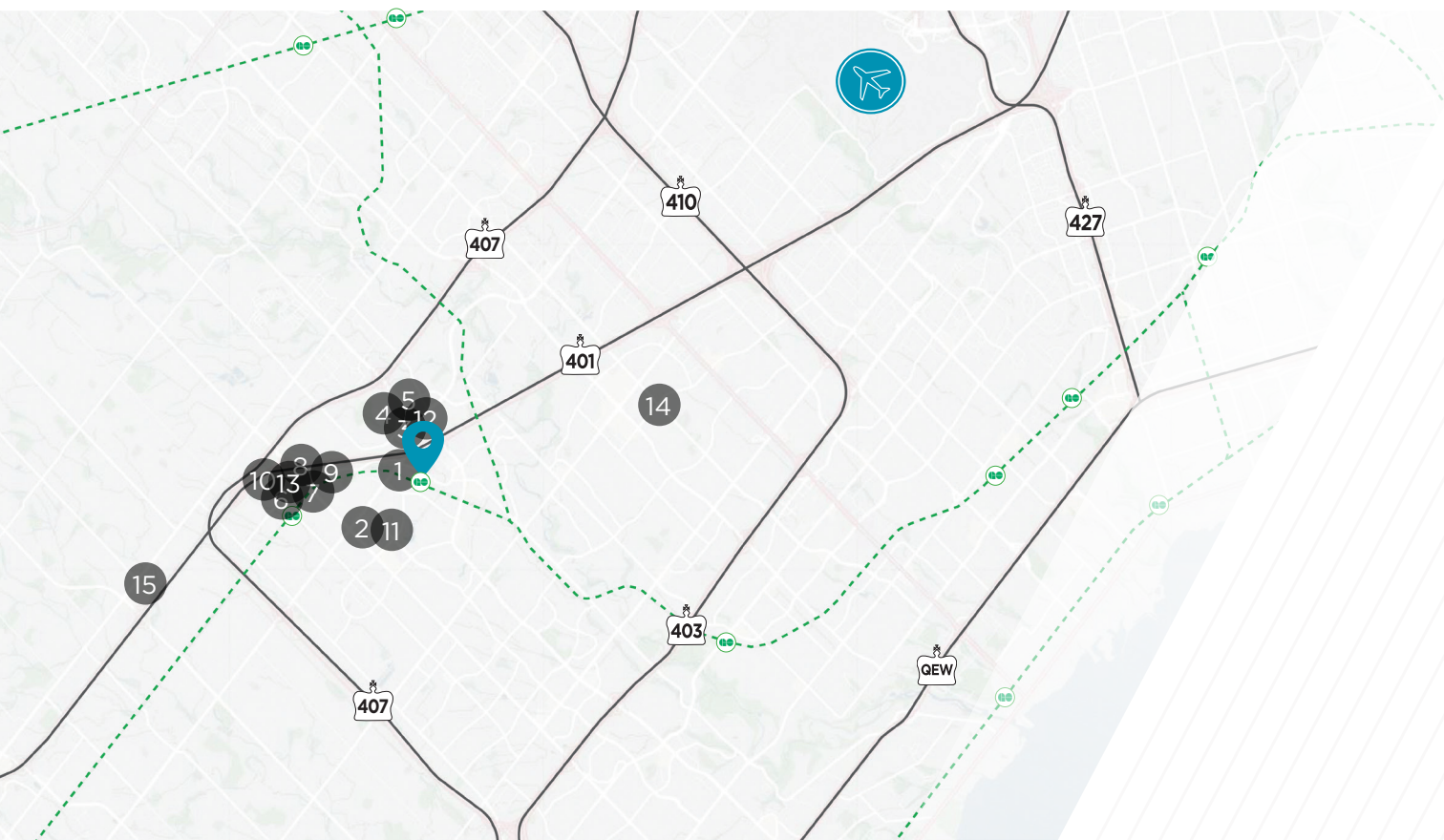


**CUSHMAN &  
WAKEFIELD**

# FOR SUB-SUBLEASE

2345 ARGENTIA ROAD  
SUITE 102A | 8,545 SF





# NEARBY AMENITIES

## Restaurants:

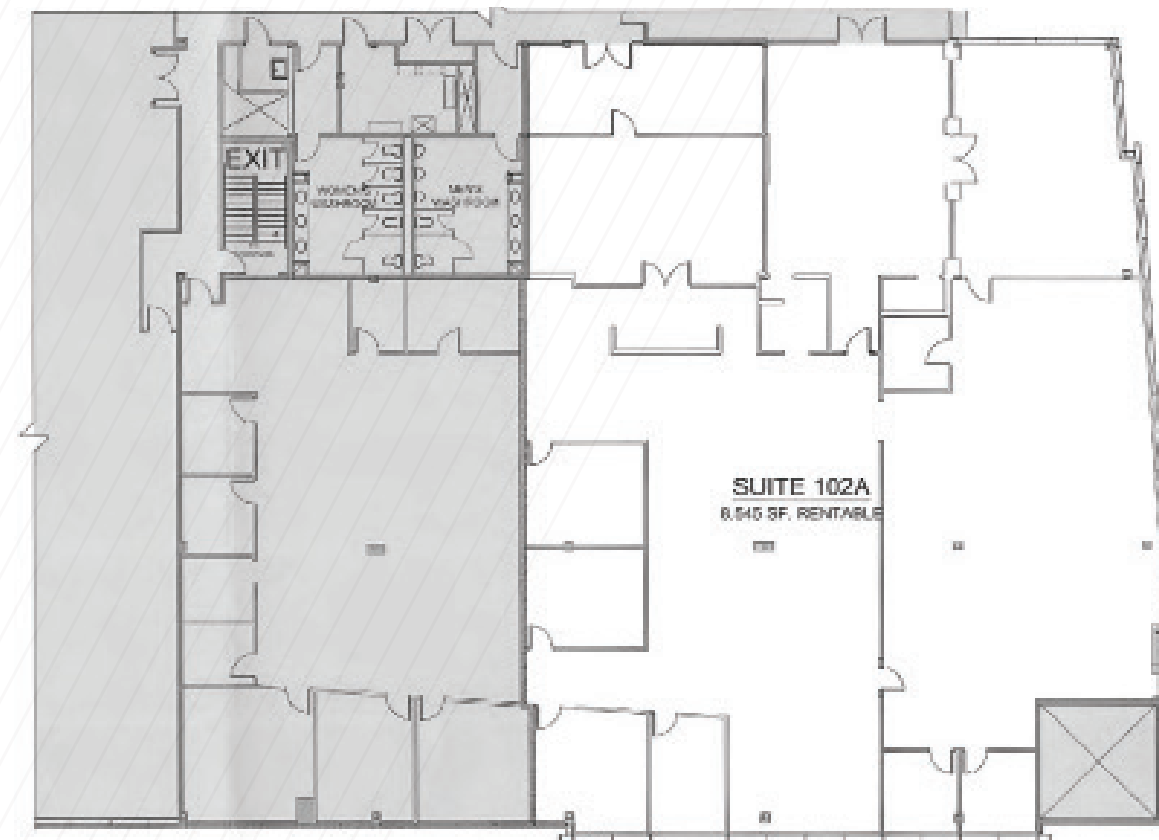
- 1. Chop Steakhouse (1.3km // 3 min)
- 2. Pizza Pizza (2.0km // 4 min)
- 3. Tim Hortons (2.0km // 5 min)
- 4. Boston Pizza (2.3km // 4 min)
- 5. Union Social (2.3km // 5 min)
- 6. A&W (2.6km // 4 min)
- 7. Moxie's (2.9km // 5 min)
- 8. Jack Astor's (2.9km // 5 min)
- 9. Starbucks (3.1km // 6 min)
- 10. Buffalo Wild Wing (3.9km // 8 min)

## Retail:

- 11. Millcreek Place (1.5km // 2 min)
- 12. Meadowvale North Shopping Centre (2.0km // 5 min)
- 13. SmartCentres Mississauga Meadowvale (3.5km // 7 min)
- 14. Heartland Town Centre (7.8km // 12 min)
- 15. Toronto Premium Outlets (8.7km // 12 min)

## Transit:

- Mississauga MiWay (500m // 2 min)
- GO Transit Meadowvale (500m // 2 min)
- Highway 401 (1.9km // 2 min)
- Highway 407 (2.8km // 4 min)
- Highway 403 (10.0km // 8 min)



| SIZE     | ASKING NET RENT               | ADDITIONAL RENT | PARKING RATIO                       | AVAILABILITY |
|----------|-------------------------------|-----------------|-------------------------------------|--------------|
| 8,545 SF | Please contact listing agents | \$14.85 PSF     | 3.81:1,000 SF plus 3 covered stalls | Immediate    |



# Sublease Expires May 30, 2025



- Fully Furnished
- Plug & Play Condition
- Double Glass Door Lobby Exposure
- Podium Signage Available
- Strong Sublandlord Covenant

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