

**AVISON
YOUNG**

Carterra

4TH FLOOR

1919

**MINNESOTA
COURT**
MISSISSAUGA, ON



FOR LEASE

Partnership. Performance.

- Full floor opportunity
- Approximately 26,195 sf available on the 4th floor
- Divisible to 9,000 sf
- Roof top signage opportunity for full floor tenant
- Building certified LEED® Silver for core and shell
- Access to fitness centre and change rooms

For more information, please contact:

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Platinum member

PROPERTY DETAILS

AVAILABLE AREA

4th Floor: Approximately 26,195 sf (divisible to 9,000 sf)

STARTING NET RENT

\$19.00 psf

ADDITIONAL RENT

\$13.77 psf (2019 estimate)

TENANT IMPROVEMENT ALLOWANCE

\$30.00 psf

OCCUPANCY

Immediate

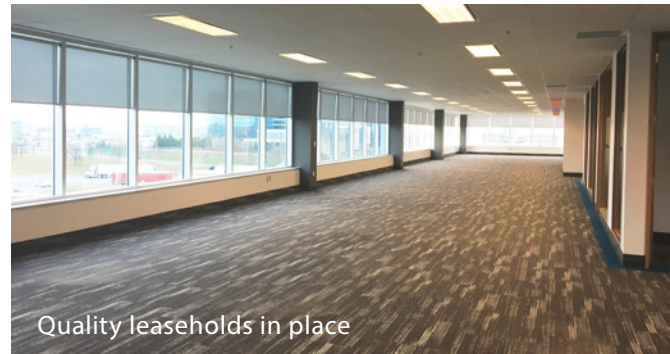
PARKING

Free surface parking available

13 charging stations for electrical cars

COMMENTS

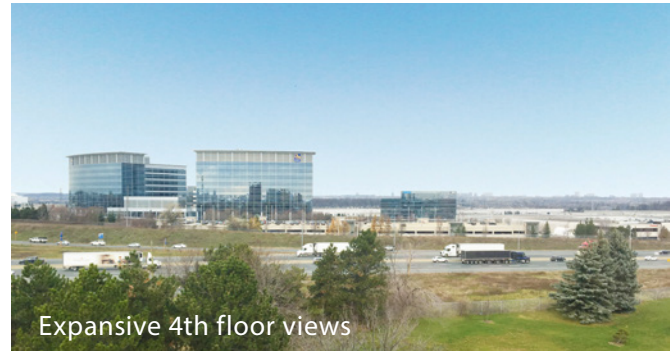
- NAIOP Office Development of the Year 2012
- On-site superintendent / property management
- Highway 401 exposure
- Fibre optics capable
- Access to fitness centre and change rooms
- Roof top signage opportunity for full floor tenant



Quality leaseholds in place

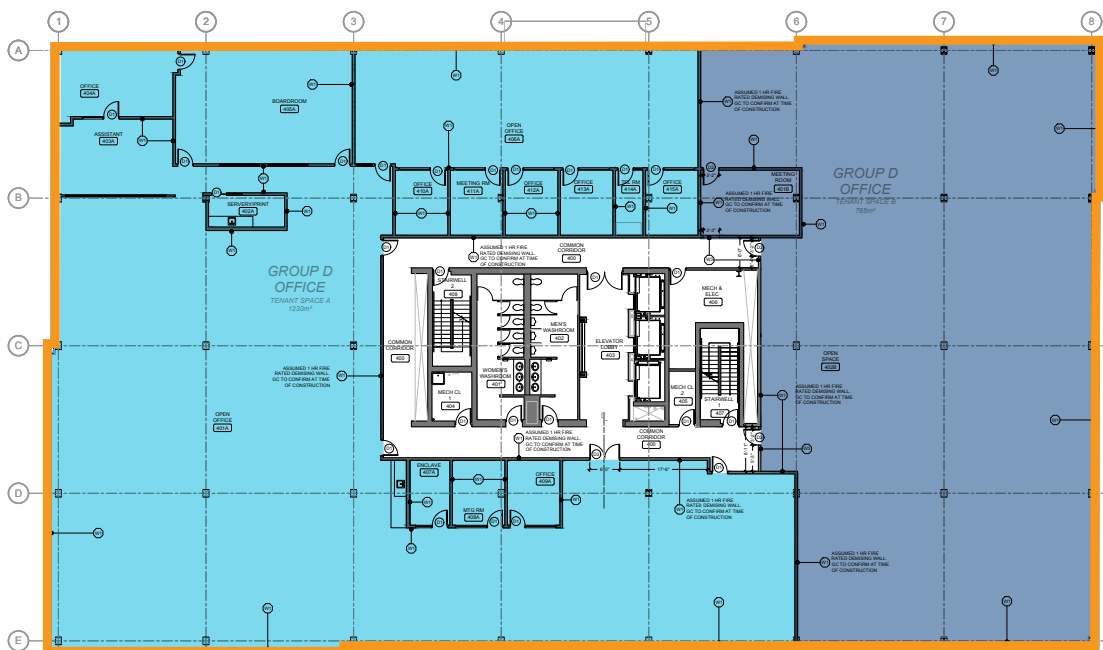


Elegant and modern main lobby



Expansive 4th floor views

FLOOR PLAN



- Approximately 9,446 SF
- Approximately 16,749 SF
- Approximately 26,195 SF

AVAILABLE **FOR LEASE**

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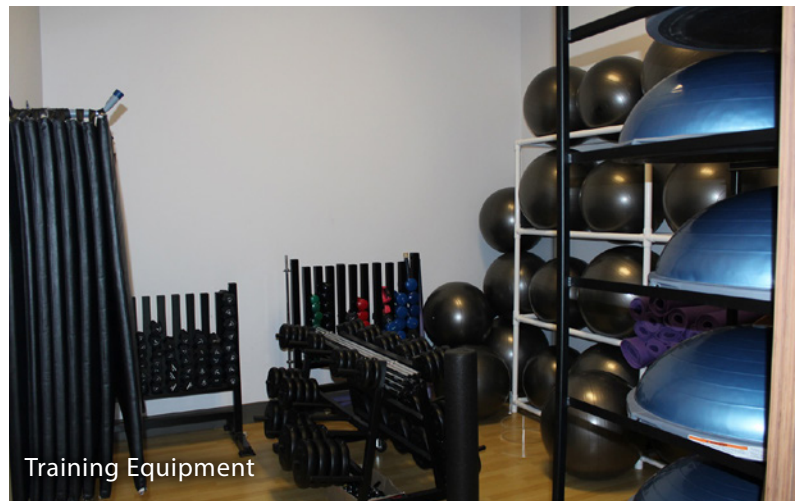
Carttera



STATE-OF-THE-ART FITNESS CENTRE

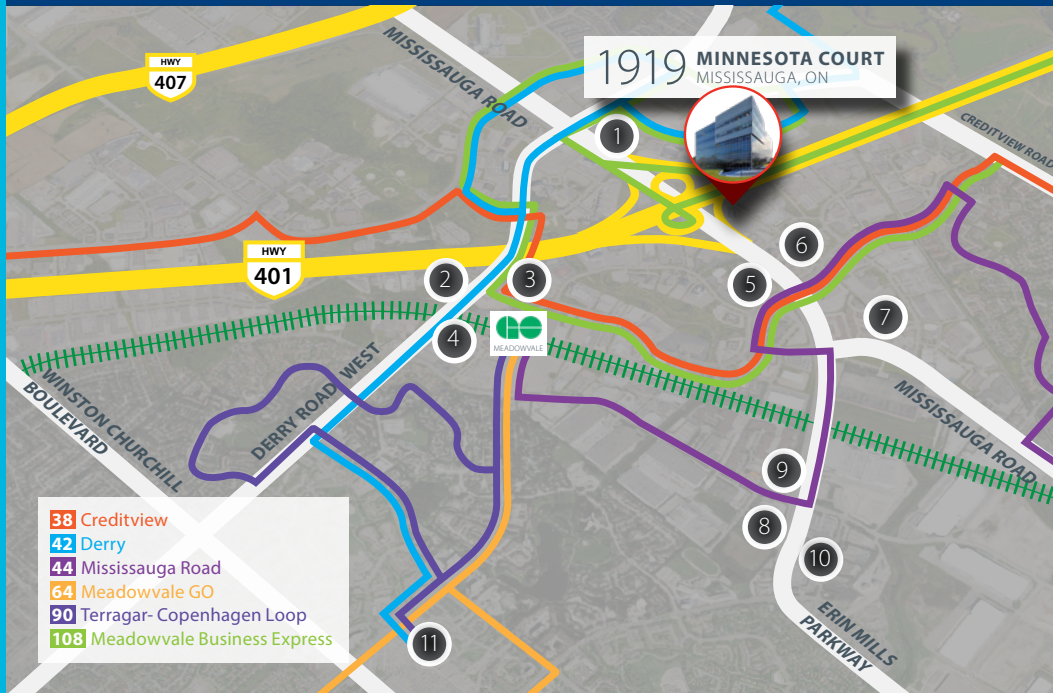


Change Rooms



Training Equipment

TRANSIT & AMENITIES



- | | |
|---|---|
| 1 Booster Juice
Tim Hortons
Boston Pizza
Swiss Chalet
Starbucks
Teriyaki Experience
Wendy's
FedEx
Kinko's
The Drake & Firkin Pub
Union Social Eatery | 8 Comfort Inn
Swiss Chalet
Harveys
Petro Canada
Erin Mills Fitness |
| 2 Holiday Inn
3 Sheraton Hotel
Courtyard Toronto
Residence Inn
Tim Hortons | 9 Fit4Less
Subway |
| 4 Goodlife Fitness
Asian Wok 'n' Roll
Tim Hortons
Lucy's Sea Cove & Oyster Bar
Esso | 10 No Frills
IDA Pharmacy
Wendy's
Dollarama
Tim Hortons
McDonalds |
| 5 Hilton Hotel
Chop Steakhouse & Bar
6 CIBC
7 St. Louis Bar & Grill
Burger King | 11 Petro Canada
TD Bank
BMO
CIBC
Metro
Canadian Tire
Goodlife Fitness
Shoppers Drug Mart
Beer Store
Tim Hortons
LCBO
Turtle Jocks
McDonalds
Shoeless Joes |

CORPORATE BUSINESS LOCATION

- Located in Meadowvale Business Park, 1919 Minnesota Court is immediately adjacent to the Highway 401 interchange at Mississauga Road
- Meadowvale GO Station is a 5-minute drive away
- Toronto Lester B. Pearson International Airport, Canada's largest and busiest airport, is approximately a 15-minute drive to the East
- Downtown Toronto is approximately 40 km to the East

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Avison Young is the real estate partner businesses trust for intelligent, integrated solutions. We deliver results that are aligned with your strategic business objectives, supporting real estate initiatives that add value and build competitive advantage for your organization.

Carttera is a Toronto-based, Canadian real estate private equity fund manager. Carttera is focused on creating value by deploying capital into urban intensification investments. The company's current development program extends to over \$1.5 billion, with primary holdings concentrated in the GTA. Projects include a wide variety of product types including traditional office, flex office, retail, mixed use, warehouse/industrial and high rise condominium.



Intelligent
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Solutions



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