

1 Suite
Available



2680 Matheson Boulevard E

Mississauga, ON

Lennard:

602-350 Burnhamthorpe Road W, Mississauga
905.625.5020

 POLARIS REALTY

2680 Matheson Boulevard E

Class "A", 5 storey 126,000 SF office building located in the Airport Corporate Centre, near the corner of Matheson Boulevard E. & Explorer Dr.



Available Space*

~~Suite 102: 6,069 SF~~

LEASED

(Available March 1, 2025)

Suite 300: 23,467 SF

(Available Oct 1, 2025)



Term

5 or 10 Years



Net Rent

\$17.00 PSF

Additional Rent (2025 Est.)

\$16.47 PSF

Gross Rent

\$33.47 PSF

Tenant Improvement Allowance

Negotiable

Parking

4 stalls per 1,000 SF leased, combination of surface and underground parking as follows:

- Free surface parking: 3 stalls per 1,000 SF
- Paid underground parking: 1 stall per 1,000 SF \$100 per stall per month

Property Highlights

- BOMA BESt Certified level 2
- DX HVAC system with 30 zones per floor
- 1 Loading Dock at dock height
- Security: CCTV camera system and offsite alarm response. Proximity card system for after hours access
- Fibre / Providers: Allstream, Bell, Telus
- Close proximity to all Airport Corporate Centre amenities and the Mississauga Miway rapid bus transit system

Lennard:

Jim O'Reilly*, Partner
905.247.9230 • joreilly@lennard.com

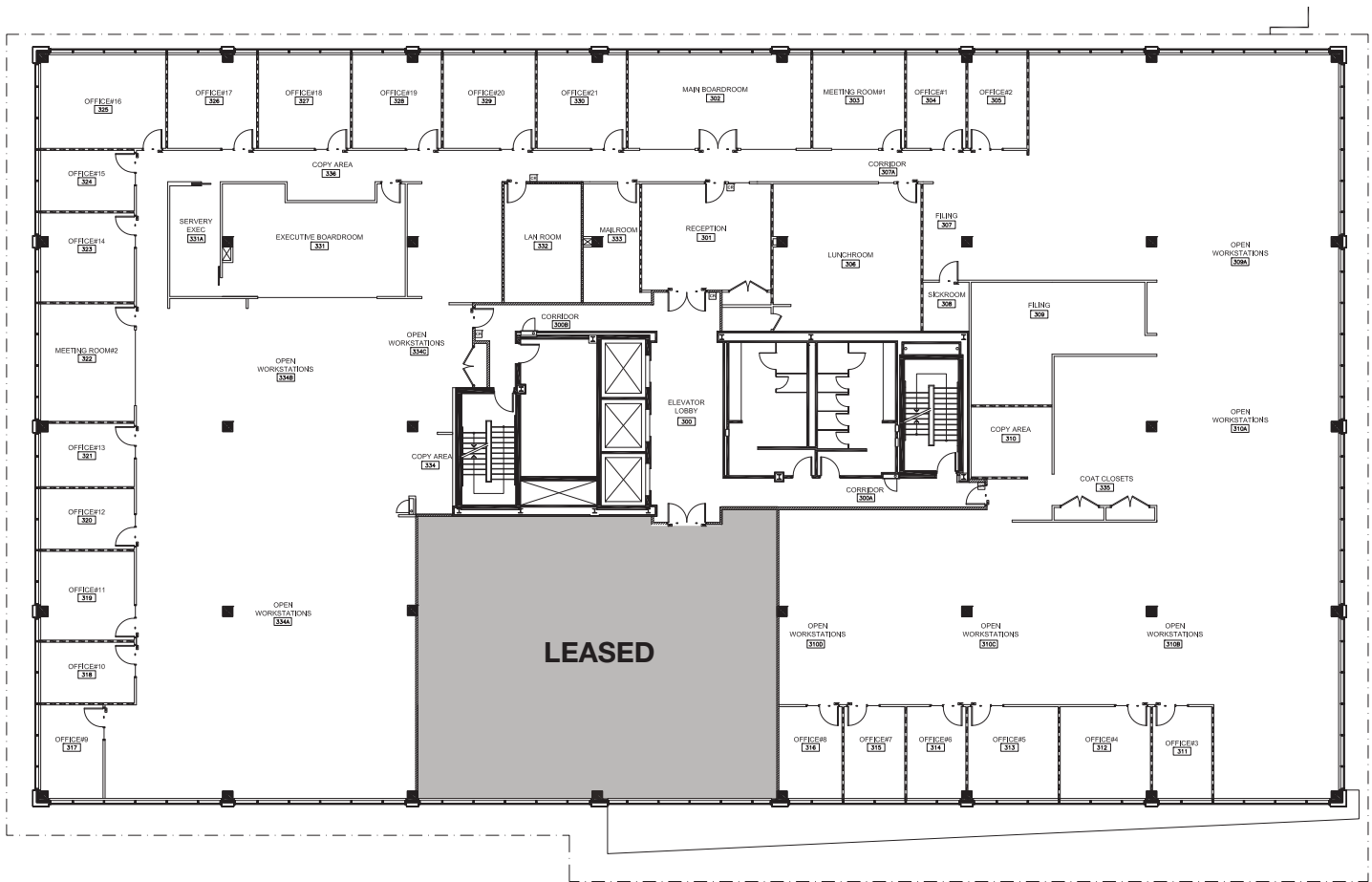
*Sales Representative

Brian Lynett*, Partner
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Suite 300: 23,467 SF



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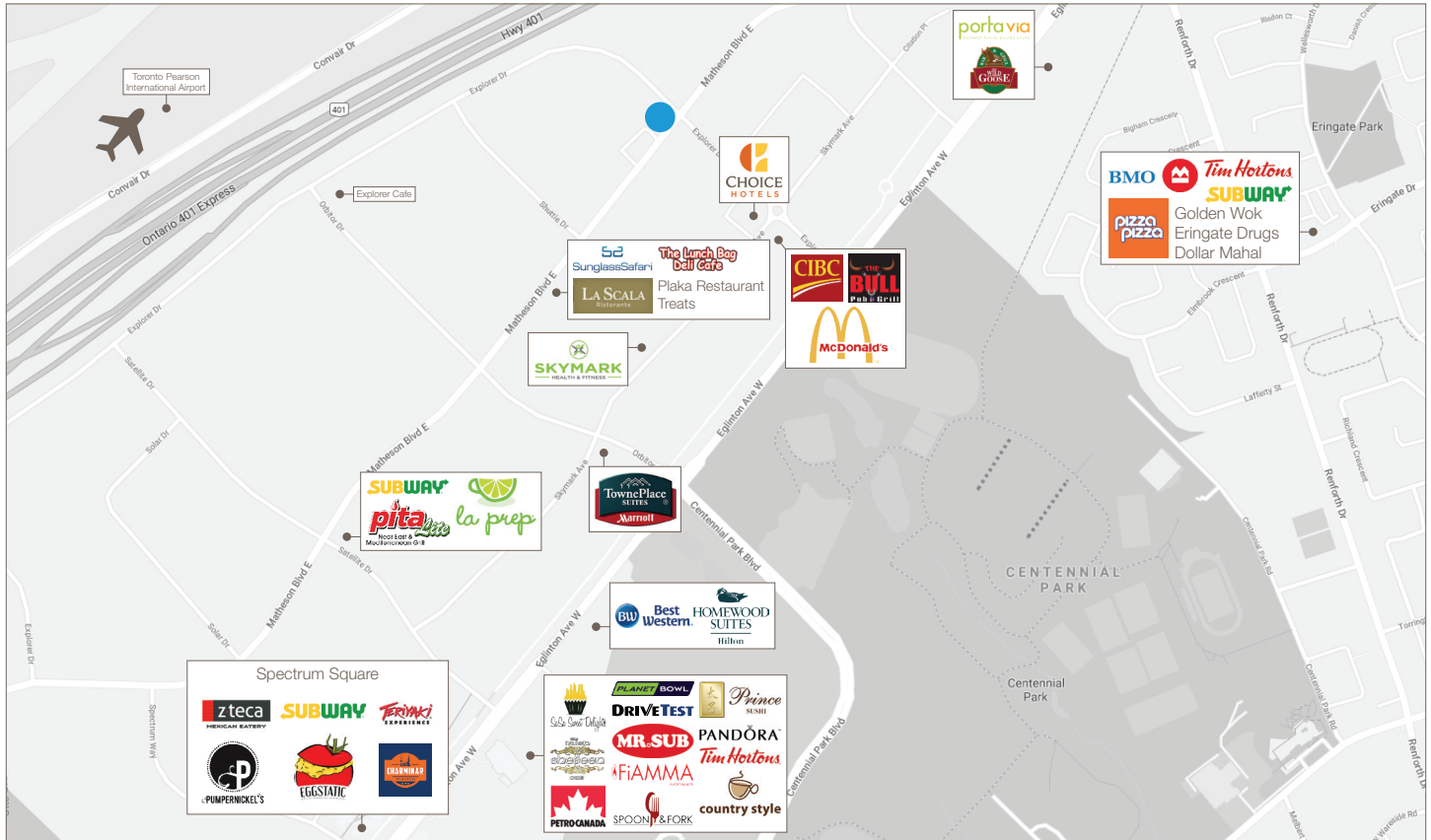
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Amenities Map



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.

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