

Here is where your
business will *grow*.



For Lease: Office

5025 & 5045 Orbitor Drive

Upscale & Unique Office Suites Available

Lennard:

602-350 Burnhamthorpe Road W, Mississauga
905.625.5020

5045 Orbitor Drive



Building 8

Suite 100: 2,689 SF

Suite 200: 2,797 SF



Net Rent

Suite 100: \$8.45 PSF

Suite 200: \$11.95 PSF

(all units as-is with \$0.75 PSF annual escalations)



Available

Suite 100: Immediate

Suite 200: July 1, 2024

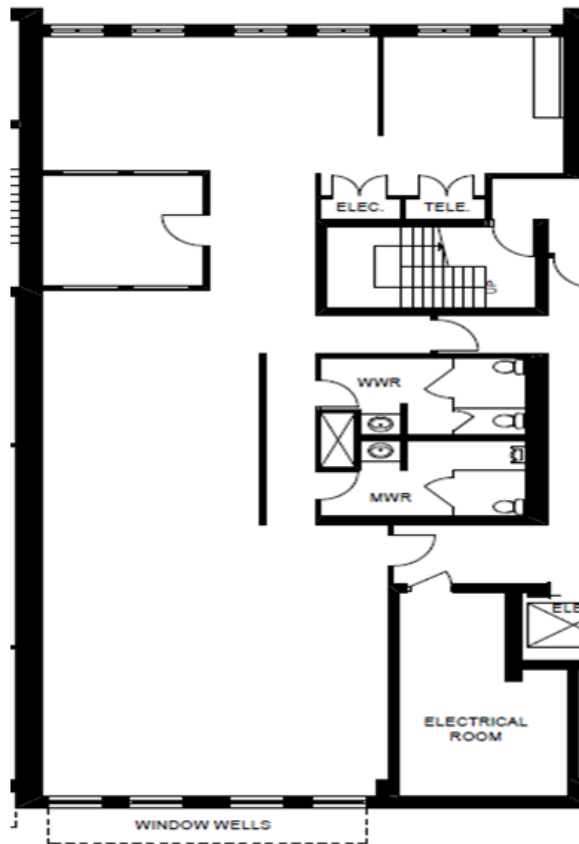


Additional Rent (2024 Estimate)

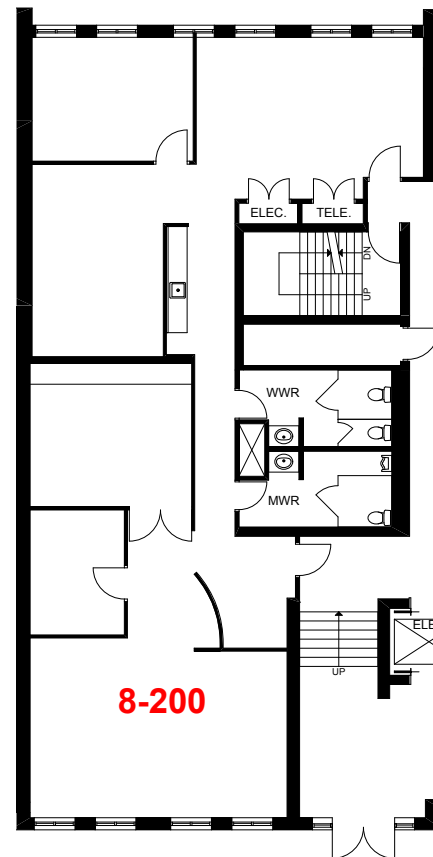
\$12.00 PSF

Floor Plan
8-100

Suite is in
Base Building Condition



Floor Plan
8-200



**Space is divisible to 1,499 SF

Lennard:

Joni Blanshard*, Vice President
905.247.9231 • jblanshard@lennard.com

*Sales Representative

lennard.com

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Building 12

Suite 101: 1,072 SF

Suite 104: 721 SF



Net Rent

101 - \$9.95 PSF

104 - \$8.45 PSF

(all units as-is with \$0.75 PSF annual escalations)



Available

Immediate



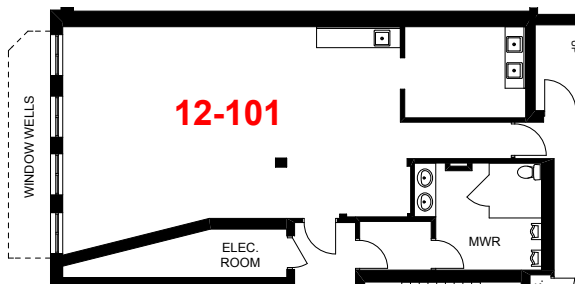
Additional Rent (2024 Estimate)

\$12.00 PSF

(as-is with \$0.75 PSF annual escalations)

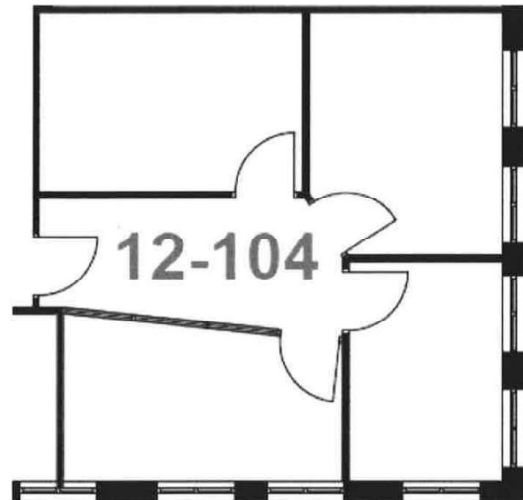
Floor Plan

12-101



Floor Plan

12-104



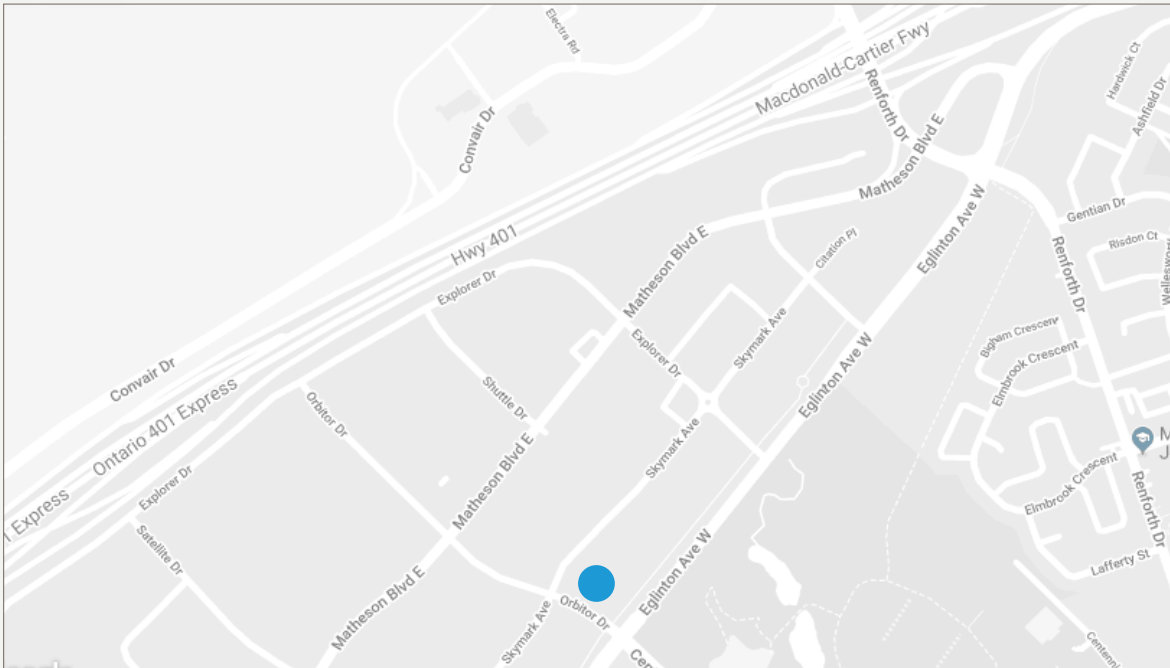
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Property Highlights

- Executive fitness facility for tenants use
- Exterior building signage available
- Upscale unique office suites
- Bell, Allstream and Rogers phone/cable providers

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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