



**Bonus
Fees**

For Sublease: Office

2085 Hurontario Street

Fully Furnished 5,207 SF Ground Floor Suite in Mississauga

Lennard:

Here is where your business will *grow*.

lennard.com

2085 Hurontario Street

5,207 SF fully furnished, vacant ground floor suite in like new condition at Hurontario Street and QEW in Mississauga.

Furniture
Included



Suite 101/103
± 5,207 SF



Parking
3 unreserved/1,000 SF
Leased at \$45.00/stall per month



Sublease Term:
September 29, 2031
Availability
Immediate / Vacant



Net Rent
\$19.00 PSF
Additional Rent (2025)
\$20.45 PSF



Listing Agent
David Ranson*
Vice President
416.729.7066
dranson@lennard.com

*Sales Representative

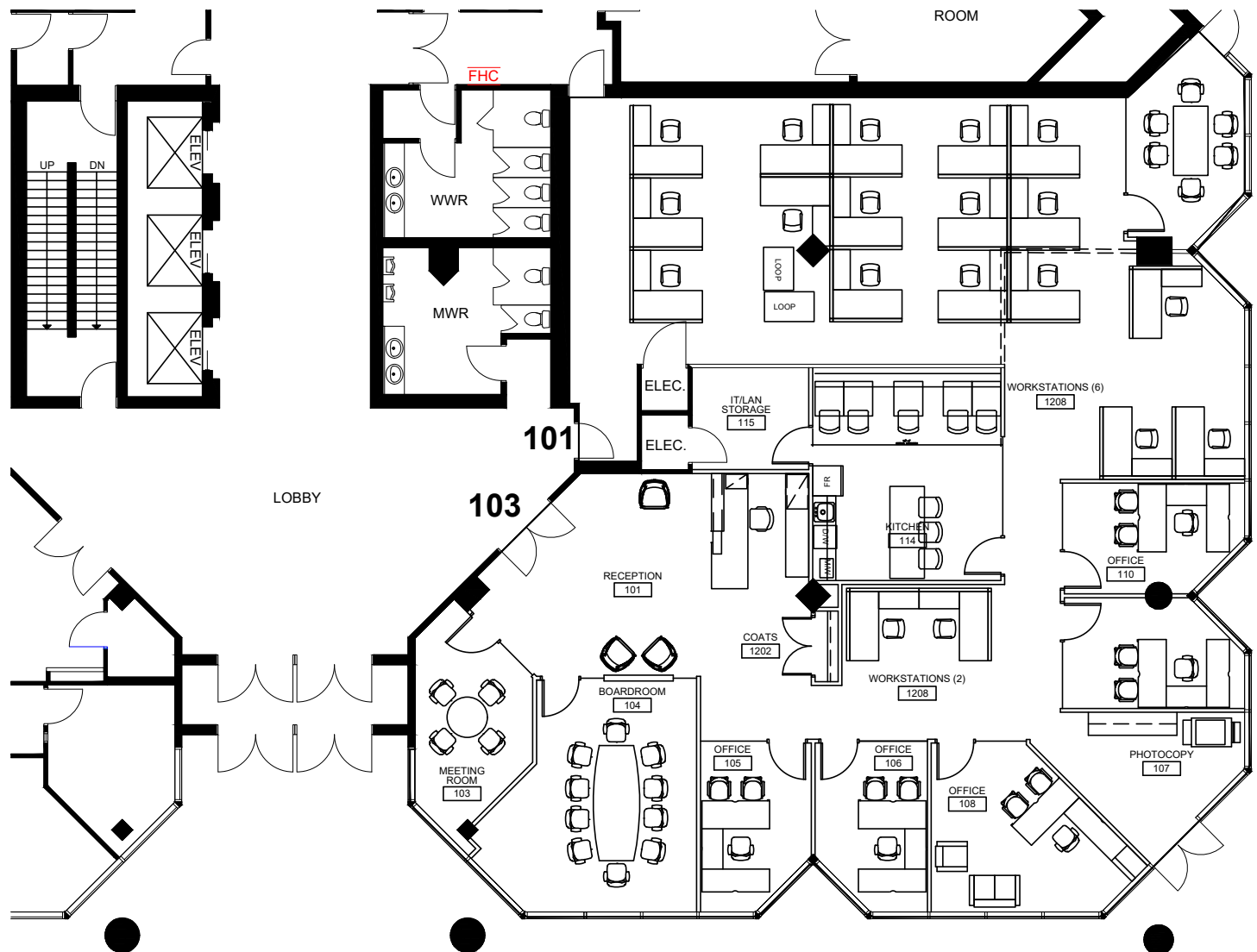
Property Highlights

- Long term Sublease - 6+ years
- Vacant & fully furnished
- Podium Signage Available
- Located on Hurontario Street, just North of QEW interchange
- Building owned by Trillium Health partners, who also occupy space in the building
- Fully Furnished and in “like new” condition
 - Suite 103 (3,715 SF) first occupied in 2021
 - Suite 101 (1,492 SF) first occupied in 2022

2085 Hurontario Street

Floor Plan

Suite 101/103



Space Breakdown

- 19 workstations
- 5 offices
- 1 x 4-person meeting room
- 1 x 6-person meeting room
- 1 x 10-person boardroom
- Large reception area
- Lounge has a capacity of 13

Leasehold Improvements



Suite 103 built out in 2021

3,715 SF x \$65.00 = \$241,475.00

Suite 101 built out in 2022

1,492 SF x \$60.00 = \$89,520.00

\$330,995

Total Leasehold
Improvements



Furniture Inventory



- 1 --- 4-person meeting room
- 1 --- 10-person boardroom with credenza
- 1 --- 6-person meeting room
- 3 --- Lounge reception chairs
- 4 --- Private offices with U shaped desks. 1 task chair & 2 guest chairs
- 1 --- Executive office with L shaped desk, storage tower, 1 task chair, 2 guest chairs, lounge chair and love seat.
- 19 - 6' x 6' workstations with OHSB & BF mobile ped.
- 4 --- Bar stools in kitchenette
- 5 --- 30 x 24 tables, 6 chairs and 2 banquette lounge seats in the kitchenette

Total cost:

Suite 103 - \$103,189.42 (new 2021)

Suite 101 - \$92,338.85 (new 2022)

\$195,527.27

Total
Furniture Costs



Lennard:

David Ranson*, Vice President
416.729.7066
dranson@lennard.com

201-60 Columbia Way, Markham
905.752.2220
lennard.com

*Sales Representative

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.