

2700 Matheson Boulevard E. Mississauga

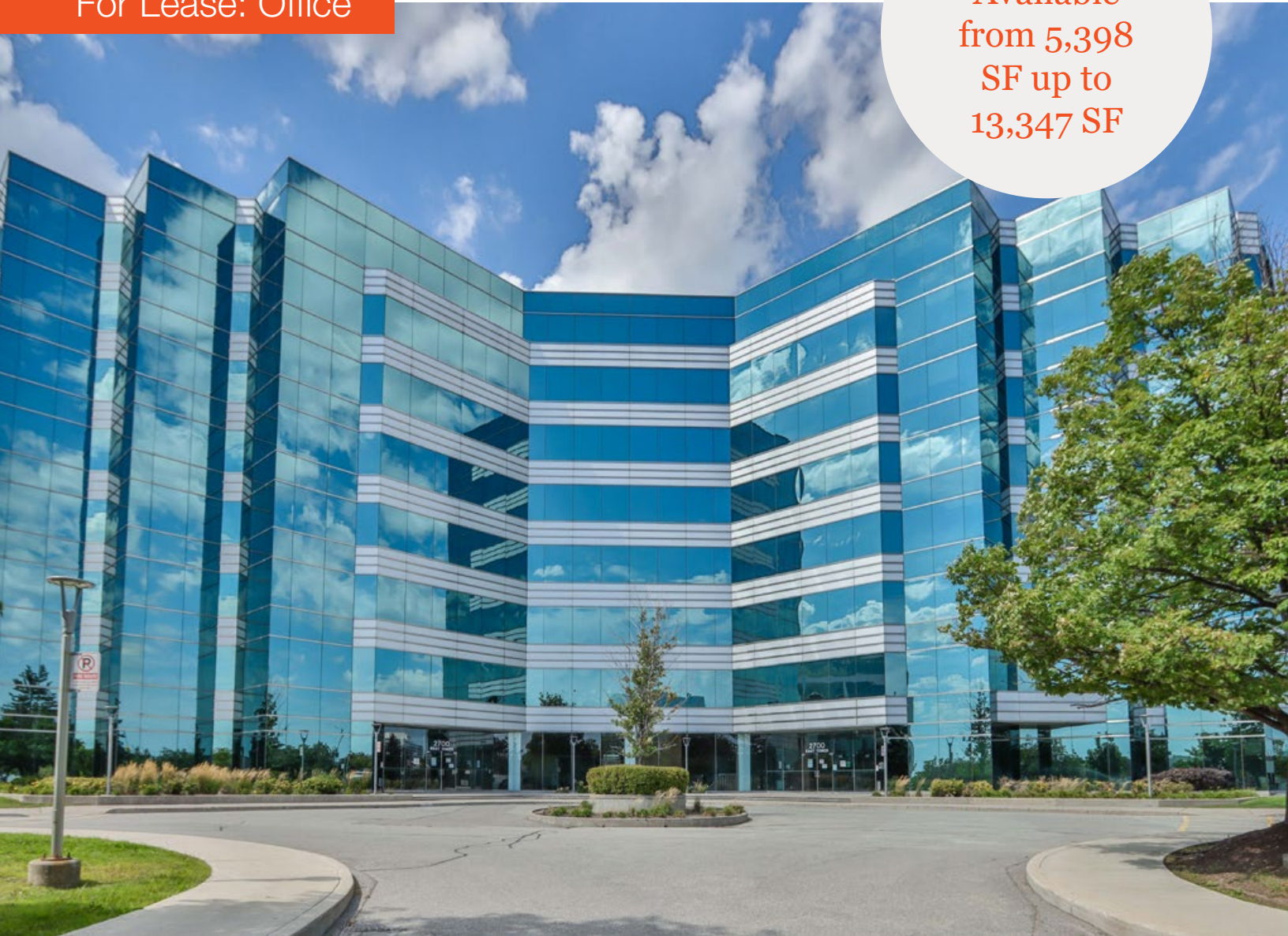
Airport Corporate Centre Class "A" Office Building

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

For Lease: Office

Built Suites
Available
from 5,398
SF up to
13,347 SF



Lennard:

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

*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

~~107W: 3,196 SF~~ LEASED

~~300E/W: 26,802 SF~~ LEASED

404E: 13,347 SF *(Built-out)*

600E: 5,398 SF

800W: 13,007 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

Suite 600E

January 1st, 2024

Suites 404E & 800W



Leasing Agents

Jim O'Reilly*

Partner

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Partner

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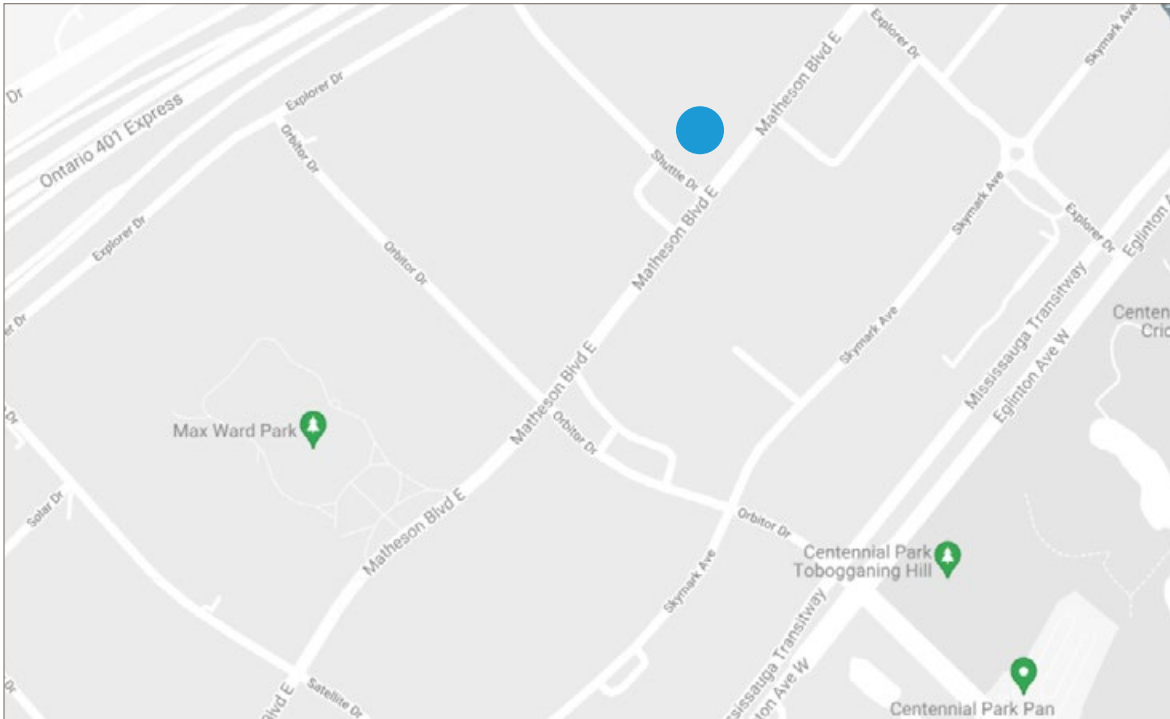
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Property Highlights

- 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

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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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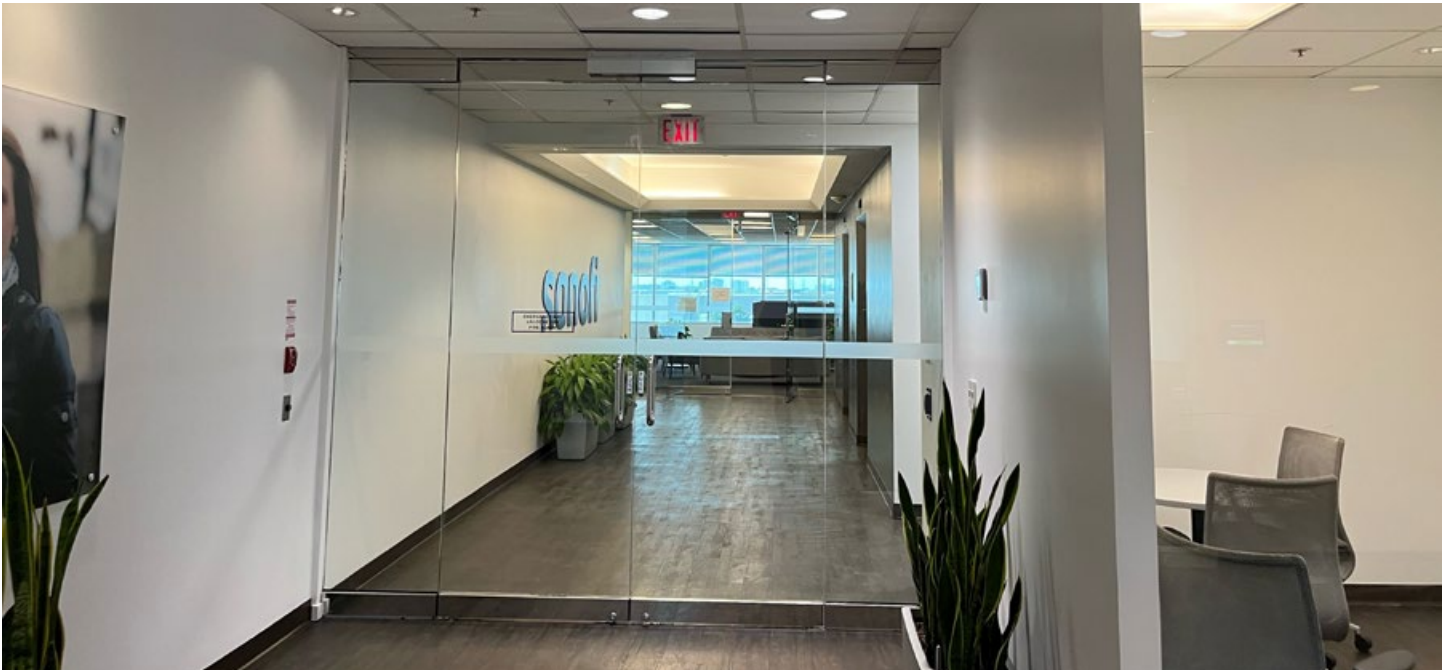
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404E: 13,347 SF



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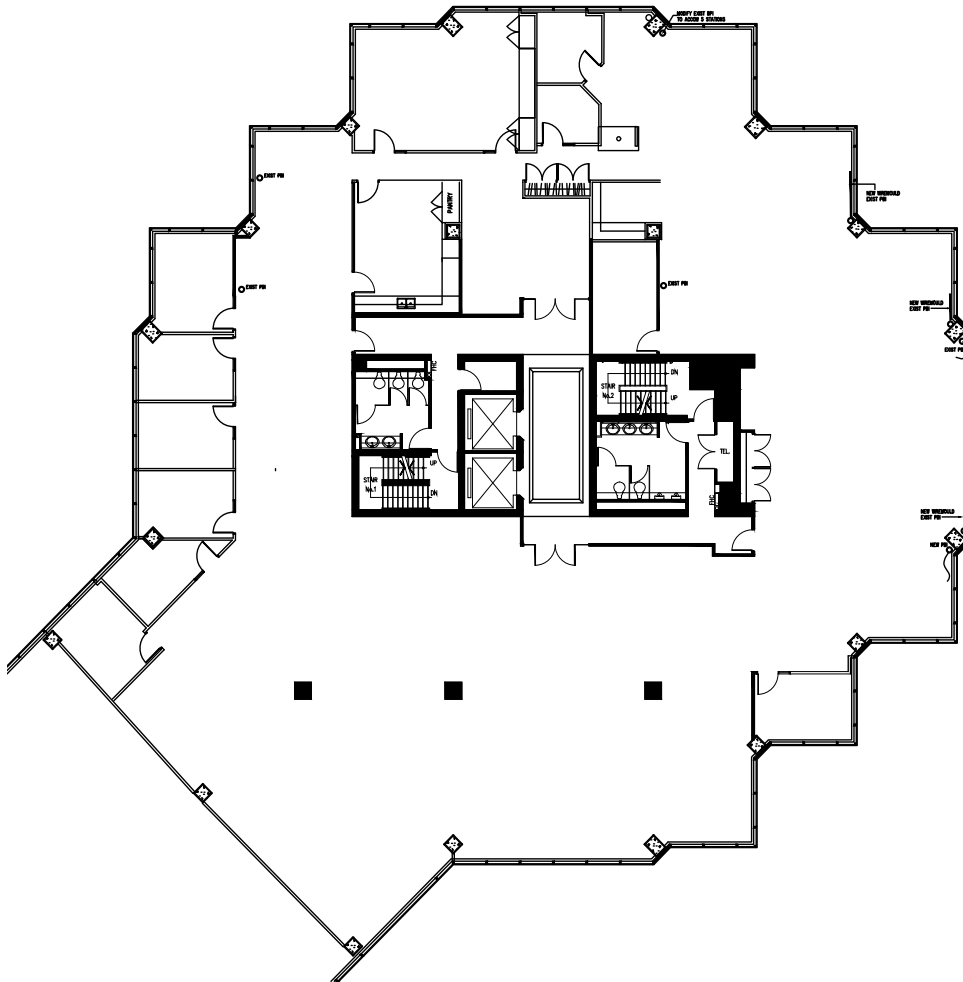
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Floor Plan 404E: 13,347 SF



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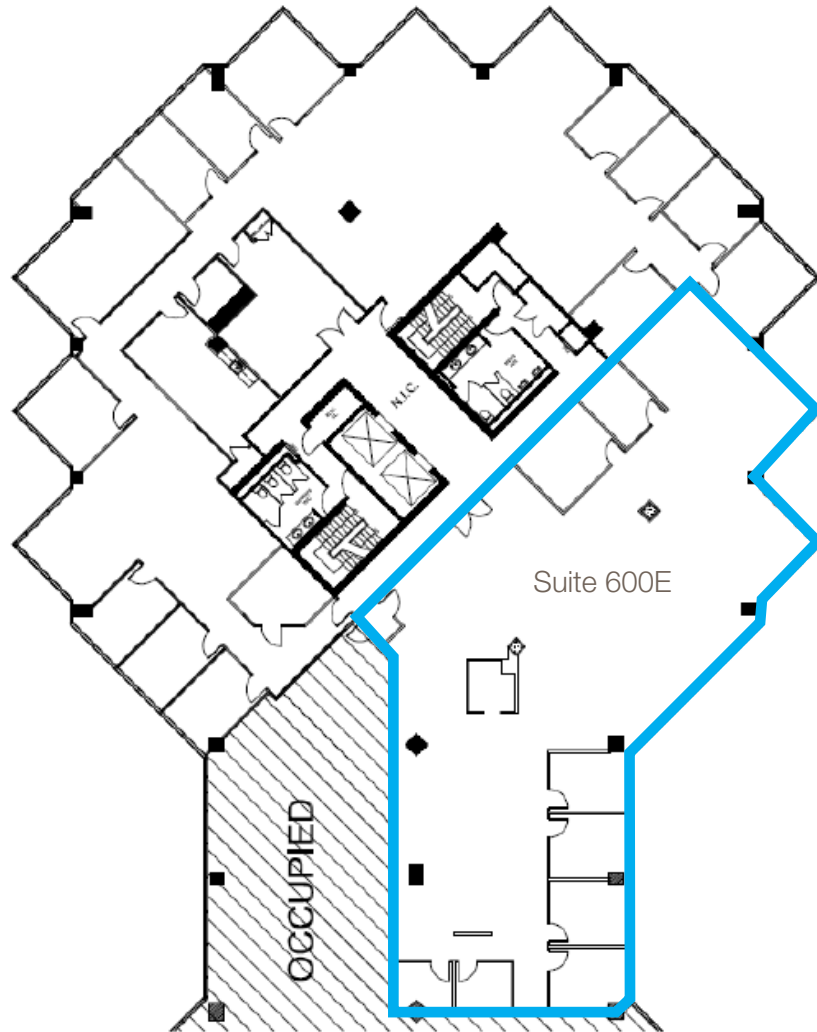
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Floor Plan 600E: 5,398 SF



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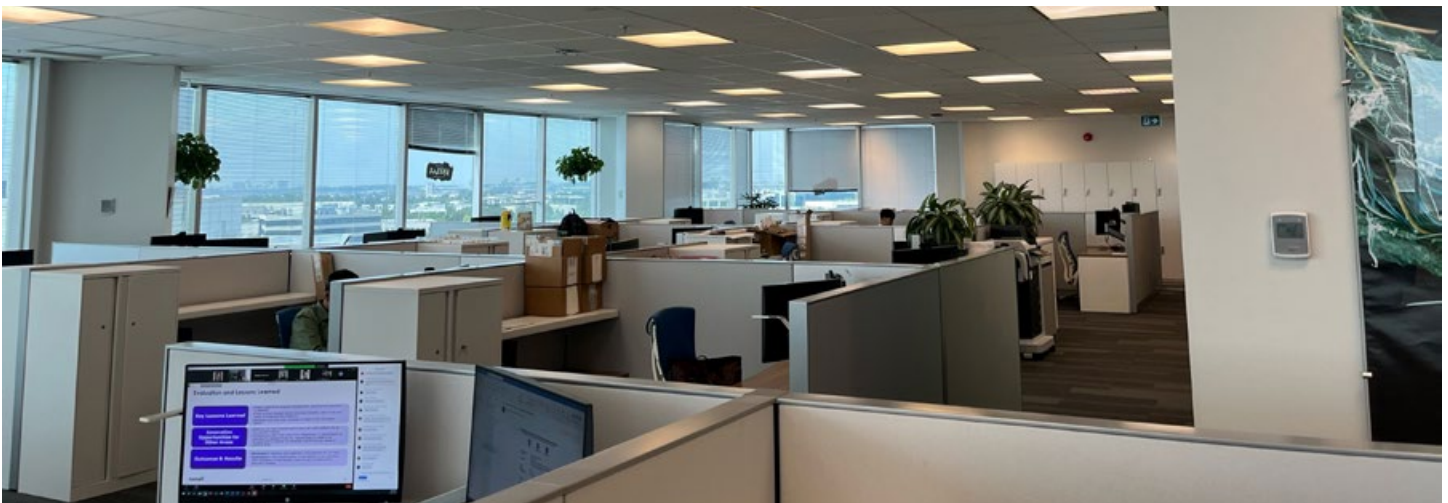
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800W: 13,347 SF



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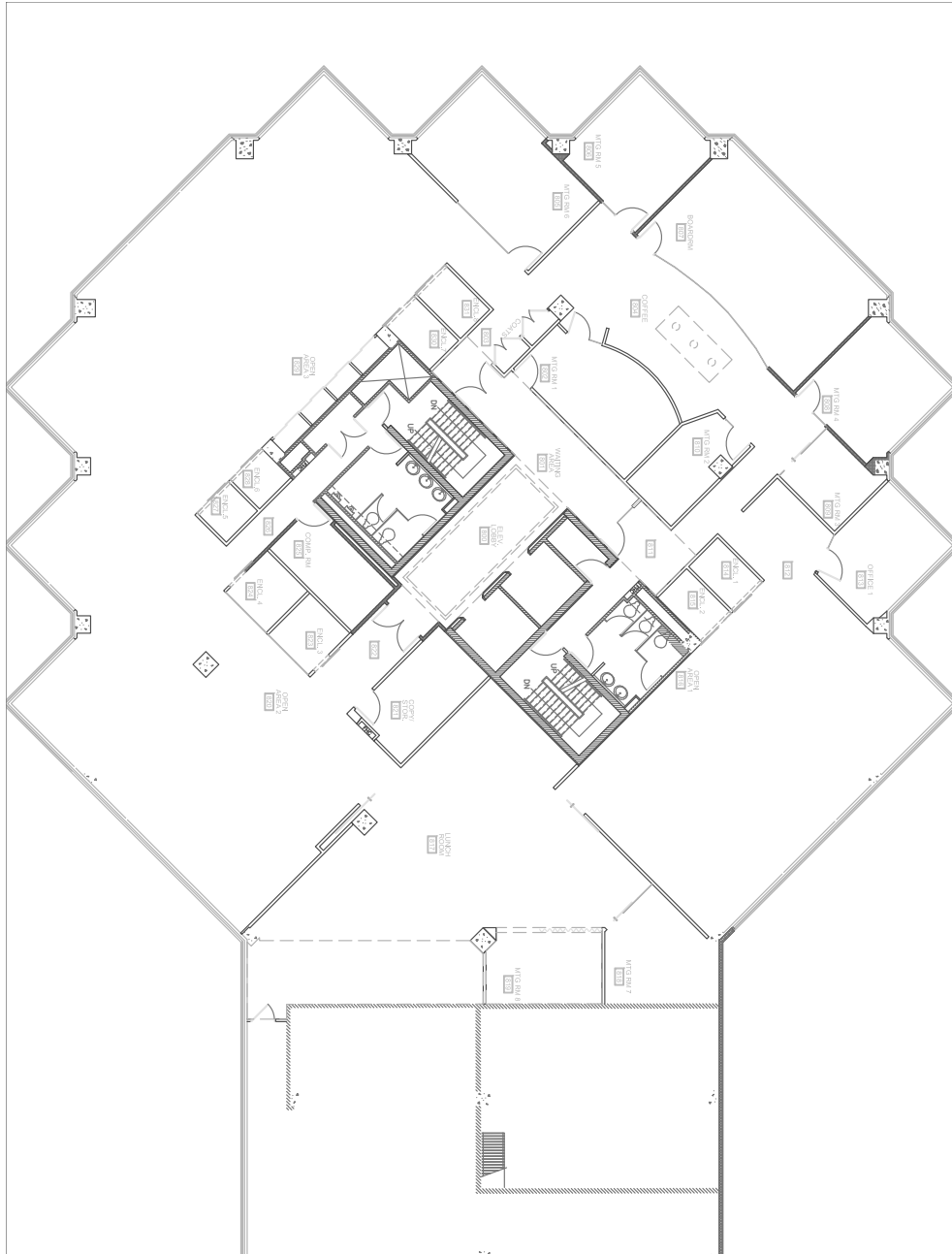
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Floor Plan 800W: 13,347 SF



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2700 Matheson Boulevard E.

Mississauga Transitway



2700 Matheson Boulevard E.

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 2023.

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