



Lennard:



2680 Matheson Blvd E

5,340 SF Sublease – Fully Furnished & Move-In Ready



**Virtual Tour
Available!**

Michael Seetner, Senior Vice President*

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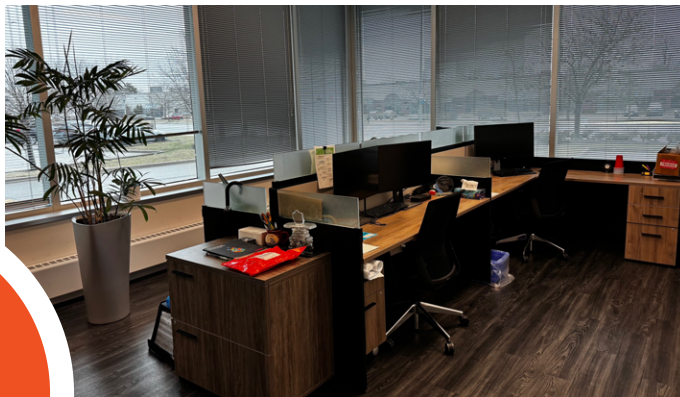
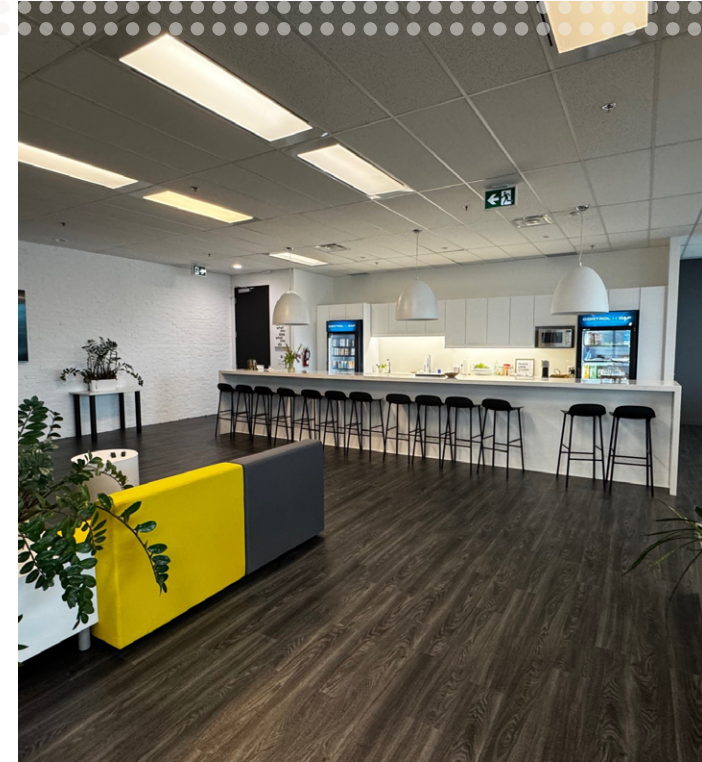
Bridger Hunt, Sales Representative*

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*Sales Representative **Broker

200-55 University Avenue, Toronto
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Property Highlights

- BOMA BEST **Level 2 Certified** – recognized sustainability and efficiency
- Class “A”, 5-storey **126,000 SF** professional office building
- Modern **DX HVAC system** with 30 zones per floor for optimal climate control
- Located in the **Airport Corporate Centre**, near Matheson Blvd E & Explorer Dr.
- Steps from **MiWay Rapid Transit** and minutes to Pearson Airport
- Fibre-enabled with service from **Allstream, Bell, and Telus**
- **1 dock-height loading bay** for efficient shipping/receiving
- **CCTV surveillance**, offsite alarm response, and secure after-hours access via proximity cards

Property Overview



Suite

Suite 104

Available Space

5,340 SF



Net Rent

Contact Listing Agent

Additional Rent

\$16.46 PSF (2025 Est.)



Parking Ratio

4/1,000 SF

(Underground & Surface)



Availability

Immediate

Term

August 30, 2029



Listing Agents

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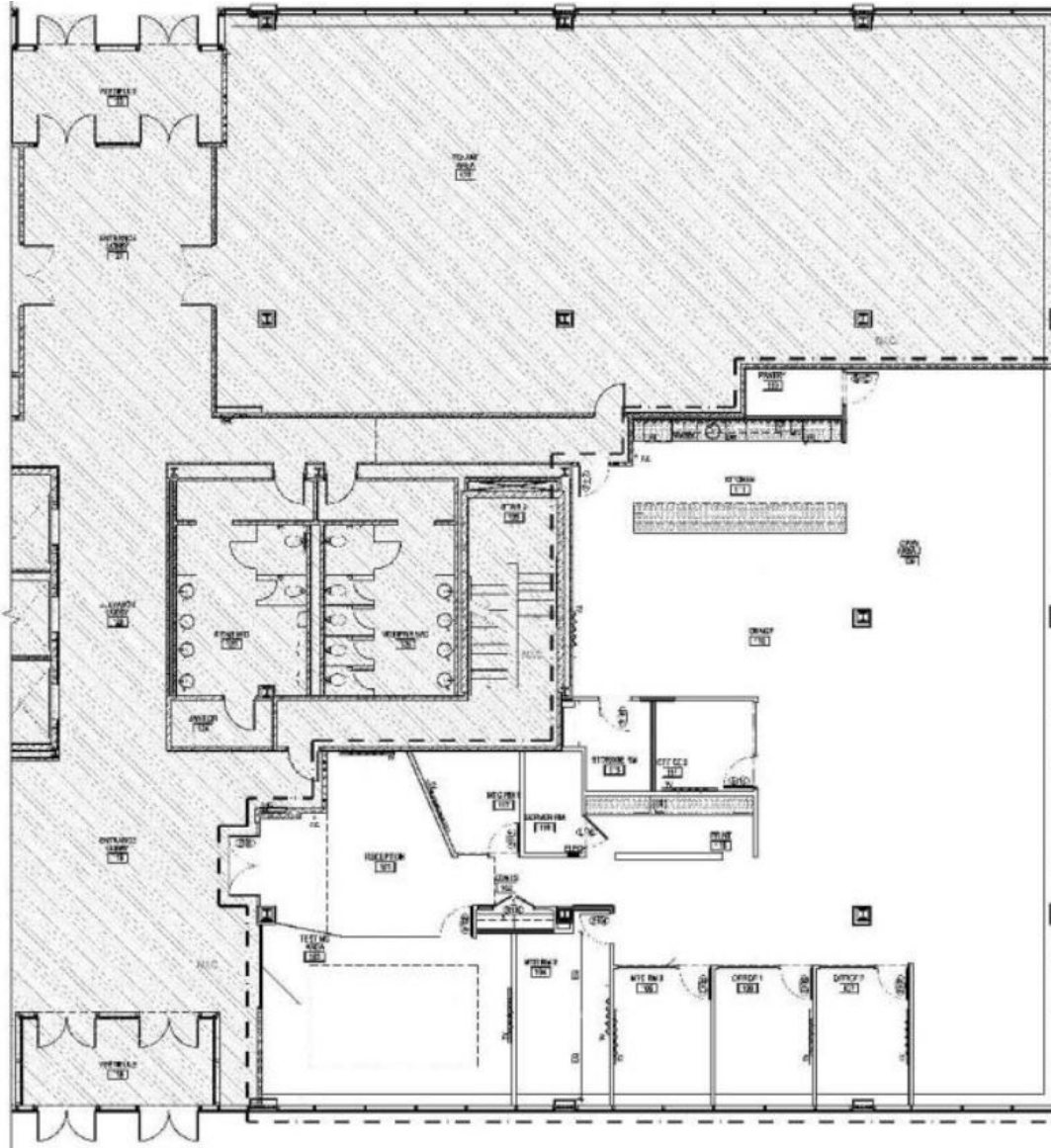
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**Commission
\$2 PSF**



2680 Matheson Blvd E

Floor Plan



Suite Features

- 27 workstations
- 6 offices / meeting rooms
- 1 large boardroom
- Large lunchroom / café
- 2 open collaboration areas
- Server room
- Storage
- Furniture available
- Double glass door entrance



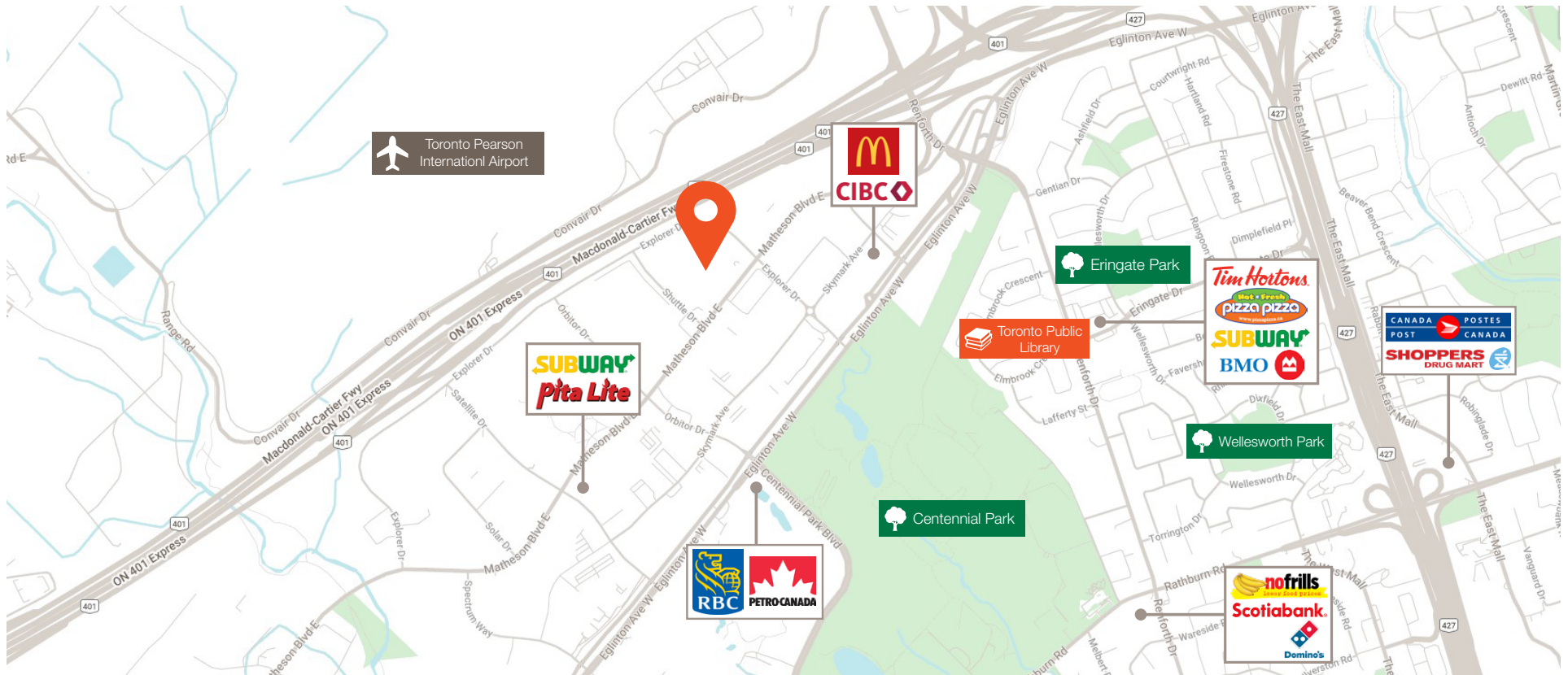
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Surrounding Amenities

2680 Matheson Blvd E in Mississauga is a modern office building situated in the Airport Corporate Centre, a key commercial hub near Toronto Pearson International Airport.

Nearby, you'll find dining options such as La Scala Ristorante and Plaka Restaurant, as well as cafes like The Lunch Bag Deli Café. For financial services, Scotia Bank is just a short walk away, and a Petro-Canada gas station is nearby for fuel needs. Health services are also accessible, with Vital Call and physio clinics within close proximity.





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