

**6,320 SF
OFFICE SPACE**

FOR LEASE

ONE OF THE FIRST LEED BUILDINGS IN CANADA



**UNIT #3 - 2360 MEADOWPINE BLVD
MISSISSAUGA, ON**

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Royal LePage® Real Estate Services, Ltd.
55 St Clair Avenue West, Toronto, ON

LEASE RATE \$17.95/SF

SINGLE STOREY LEED OFFICE SPACE

- Low Additional Rents
- Nil gross up factor
- Furniture can be negotiated
- See floorplan for office layout

Here is an explanation of advantages of 2360 Meadowpine Blvd vs multi-storey office space. This is why the development was built. In multi-storey office building each Tenant pays its proportionate share of the common areas (hallways, stairwells, lobbies ect). This common area expense often represents 15%- 20% of a tenants gross rent.

2360 Meadowpine Blvd. has virtually no common area and less area to clean and maintain so the “Additional Rents” are also comparably lower. The floor of the above buildings is also naturally cooled in the summer and heated in the winter as the ground underneath the building radiates the earth’s year round temperature of 10C. This lowers your utility builds for heating and cooling.

COMPARISON

Here is a comparison of 2360 Meadowpine Blvd vs traditional office space:

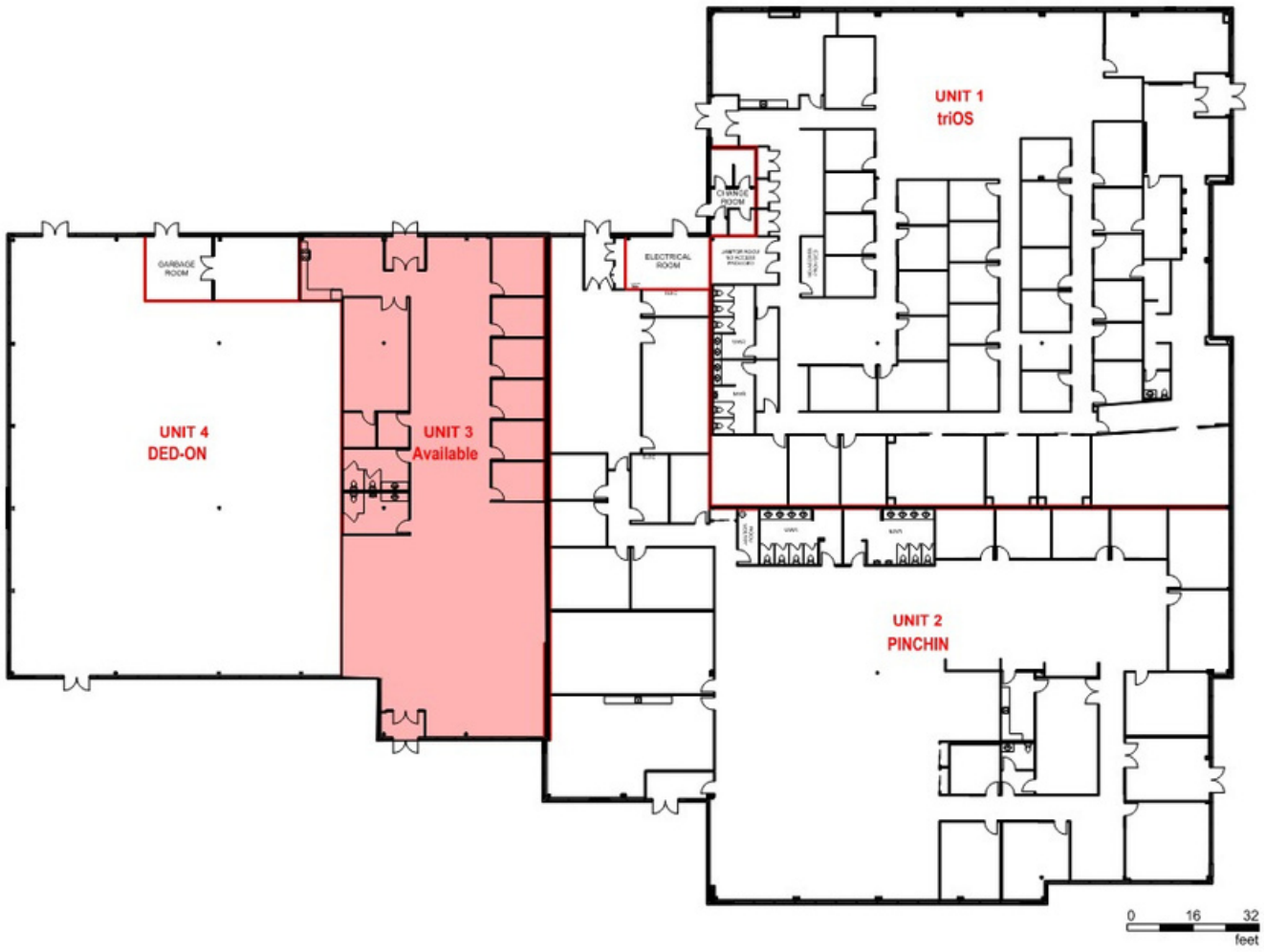
2360 Meadowpine Blvd Annual Gross Rent

- **Net Rent** 6,320 SF | \$17.95 = \$ 113,444.00
- **Additional Rents** 6,320 SF | \$9.60 = \$60072
- **Utilities** 6,320 SF | \$1.00/SF = \$6,320.00
- **Total** \$180,436.00

Multi Story Office Building Annual Gross Rent

- **Net Rent** 7,268 SF | \$19.00 = \$138,09.00
- **Additional Rents** 7,268 SF | \$16.30 = \$118,468.00
- **Utilities** 7,268 SF | \$2.00/SF = \$14,536.00
- **Total** \$271,096.00

FLOOR PLAN



LOCATION MAP



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