

Lennard:



Virtual Tour Available!



For Sublease: Suite 200 | Up to **16,158 SF** of Premium Office Space

1270

Central Parkway W



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Property Summary

Up to 16,158 SF of office space available for sublease in Mississauga near HWY 403, Creditview Road, Burnhamthorpe Road W as well as Erindale GO Station.



Total Available Space

Suite 200: 16,158 SF on Floor 2

With multiple demise options, this floor is divisible to suit your needs from **3,000 SF and up.**



Availability

Immediate



Net Rent

Contact Listing Agent

Additional Rent

\$20.50 PSF (2026 est.)



Parking

Surface & Underground

- 60/40 mix of open concept space to private offices
- Professional, welcoming reception area
- Conference room with movable partition wall for larger meetings
- All offices and boardrooms have floor to ceiling glass, providing a bright, high-end look
- 2 kitchens to support a large workforce (or a divided space with multiple users)
- Upgraded lighting throughout
- Furniture can be made available
- Like new space, in pristine condition



Listing Agent

Joseph Wise*

Executive Vice President

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*Sales Representative

Property Highlights

- Easy access to HWY 403 & Burnhamthorpe Road W
- 4 minute walk to Erindale GO Station
- Podium Signage Available
- BOMA BEST Silver Certifications
- Amenities include a 3,000 square foot fitness centre equipped with a gym, squash court, and locker rooms with showers.

Property Overview

Property Location

Exterior Photos

Interior Photos

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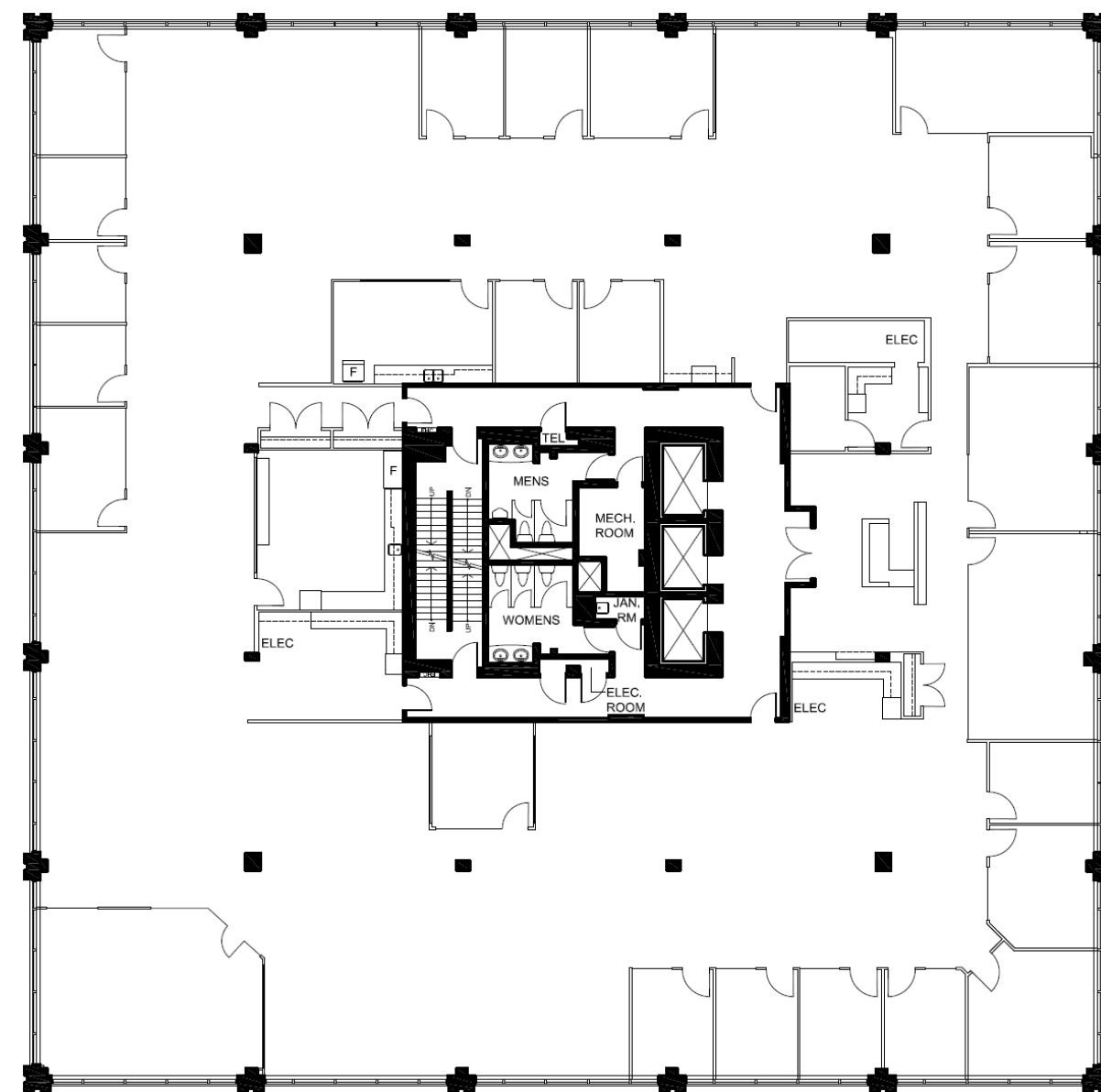
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Floor Plan



Building Amenities



Fitness Centre



Bike Storage



Tenant Lounge



Move-in Ready Suite



On-Site Squash Court



Boardroom Access



Milton GO Line

Downtown Mississauga

Downtown Toronto

Erindale GO Station

Steps From Nature, Minutes From Everything

Situated at Burnhamthorpe Road W and Central Parkway W, 1270 Central Parkway W places everyday conveniences and local destinations close by. The Riverwood Conservancy, a 150-acre natural escape, is just a short walk away, while Square One Shopping Mall and Erin Mills Town Centre are easily accessible via a short drive. The surrounding area also offers a strong selection of dining options, from casual lunch spots to after-work favourites.

Drive Times

5 Mins - Square One Shopping Mall

8 Mins - Erin Mills Shopping Mall

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Milton GO Line

1270 Central Parkway W

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Local Amenities

Square One Shopping Mall

1270 Central Parkway W

Erin Mills Town Centre

Local Businesses:

- Fresh Palace
- Chilli Chicken House
- Tim Hortons
- Pelicana
- DOLLARAMA
- CIBC
- ADONIS
- McDonald's
- Red Lobster
- Shell

Local Businesses:

- SUBWAY
- 快乐小羊 (Happy Lamb Hot Pot)
- 富記包點
- SHINTA
- 理不狗 (LI BU GOU)
- 麻市 (MABU GENERATION)
- NONNA LIA
- The OWL of Minerva
- 달동네
- Tim Hortons
- 德苑小厨 (China Impression Restaurant)
- TAKUMI
- 中國銀行 (BANK OF CHINA)
- 小春日和 (HARU SHABU SHABU)
- 猪王
- 顏
- Coco
- BIBIBIBI



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Building Exterior



1270
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Suite 200



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Suite 200



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