

Two Full
Floors Now
Available!



For Lease: Office

5255 Orbitor Drive

Mississauga, ON

Lennard:

602-350 Burnhamthorpe Road W, Mississauga
905.625.5020

 POLARIS REALTY

5255 Orbitor Drive

Class “A”, 5 storey 96,545 RSF office building located in the Airport Corporate Centre, between Orbitor Drive and Explorer Drive.



Available Space

Suite 300: 20,931 SF

(Built out)



Suite 501: 20,929 SF

(Divisible to 10,000 SF)

Availability

Immediate

Term

5 or 10 Years



Net Rent

\$15.00 PSF

Additional Rent (2024 Est.)

\$17.75 PSF

Gross Rent

\$32.75 PSF

Tenant Improvement Allowance

Negotiable

Parking

- 4 stalls per 1,000 SF leased free surface parking

Property Highlights

- 2 storey atrium with “look through” lobby
- Large efficient floorplate
- 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 for after hours access
- Advanced fibre optics and copper backbone infrastructure
- Close proximity to all Airport Corporate Centre amenities and new rapid bus transit system

Lennard:

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

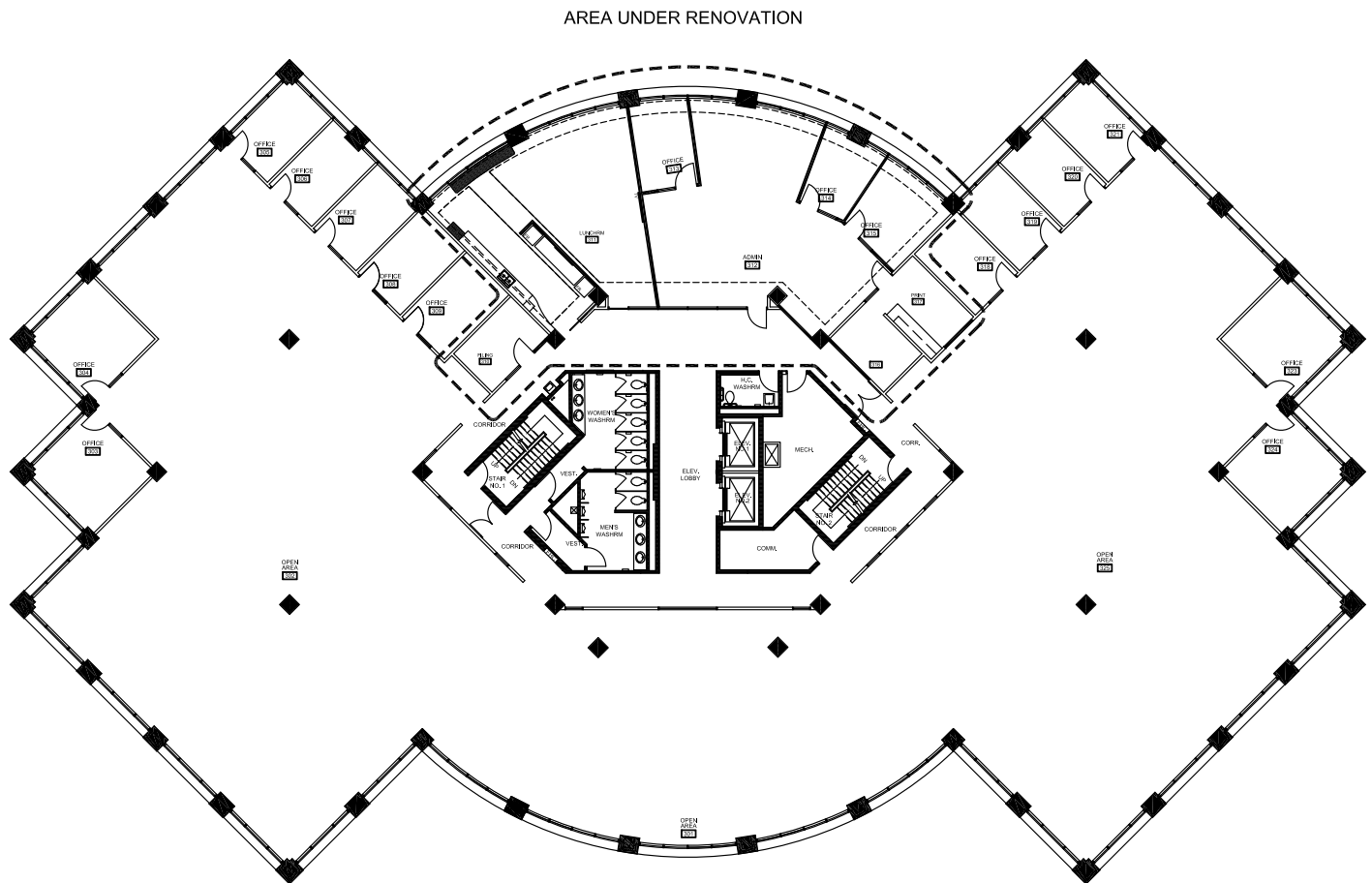
*Sales Representative

Brian Lynett*, Partner
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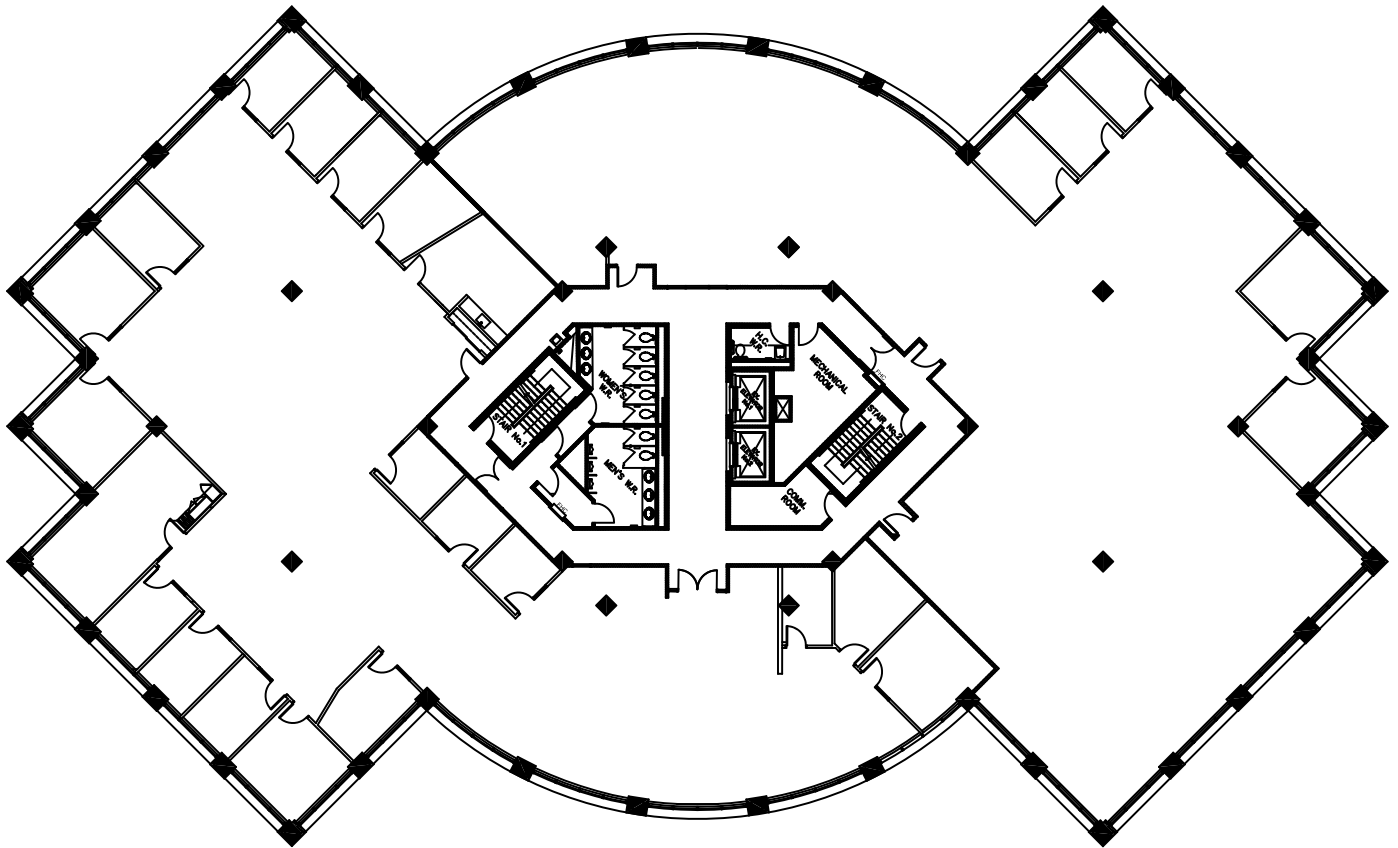
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5255 Orbitor Drive

Mississauga Transitway



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

Reducing MiWay Travel Times



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



GO Transit and MiWay buses
will travel on the transitway

25 buses per hour

Expected number of MiWay and GO buses that will serve customers during weekday rush hours at the City Centre, Dixie and Renforth stations



15-18 minutes

Expected time savings on MiWay travelling from the Winston Churchill Station location (west Mississauga) to the Renforth Station location (east Mississauga)



5,000,000 rides

Expected annually on the transitway

10 minutes
Expected time savings on MiWay versus a private automobile from the Winston Churchill Station location to the Renforth Station location, depending on time of day, traffic conditions and route travelled



12 stations
Including transit infrastructure improvements in downtown Mississauga (MiWay and GO Transit)



18 kilometres

In length, including the existing bus bypass shoulders on Highway 403

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5255 Orbitor Drive

Amenities Map

Property Location - 5255 Orbitor 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 2023.

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