



# FOR LEASE

**4550 Hurontario Street  
Mississauga, ON L5R4B1**



## PROPERTY SUMMARY:

Space:	Use:	Total Area:	Asking Price:
Floor 1 Unit 100	Office/ Retail	<del>3,000 – 7,097 SF</del> <b>LEASED</b>	<del>\$38 Net Lease + \$17 T.M.I.</del>
Floor 2 Unit 200	Office	<del>4,500 SF</del> <b>LEASED</b>	<del>\$30 Net Lease + \$17 T.M.I.</del>
Floor 2 Unit 201	Office	2,301 SF	\$30 Net Lease + \$17 T.M.I.



**Stephen & Mariya Lilly**  
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Salesperson

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# OVERVIEW

**2,301 sq. ft. of second-floor space available in a prestigious 14,194 sq. ft. freestanding commercial building in the heart of Mississauga, formerly home to RBC. This bright upper-floor space with abundant natural light is suitable for a variety of office or retail uses, including medical, legal, financial, wellness, or other professional services.**

**The first floor is currently occupied by a medical office, making the building well suited for complementary professional, healthcare, wellness, or service-oriented uses on the second floor.**



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# OVERVIEW

**Prominently located on a high-exposure corner at Hurontario Street and Kingsbridge Garden Circle, the property features approximately 115 feet of prime frontage, excellent signage opportunities, and convenient transit access.**

**The property is zoning permits a wide range of commercial uses. Located steps from Square One, major office towers, and dense residential communities, the site benefits from strong pedestrian traffic and excellent transit connectivity.**



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## HIGHLIGHTS

- **2,301 sq. ft. on second floor**
- **Suitable for office or retail uses**
- **Bright space with significant natural light**
- **Medical office on the main floor providing complementary traffic**
- **High-profile corner location**
- **RA5-29 zoning – wide range of permitted uses**
- **Excellent visibility and signage opportunities**
- **Steps to Square One and major transit routes**
- **Strong walk and transit scores**



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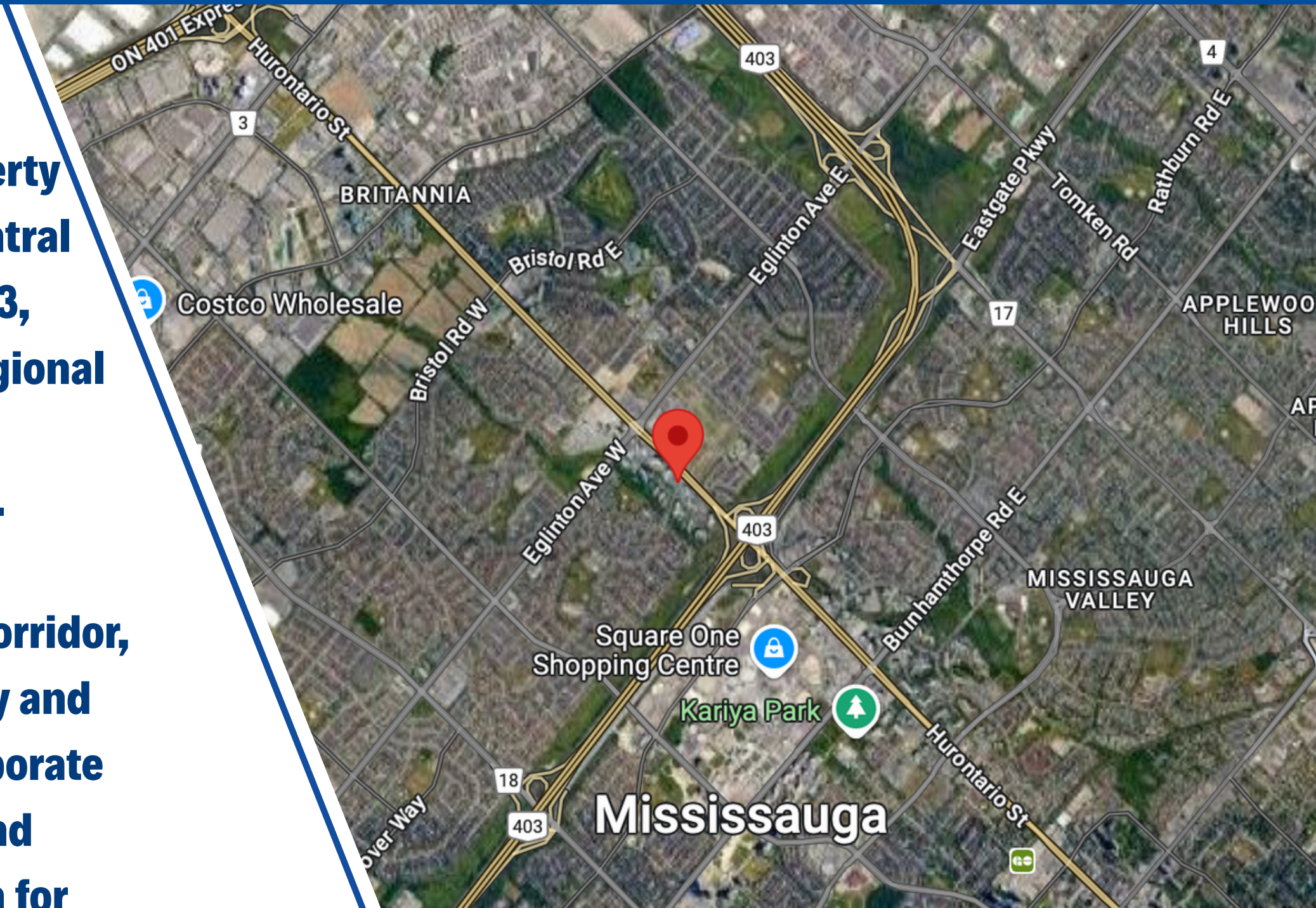


# LOCATION

Located at 4550 Hurontario Street, this commercial property offers a premier address in the heart of Mississauga's central business district. Situated just minutes from Highway 403, Highway 401, and the QEW, the site provides excellent regional connectivity, with convenient access to Toronto Pearson International Airport and the City Centre Transit Terminal.

Positioned along the rapidly developing Hurontario LRT corridor, this location is ideal for businesses seeking high visibility and accessibility in a growing urban hub. Surrounded by corporate offices, shopping centres like Square One, restaurants, and essential services, 4550 Hurontario is a strategic location for professional and service-oriented tenants.

Please [CLICK HERE](#) for Zoning Map



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