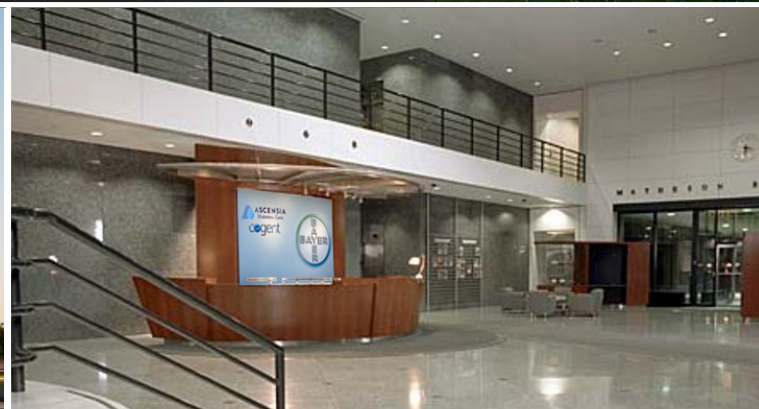


# Prime Office Space For Lease



**2920 MATHESON BOULEVARD EAST**  
MISSISSAUGA | ON



**MORGUARD**  
55 City Centre Drive  
Mississauga, ON L5B 1M3  
905-281-3800  
1-800-928-6255 (Toll Free)  
MORGUARD.COM

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Senior Director, Office & Industrial Leasing  
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**Morguard**

MORGUARD BROKERAGE

# Property Details

2920 MATHESON BOULEVARD EAST

## BUILDING INFORMATION

- Office Area: 236,536 SF
- Floors: 9
- Year Built: 1988
- Parking Stalls: 878 (262 covered and 28 underground stalls)

## BUILDING FEATURES

- Typical Floor: 26,000 SF
- Office Class: A
- Leasing District: Mississauga, Airport Corporate Centre Area
- **BOMA BEST® Platinum Certified**
- **BOMA Earth Award - 2020**



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[CLICK HERE TO VIEW VIDEO TOUR](#)

## AVAILABLE OFFICE SPACE

FLOOR/SUITE	AREA (SF)	CONTINUOUS AREA (SF)	NET RENT (PSF/YR)	NOTES
300	26,426	} 52,864	\$17.50*	Open full floor available with panoramic views.
400	26,438			

\*Net Rent is for first 5 years.

### ADDITIONAL RENT

\$18.49 PSF/YR (est. 2022) - Including Hydro

## BUILDING INFORMATION

This leasing opportunity includes 2 contiguous floors comprising of 52,864 rentable square feet. The building is an outstanding class A, 9 storey office building built in 1988 with current BOMA BEST™ Platinum Certified certification.



As the previous corporate office for Northern Telecom and Citi Financial, 2920 Matheson Blvd. E. now serves as the Canadian headquarters for Bayer Inc. and Ascensia Diabetes Care Canada Inc. as well as a data centre facility for Cogent Canada Inc.

2920 Matheson is located within the Airport Corporate Centre Business Park in Mississauga, on the South side of Highway 401, at the north west corner of Renforth Drive and Matheson Boulevard East. It is minutes from Toronto Pearson International Airport and UP Express train service to Union Station.



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# Property Details

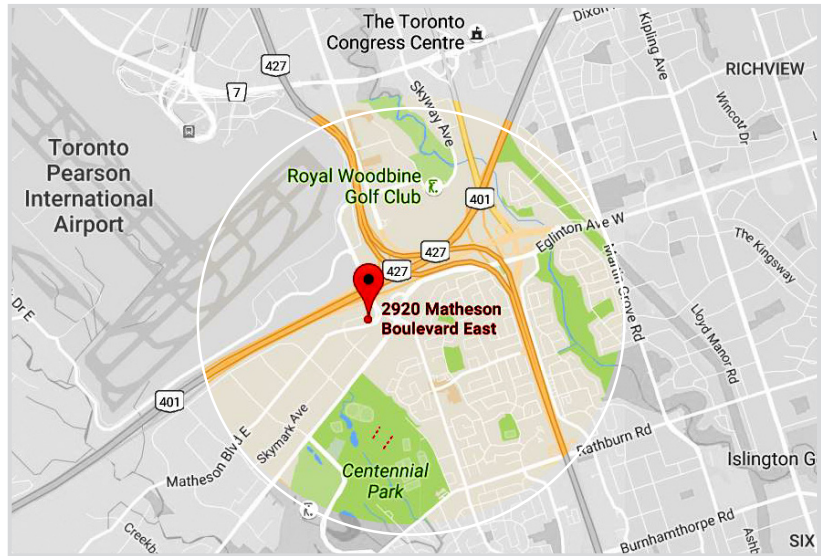
2920 MATHESON BOULEVARD EAST

## AMENITIES

- Restaurants nearby
- Centennial Park
- Entertainment & recreational facilities nearby

## PARKING & TRANSIT

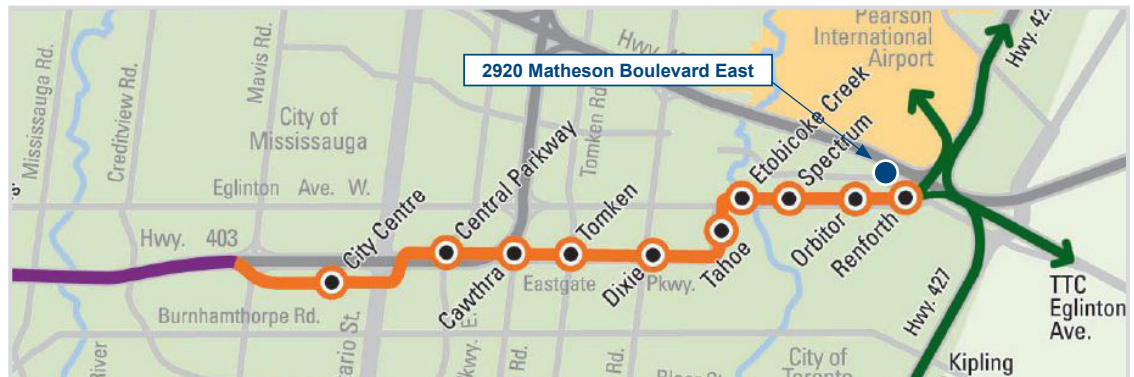
- Bus Stop at building
- Nearby Renforth Station provides interconnecting services to BRT, TTC, GO Bus and MiWay
- UP Express train service provides a rapid transit option to down town
- Minutes away from Toronto Pearson International Airport



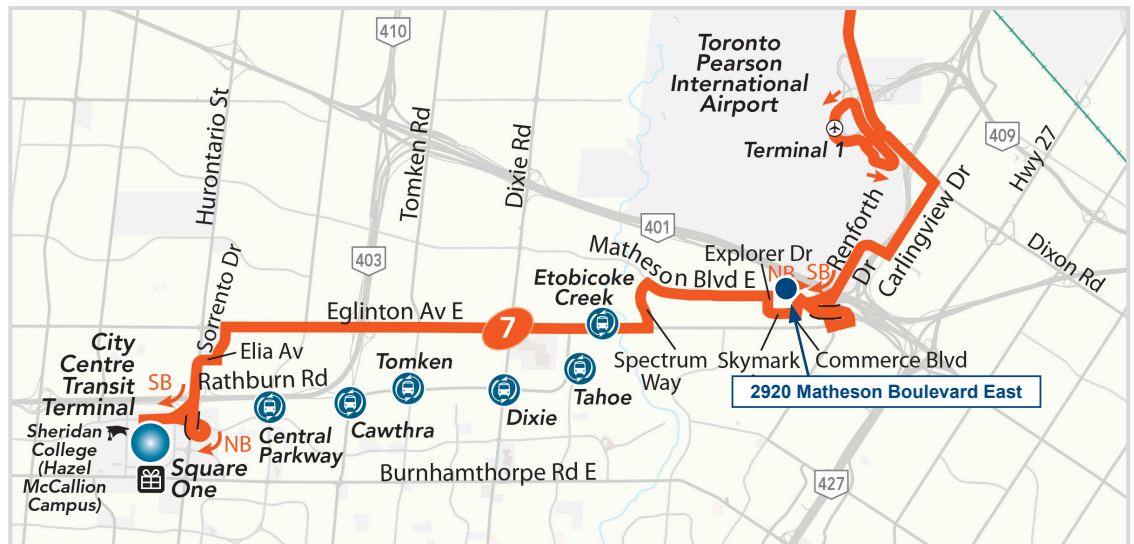
## ACCESSIBILITY

### MISSISSAUGA BRT

- BRT Corridor
- BRT Station
- Key Connections
- 403 Bus Bypass Shoulders



### LOCAL BUS ROUTES



## OWNED & MANAGED BY MORGUARD

Morguard is one of North America's leading, fully integrated real estate organizations with an extensive owned and managed portfolio of assets valued at approximately \$19.4 billion. With 40 years of experience and a dynamic team of 1,500 professionals, we have created a broad and efficient real estate platform to provide operational excellence through leading edge systems, comprehensive tenant services and responsible sustainability principles in our properties.

## TENANT SERVICES



Morguard's national program, GREEN LINK, serves as the foundation for Morguard to adopt a continuous "green" operation of its properties and maintain employee and tenant awareness by promoting green building programs, technologies, and design practices.

## SERVICE LINK

Service Link is Morguard's web-enabled service solution designed to simplify tenant requests and provide fast, responsive, quality service. Whether it be repairs, climate control, security, cleanup or other building needs, Service Link facilitates maintenance and service requests, 24 hours a day, and monitors the real-time progress through to completion.

FOR MORE INFORMATION CONTACT:

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JBorrelli@morguard.com

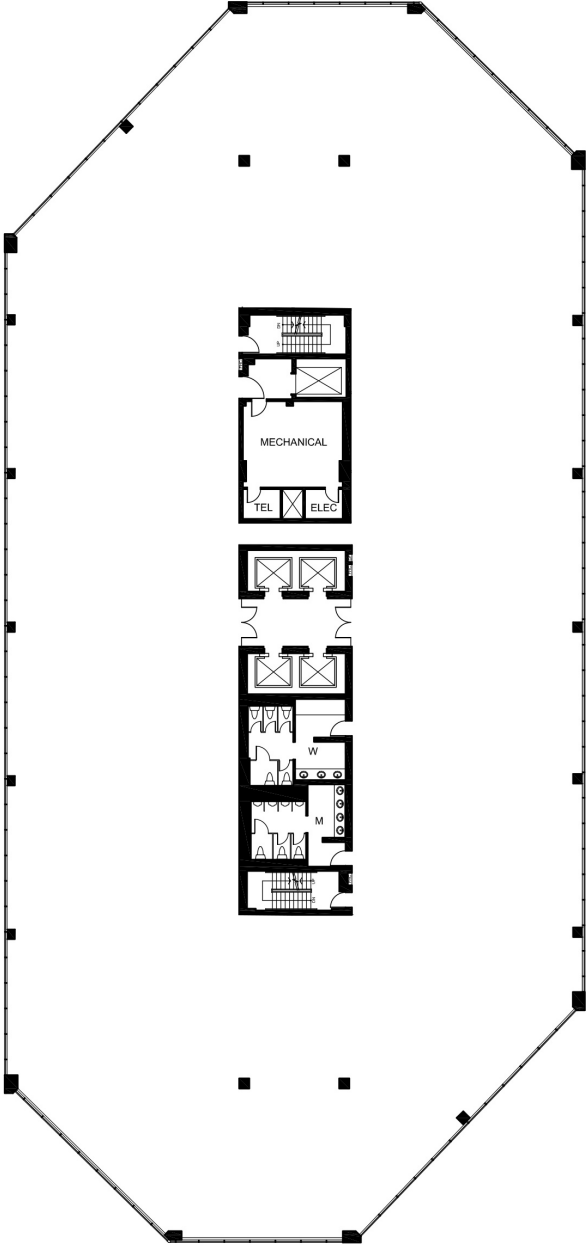
### HEAD OFFICE

55 City Centre Drive, Suite 800  
Mississauga, ON L5B 1M3  
905-281-3800  
1-800-928-6255 (Toll Free)

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SUITE 300 - 26,426 SF

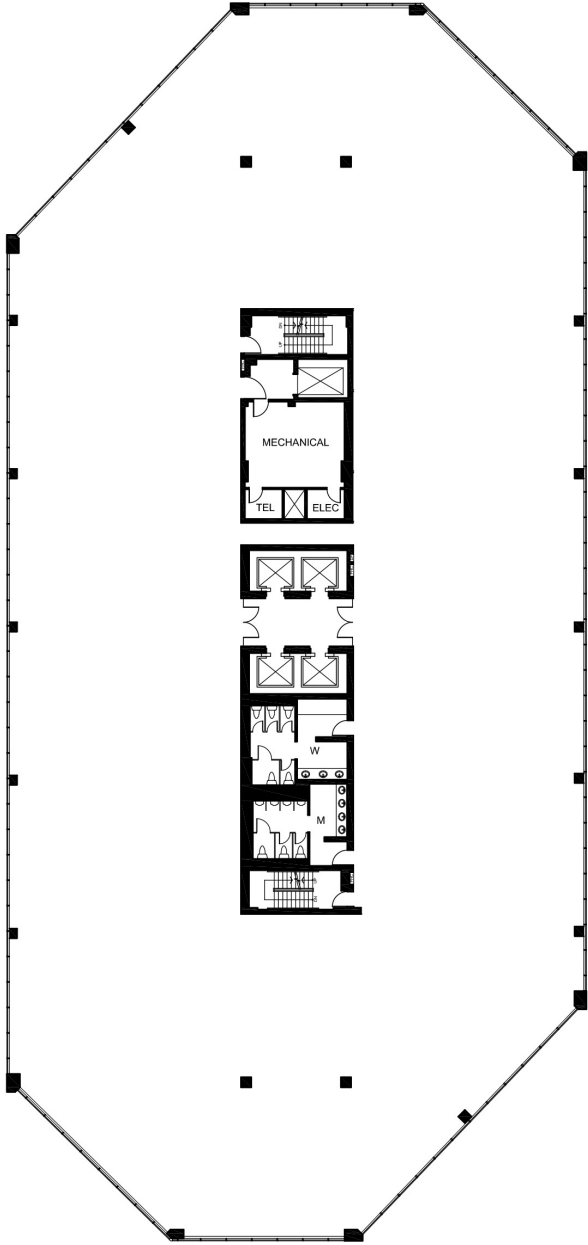


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# SUITE 400 - 26,438 SF

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