

FOR LEASE OFFICE SPACE

Morguard

33 CITY CENTRE DRIVE

MISSISSAUGA, ON



CLASS A OFFICE BUILDING LOCATED IN THE HEART OF MISSISSAUGA

Located in the Heart of Mississauga at the corner of Hurontario Street (Highway 10) and Burnhamthorpe Road, this 213,000 square foot, six storey atrium style office building was constructed in 1977 with a complete interior retro-fit in 2006 and has been recognized for its excellence in environmental management by achieving BOMA BEST certification. The property is conveniently located steps away from Square One Shopping Centre, the Transit Hub, and has access to major highways including the 403, 410, 401, 407, 427 and the QEW.

33 City Centre is part of
Mississauga City Centre

- Many dining and recreational amenities nearby, including the KEG, Living Arts Centre, the Mississauga Central Library, the YMCA, as well as daycare services.

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ASKING NET RENT

\$16.00/SF

ADDITIONAL RENT

OPERATING COSTS	REALTY TAX	TOTAL ADDITIONAL RENT
\$15.53/SF	\$3.59/SF	\$19.12/SF (2022 est.)

BUILDING DETAILS

Total Space: 215,626 +/-

Typical Floor: 20,000 SF +/-

Number of Floors: 6

Year Built: 1977, Last renovated: 2005

Office Class: A

Leasing District: MCC

Sustainability: BOMA BEST Platinum

Connectivity: WiredScore Gold

BUILDING AMENITIES

Onsite lobby level: Tamarind
Modern Indian Bistro, Mississauga
Eye Vision Centre, Suncity Travel
Agency, Pharmasave, Gateway Café,
Royal Bank and Dental Office

Concierge service

On-site security with after hour card
access system

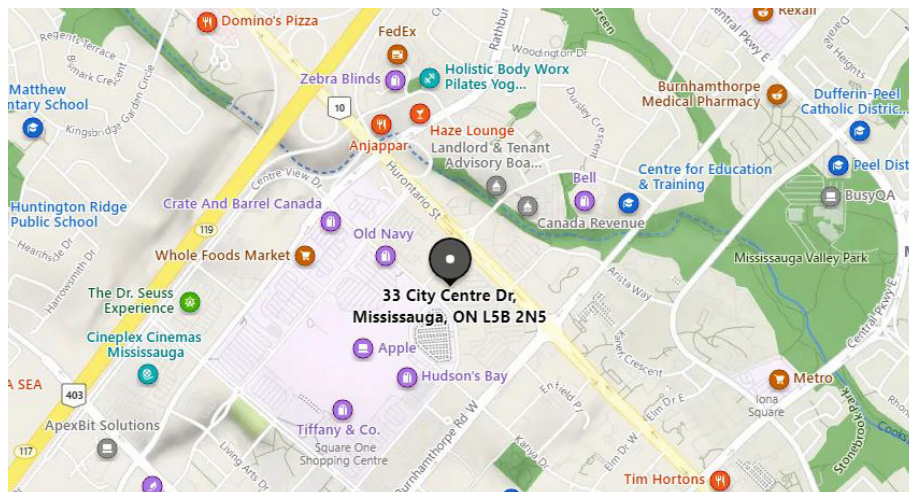


Interior Lobby Atrium



Aerial View

LOCATION



33 City Centre Drive, Mississauga, ON

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