



For Lease: Office

2  
Build-out Suites  
Available

# 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 301: 10,249 SF

~~Suite 501: 4,164 SF~~ LEASED

Suite 503: 8,278 SF



Availability

Immediate

Term

5 or 10 Years



Net Rent

\$17.00 PSF

Additional Rent (2025 Est.)

\$17.00 PSF

Gross Rent

\$34.00 PSF

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
- 5<sup>th</sup> floor suite is built out with elevator exposure

**Lennard:**

Jim O'Reilly\*, Partner  
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Brian Lynett\*, Partner  
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[lennard.com](http://lennard.com)

# 5450 Explorer Drive

Suite 301: 10,249 SF



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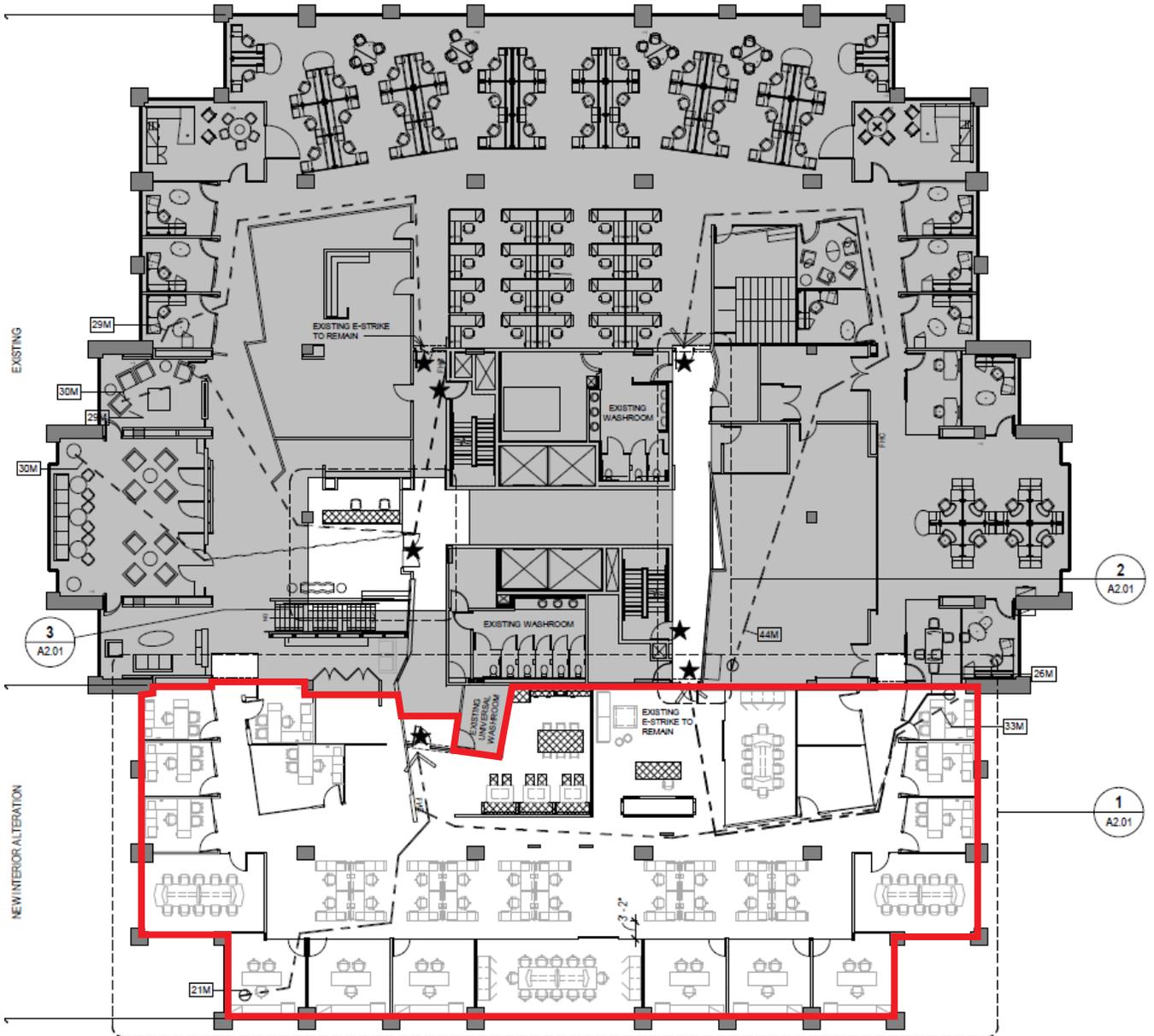
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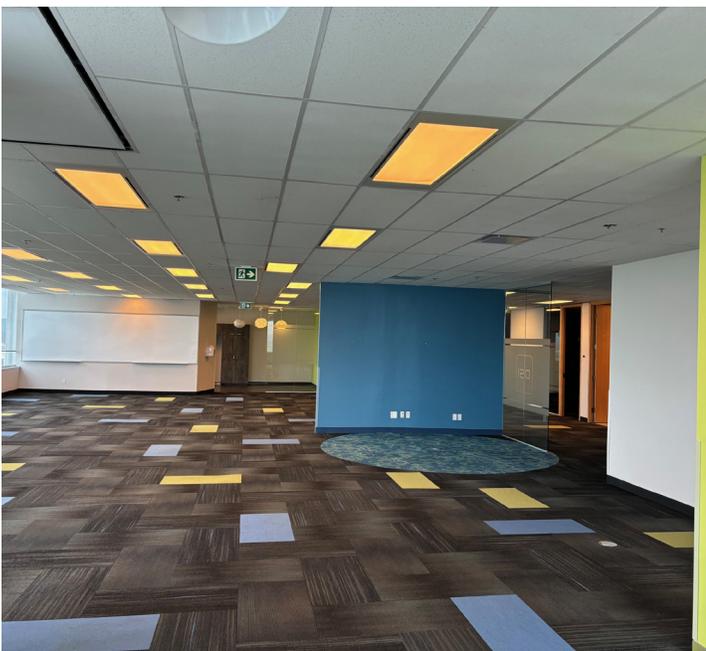
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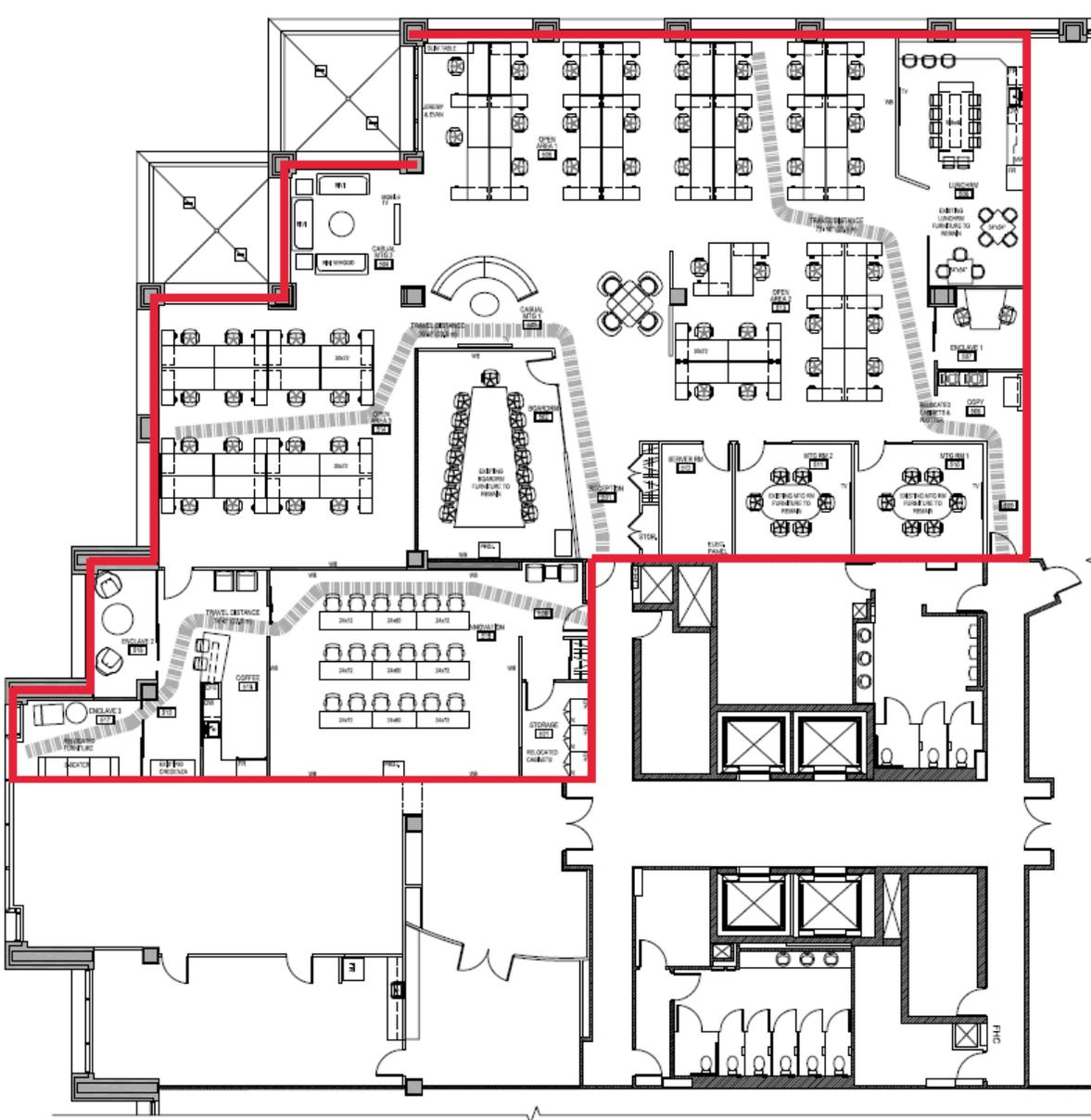
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Suite 503: 8,278 SF



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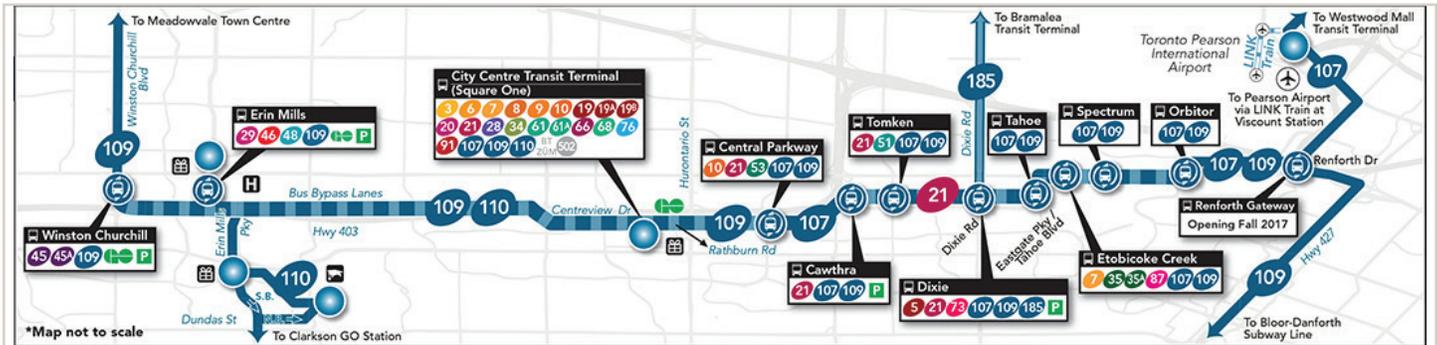
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## Mississauga Transitway



**miWAY**

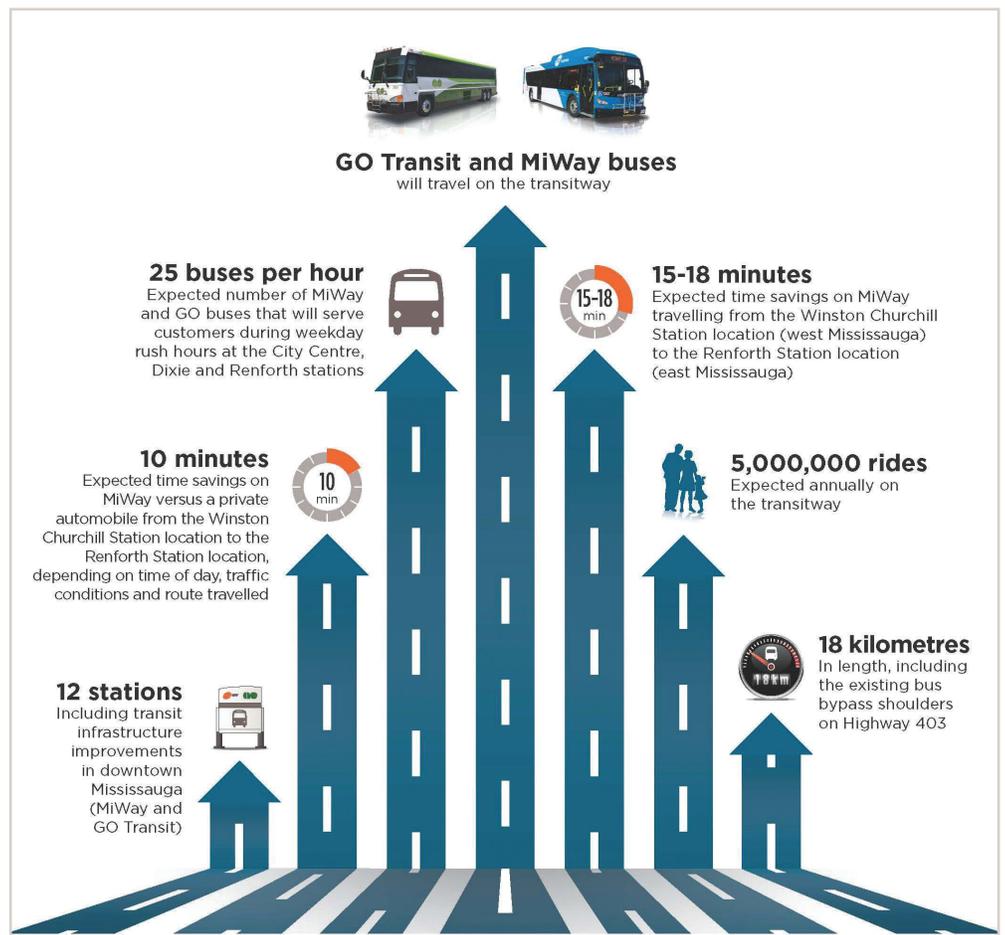
### Mississauga Transitway

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



# 5450 Explorer Drive

## Amenities Map

Property Location - 5450 Explorer Drive



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 2024.

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