

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
905.247.9222 • blynett@lennard.com

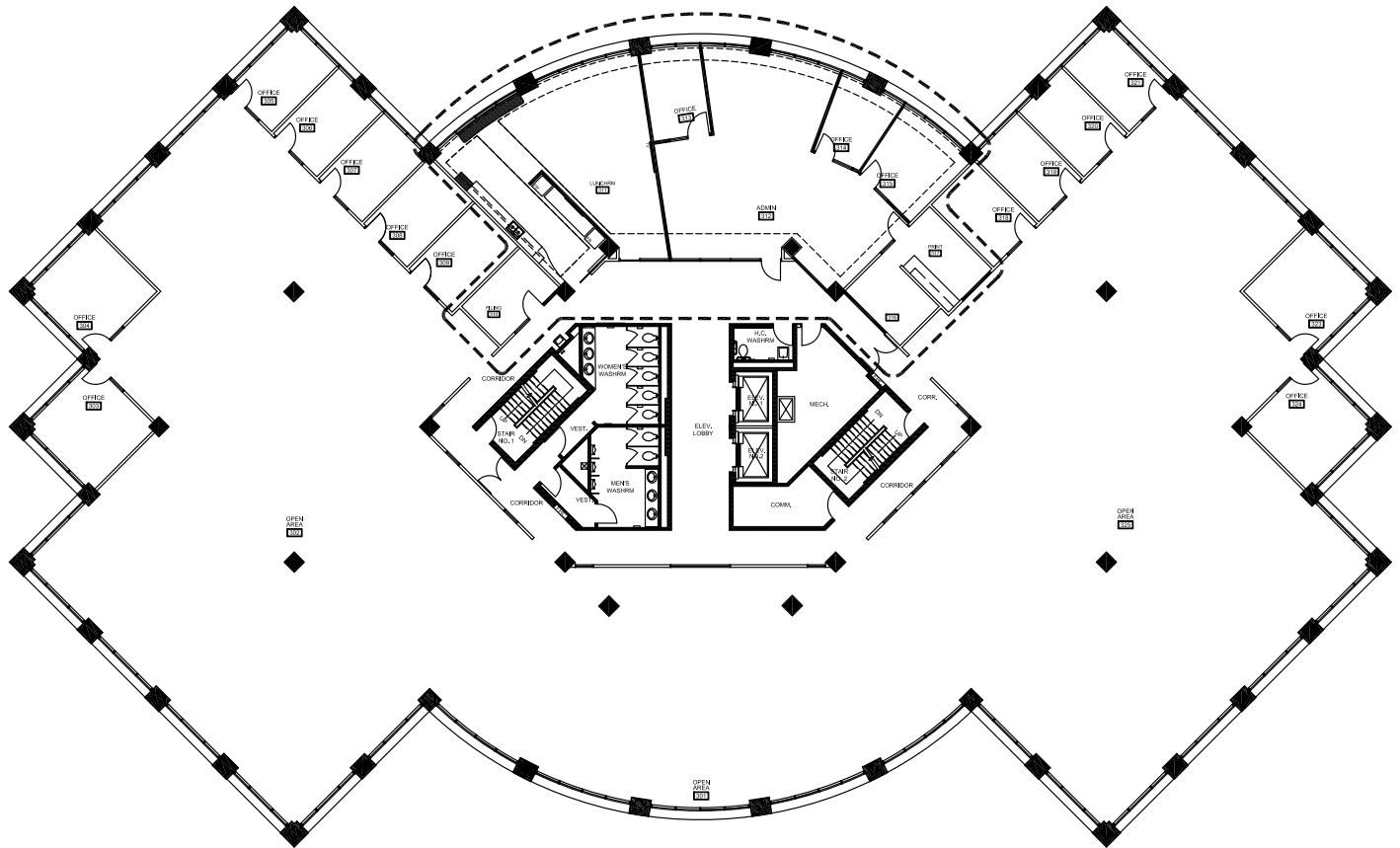
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5255 Orbitor Drive

Suite 300: 20,931 SF



AREA UNDER RENOVATION



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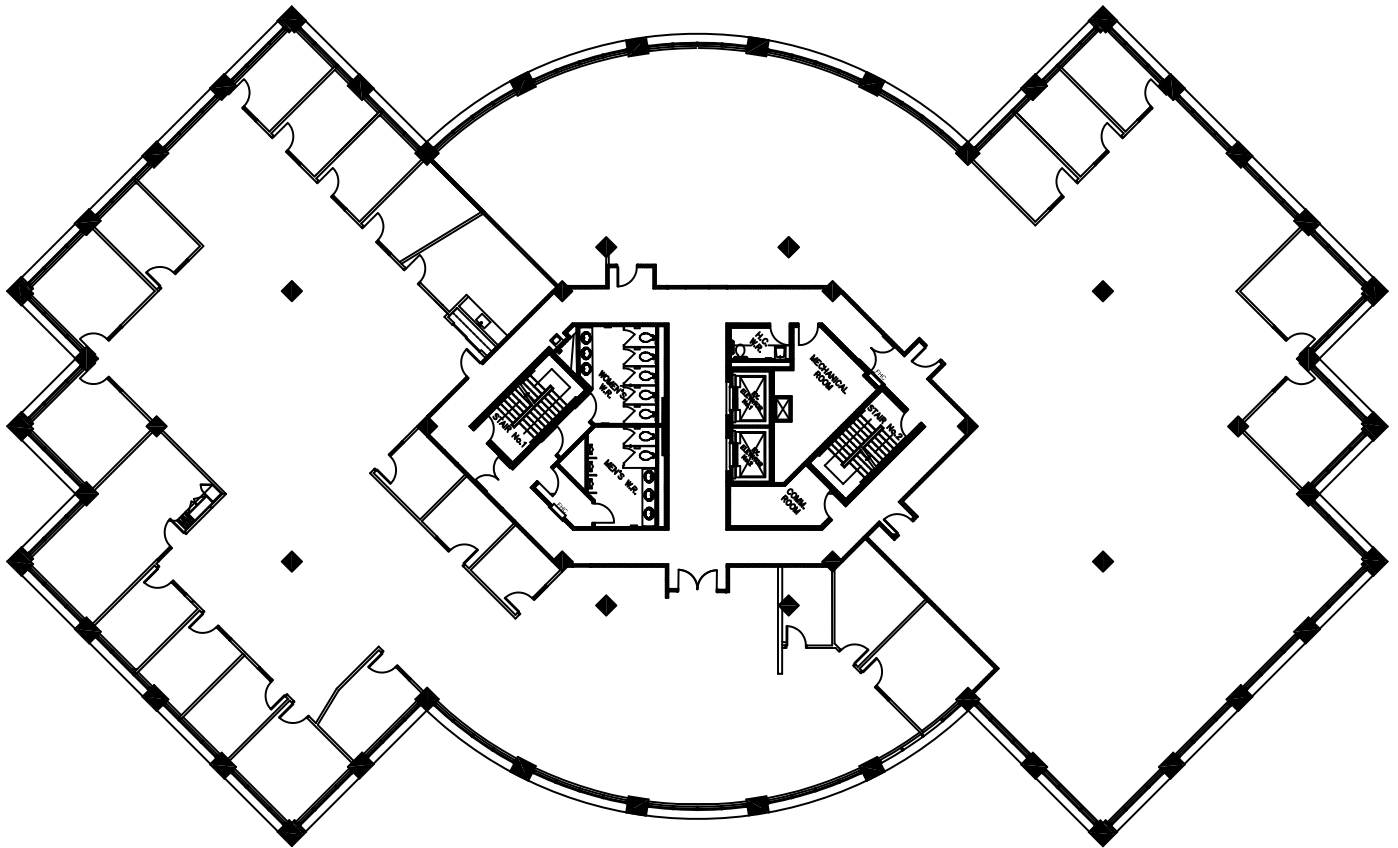
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5255 Orbitor Drive

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

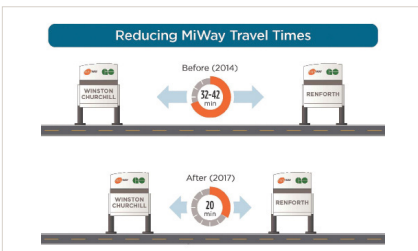
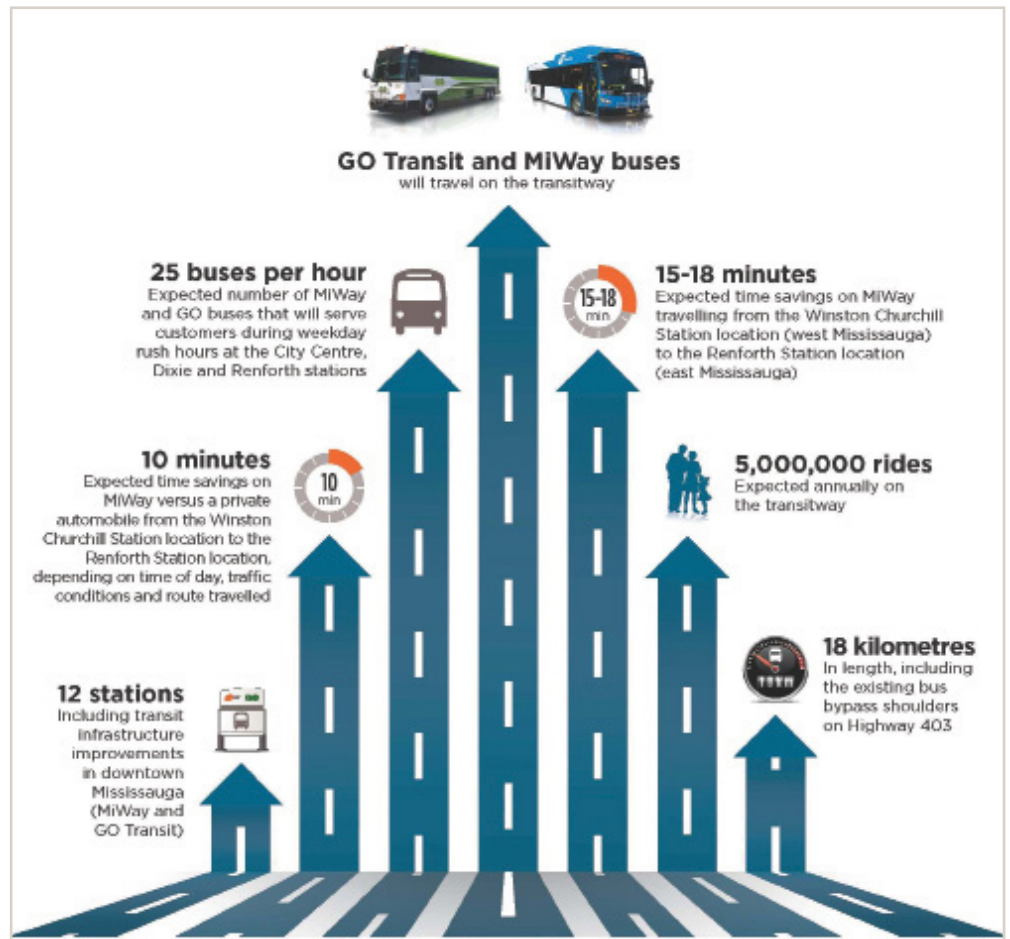


Image source: MiWay, mississauga.ca/portal/miway



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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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