



GATEWAY
MEADOWVALE

PHASE PRELEASING

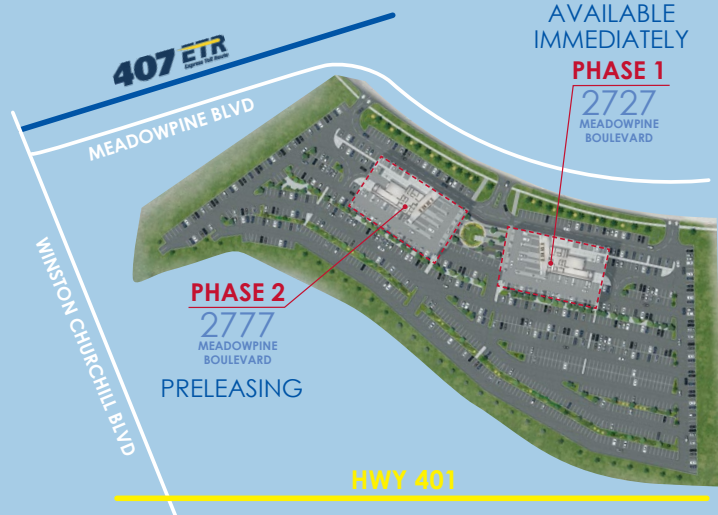
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SEEKING LEED CERTIFICATION



2777 MEADOWPINE BOULEVARD

123,719 SF - 200,000 SF



Parking: up to **6+ stalls** per 1,000 sf

75.48M vehicles annually

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2727 MEADOWPINE BOULEVARD PHASE 1 MOVE-IN READY



- Campus setting/site area of 12.57 acres at the northeast intersection of Highway 401 and Winston Churchill
- Two office buildings totalling up to 350,000 sf
- **Phase 1** - 2nd Floor **30,000 sf Available - Immediate Occupancy**
- Now Demising Between 4,000 sf - 30,000 sf
- **Phase 2** - 120,000 sf or can be customized up to 200,000 sf
- Up to 6 stalls per 1,000 sf parking ratio, including covered parking stalls

118,076 SF LEASED

30,000 SF REMAINING

2ND FULL FLOOR AVAILABLE

Asking Rate: \$22.50 psf (yrs 1-5)
\$24.50 psf (yrs 6-10)

Additional Rent: \$10.01 psf
(2022 estimate excl. utilities)

TI Allowance: \$30.00 psf

147,716 SF SITE OVERVIEW

SURROUNDED BY THE BEST AMENITIES IN MEADOWVALE



AMENITIES

- › On-site cafe, La Fresca, and gym.
- › Two shopping centres (Westgate SmartCentre and Winston Argentia Centre) are located in immediate proximity to Gateway Meadowvale.



ACCESS

- › Accessible by vehicle from Highways 401 & 407. Hwy 407 may be serviced by future proposed interchange ramp at Heritage Road.

TRANSIT

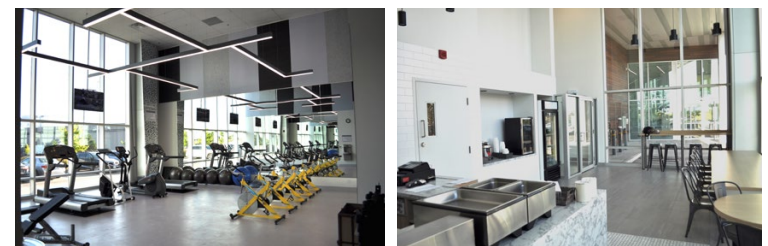
- › GO Transit access is available from both the GO Lisgar and GO Meadowvale Stations:
 - › GO Lisgar: 3 minute drive
 - › GO Meadowvale: 6 minute drive
- › Mississauga Transit route available on doorstep at Meadowpine Boulevard



The Ministry of Transportation announced a Highway 401 Expansion Project, an 18 kilometre stretch of the 401 Highway series scheduled to be widened from the Credit River in Mississauga to Regional Road #25 in Milton. For Gateway tenants this expansion will provide greater, faster and more reliable access for both employees and business partners.

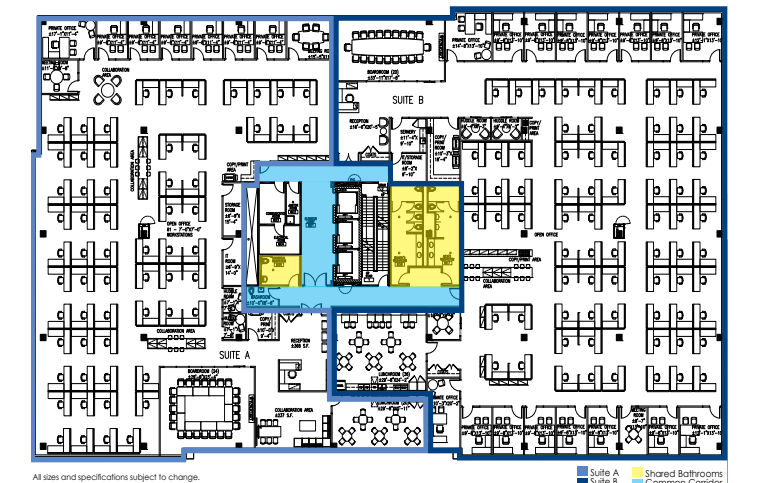


NEW ON-SITE AMENITIES LA FRESCA CAFE & FITNESS FACILITY



FLOOR PLAN 29,500 SF FLOOR PLATES

DEMISING FLOOR PLAN SAMPLE (4,000 - 30,000 SF)



All sizes and specifications subject to change.

Legend: Suite A, Suite B, Shared Bathrooms, Common Corridor

MEADOWVALE'S **PREMIER DESTINATION**

2727 & 2777 MEADOWPINE BOULEVARD, MEADOWVALE MISSISSAUGA

gatewaymeadowvale.com

