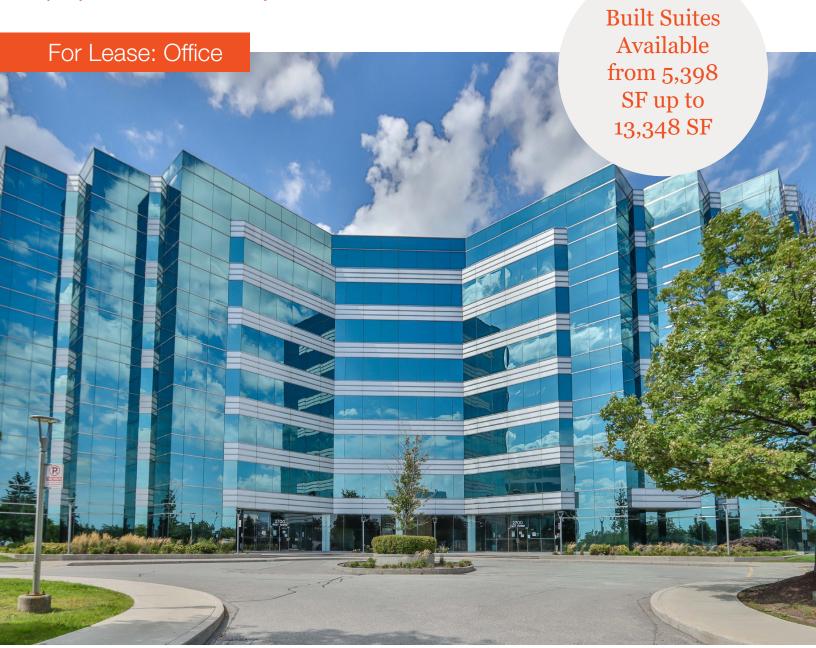
### 2700 Matheson Boulevard E. Mississauga

#### Airport Corporate Centre Class "A" Office Building

Jim O'Reilly, Partner\* 905.247.9230 joreilly@lennard.com Brian Lynett, Partner\* 905.247.9222 blynett@lennard.com



### **Lennard:**

602-350 Burnhamthorpe Road W, Mississauga 905.625.5020 • lennard.com



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

107W: 3,196 SF LEASED

300E/W: 26,802 SF LEASED

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

600E: 5,398 SF

800W: 12,462 SF (Built-out/Furnished)



Net Rent

\$17.00 PSF

Additional Rent (2024 Est.)

\$17.06 PSF

Gross Rent

\$34.06 PSF

Tenant Improvement Allowance

Negotiable



Availability Immediate



Leasing Agents

Jim O'Reilly\*

Partner

905.247.9230 joreilly@lennard.com

Brian Lynett\*

Partner

905.247.9222 blynett@lennard.com

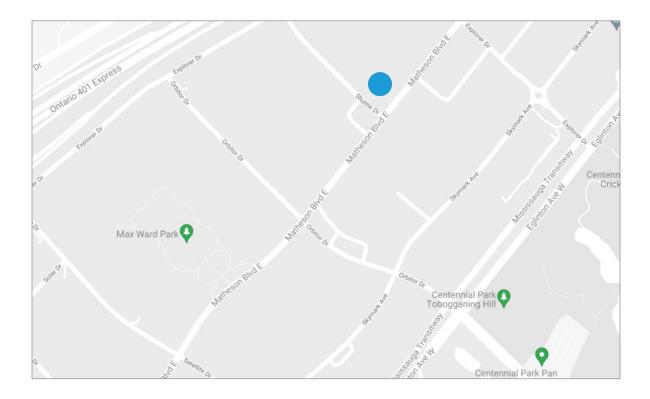
\*Sales Representative

#### **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







#### **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

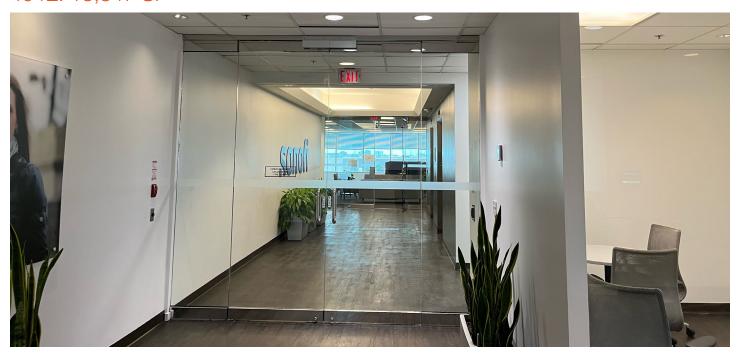
#### What's Near By

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



Jim O'Reilly\*, Partner

404E: 13,347 SF



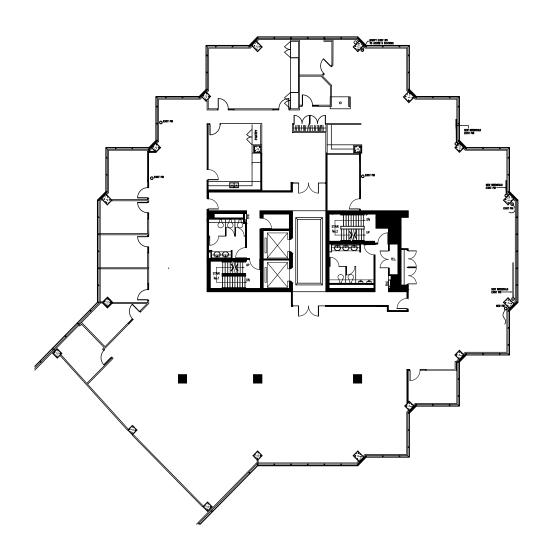






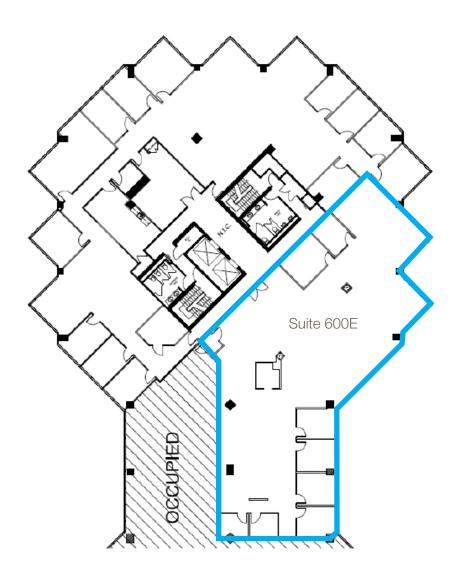


Floor Plan 404E: 13,347 SF





Floor Plan 600E: 5,398 SF





800W: 12,462 SF



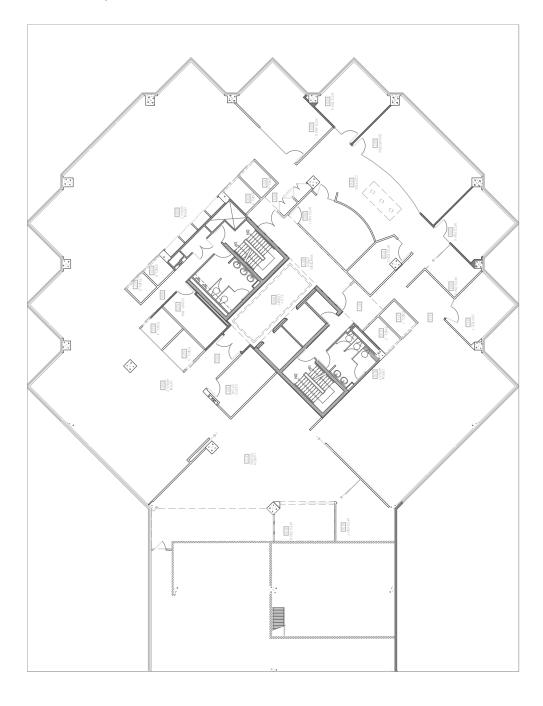








Floor Plan 800W: 12,462 SF





#### Mississauga Transitway

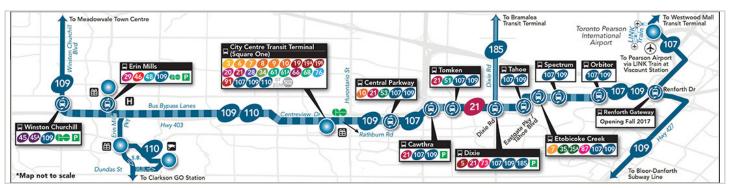
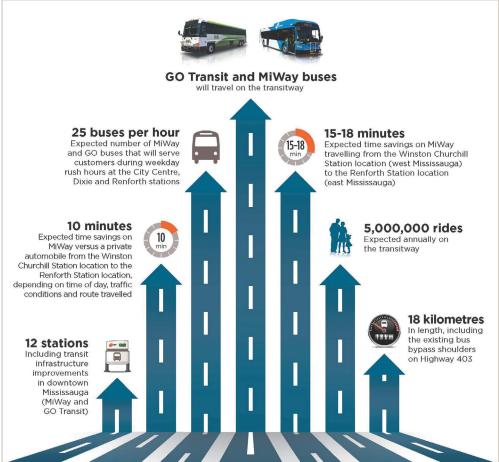






Image source: MiWay, mississauga.ca/portal/miway

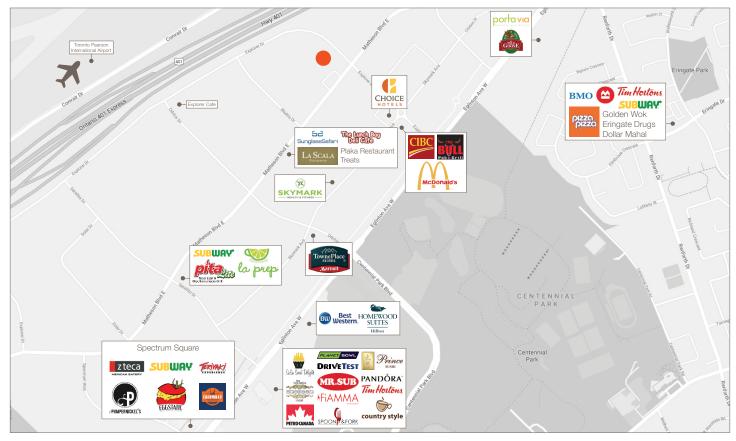






#### Amenities Map





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.

