

MODEL SUITES AVAILABLE IN 2026



For Lease: Office

5255 Orbitor Drive

Mississauga, ON

Lennard:

602-350 Burnhamthorpe Road W, Mississauga
905.625.5020

 POLARIS REALTY

5255 Orbitor Drive

Class "A", 5 storey 96,545 RSF office building located in the Airport Corporate Centre, between Orbitor Drive and Explorer Drive.



Available Space

Suite 300: 20,931 SF

3rd Floor Planned Model Suites:

Suite A: 6,907 SF

Suite B: 5,369 SF

Suite C: 5,101 SF

Suite D: 3,563 SF



Availability

Suite 300: Immediate

Model Suites: 8-10 weeks following lease execution



Term

5 or 10 Years



Net Rent

\$15.00 PSF (With Escalations)

Additional Rent (2026 Est.)

\$19.00 PSF

Gross Rent

\$34.00 PSF

Tenant Improvement Allowance

Negotiable



Parking

- 4 stalls per 1,000 SF leased free surface parking

Property Highlights

- 2 storey atrium with "look through" lobby
- Large efficient floorplate
- 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 for after hours access
- Advanced fibre optics and copper backbone infrastructure
- Close proximity to all Airport Corporate Centre amenities and new rapid bus transit system

Lennard:

Jim O'Reilly*, Partner
905.247.9230 • joreilly@lennard.com

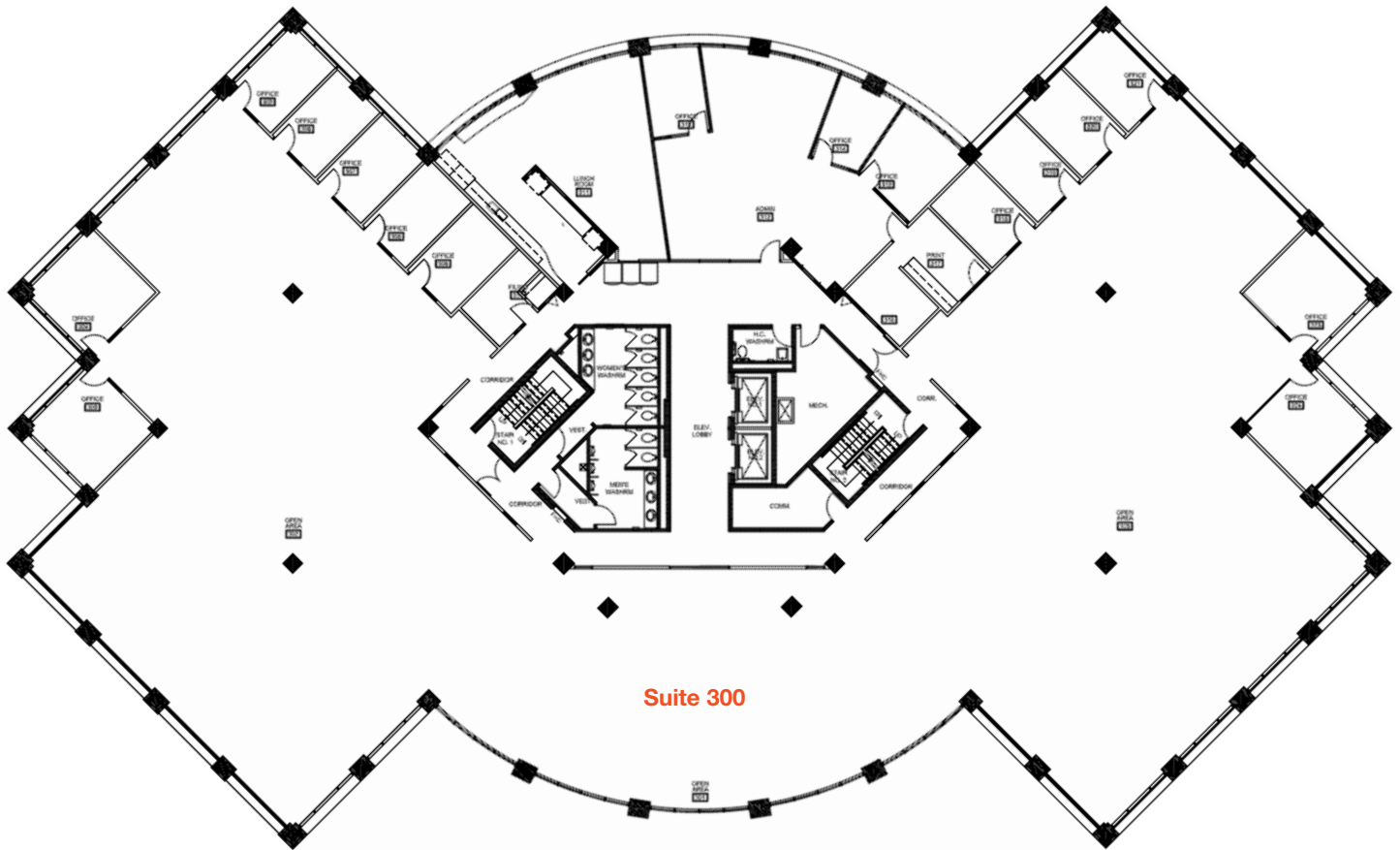
*Sales Representative

Brian Lynett*, Partner
905.247.9222 • blynett@lennard.com

lennard.com

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Suite 300: 20,931 SF



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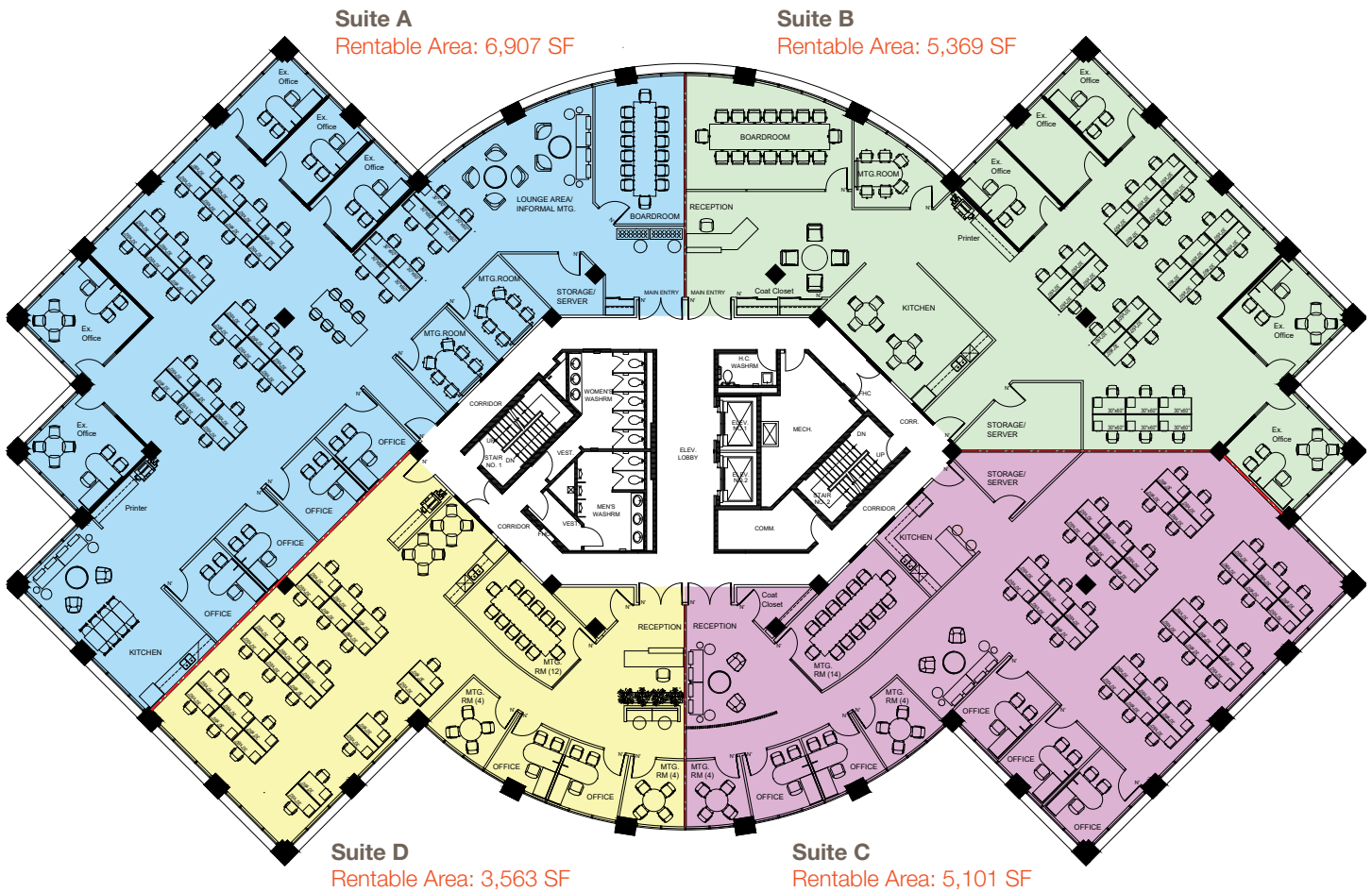
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3rd Floor Planned Model Suites (8-10 weeks following lease execution)



**Furniture shown is for illustration only and is not included with the suite

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Sample Model Suites



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5255 Orbitor Drive

Mississauga Transitway



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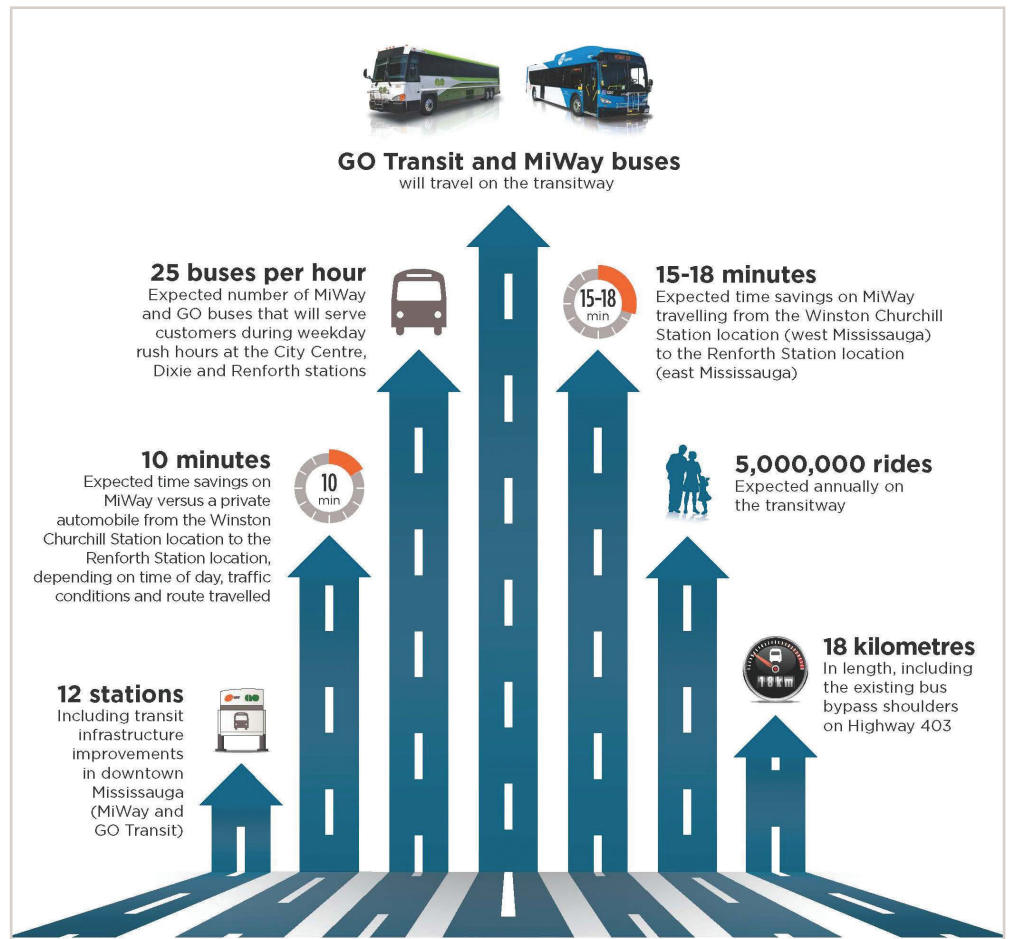
Mississauga Transitway

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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5255 Orbitor Drive

Amenities Map

 Property Location - 5255 Orbitor Drive



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