

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 7

Suite 200: 2,808 SF



Net Rent

Suite 200: \$11.95 PSF

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



Available

Suite 200: 30 Days



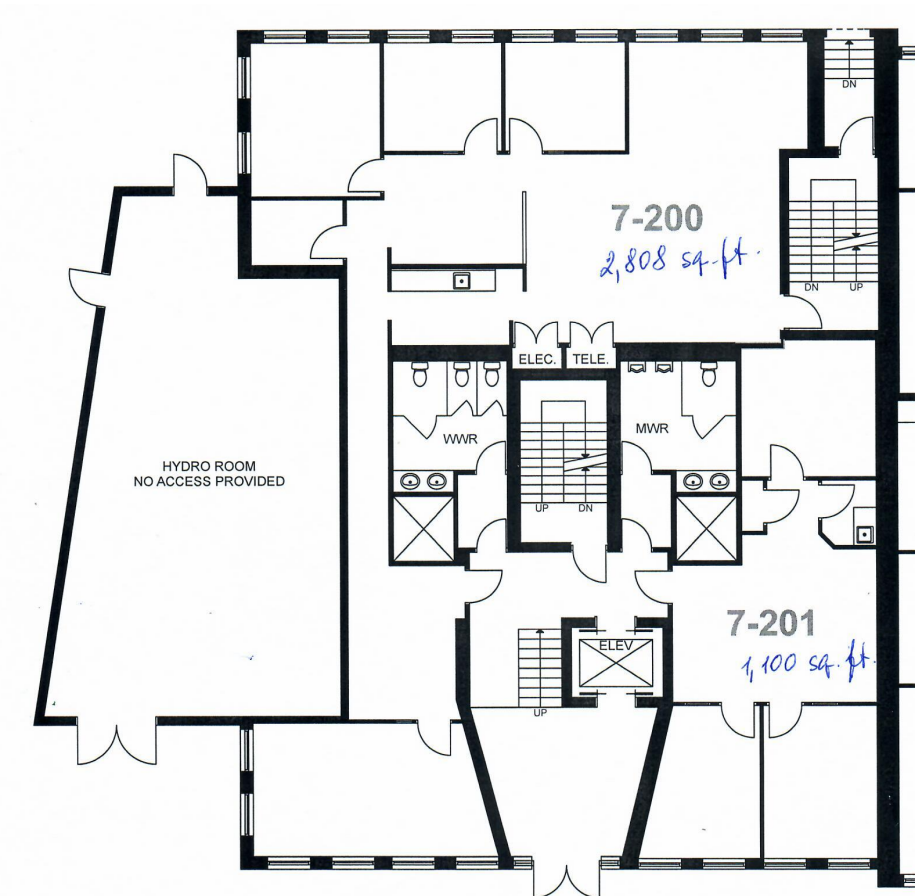
Additional Rent (2024 Estimate)

\$12.00 PSF

Floor Plan

7-200

Space is built out with meeting rooms, 3 private offices plus open area and kitchenette.



Lennard:

Joni Blanshard*, Vice President
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*Sales Representative

lennard.com

5045 Orbitor Drive



Building 8

Suite 100: 2,689 SF



Net Rent

Suite 100: \$8.45 PSF

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



Available

Suite 100: Immediate



Additional Rent (2024 Estimate)

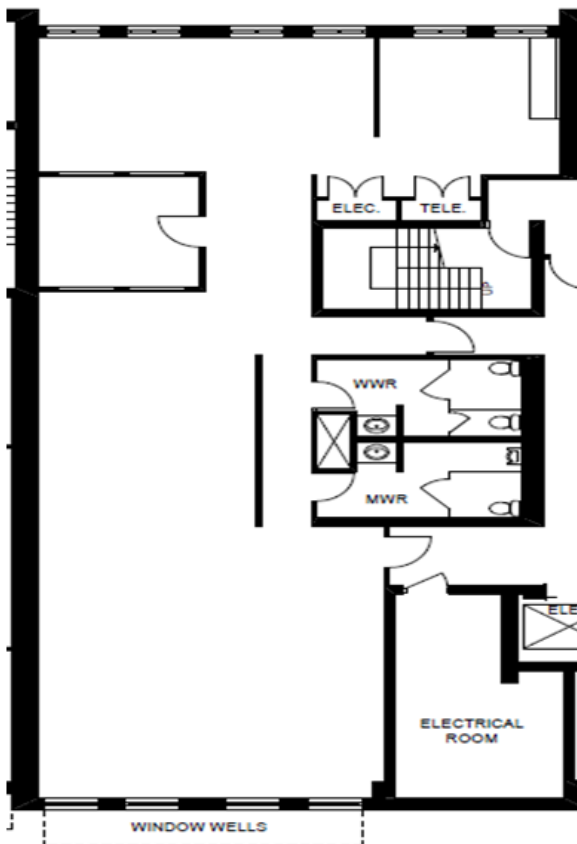
\$12.00 PSF

Floor Plan

8-100

Suite is in

Base Building Condition



**Space is divisible to 1,499 SF

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5045 Orbitor Drive



Building 9

Suite 402: 1,033 SF



Net Rent

402 - \$11.95 PSF

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



Available

Immediate



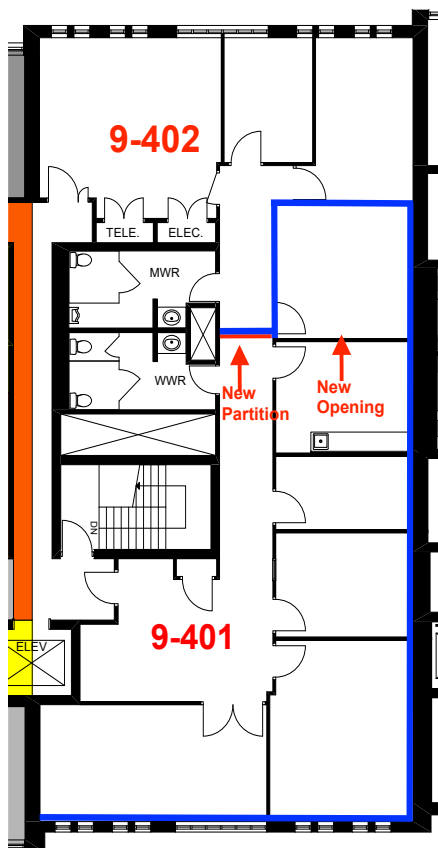
Additional Rent (2024 Estimate)

\$12.00 PSF

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

Floor Plan

9-402



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Building 12

Suite 101: 1,072 SF

~~Suite 104: 721 SF~~ Leased



Net Rent

101 - \$9.95 PSF

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



Available

Immediate



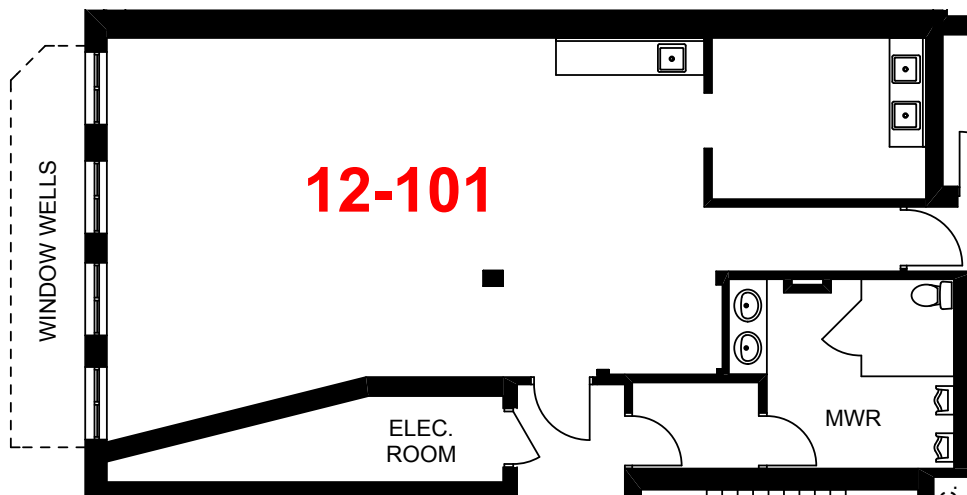
Additional Rent (2024 Estimate)

\$12.00 PSF

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

Floor Plan

12-101



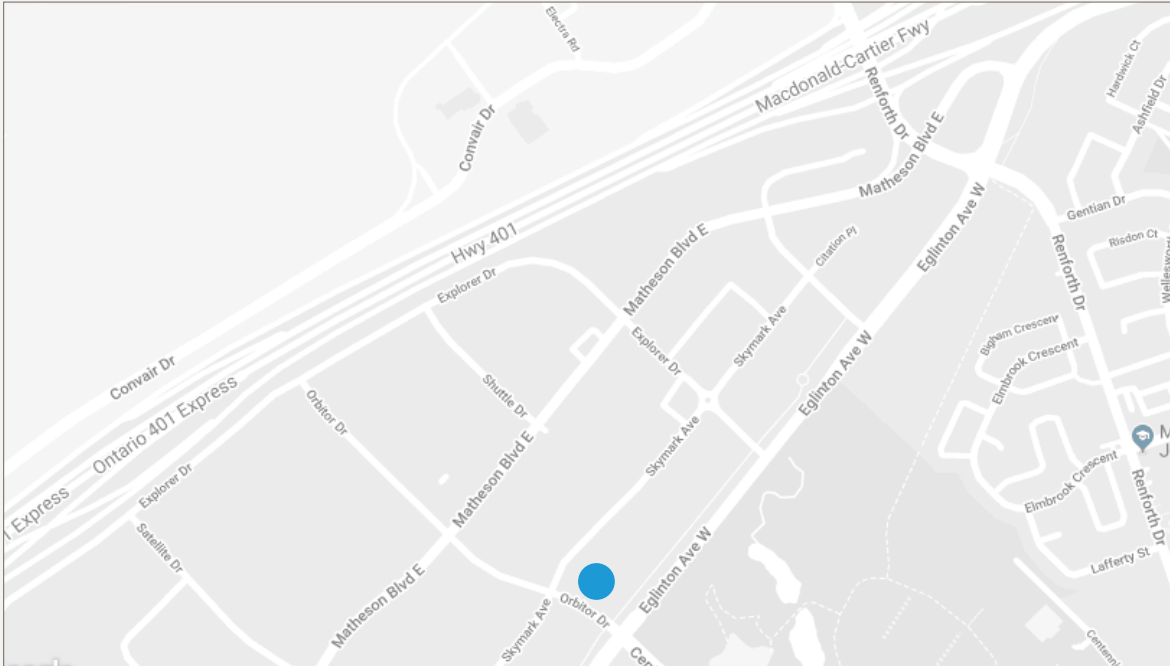
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Property Highlights

- 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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