

448 BURNHAMTHORPE RD W | OFFICE AVAILABLE • FOR SALE



OFFICE CONDO COLLECTION

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CBRE



OFFICE CONDO COLLECTION

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EXPERIENCE A WORLD-CLASS WORKPLACE

CBRE IS EXCITED TO PRESENT A UNIQUE OPPORTUNITY AT **M3** IN MISSISSAUGA'S VIBRANT CITY CENTRE, THE ONLY OFFICE SPACE WITHIN THE ENTIRE **M CITY** COMMUNITY. SITUATED AT **448 BURNHAMTHORPE RD W**, THE AWARD-WINNING CENTERPIECE OF MISSISSAUGA'S DOWNTOWN AND CANADA'S TALLEST BUILDING OUTSIDE TORONTO, THIS LANDMARK ADDRESS OFFERS UNPARALLELED VISIBILITY AND PRESTIGE. ONCE COMPLETE, **M CITY** WILL INCLUDE OVER 6,000 NEW HOMES, AND MORE THAN 10,000 RESIDENTS, CREATING A THRIVING URBAN HUB RIGHT AT YOUR DOORSTEP. OFFERING APPROXIMATELY **14,541 SQ. FT.**, THIS OFFICE SPACE PROVIDES **FLEXIBLE SIZE CONFIGURATIONS** TO SUIT A RANGE OF BUSINESS NEEDS; FROM BOUTIQUE SETUPS TO FULL-FLOOR OPPORTUNITIES. **SUITES START AT 960 SQ. FT.** IN BASE BUILD CONDITION, WITH MODEL SUITES ALSO AVAILABLE. **AVAILABLE IN EARLY 2026**, THIS COVETED LOCATION ENSURES CONVENIENT ACCESS TO MAJOR HIGHWAYS AND CENTRAL TRANSIT STATIONS. **THE M3 OFFICE CONDO COLLECTION** OFFERS A DIVERSE MIX OF POTENTIAL USES, MAKING THIS A RARE CHANCE TO CUSTOMIZE YOUR SPACE IN MISSISSAUGA'S MOST **DYNAMIC COMMUNITY**.



Located in the heart of Mississauga City Centre



±14,541 SF of office available in mixed use complex



Flexible size offering



OFFICE CONDO COLLECTION





OFFICE CONDO COLLECTION

A WORKPLACE WITH PLAY BUILT IN.

THE BUILDING IS THOUGHTFULLY DESIGNED TO SUPPORT YOUR BUSINESS, YOUR PEOPLE, AND YOUR WORKPLACE CULTURE. ON-SITE AMENITIES INCLUDE DIRECT ACCESS TO GROUND FLOOR RETAIL, AND OVER 2 ACRES OF NEW PARKLAND IDEAL FOR COLLABORATION AND CASUAL DOWNTIME.



80+ FOOD
OPTIONS
WITHIN 1 KM
RADIUS

2 MINUTES
TO SQUARE
ONE



[THE UNDERGROUND]



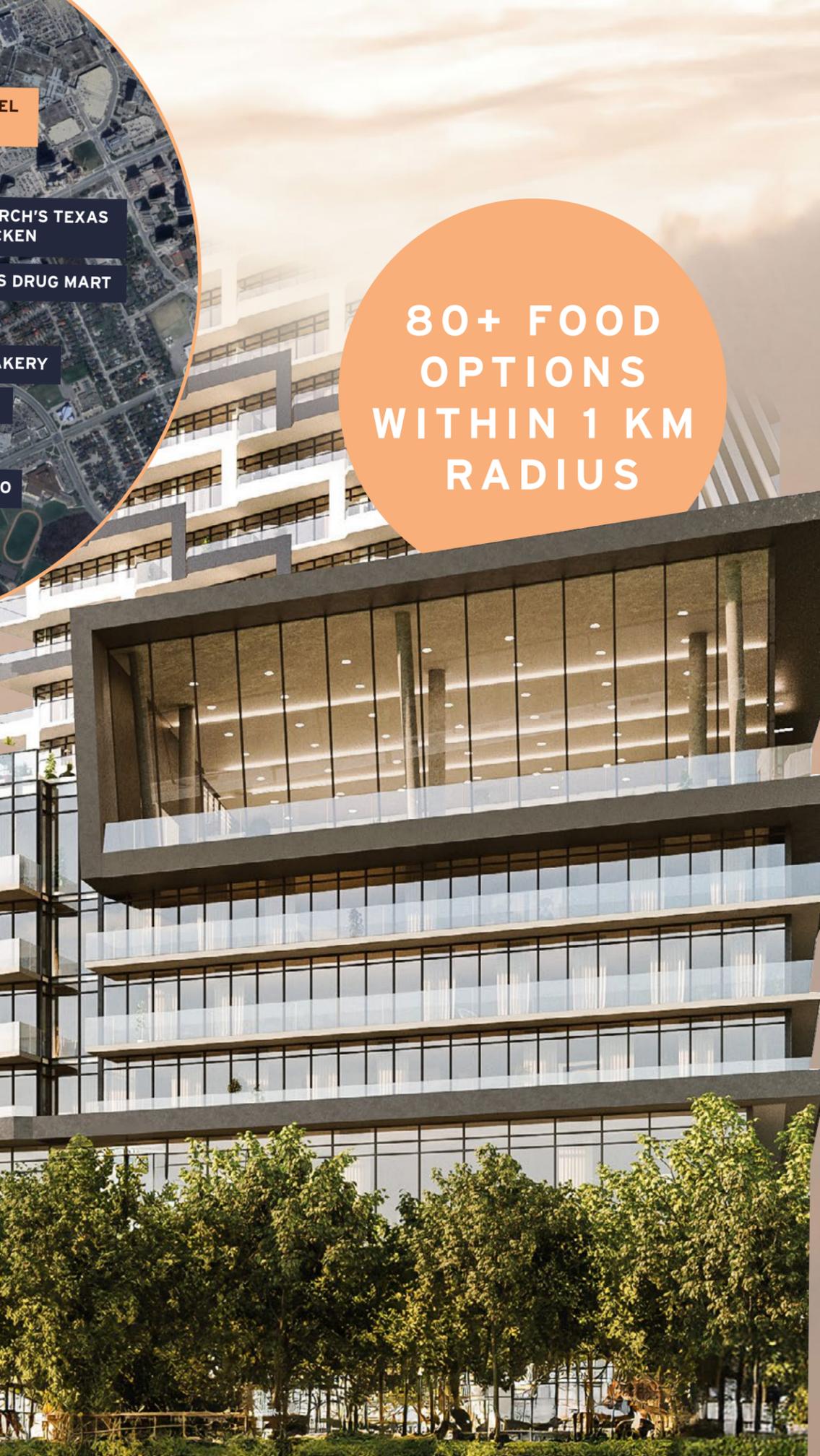
[OUTDOOR PUBLIC PARK]



[MAIN FLOOR RETAIL]

THE SURROUNDING AREA

LOCATED STEPS FROM SQUARE ONE SHOPPING CENTRE, **THE M3 OFFICE CONDO COLLECTION** PLACES YOUR BUSINESS IN THE HEART OF MISSISSAUGA'S MOST VIBRANT URBAN CORE. SURROUNDED BY A GROWING POPULATION AND A WIDE VARIETY OF DINING, RETAIL, AND LIFESTYLE OPTIONS, THE SITE OFFERS SEAMLESS ACCESS TO MIWAY AND GO TRANSIT, THE UPCOMING HURONTARIO LRT, AND MAJOR HIGHWAYS INCLUDING THE 403, 401, AND QEW – MAKING IT A TRULY CONNECTED AND CONVENIENT DESTINATION FOR MODERN BUSINESS.





OFFICE CONDO COLLECTION

AVAILABLE OFFICE CONDOS

SUITE SUMMARY

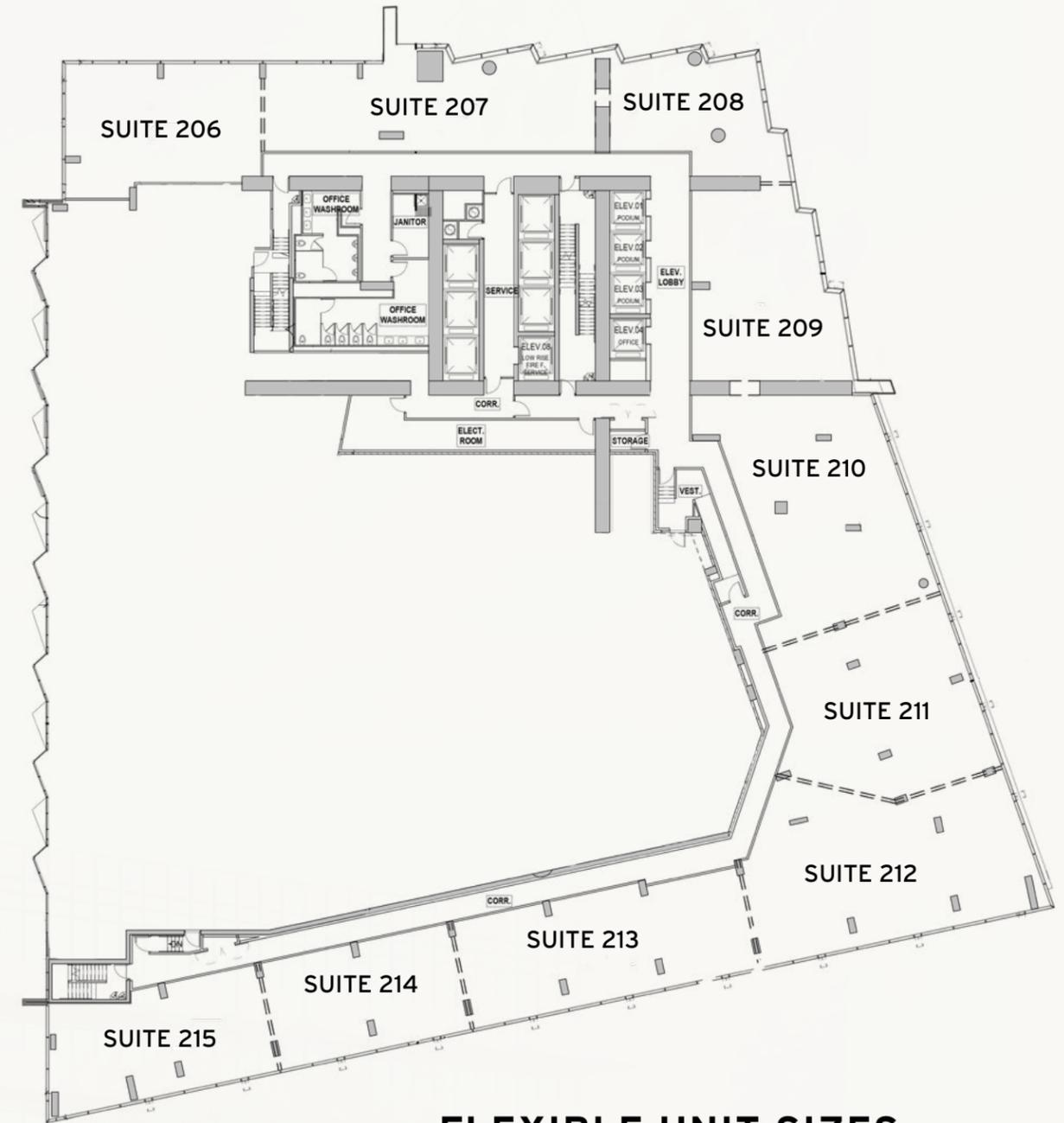
SUITE	*SIZE (SF)	
206	1,196	
207	1,612	
208	960	
209	1,392	
210	1,928	
211	1,608	
212	2,060	
213	1,545	
214	1,048	
215	1,192	Model Suite
TOTAL	±14,541	

*THE SIZES INDICATED ARE APPROXIMATE MEASUREMENTS AND ARE SUBJECT TO FINAL MEASUREMENT.

OFFICE OVERVIEW

Approximate Delivery	Q1 2026
Sale Price	Contact Listing Agents
Condo Fee	Contact Listing Agents
Office Garage Parking	1.5/1,000 SF Contact Listing Agents for pricing
Commercial Garage Parking	Visitor and monthly parking available

FLOOR PLANS



FLEXIBLE UNIT SIZES

-  **OPTION 1** SUITES 211 & 212 (3,668 SF)
-  **OPTION 2** SUITES 210, 211 & 212 (5,596 SF)
-  **OPTION 3** SUITES 210, 211, 212, 213 (7,141 SF)

CLICK TO VIEW DIFFERENT OPTIONS

MODEL SUITE

Office Designs



Accent Walls



Glass Partition



Credenza



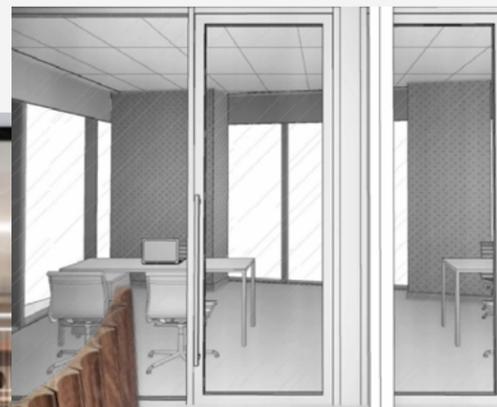
Meeting Room Pendant



Meeting Table

Task Chair

Private Office Designs



Feature Wall

FLOOR PLAN



A WORK-DAY THAT STARTS WITH AN EASY COMMUTE IN, AND ENDS IN AN AMENITY-RICH NIGHT OUT.

AMENITIES

- 1. Square One Shopping Centre**
- 2. Whole Foods**
LCBO
Boston Pizza
Popeyes
- 3. Jack Astors**
Scaddabush
Starbucks
- 4. Food Basics**
Scotiabank
Alioli Ristorante
Fresh Burrito
Toro Toro
Meltwish Food Co
RBC
- 5. Parkways West Shopping Centre**
No Frills
Tim Hortons
Subway
Popeyes
Dairy Queen
- 6. RioCan Grand Park**
Shoppers Drug Mart
Kelsey's
Winners
Fit4Less
Pizza Pizza
Staples
- 7. Petro Canada**
Harvey's
Esso
Super Wash
- 8. Red Lobster**
McDonald's
Canada Computers
Chatime
Kamen Ramen
The Captain's Boil

MISSISSAUGA TRANSIT ROUTES

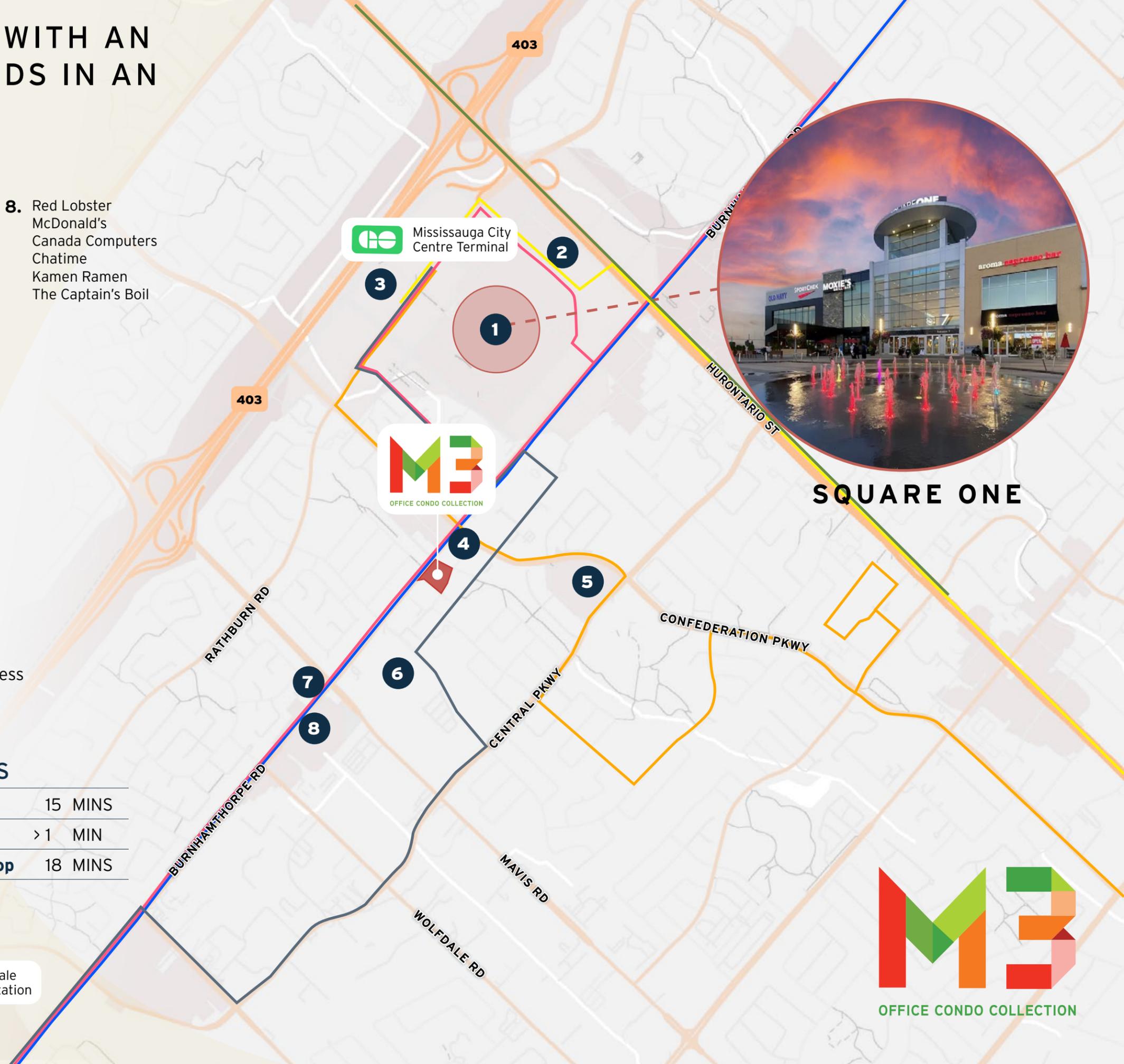
- 6** **Route 6**
Credit Woodlands
- 26** **Route 26**
Burnhamthorpe
- 28** **Route 28**
Confederation
- 126** **Route 126**
Burnhamthorpe Express
- 28** **Route 2**
Hurontario
- 126** **LTR Route**
(Future Line)

DRIVE TIMES

Square One	2 MINS
Highway 403	3 MINS
Highway 410	10 MINS
Highway 401	10 MINS
Highway 407	12 MINS
QEW	14 MINS
Highway 427	21 MINS
Pearson Airport	25 MINS

WALK TIMES

Square One	15 MINS
Route 6 Stop	> 1 MIN
Future LTR Stop	18 MINS



OFFICE CONDO COLLECTION

ELEVATED WORKPLACE IN A RISING COMMUNITY.

M3 AT M CITY OFFERS MORE THAN JUST AN OFFICE BASE AND HOME; IT PROVIDES DIRECT ACCESS TO 60,000 SF OF RETAIL SPACE AND IS INTEGRATED INTO A VIBRANT AND GROWING COMMUNITY THAT WILL HOUSE UPWARDS OF 6,000 NEW HOMES AT ITS COMPLETION. MISSISSAUGA'S CITY CENTRE IS RAPIDLY TRANSFORMING INTO A DYNAMIC URBAN CENTER. THIS GROWTH IS FUELED BY PLANS FOR OVER 24,500 NEW CONDO UNITS ACROSS 46+ TOWERS BY 2036, SUPPORTING THE CITY'S HOUSING INITIATIVES. WITH AN EXPECTED 5-8% POPULATION INCREASE BY 2030, THE AREA IS POISED TO FLOURISH AS A HIGH-DENSITY, TRANSIT-ORIENTED COMMUNITY, CONNECTED BY THE HURONTARIO LRT AND ENERGIZED BY MIXED-USE DEVELOPMENTS.



5 KM

POPULATION
332,399
WORK FORCE
176,753
AGE 19 & OVER
274,041

7 KM

POPULATION
516,126
WORK FORCE
274,497
AGE 19 & OVER
423,314



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