



For Lease: Office

Class "A"
Office
Building

5450 Explorer Drive

Mississauga, ON

Lennard:

602-350 Burnhamthorpe Road W, Mississauga
905.625.5020

 POLARIS REALTY

5450 Explorer Drive

Class "A", 5 storey 131,428 SF office building located in the Airport Corporate Centre, at the corner of Explorer Drive and Orbitor Drive.



Available Space

Suite 105: 377 SF

Suite 111: 6,101 SF
(Some Leaseholds)

Suite 502: 9,308 SF
(Built-Out, mostly open plan)



Availability

Immediate

Term

5 or 10 Years



Net Rent

\$17.00 PSF

Additional Rent (2021 Est.)

\$15.02 PSF

Gross Rent

\$32.02 PSF

Gross Rent (Suite 105)

\$1,000/month

Tenant Improvement Allowance

Negotiable

Parking

4 stalls per 1,000 SF leased, as follows:

- 3 stalls per 1,000 SF leased unreserved free surface parking
- 1 stall per 1,000 SF leased reserved underground parking at a cost of \$100.00 per stall per month + HST

Property Highlights

- Building is "BOMA Best" Certified
- Advanced fibre-optic and copper backbone infrastructure
- HVAC: Central system with compartmental air handling units on each floor with V.A.V distribution
- Security: CCTV Camera System and offsite alarm response; Proximity Card System
- Underground heated storage available
- Close proximity to all Airport Corporate Centre amenities and new rapid bus transit system
- 5th floor suite is built out with elevator exposure

Lennard:

Jim O'Reilly*, Partner
905.247.9230 • joreilly@lennard.com

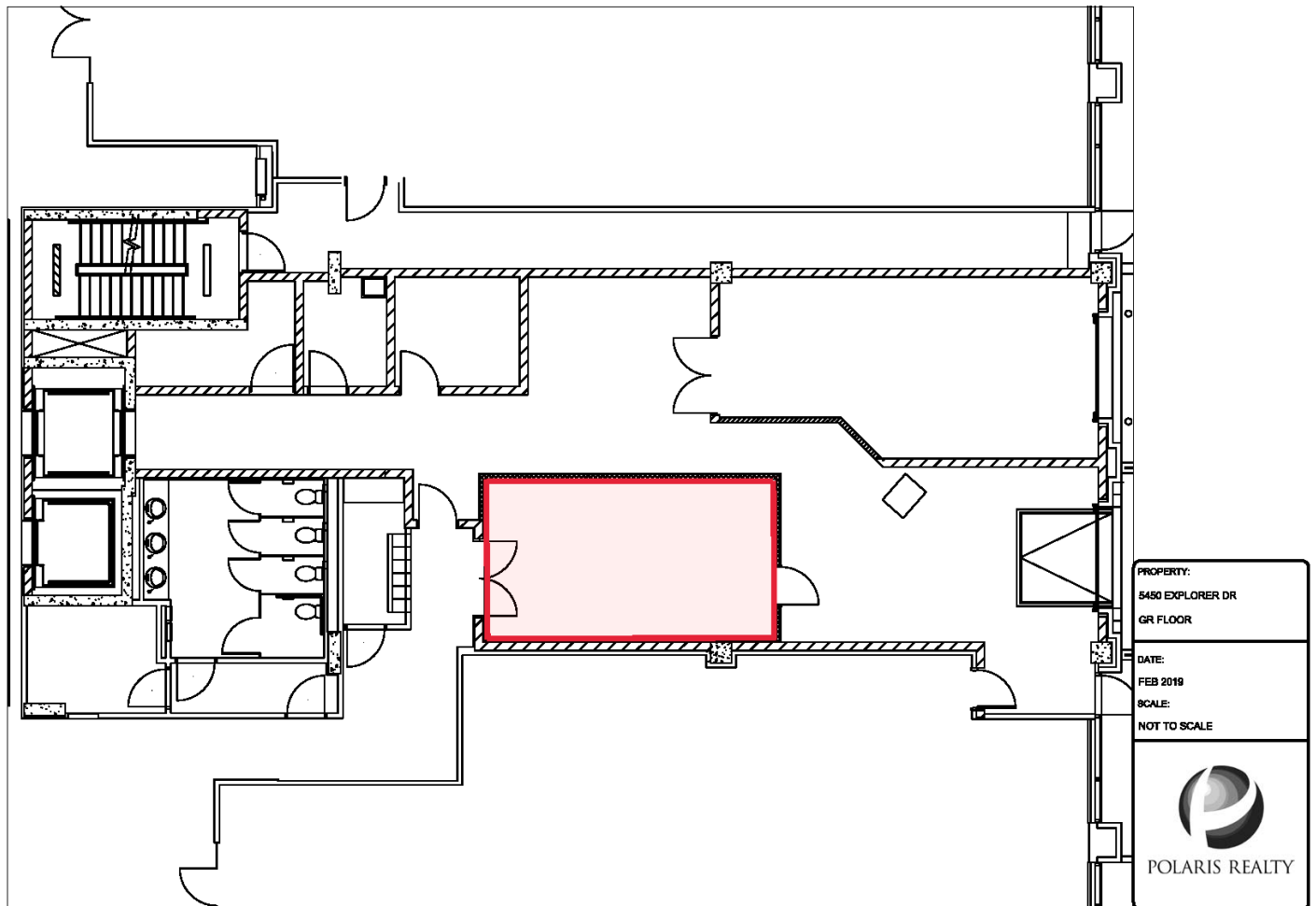
*Sales Representative

Brian Lynett*, Partner
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lennard.com

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Suite 105: 377 SF



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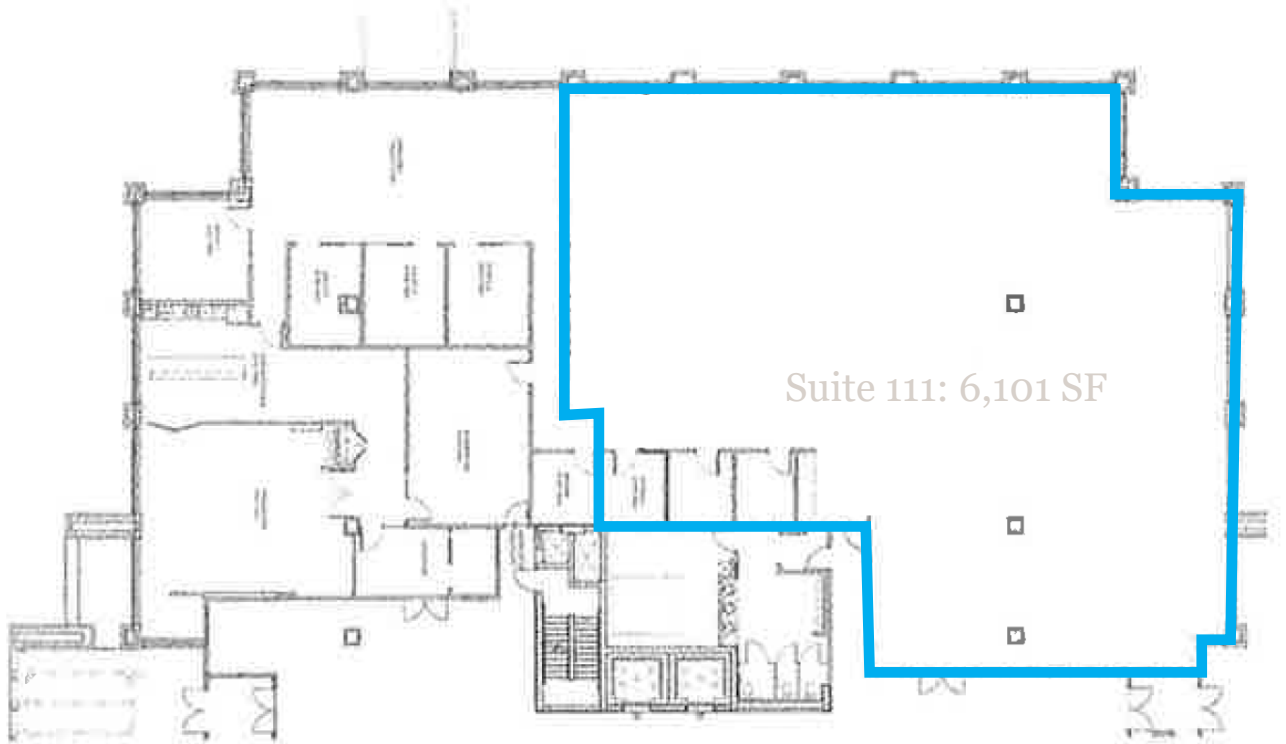
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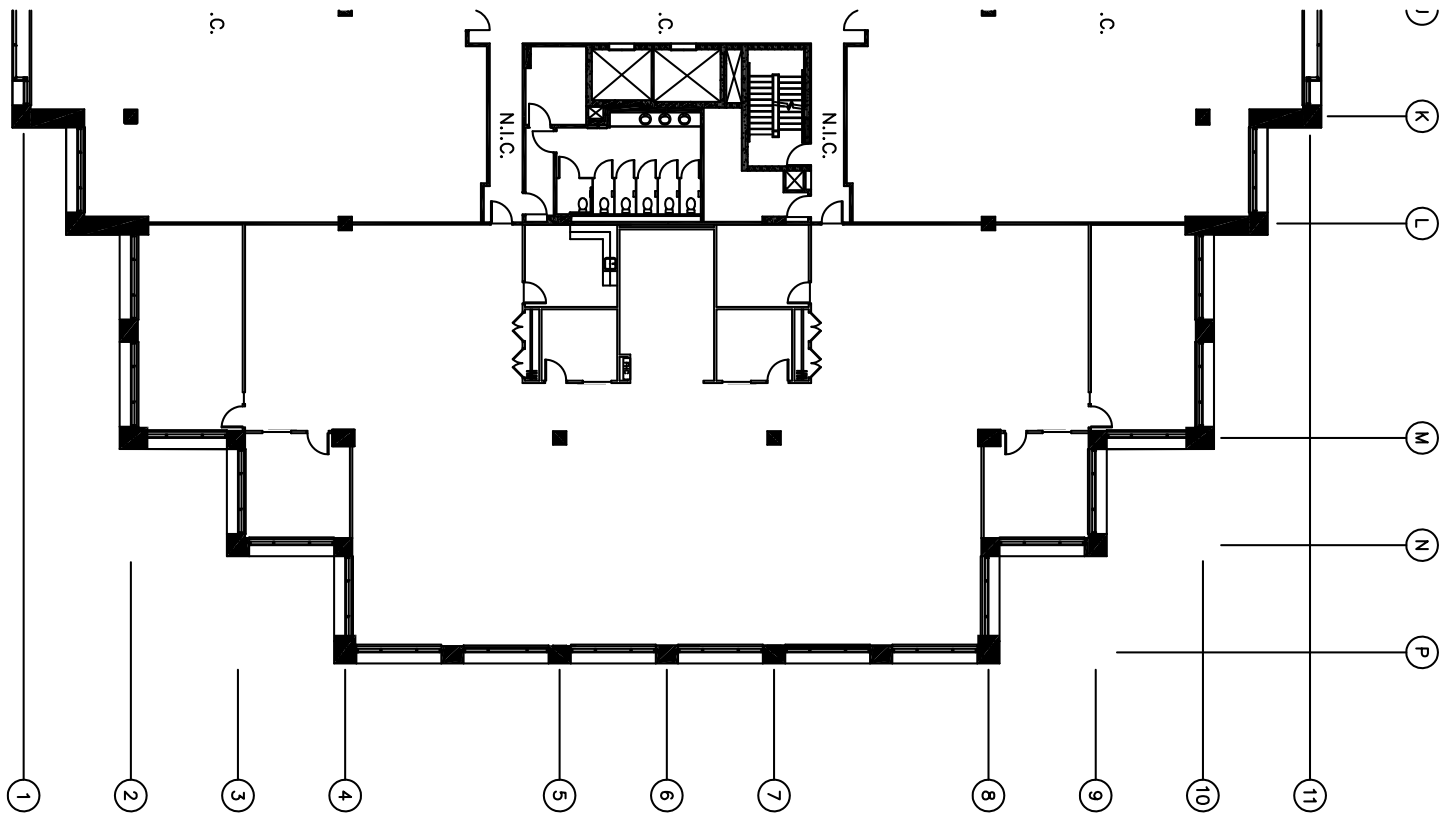
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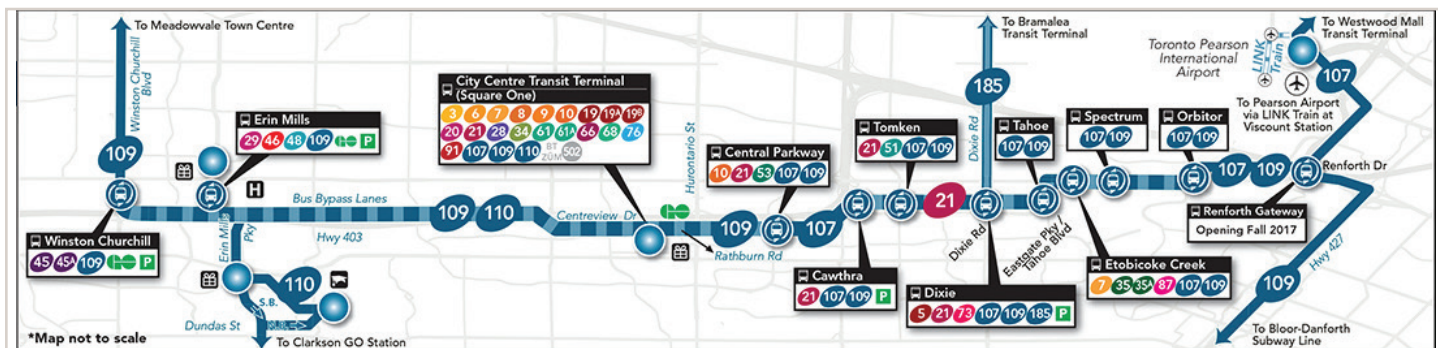
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5450 Explorer Drive

Mississauga Transitway



miWAY

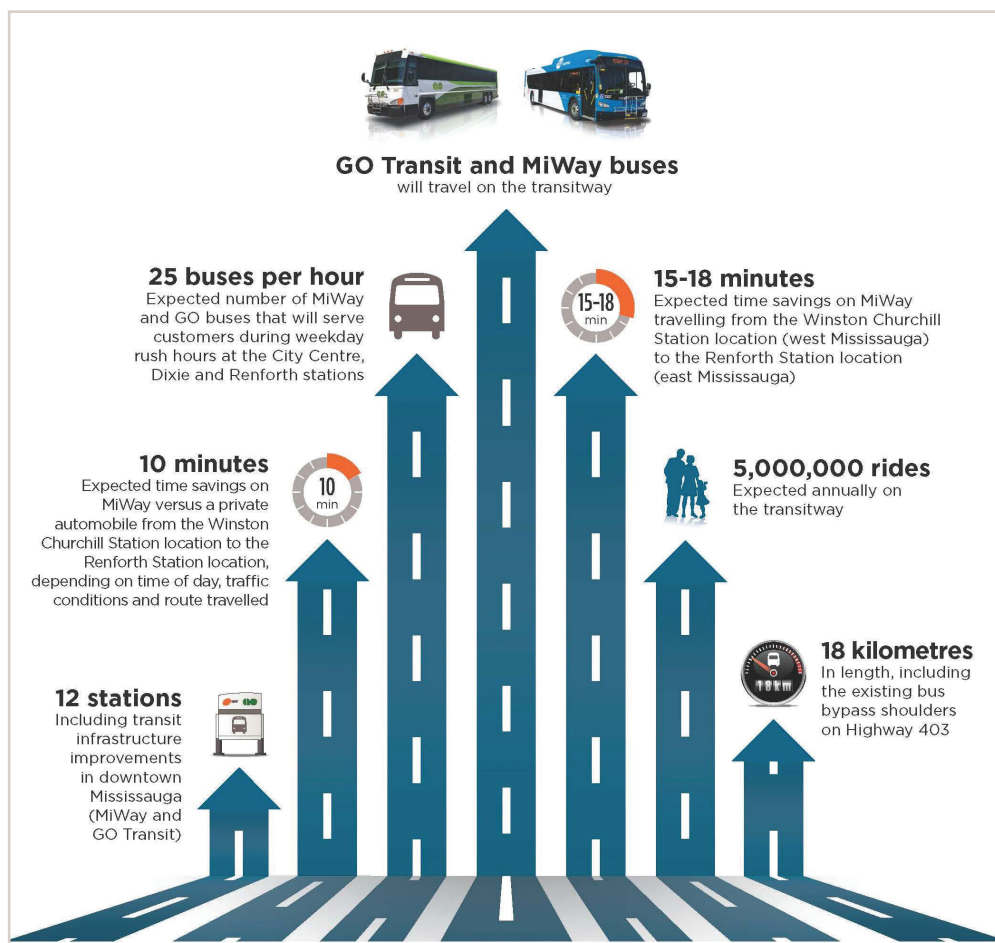
Mississauga Transitway

Effective May 1, 2017

- Transitway Station
- Parking
- Mississauga Transitway
- MiExpress Route All Day Service
- MiExpress Route AM/PM Rush Hour Service
- MiExpress Route
- MiLocal Route



Image source: MiWay, mississauga.ca/portal/miway



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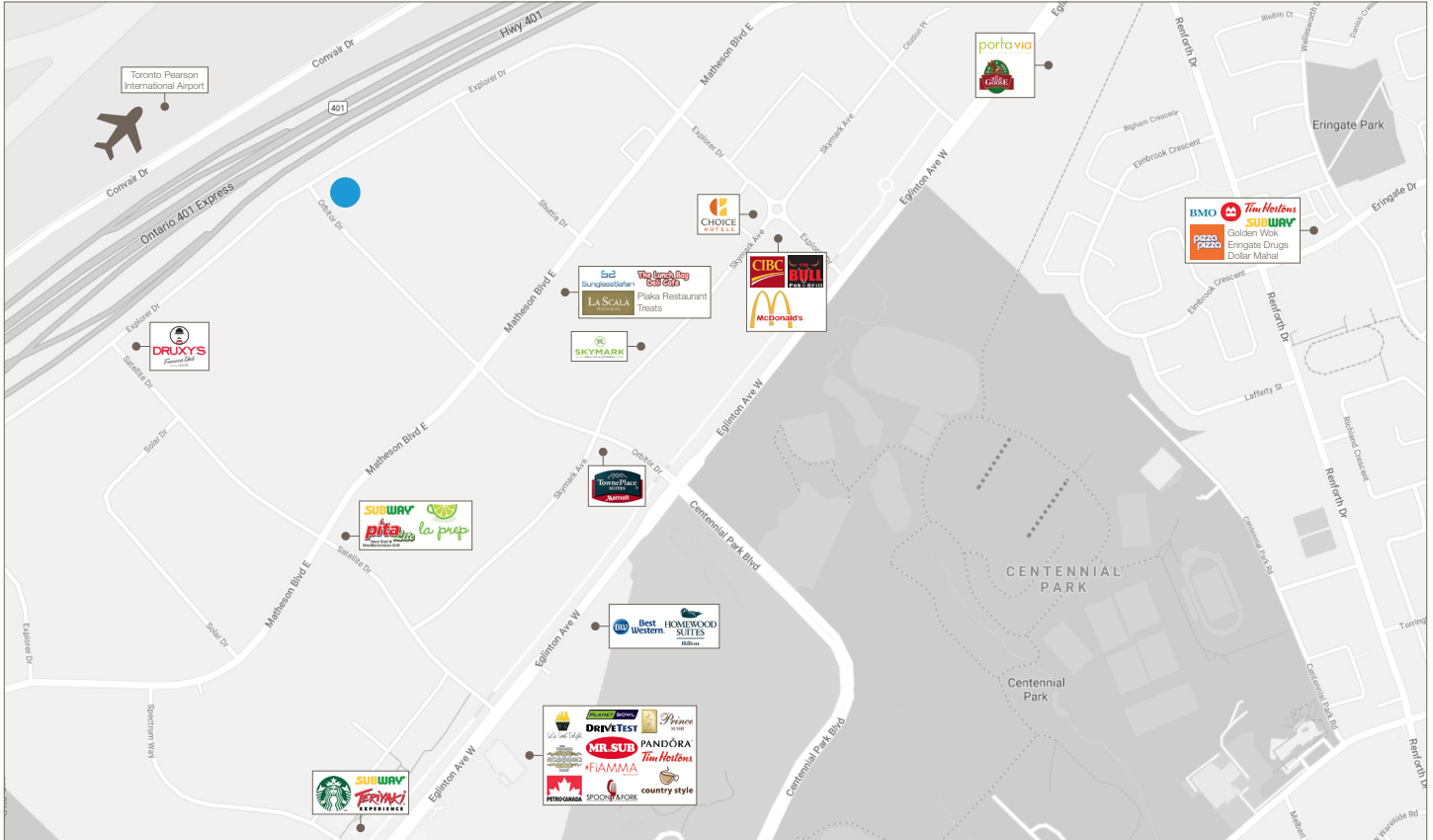
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Amenities Map



Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage 2021.

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