

FOR LEASE  
**425 SUPERIOR BLVD #3**  
Mississauga, ON



**BRAND NEW MODEL SUITE**

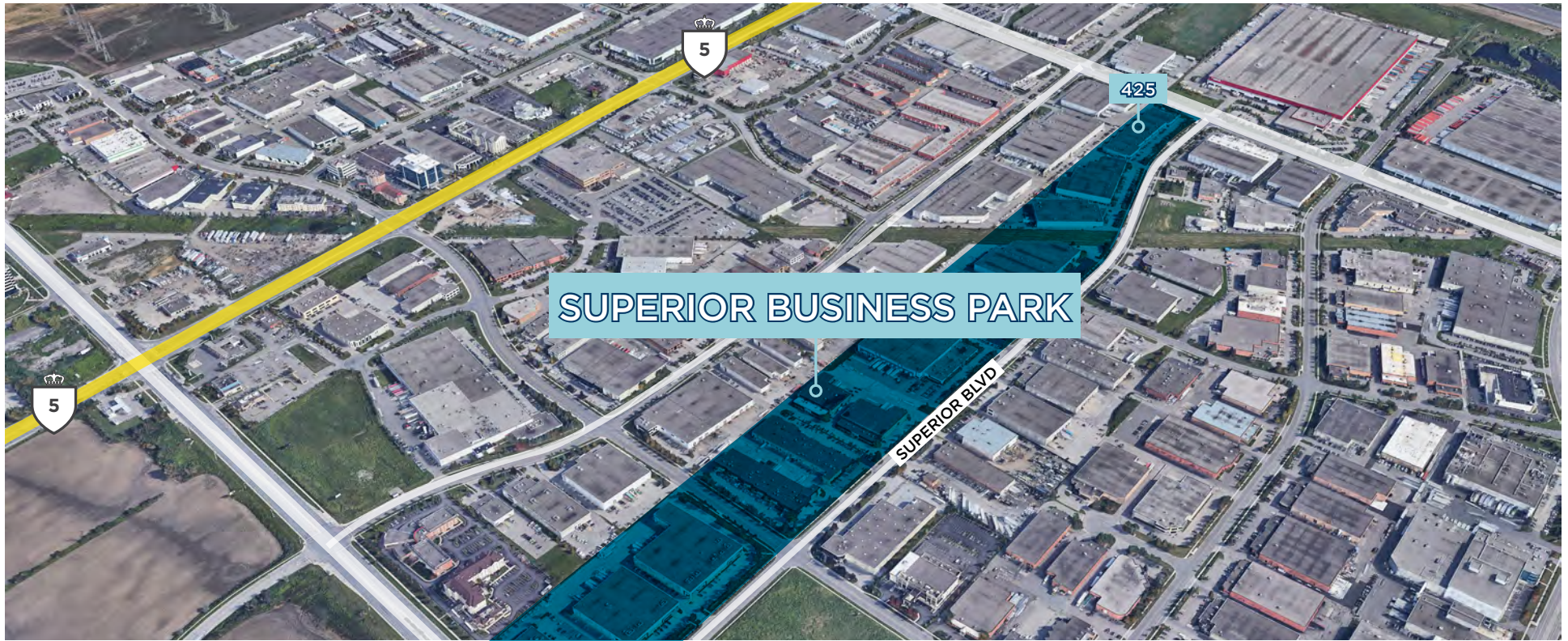
**9,378 SF AVAILABLE**



CUSHMAN &  
WAKEFIELD



# DEVELOPMENT DETAILS



## SUPERIOR BUSINESS PARK

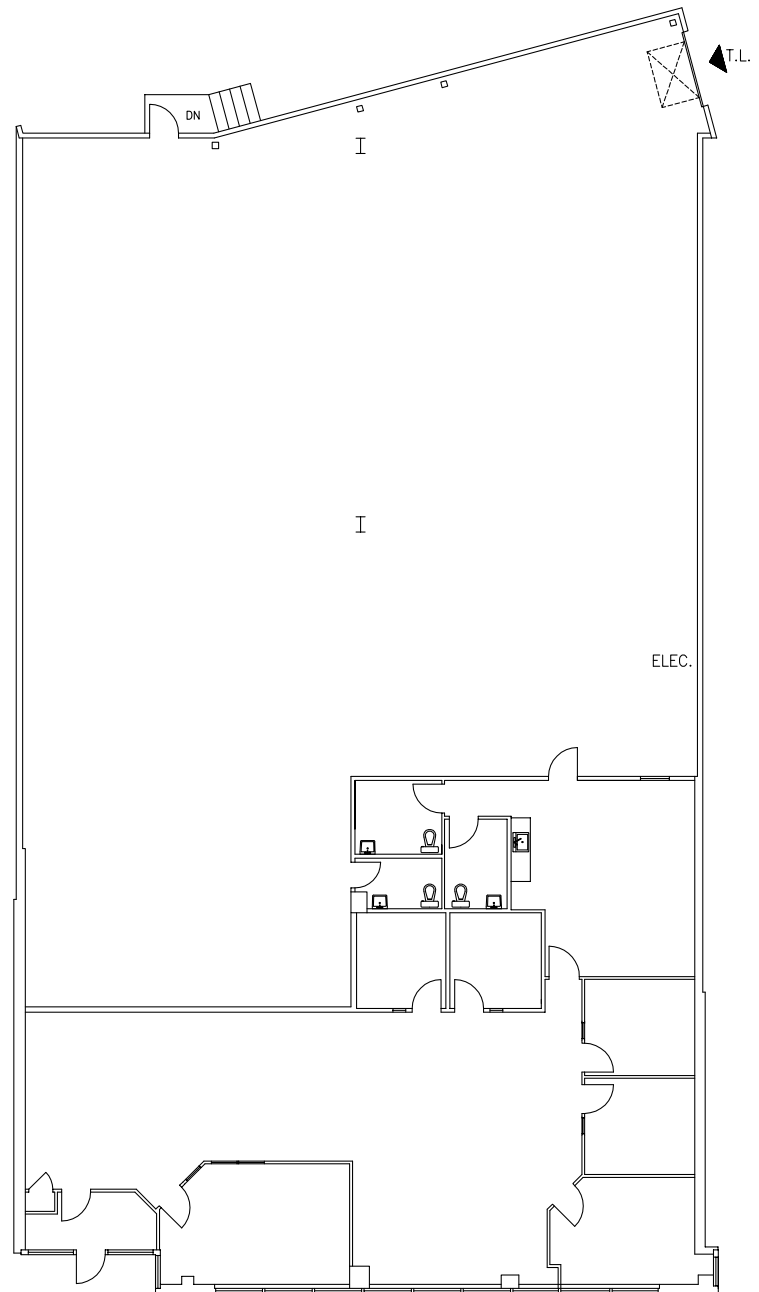
- Superior Business Park is a group of older and newly developed buildings ranging from single to multi-tenanted facilities. These thirteen buildings are situated on the north side of Superior Blvd. Between Hurontario St. & Kennedy Rd. in the north central district of Mississauga. The Park offers excellent transportation access to Highways 407, 401, 403 and 410 as well as Pearson International Airport. Located in central Mississauga a short distance south of Kennedy and Derry Roads, the Park is close to major amenities and has good access to public transportation.
- Total Development Size : 776,709 SF
- Zoning : E2
- Immediate access to Highways 407 and 401 and close proximity to Highways 403 & 410
- High accessibility and easy access to Downtown Toronto

# PROPERTY HIGHLIGHTS

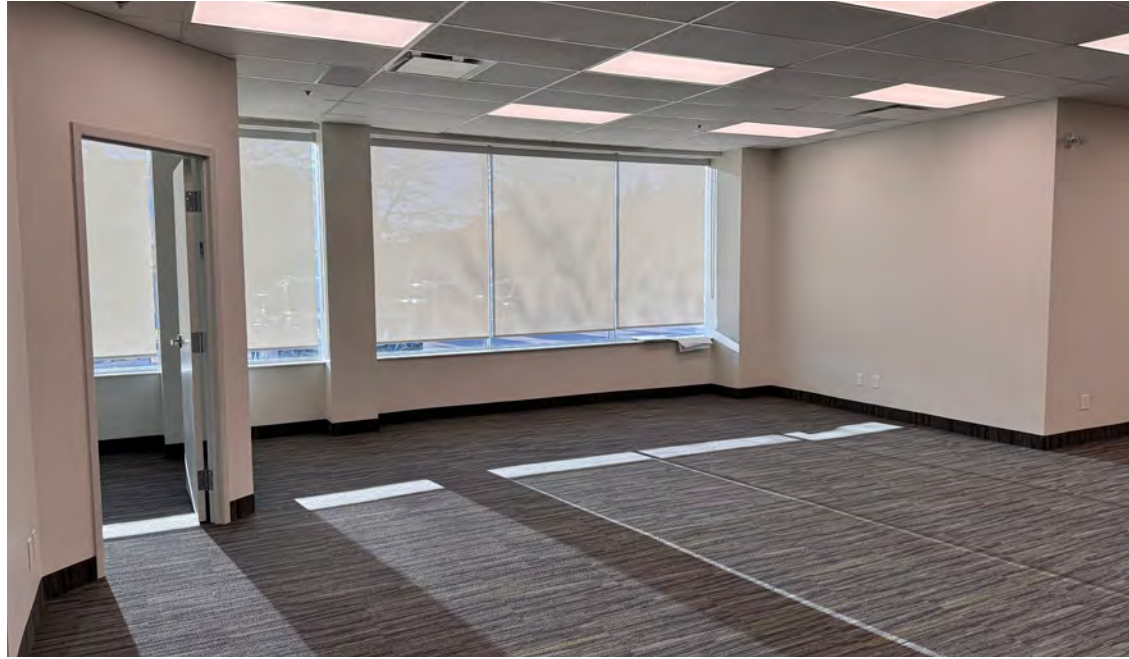
## UNIT 3: OFFICE + WAREHOUSE

|                               |               |
|-------------------------------|---------------|
| <b>UNIT</b>                   | 3             |
| <b>TOTAL SPACE AVAILABLE</b>  | 9,378 SF      |
| <b>OFFICE AREA</b>            | 2,927 SF      |
| <b>WAREHOUSE AREA</b>         | 6,400 SF      |
| <b>SHARE OF COMMON</b>        | 51 SF         |
| <b>LISTING RENT</b>           | \$19.95 PSF   |
| <b>TMI</b>                    | \$5.76 (2024) |
| <b>DOCK LEVEL DOORS</b>       | 1             |
| <b>WAREHOUSE CLEAR HEIGHT</b> | 18 FT         |

Model suite with high accessibility situated at Kennedy Road and Superior Blvd. A mix of private offices, board room, open area, and clean industrial space.



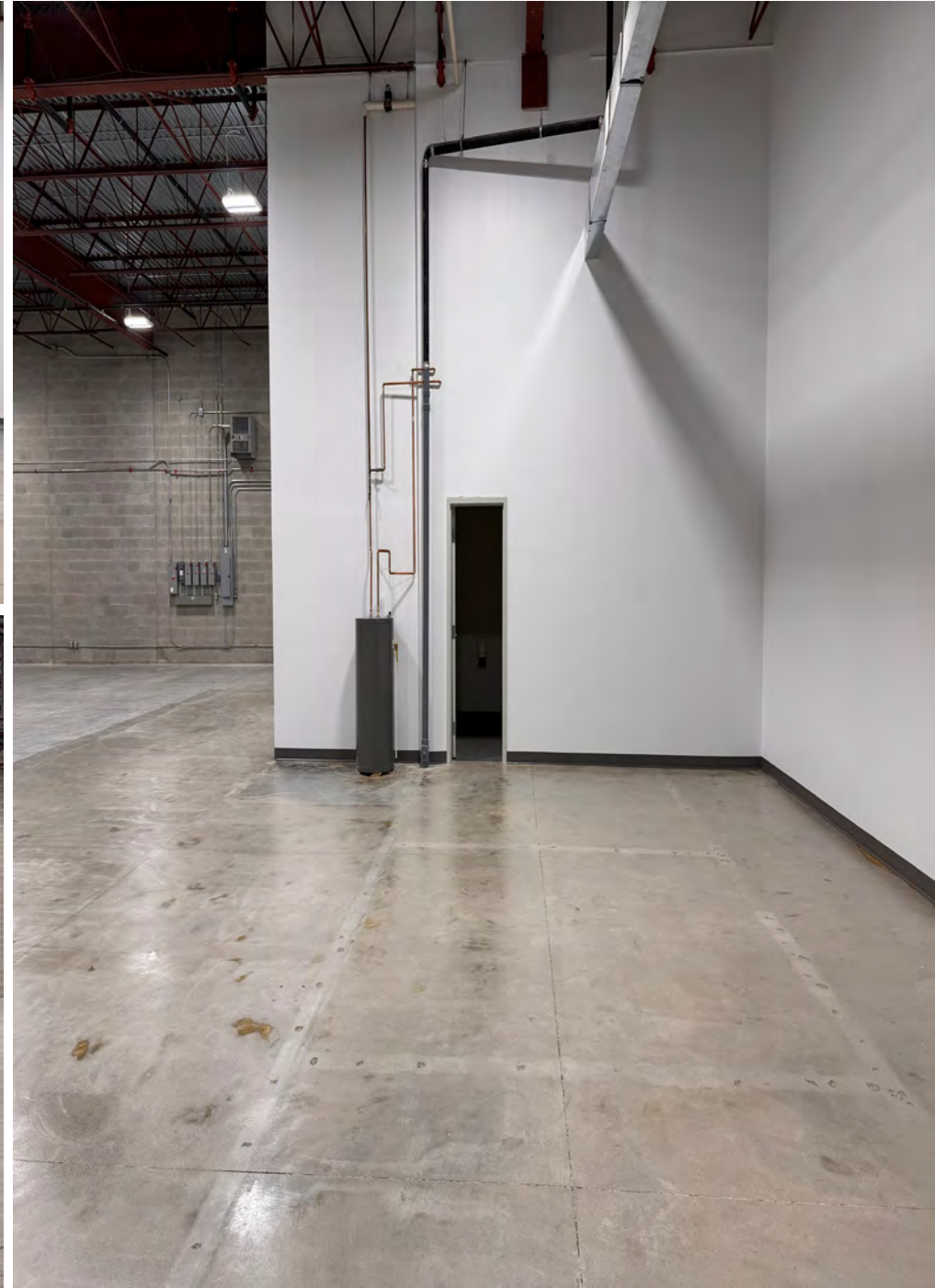
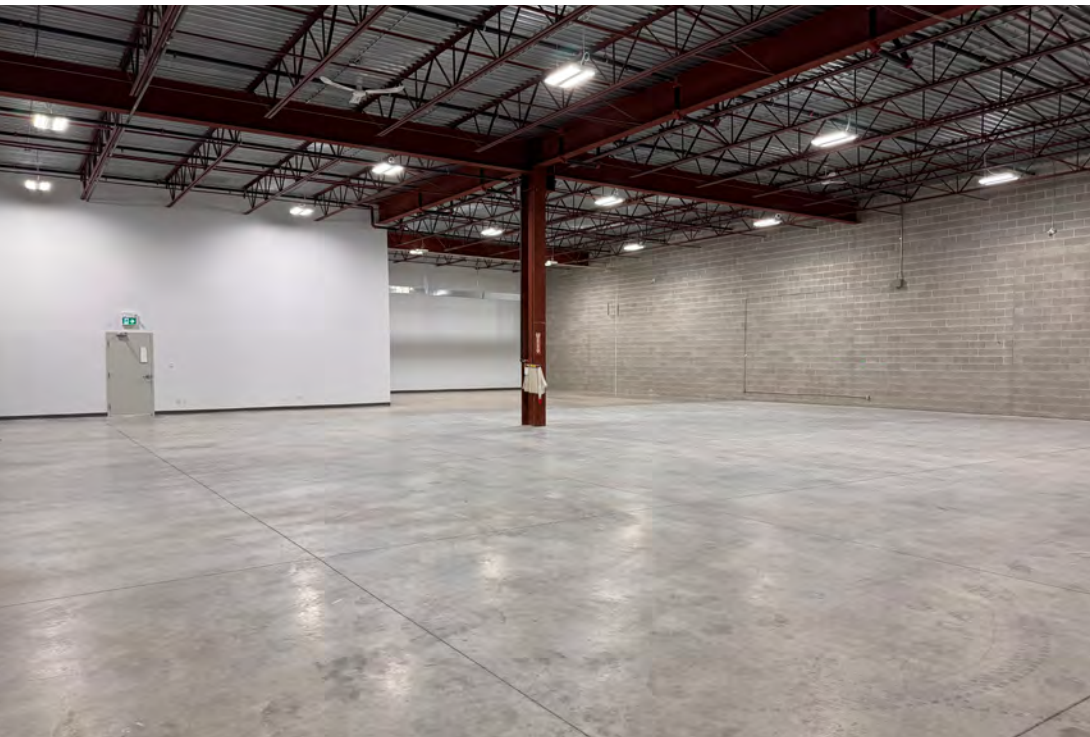
# OFFICE PICTURES



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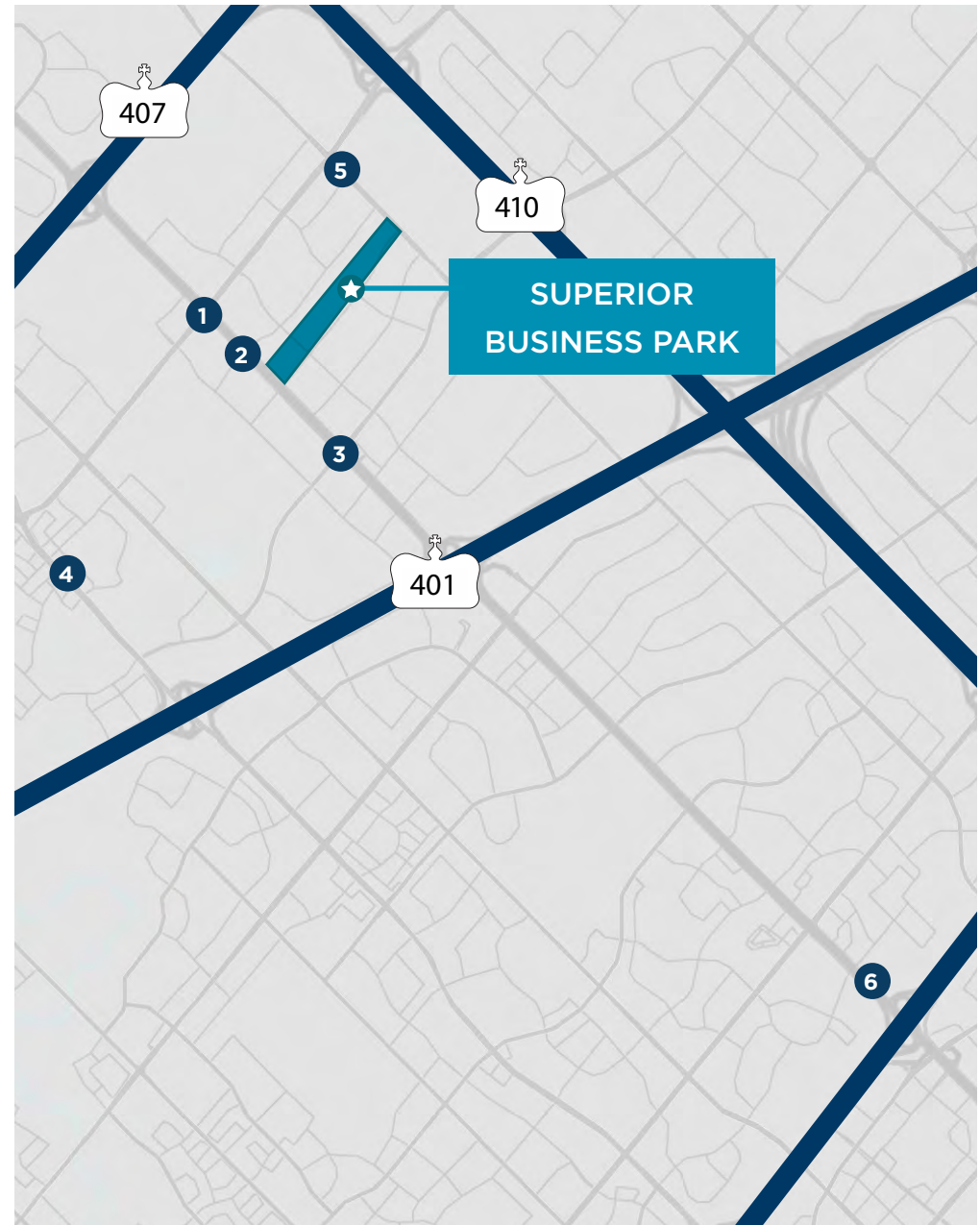


# WAREHOUSE PICTURES



# LOCAL AMENITIES & ATTRACTIONS

- 1** Mr. Sub  
Pita & Grill  
St. Louis Bar & Grill  
Spice Culture Indian Cuisine  
Tim Hortons  
Freshii
- 2** Homewood Suites by Hilton  
Versailles Convention Centre  
Best Western Corporate  
Cineplex Courtney Park  
Greenicon 5 Star Hotel
- 3** Turtle Jack's  
Chako Barbecue  
Demetres  
McDonald's  
Denny's  
Boston Pizza  
Mucho Burrito  
Montana's
- 4** Shoppers Drug Mart  
McDonald's  
TD Canada Trust  
Pizza Pizza  
Hero Certified Burgers  
Food Basics
- 5** Tim Hortons  
Taza Xpress  
Ricks Good Eats  
Mobil  
Inniskillin Wines
- 6** Delta Hotels by Marriott  
Purolator Drop Centre  
The Rec Room  
Walmart  
Cineplex Mississauga  
Living Arts Center  
DHL Service Point  
Executive Travel Suites



# ABOUT

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)





## SUPERIOR BUSINESS PARK

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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