5250 Satellite Drive, Units 22-23

Mississauga, Ontario

For Lease

Matheson & Eastgate Parkway



Total Area	3.837 SF	TMI	\$5.50 PSF (2011)
Office Area	3,837 SF	Possession	Immediate
Clear Height Zoning Lease Rate	10' E-1 \$12.75 PSF Net	Remarks	 High-end, professionally finished office space Corner unit with lots of natural light Approximately 4 years old Building in the Airport Corporate Park Free signboard above the unit

*Sales Representative



For more information, please contact:

Gary Welch* Senior Vice President gwelch@indusite.com Hugh Knowles* Senior Vice President hknowles@indusite.com

1015 Matheson Boulevard East, Suite 11 | Mississauga, ON L4W 3A4 | T: 905.624-3500 F: 905.624.2636 | www.indusite.com

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Mississauga, Ontario

For Lease

Matheson & Eastgate Parkway

Quality Features

- Genuine Quality Construction
- All First Quality Concrete Precast
- Showroom/Office Space Built to Suit
- Architecturally Designed Landscaping
- Public Transit Accessibility
- Room For Expansion
- Generous Parking
- Air Conditioned Offices
- Fully Sprinklered

Advantages

- Energy Efficient
- Roof Insulation
- Insulated Garage Doors
- Thermally Broken Window Frames
- 16' Clear Height
- 12' x 12' Drive-in Garage Doors
- Vestibule Entrances
- Covered Exterior Front Entrances
- Well Lighted Interior and Exterior

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For Lease

Floor Plan

Matheson & Eastgate Parkway GRID P-3 P-3 EXIT EXIST. DEMISING 8" CON BLOCK WALL P-1 (GRID) (P-1) -(P-1) P-2 KITCHEN 24'-8 15/16" 12'-10 TRADING RM. TECH. OFFICE UNIT 23 N /R UNIT 22 GRID DOOR FRAME SERVER RM. AND SIDE WINDOW P-1 P-1-> BY TENNANT <u>W/R</u> P-2 $\begin{pmatrix} 2\\ A2 \end{pmatrix}$ 2'-8" М W22 DOOR AND FRAME BY TENNANT BOARD RM. ADMIN OFFICE RECEPTION A2 2 19'-5 13/16' 14'-3 3/16" 18'-9 1/16* 11'-8 BOARD RM. P-1 EXT 2 A2 P-2 (GRID) 65'-2 1/16' GRI GRID 1015 Matheson Boulevard East, Suite 11 | Mississauga, ON L4W 3A4 | T: 905.624-3500 F: 905.624.2636 | www.indusite.com

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