



**5040** | **TIMBERLEA BOULEVARD**  
MISSISSAUGA, ON

**OFFICE SPACE FOR LEASE**

8,308 sq.ft available immediately

**David Hillis** (Listing Agent)  
Sales Representative  
CBRE Young (Canada) Inc., Brokerage

david.hillis@avisonyoung.com  
905.283.2393

## Highlights



A fifteen minute walk to Tomken Station on the MiWay transitway



Minutes from HWY 403 via Eglinton Avenue, 401 via Dixie Road, and the QEW. A 15 minute drive to Pearson International Airport



Minutes to Eglinton Avenue restaurants and services, including Starbucks, Burger King, Subway, Tim Hortons, Mr. Lube and more



Excellent exposure on Eglinton Avenue with opportunity for building signage. Abundant free parking

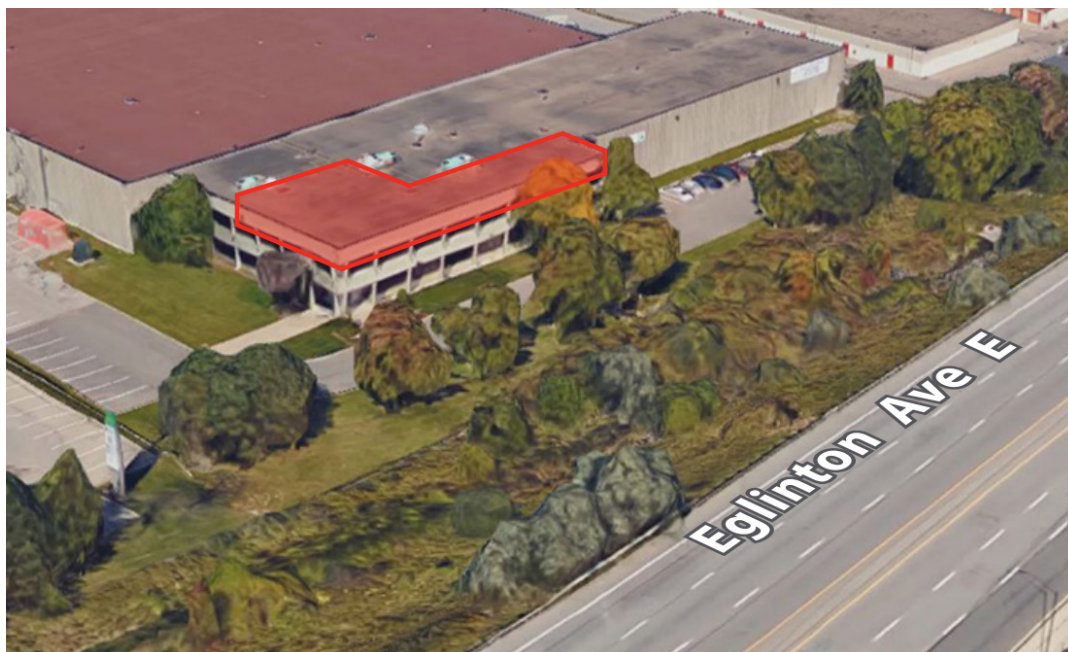
## Opportunities

Suite 200 - 8,308 sq.ft.

## Lease Details

Rental Rate: \$12.00/sq.ft.

Available: Immediately (unless otherwise indicated)



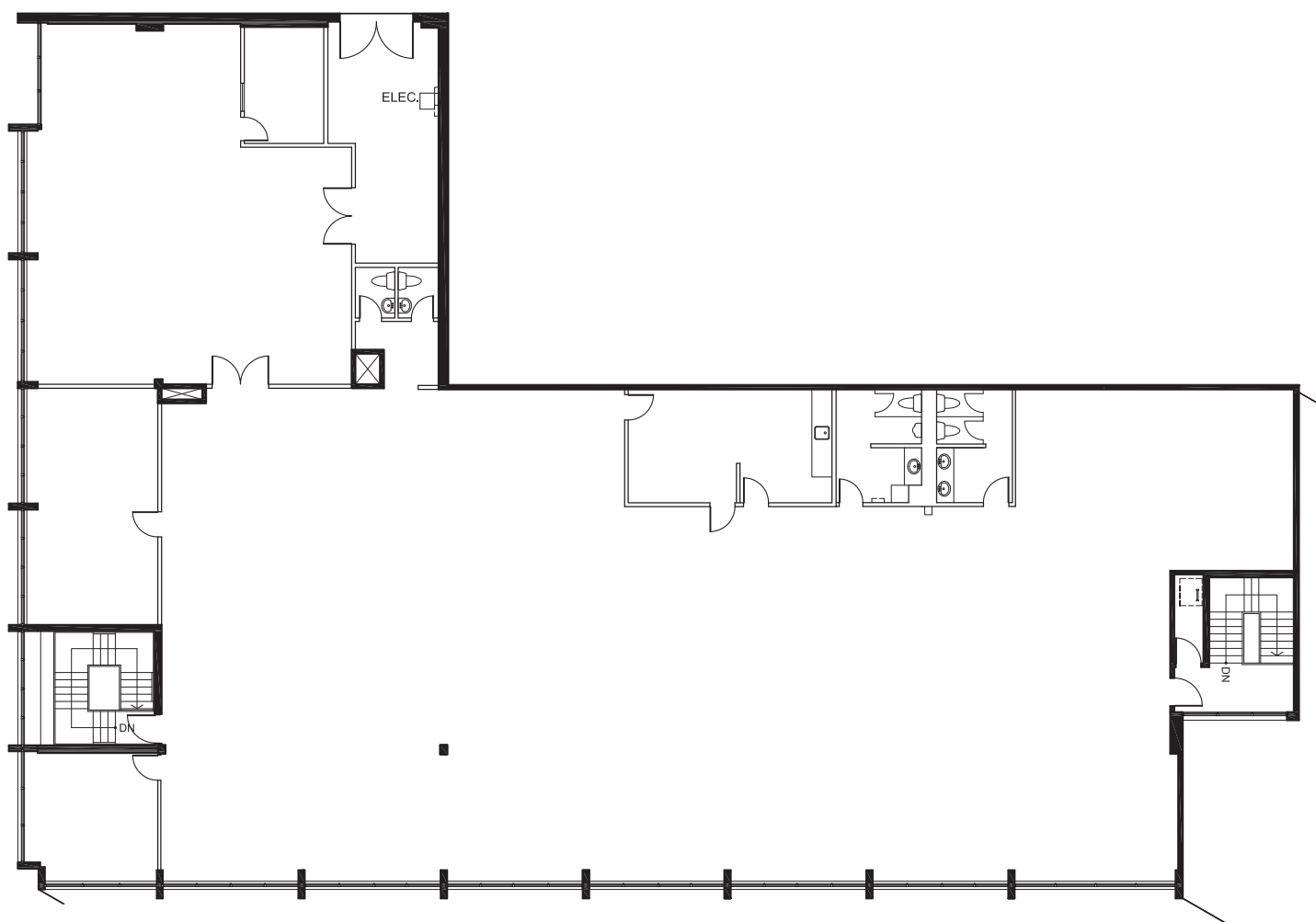
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