



 **JLL** SEE A BRIGHTER WAY

For Lease

1900 Minnesota Court
Mississauga, ON



Property Details

Suite 108 : 3,027 SF – **LEASED**

Suite 109 : 3,816 SF – \$10.00 Net

- New ceiling and lighting in place. Direct access outside
- Ready for tenant improvements

Suite 112 : 2,862 SF – \$15.00 Net

- Built out move-in ready suite

Suite 122 : 2,195 SF – \$15.00 Net

Suite 125 : 10,988 SF – \$14.00 Net

Suite 127 : 5,541 SF – \$15.00 Net

- Improvements in place, previous model suite

***Suite 125 & 127 can be combined for a total of 16,529 SF**



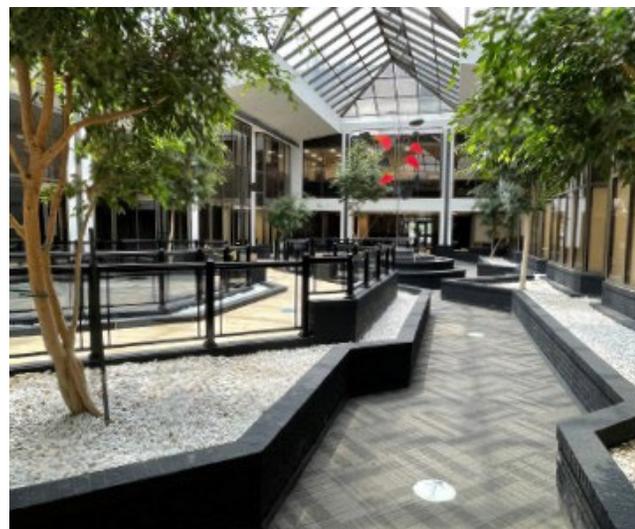
Available Immediately



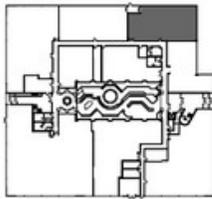
Additional Rent: \$17.92 psf (2026 estimate)

Property Highlights

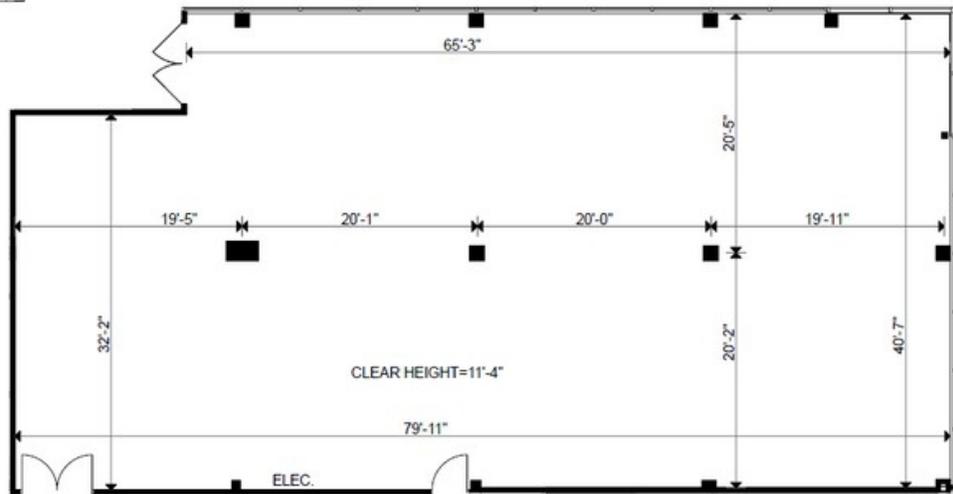
- Move-in ready suites available in various size ranges (2,195 – 16,529 SF)
- Building is conveniently located in the Meadowvale Business Park, with close proximity to Highways 401 and 407 off Mississauga Road
- Abundance of restaurants and amenities within a short distance
- Quality Landlord has and is investing in building upgrades including recent asphalt replacement program



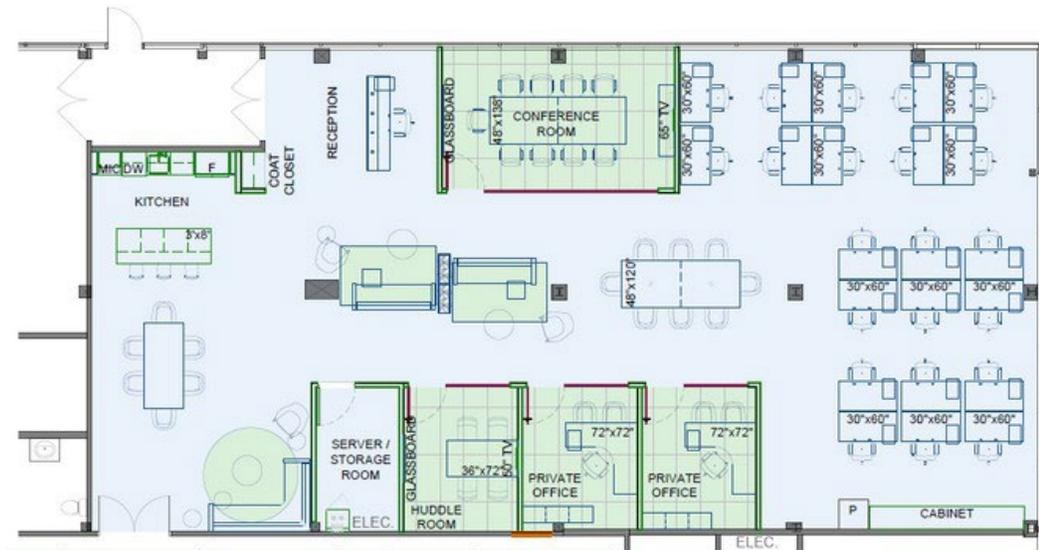
Suite 109: 3,816 SF - Available Immediately



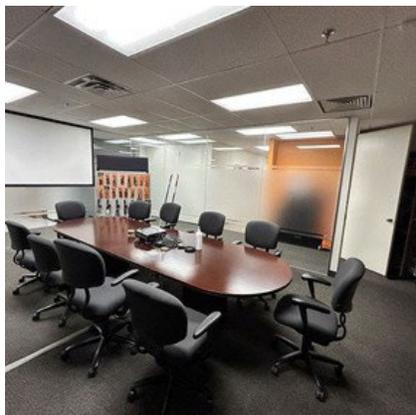
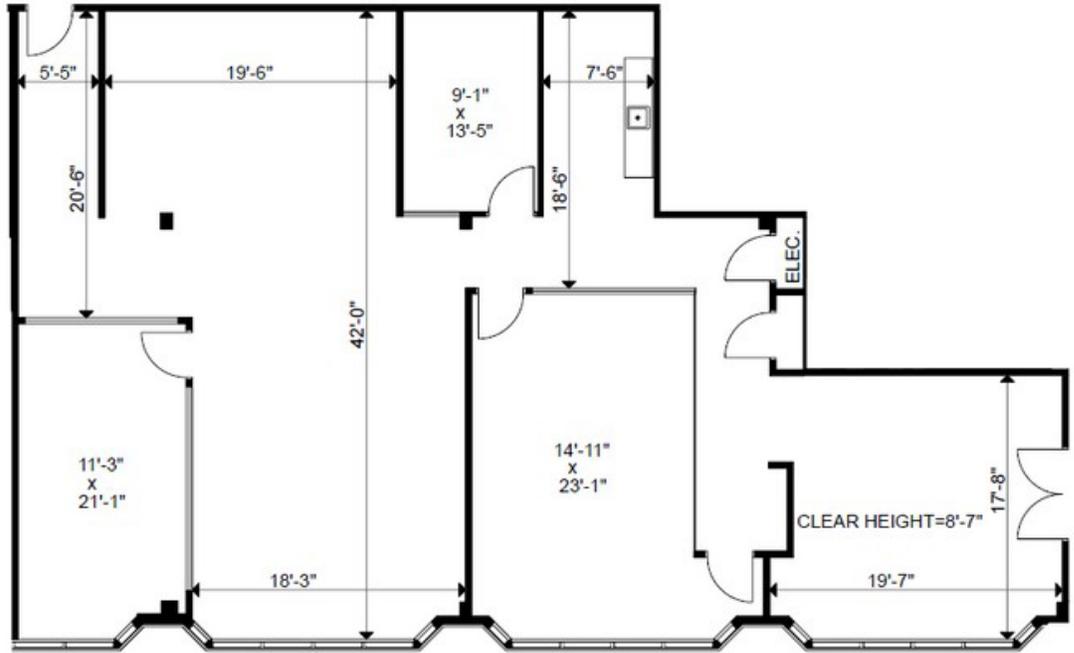
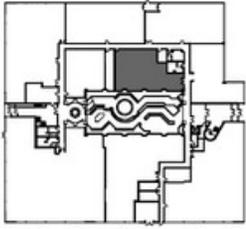
Current As-Built Layout



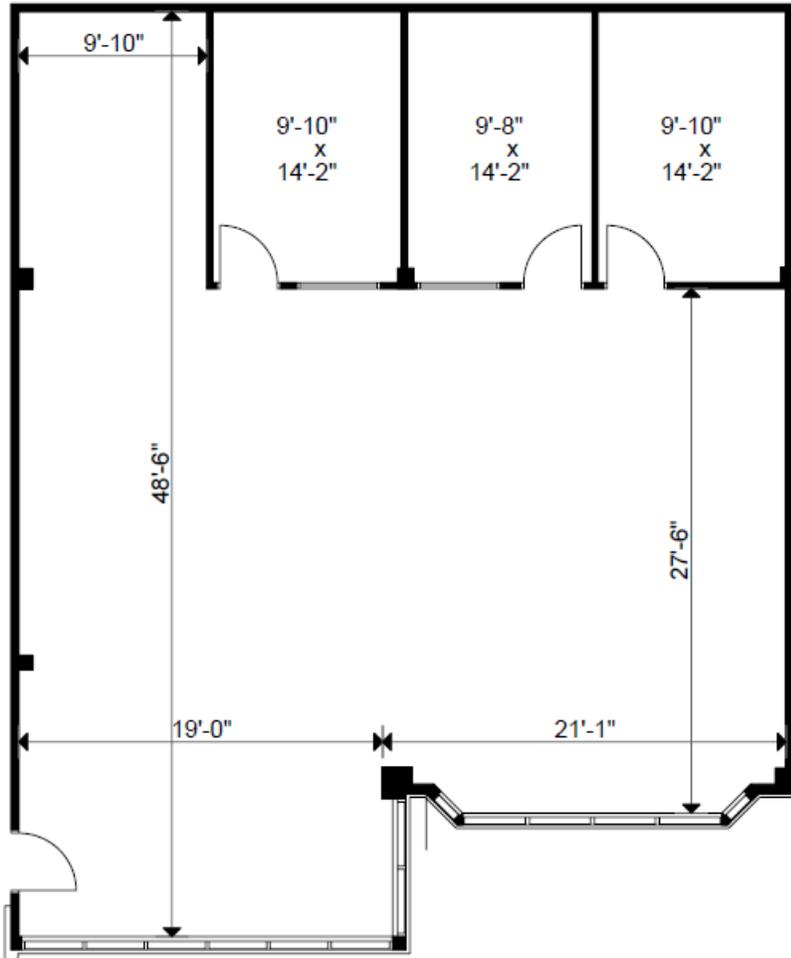
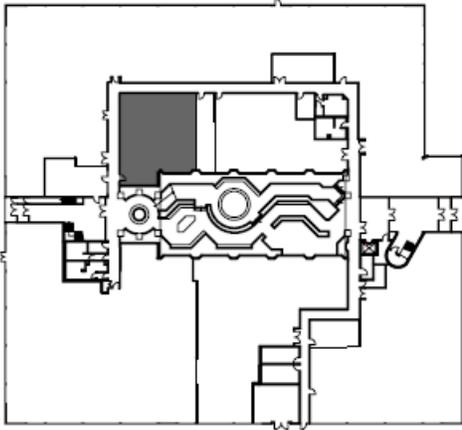
Sample Test Fit Plan



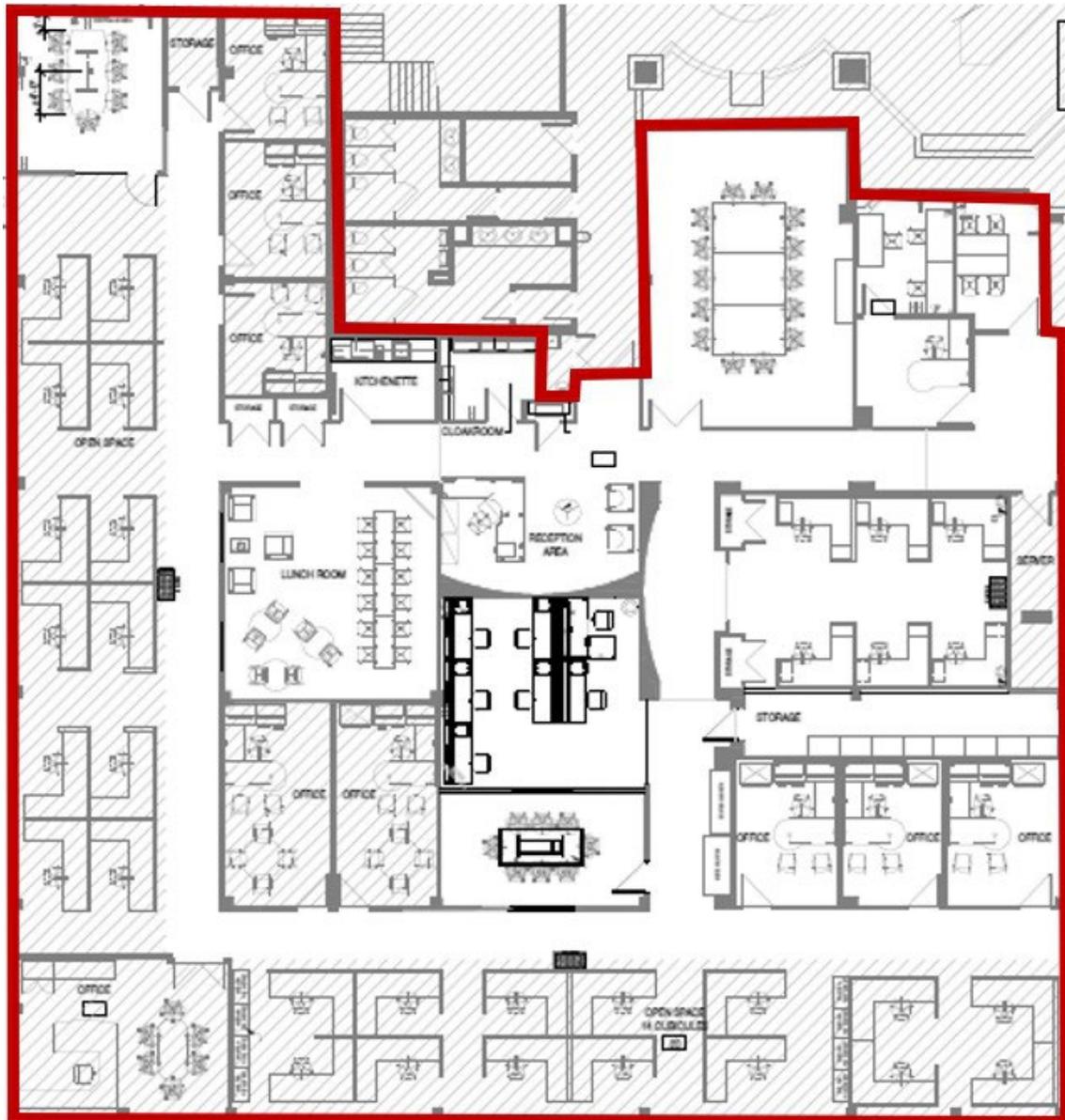
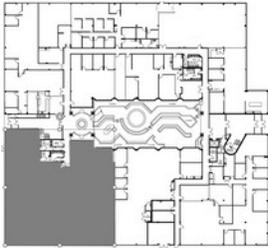
Suite 112: 2,862 SF - Available Immediately



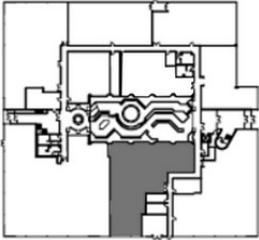
Suite 122: 2,195 SF - Available Immediately



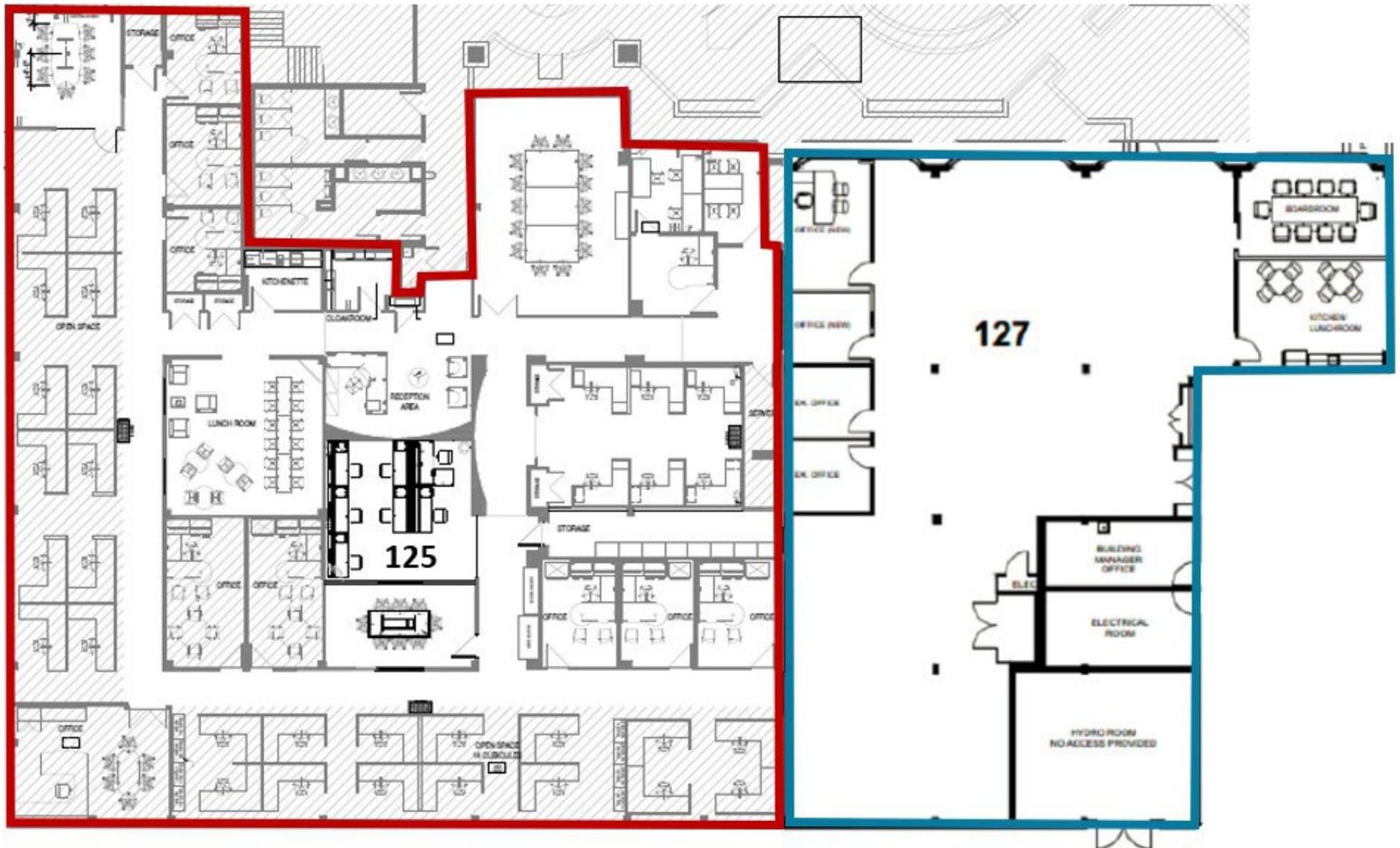
Suite 125: 10,988 SF - Available Immediately



Suite 127: 5,541 SF - Available Immediately



Suite 125 & 127: 16,529 SF - Available Immediately





Amenities

Restaurants/Cafes

- 1 Chop Steakhouse & Bar
- 2 Tim Horton's
- 3 Swiss Chalet
- 4 Starbucks
- 5 Boston Pizza
- 6 Union Social Eatery
- 7 A&W Canada
- 8 Moxie's
- 9 The Keg Steakhouse
- 10 McDonald's
- 11 K&B Sushi

- 12 KFC
- 13 Pizza Pizza
- 14 Subway

Grocery

- 1 NoFrills
- 2 Metro
- 3 Freshco
- 4 Costco
- 5 Loblaws
- 6 Walmart

Shopping

- 1 SmartCentres Mississauga
- 2 Toronto Premium Outlets
- 3 Heartland Town Centre
- 4 Square One Shopping Centre

Gym

- 1 Movati Athletic
- 2 Fit4Less
- 3 GoodLife Fitness
- 4 F45 Training

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