







FOR LEASE

4550 Hurontario Street  
Mississauga, ON L5R4B1

PROPERTY SUMMARY:

 Space:	 Use:	 Total Area:	 Asking Price:
Whole Building	Office/ Retail	14,194 SF	\$26 SF Net+\$17 T.M.I.
Floor 1	Office/ Retail	3,000–7,097 SF	\$33 SF Net+\$17 T.M.I.
Floor 2	Office	3,000–7,097 SF	\$19.56 SF Net+\$17 T.M.I.



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## PROPERTY OVERVIEW

- Prestigious freestanding 14,194 SF commercial building in the heart of Mississauga, formerly home to RBC.
- Units can be divided as low as 3,000 SF.
- High-exposure corner site at Hurontario and Kingsbridge Garden Circle with 115 of prime frontage.
- Ideal for banks, medical, legal, or professional services.
- Two floors of over 7,000 SF each, easily adapted for flagship retail or institutional users.
- RA5-29 zoning permits a wide range of commercial uses. Excellent visibility, signage, and access to transit.
- Steps to Square One, major office towers, and dense residential.
- Strong walk and transit scores.
- Landlord prefers single-tenant lease but will consider demising for the right tenant.



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## FLOOR 1 – OVERVIEW

- Prime main floor retail or professional space ideal for banks, financial institutions, medical users, or high-profile retailers.
- Features a built-in drive-through lane previously used for a bank machine perfect for reactivation or creative repurposing.
- Excellent signage opportunity with prominent exposure along a major corridor, just minutes from Square One and major highways.
- Ample on-site parking and direct ground-level access make this location highly accessible. First time available in over a decade.
- Option to lease entire building for users requiring additional space or full building presence.



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## FLOOR 2 – OVERVIEW

- A full-floor office suite in a prestigious Class A building
- Situated in the heart of Mississauga's bustling business district
- Versatile space with a flexible layout, abundant natural light, and modern HVAC systems
- Ideal for a range of professional uses, including legal, financial, medical, tech, and wellness services
- Elevator access and ample on-site parking
- Excellent transit connectivity and proximity to major highways, Square One Shopping Centre, and various amenities
- An exceptional choice for businesses seeking a prestigious address with scalability in Mississauga's core



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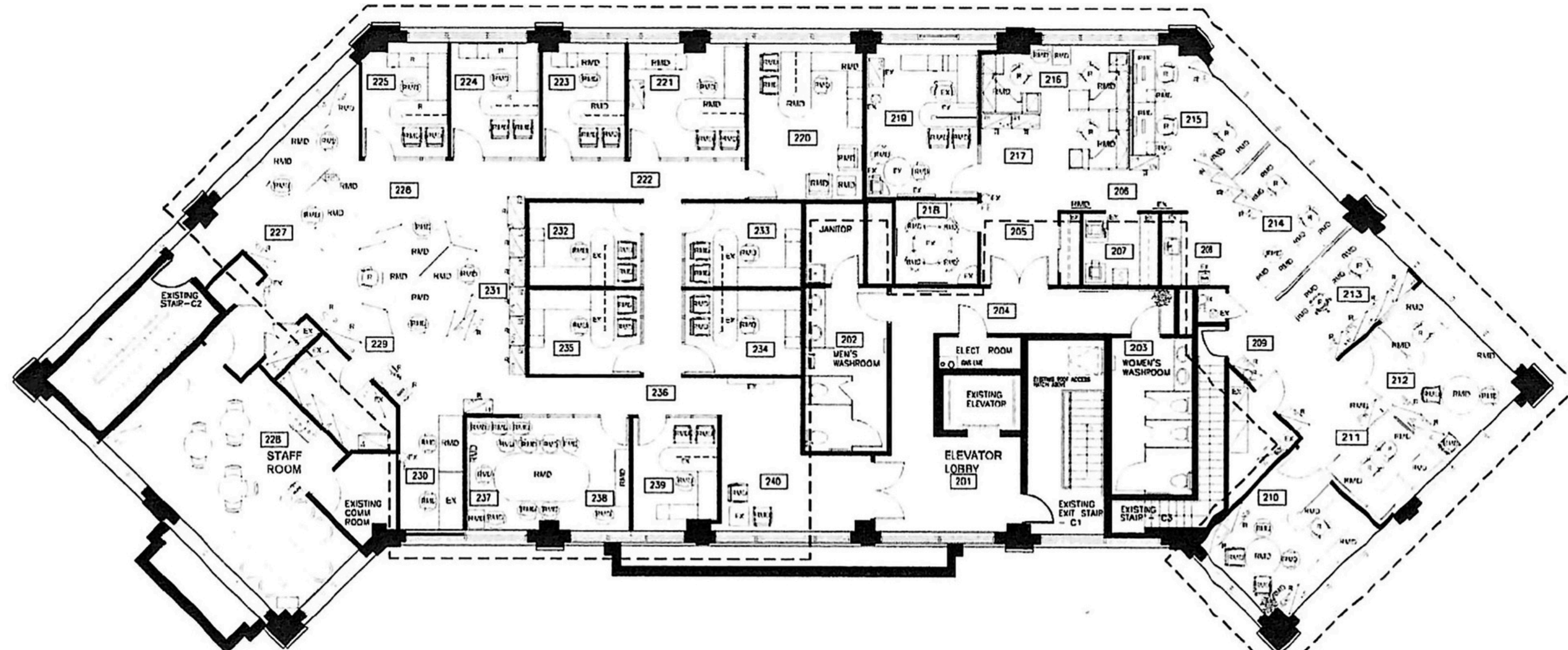




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# FLOOR 2 - FLOOR PLAN



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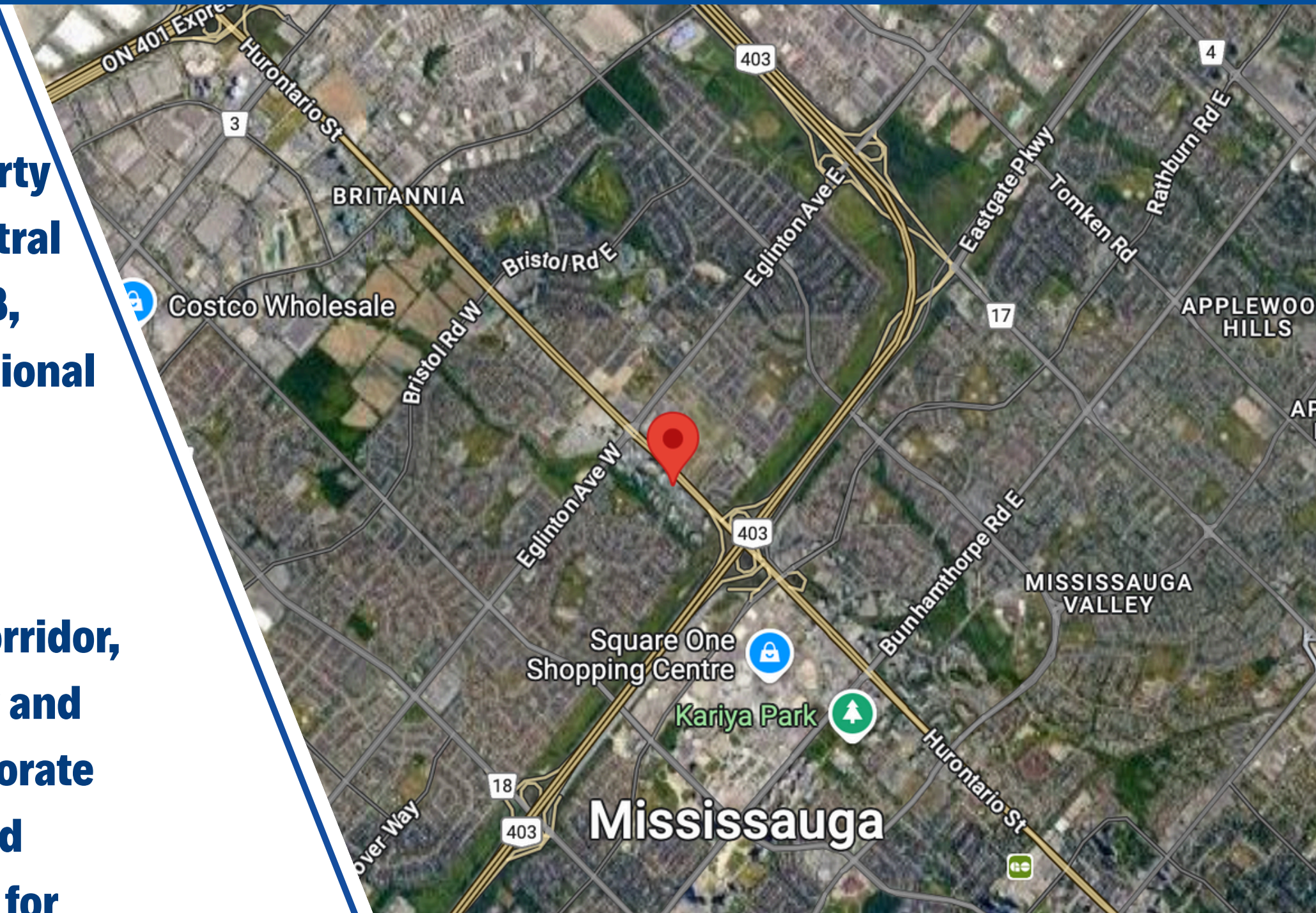


## LOCATION

**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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