



For Lease: Office

2
Build-out Suites
Available

5450 Explorer Drive

Mississauga, ON

Lennard:

602-350 Burnhamthorpe Road W, Mississauga
905.625.5020

 POLARIS REALTY

5450 Explorer Drive

Class "A", 5 storey 131,428 SF office building located in the Airport Corporate Centre, at the corner of Explorer Drive and Orbitor Drive.



Available Space

Suite 301: 10,249 SF

~~Suite 501: 4,164 SF~~ LEASED

Suite 503: 8,278 SF



Availability

Immediate

Term

5 or 10 Years



Net Rent

\$17.00 PSF

Additional Rent (2025 Est.)

\$17.00 PSF

Gross Rent

\$34.00 PSF

Tenant Improvement Allowance

Negotiable

Parking

4 stalls per 1,000 SF leased, as follows:

- 3 stalls per 1,000 SF leased unreserved free surface parking
- 1 stall per 1,000 SF leased reserved underground parking at a cost of \$100.00 per stall per month + HST

Property Highlights

- Building is "BOMA Best" Certified
- Advanced fibre-optic and copper backbone infrastructure
- HVAC: Central system with compartmental air handling units on each floor with V.A.V distribution
- Security: CCTV Camera System and offsite alarm response; Proximity Card System
- Underground heated storage available
- Close proximity to all Airport Corporate Centre amenities and new rapid bus transit system
- 5th floor suite is built out with elevator exposure

Lennard:

Jim O'Reilly*, Partner

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Brian Lynett*, Partner

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Suite 301: 10,249 SF



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Architectural floor plan of a restaurant layout, divided into three zones:

- Zone 1 (NEW INTERIOR ALTERATION):** Located at the bottom, outlined in red. It contains several long rectangular tables and is labeled "NEW INTERIOR ALTERATION" on the left. Dimensions include 21M, 3-2", 33M, and 26M.
- Zone 2 (EXISTING):** Located in the top right, containing circular tables and labeled "EXISTING" on the right. Dimensions include 44M and 26M.
- Zone 3 (EXISTING):** Located in the top left, containing circular tables and labeled "EXISTING" on the left. Dimensions include 29M, 30M, and 30M.

Other labels and features include:

- EXISTING WASHROOM:** Three locations are marked.
- EXISTING E-STRIKE TO REMAIN:** Two locations are marked with stars.
- EXISTING UNIVERSAL WASHROOM:** One location is marked.
- Dimensions:** 29M, 30M, 44M, 26M, 33M, 21M.
- Room Numbers:** 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

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Suite 503: 8,278 SF



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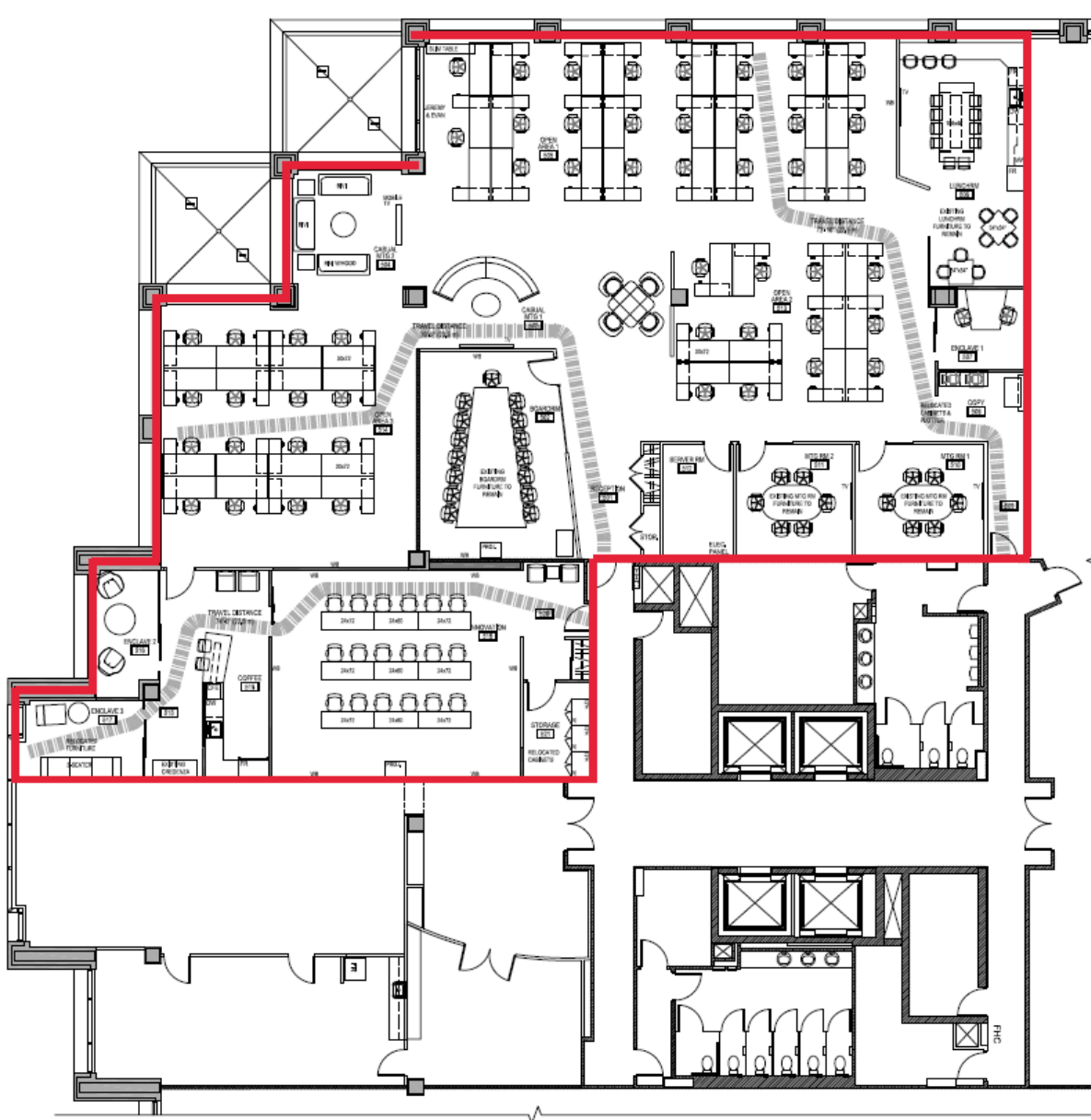
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Suite 503: 8,278 SF



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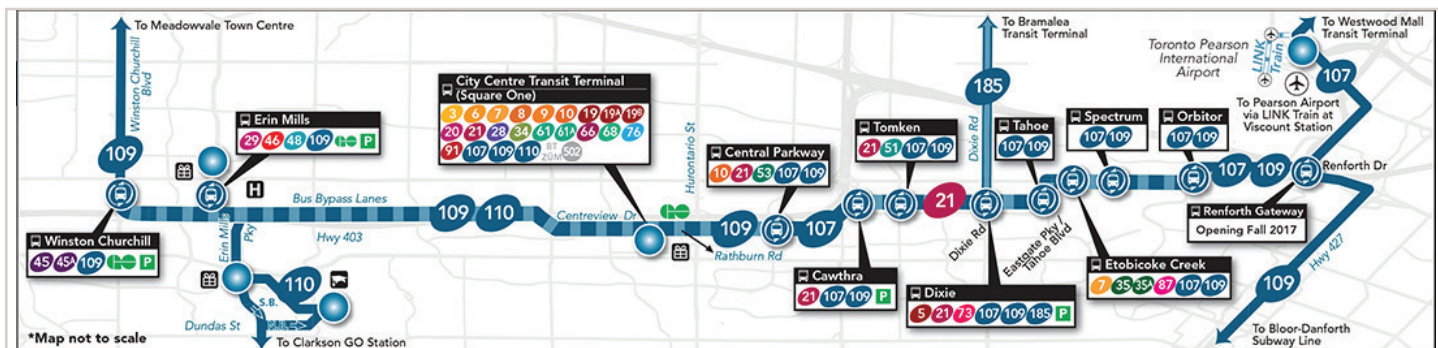
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5450 Explorer Drive

Mississauga Transitway



miWAY

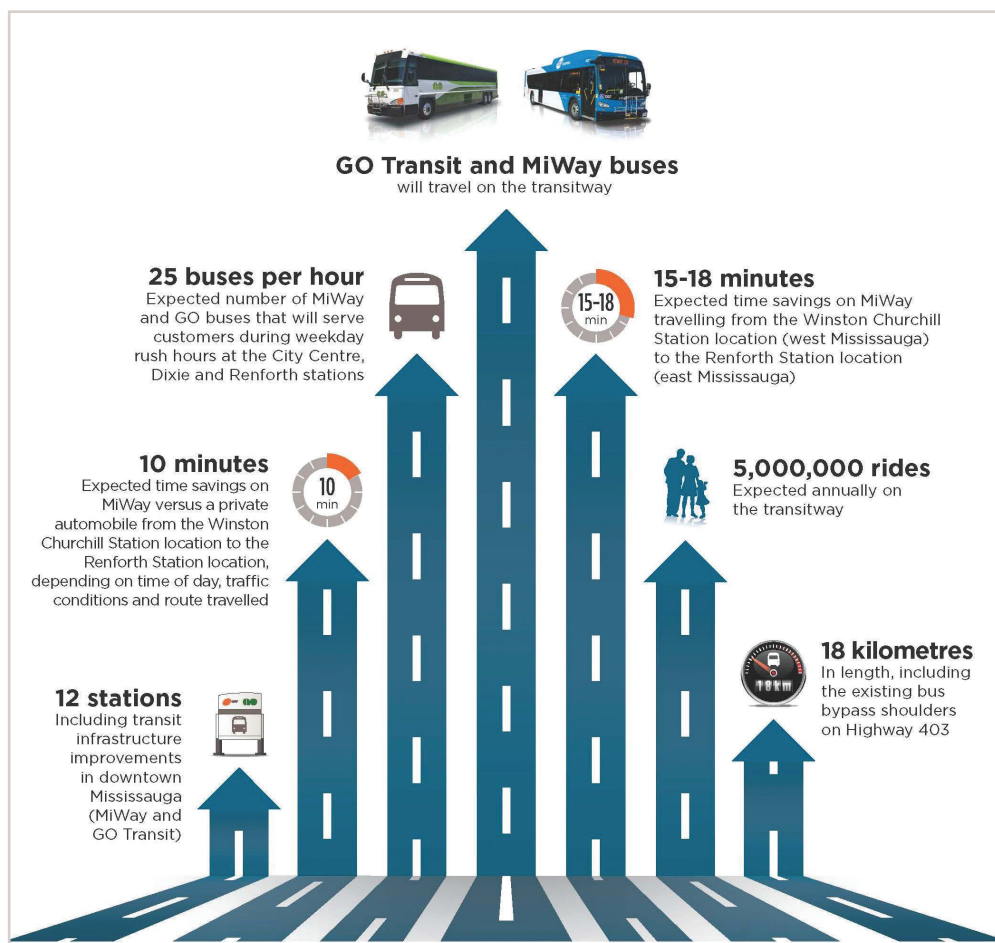
Mississauga Transitway

Effective May 1, 2017

- Transitway Station
- Parking
- Mississauga Transitway
- MiExpress Route All Day Service
- MiExpress Route AM/PM Rush Hour Service
- MiExpress Route
- MiLocal Route



Image source: MiWay, mississauga.ca/portal/miway



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5450 Explorer Drive

Amenities Map

Property Location - 5450 Explorer Drive



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.

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