in stunning panoramic views that will rejuvenate your mind and spirit. Whether you seek a moment of solitude or a vibrant environment for networking, our patio offers the perfect backdrop for every occasion. Elevate your office experience with these exceptional amenities and redefine what it means to work in style and comfort. Join our thriving community and unlock the full potential of your workday today.







Nearby Amenities

Restaurants & Cafes

- 1 Chop Steakhouse & Bar
- 2 Skymark Deli
- 3 Gabriel's Restaurant
- 4 Skyway Jack's Breakfast & Lunch
- 5 TaZa Grill + Bar
- 6 Aristotle's Steak & Sefood House
- 7 Tim Hortons
- 8 Jaffy's Premium Grill
- 9 Karahi Point
- 10 Afandina Cafe

Daycare Facilities

- 1 SimplySmart Child Care Centre
- 2 Kidtopia Child Care Centre
- 3 Hakuna Matata Child Care Centre
- 4 Hearts In Bloom Academy
Childcare Services
- 5 Children's Learning Garden

Gyms & Fitness Centres

- 1 Movati Athletic
- 2 Wynn Fitness Meadovalue
- 3 Fitn4Less
- 4 Futures Gymnastics Centres

Bus Stops

- 1 Argentia Rd @ Century Ave via 38/43/108
- 2 Meadowvale GO Station via 21/27/48/90
- 3 Argentia Rd @ Derry Rd via 38/42/43/108
- 4 Argentia Rd @ Century Ave via 38/43/44/108
- 5 Mississauga Rd @ Argentia Rd via 21/27/48
- 6 Argentia Rd @ Turner Vally via 38/43/44/108
- 7 Dupont Meadow Pl. @ Mississauga Rd via 27/30/48/108
- 8 Financial Dr @ Derry Rd via 27/30/42/60/108
- 9 Argentia Rd @ Kitimat Rd via 38/43/44/108
- 10 Millcreek Dr @ Millrace Crt via 44
- 11 Derry Rd @ Millcreek Dr via 42

Hotels

- 1 Hilton Mississauga/Meadowvale
- 2 Courtyard by Marriott Toronto
Mississauga/Meadowvale
- 3 Residence Inn by Marriott Toronto
Mississauga/Meadowvale
- 4 Four Points by Sheraton
Mississauga Meadowvale
- 5 Holiday Inn & Suites Mississauga
West - Meadowvale





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True North Commercial Real Estate Investment Trust is an unincorporated open-ended real estate investment trust primarily focused on creating value for unitholders through the investment in and ownership of quality commercial properties in Canada. To meet its objectives, which are executed with consideration given to current economic and market factors, the REIT's management focuses on value creation through the use of best-in-class, third party property managers who offer the benefits of both exceptional services and local market knowledge and expertise. As well as, utilizes an aggressive acquisitions program, targeting diversified commercial real estate assets in urban cities across Canada. The program focuses on properties with strong tenant profiles and long-term maturities.

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