



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 503: 8,278 SF



Availability

Immediate

Term

5 or 10 Years



Net Rent

\$17.00 PSF

Additional Rent (2026 Est.)

\$17.50 PSF

Gross Rent

\$34.50 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

905.247.9230 • joreilly@lennard.com

*Sales Representative

Brian Lynett*, Partner

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lennard.com

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Suite 301: 10,249 SF



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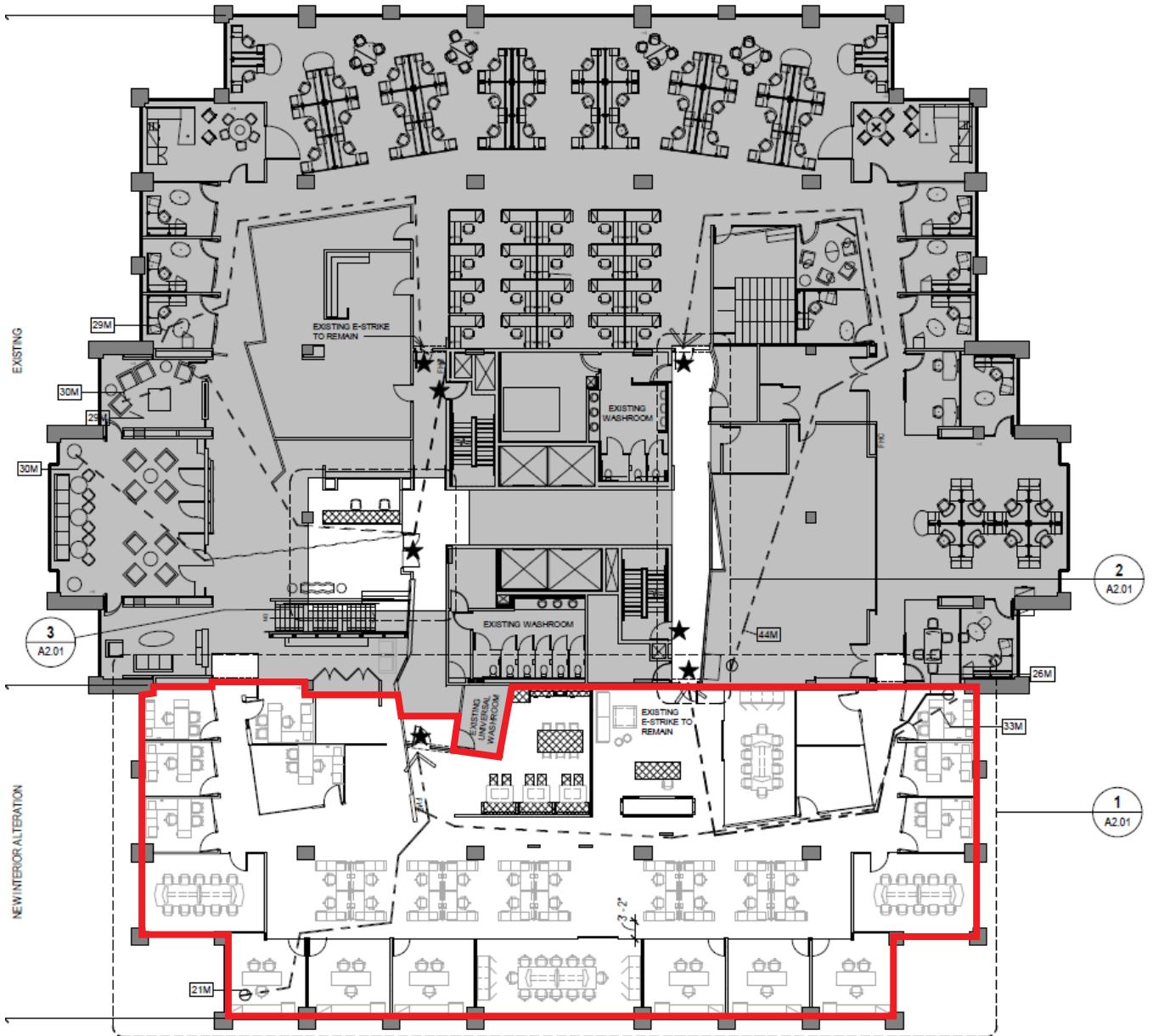
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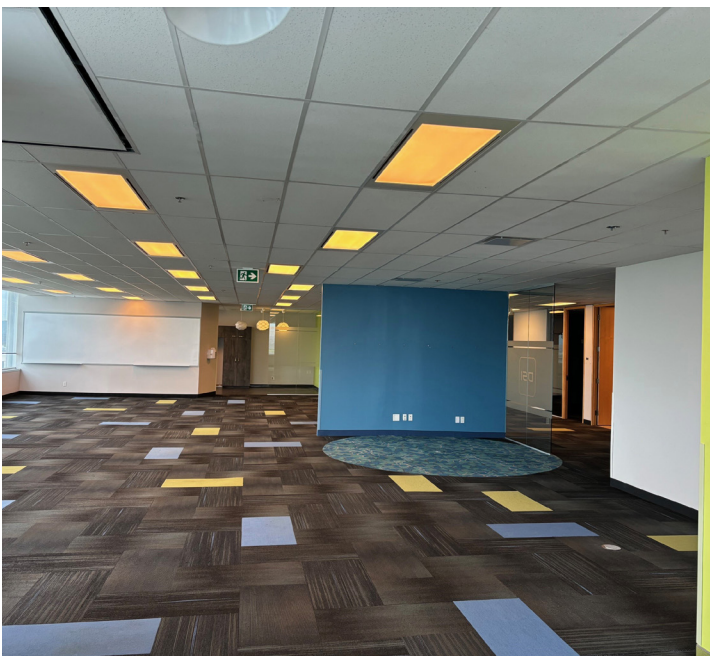
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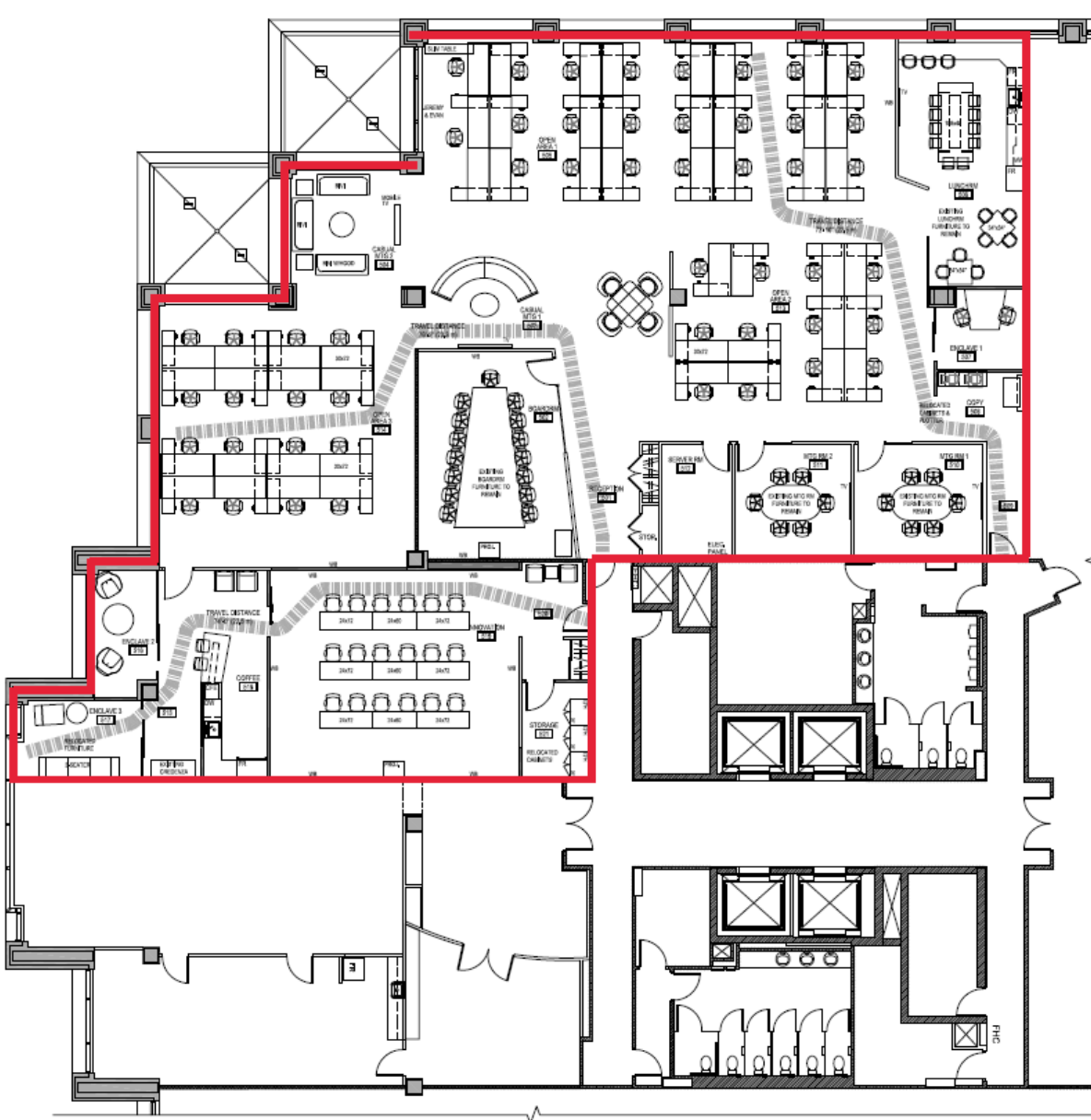
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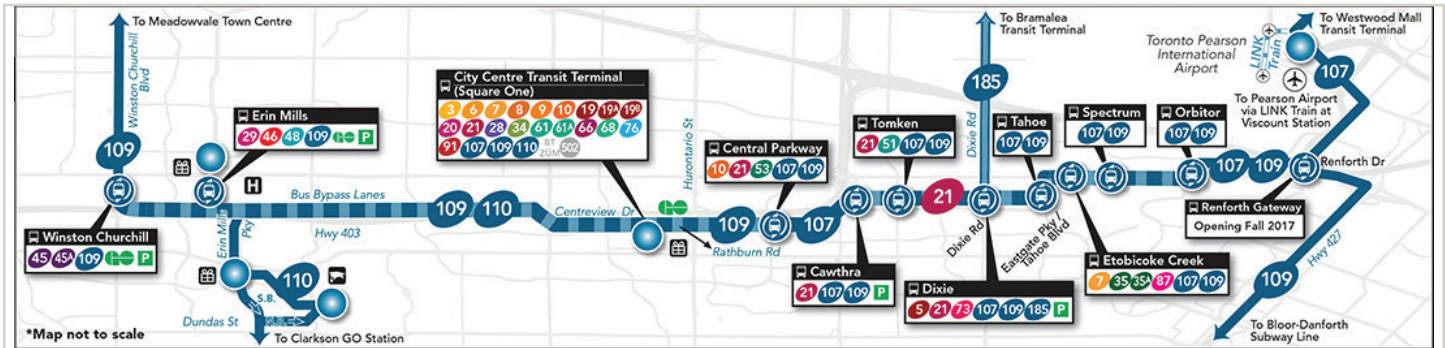
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5450 Explorer Drive

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

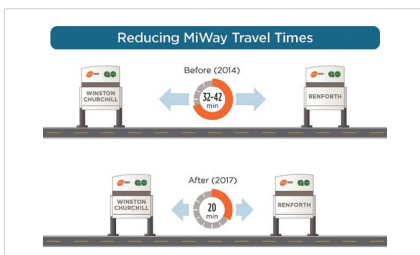
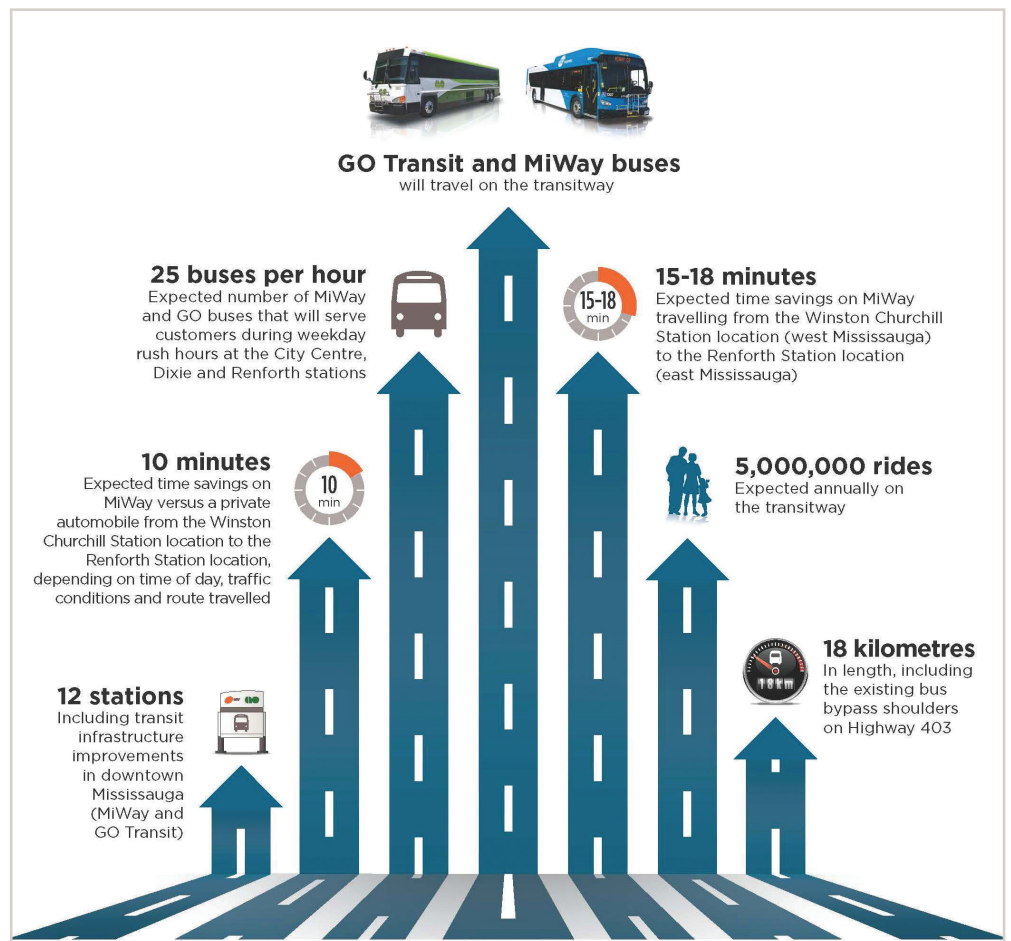


Image source: MiWay, mississauga.ca/portal/miway



5450 Explorer Drive

Amenities Map

Property Location - 5450 Explorer Drive



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