



7025

7025

7025 LANGER DRIVE

MISSISSAUGA, ON



CUSHMAN &
WAKEFIELD

GWL REALTY
ADVISORS

OCTOBER 2024

BUILT OUT SUITE IN MEADOWVALE

7025

7025



Property Highlights

- Net Rent: Contact Listing Agents
- Additional Rent: \$17.79 (2024 Estimate)
- Parking: 4 : 1,000 SF

AVAILABILITIES:

- Suite 200 - **LEASED**
Available: Nov 1, 2024
- **Suite 210 - 10,689sf**
Available: July 1, 2025



BIKE
RACKS



ON-SITE
SHOWERS



INSTITUTIONAL
OWNERSHIP AND
ON-SITE
PROFESSIONAL
MANAGEMENT



OPTIMAL HIGHWAY
ACCESS TO
401,407,403



ABUNDANT FOOD
AMENITIES
IN AREA



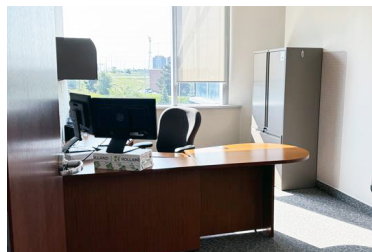
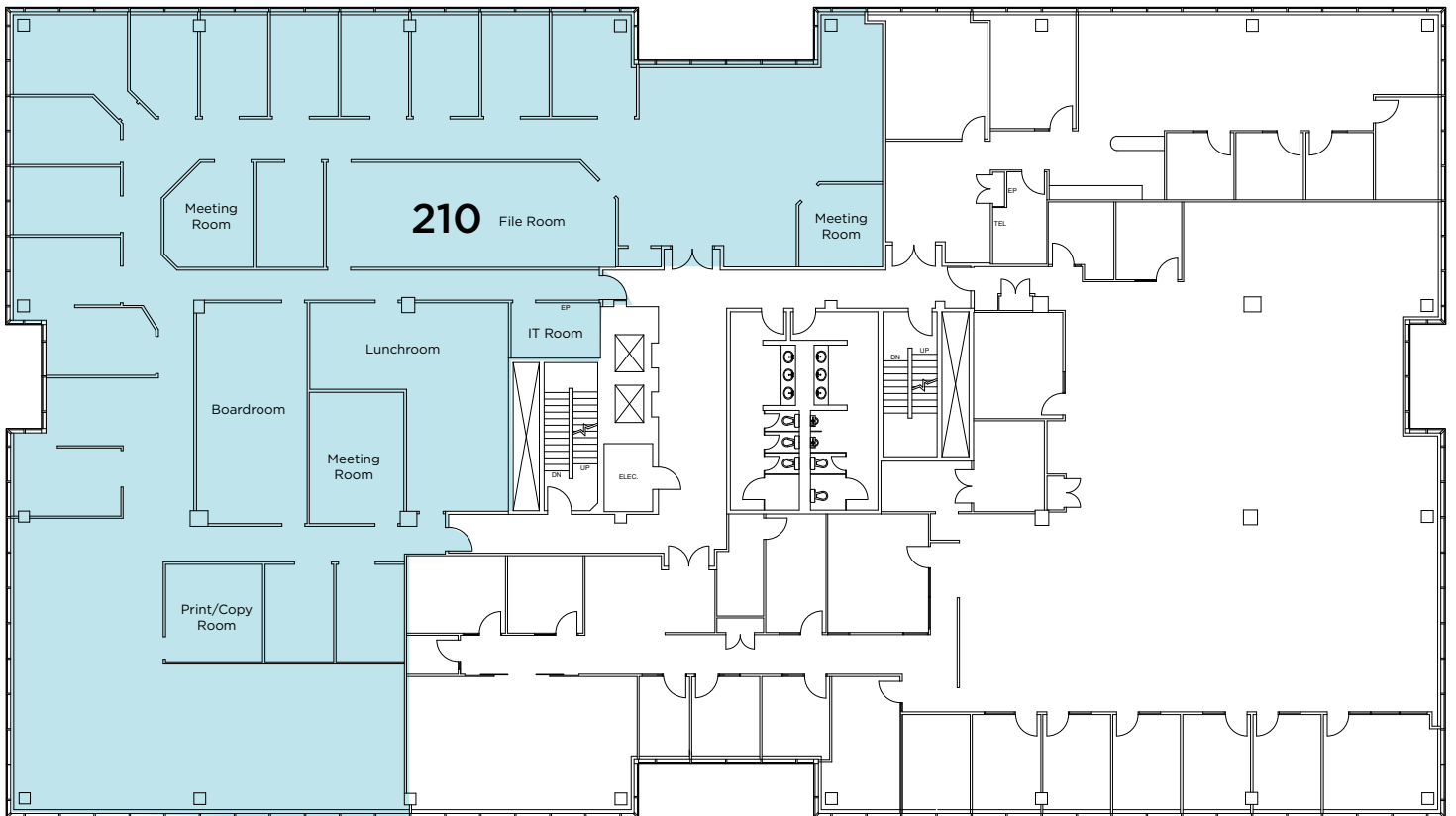
CROSSROADS
CORPORATE CENTRE

PART OF THE
CROSSROADS
CORPORATE CENTRE

Suite 210 - 10,689 SF

DESCRIPTION:

- Large reception area with seating and double glass entry with elevator exposure
- Large boardroom for 20 people, and 3 smaller meeting rooms (for 4, 6, and 8 people)
- Large lunchroom
- Large file room, print/copy room, and IT room
- 16 private offices and open area





BUILDING OVERVIEW



7025 Langer Drive has 64,000 sq. ft. of suburban office space on the 2.7 acre portion of Crossroads Corporate Centre Business Park. Steel structure and glazed curtain wall. Column free floor plates - approx. 23,000 sq. ft. High efficiency HVAC rooftop units and heat recovery units.

Year Built: 2014

Total Rentable Area:
64,100 sq. ft. (approx.)

Anchor Tenant 1:
Invafresh Systems Corp.

Anchor Tenant 2:
Farm Credit Canada

PROPERTY DESCRIPTION



Typ. Floor Plate	23,000 sq.ft	PSF Utilities:	\$1.50
Typ. % Gross up	8.0%	PSF Operating Costs:	\$11.40
		PSF Additional Rent Total:	\$17.79



PARKING

Surface # stalls:	198
Surface ratio:	4 spaces per 1,000 sq.ft
Monthly parking cost:	Free of charge
Parking description	Handicapped / Hybrid Parking; Bicycle Storage



TECHNICAL SPECIFICATIONS

Tenant:	10 watts/sq. ft.
Lighting:	10 watts/sq. ft.
Other:	10 watts/sq. ft.

Ceiling Height:	9'11" Ground Floor
Wall Type:	Window glazing
Washrooms per floor:	2
Satellite dish capability:	YES
Fibre optic capability:	YES (Bell and Rogers)
Shipping receiving:	YES
Emergency generator:	YES
HVAC dist system:	Variable air volume
HVAC hours:	6:00am-6:00pm Monday to Friday
After hours HVAC \$/hr:	\$50 (+ Admin Fee + HST)



ACCESS

Public transit:	YES
Barrier free access to building:	YES
To washroom	YES



ELEVATORS

High rise:	2
Mid rise:	0
Low rise:	2
Freight:	1
Parking:	1



SAFETY

Fire detection system:	YES
Sprinkler system:	YES
Manned security:	YES
Security systems:	YES



AWARDS & DESIGNATIONS

BOMA BEST Silver
LEED Core & Shell
LEED EB Platinum

MEADOWVALE

Area Amenities

RESTAURANTS

1. Boston Pizza
2. Tim Hortons
3. Starbucks
4. Swiss Chalet
5. Lena's Roti
6. Thai Express
7. Panago Pizza
8. Chop Steakhouse
9. WIND Japanese
10. Chucks Roadhouse
11. Eddie's Wok N Roll
12. Harveys
13. Chatime
14. McDonalds
15. Social Eatery
16. Pho Mi 289
17. Taps Public House
18. Burrito Boyz
19. Moxies
20. Jack Astors

RETAIL AND GAS

1. Shoppers Drug Mart
2. LCBO
3. Canadian Tire
4. Metro
5. Rexall
6. Circle K
7. Esso
8. Petro Canada
9. Shell
10. Canadian Tire Gas

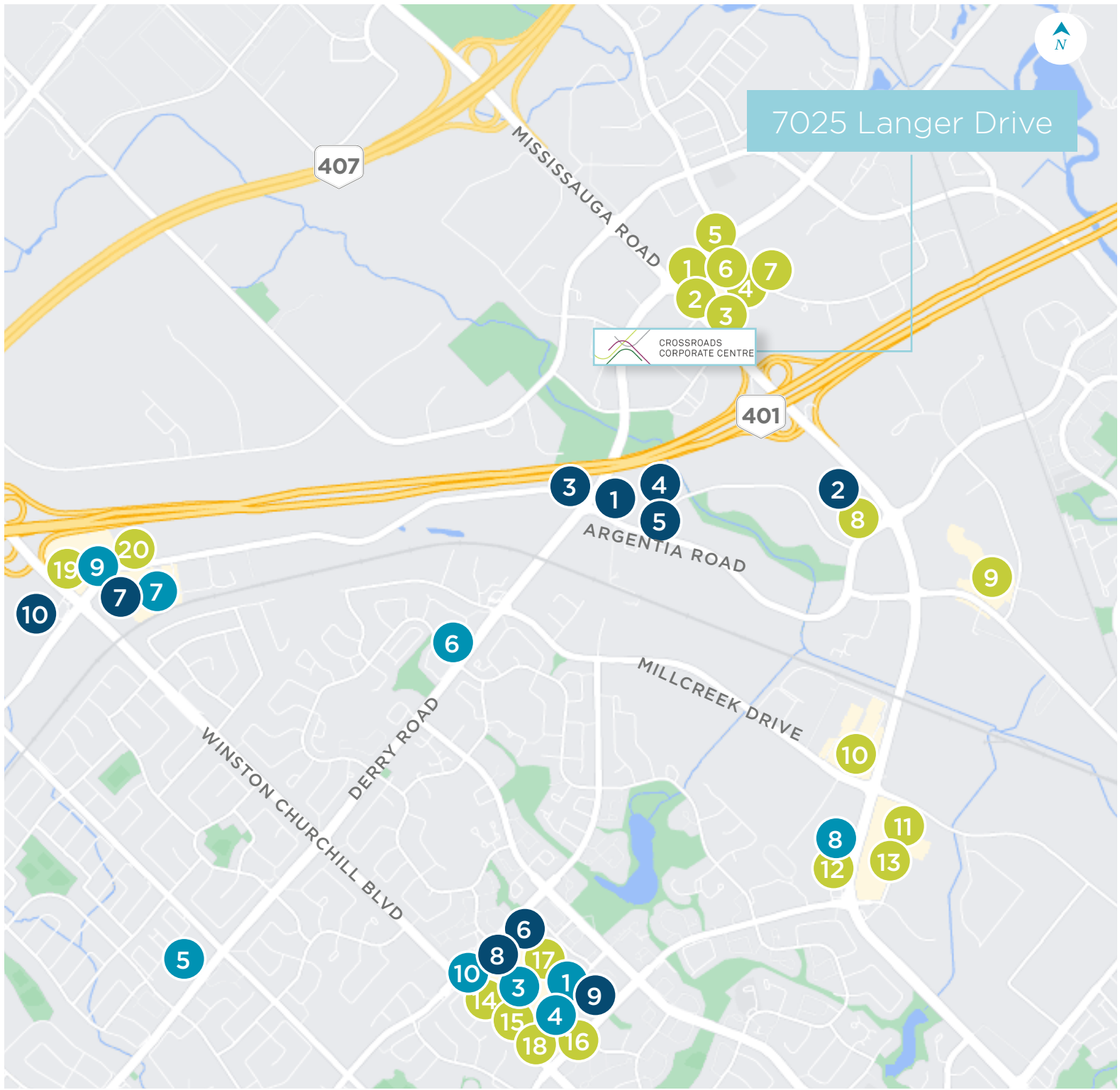
HOTELS AND BANKS

1. Four Points by Sheraton
2. Hilton Mississauga
3. Holiday Inn
4. Courtyard by Marriott
5. Residence Inn by Marriott
6. Bank of Montreal
7. RBC
8. TD Canada
9. CIBC
10. HSBC

Area Demographics

WITHIN 1 KM RADIUS

1,479.20
POPULATION



16,530.70
DAYTIME POPULATION

\$142,671.14
AVG HOUSEHOLD
INCOME

38
MEDIAN AGE



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