

2700 Matheson Boulevard E. Mississauga

Airport Corporate Centre Class "A" Office Building

Jim O'Reilly, Partner*
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Brian Lynett, Partner*
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For Lease: Office



Lennard:

602-350 Burnhamthorpe Road W, Mississauga
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*Sales Representative



2700 Matheson Boulevard E.

Class "A", 8 storey 200,000 SF office building located in the Airport Corporate Centre, at the corner of Matheson Boulevard East and Explorer Drive.



Suite

404E: 13,348 SF *(Built-out)*

800W: 12,462 SF *(Built-out nicely
furnished space)*



Net Rent

\$17.00 PSF

Additional Rent (2025 Est.)

\$17.63 PSF

Gross Rent

\$34.63 PSF

Tenant Improvement Allowance

Negotiable



Availability

Immediate



Leasing Agents

Jim O'Reilly*

Partner

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Brian Lynett*

Partner

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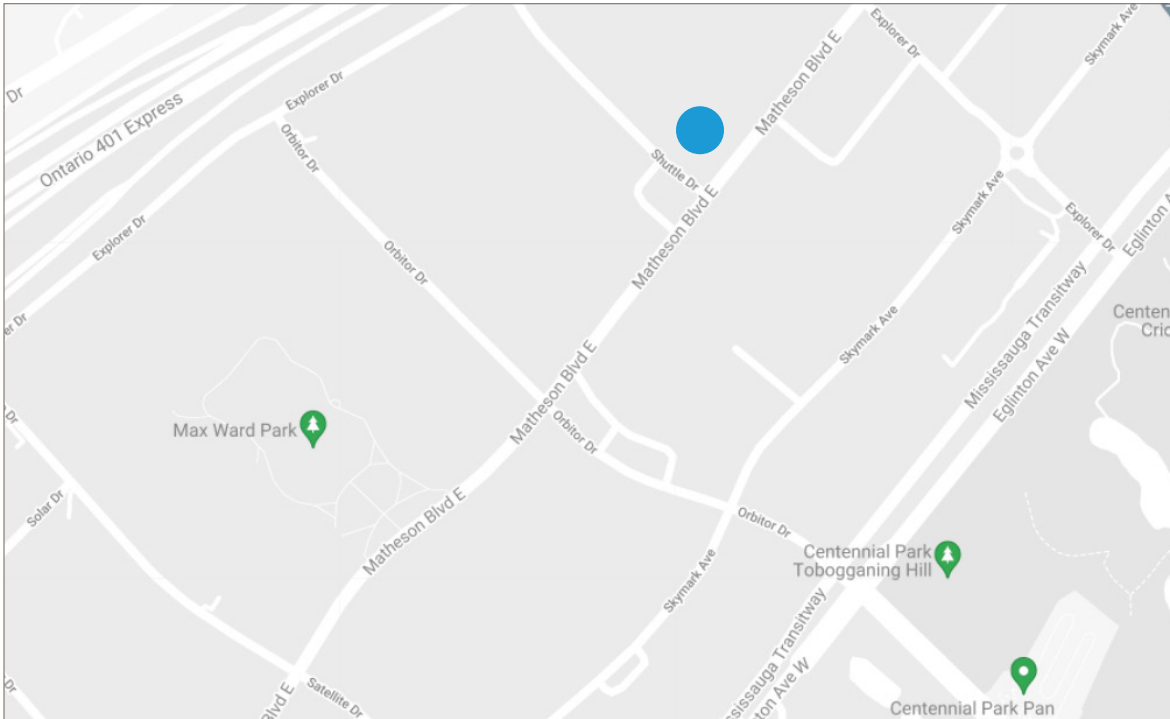
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Property Highlights

- Two storey atrium lobby in the East/West towers connected by a central atrium
- BOMA BESt Certified level 2
- 2 Loading Docks at dock height
- HVAC: Central system with compartmental air handling units on each floor
- Security: CCTV camera system and offsite alarm response. Proximity card system for after hours access
- Fibre/Providers: Allstream, Bell, Telus, Rogers
- Close proximity to all Airport Corporate Centre amenities and new rapid bus transit system

2700 Matheson Boulevard E.



Parking

- Building ratio of 4 stalls per 1,000 SF leased
- Combination of free surface/deck parking and reserved underground parking
- 1 stall per 2,000 SF leased reserved underground parking at a cost of \$100.00 per stall per month

What's Near By

2700 Matheson Blvd E. is located in the Airport Corporate Centre and has a Class "A" Certified Office building rating. This prestigious office tower has direct access to the Mississauga Transitway and within walking distance to various restaurants as well as Centennial Park

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404E: 13,347 SF



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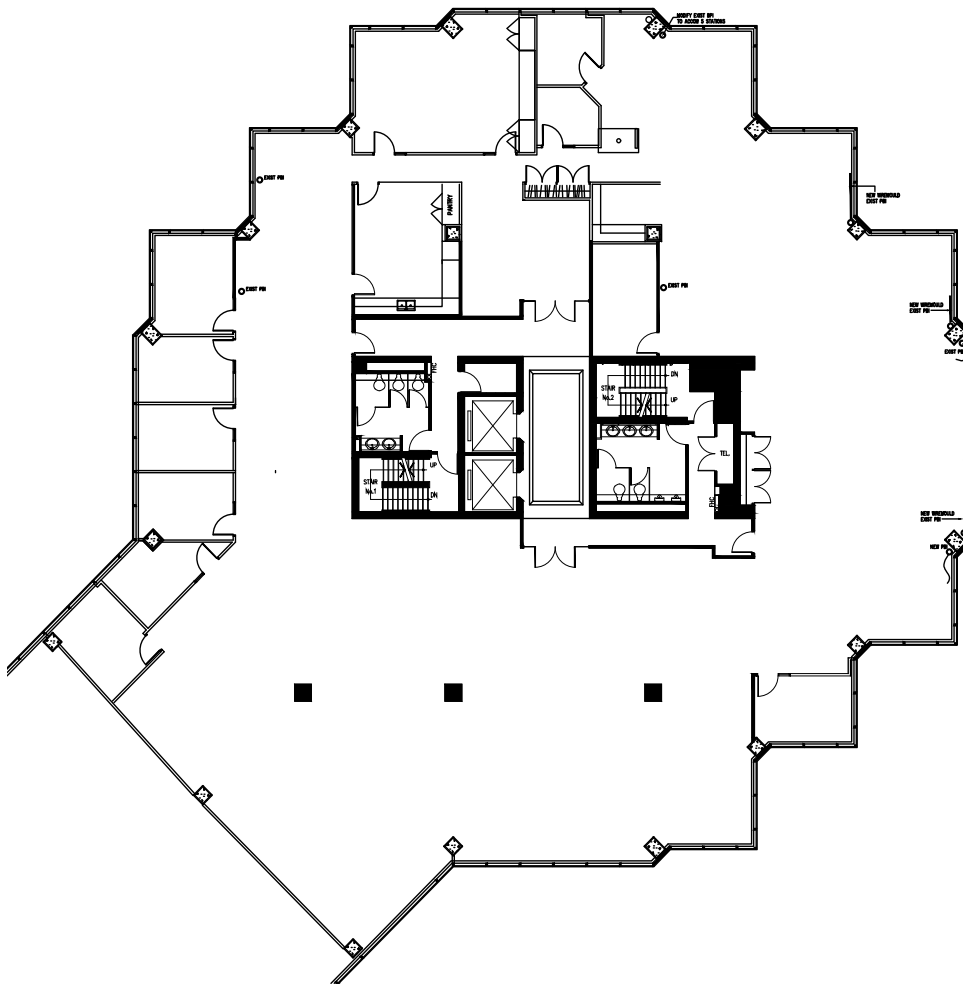
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Floor Plan 404E: 13,347 SF



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800W: 12,462 SF



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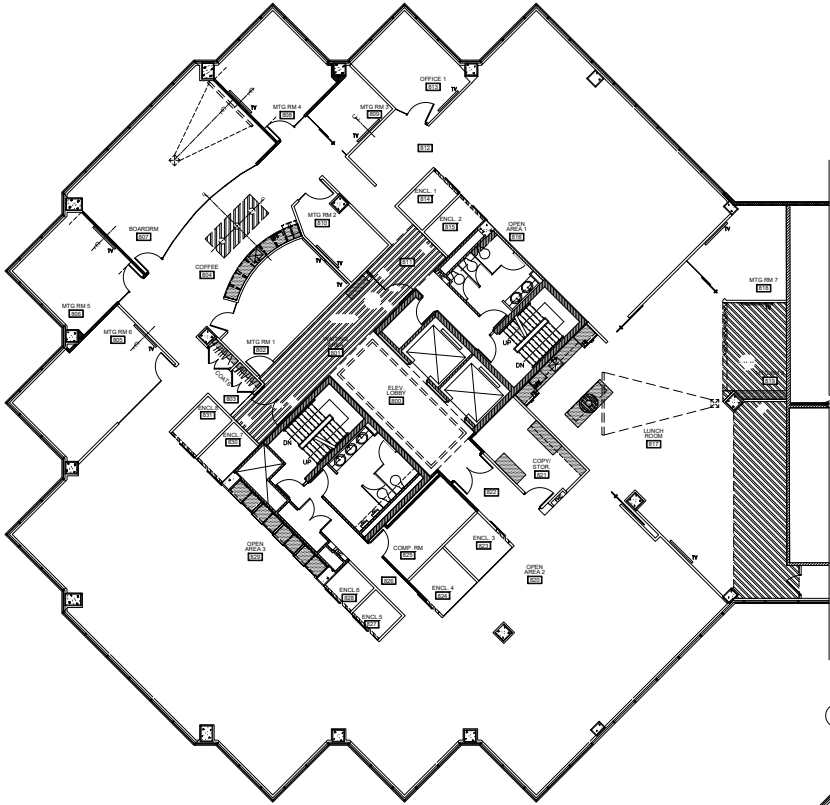
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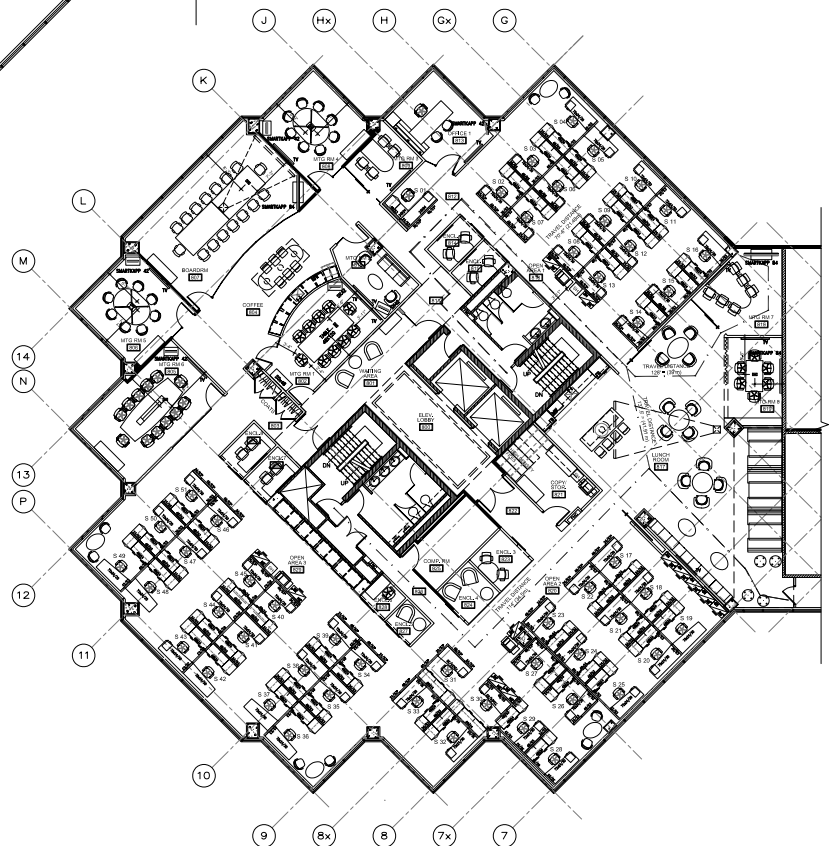
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Floor Plan 800W: 12,462 SF



Furniture Plan

The furniture plan shown is believed to be accurate



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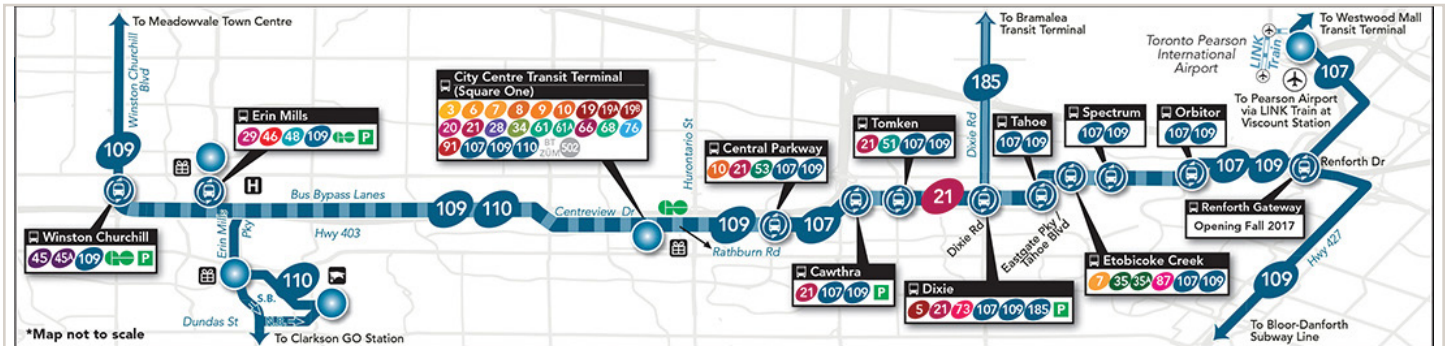
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2700 Matheson Boulevard E.

Mississauga Transitway



miWAY

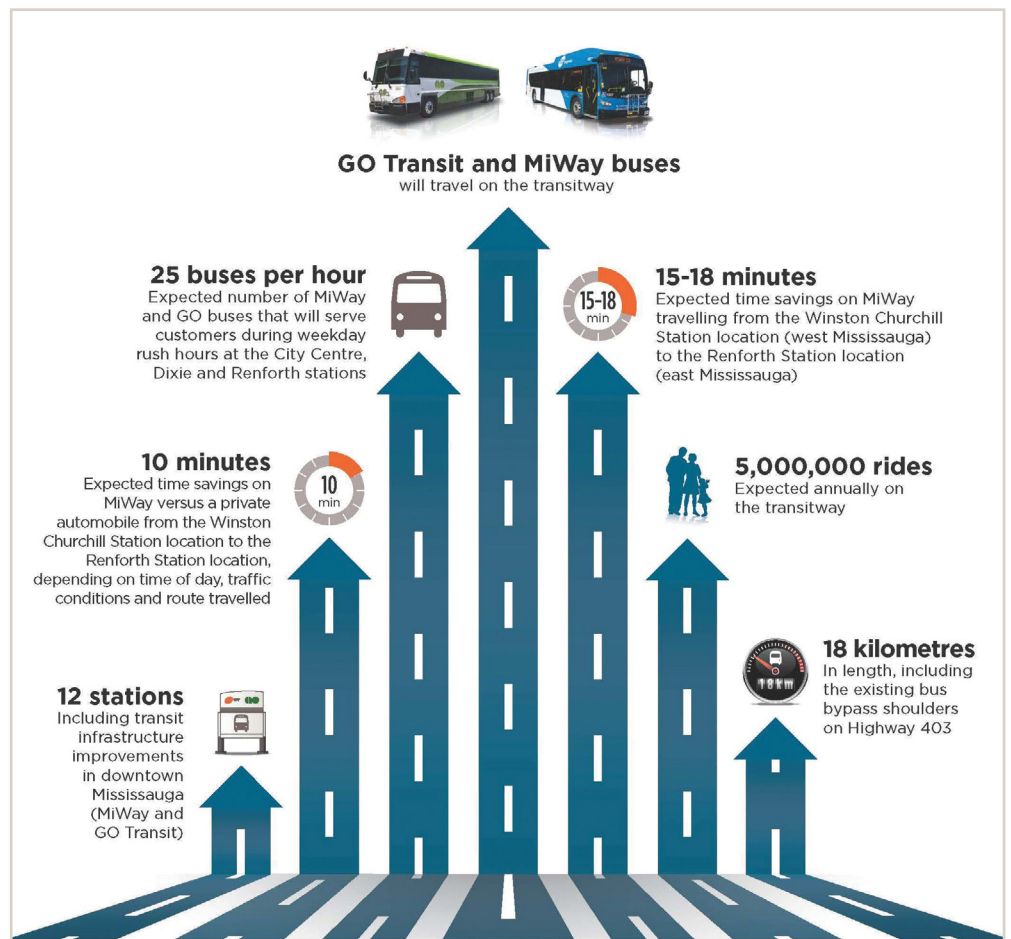
Mississauga Transitway

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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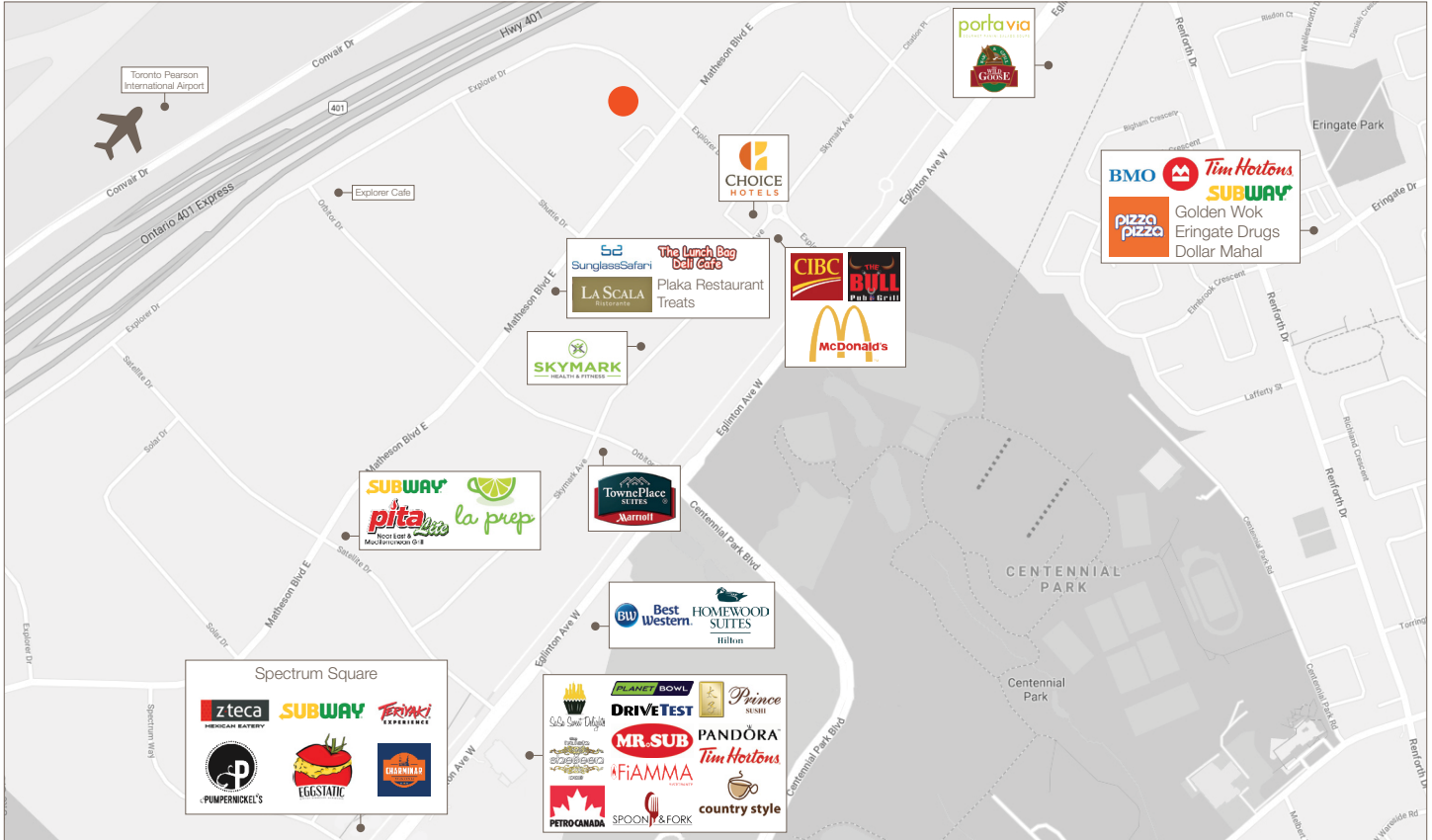
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Amenities Map

Property Location - 2700 Matheson Blvd.



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.

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