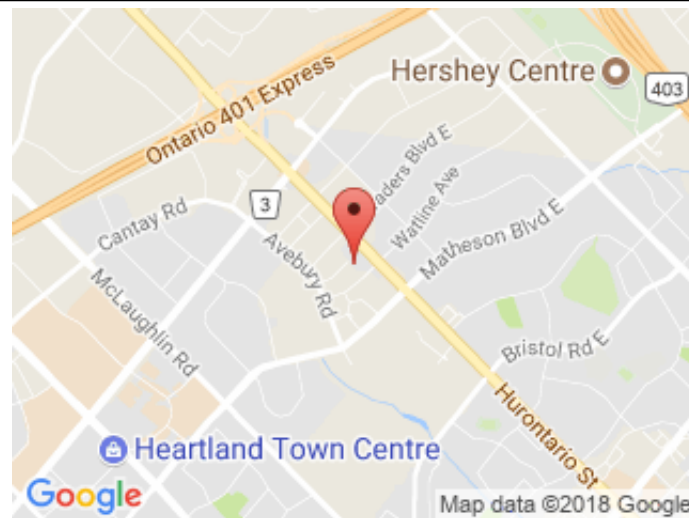


**5770 Hurontario Street**

**Property Overview**

Business Park:	Heartland Business Community [Mississauga]
Address:	5770 Hurontario Street
Location:	2nd Floor
Rentable Area (SF):	20,338
Description:	The Heartland Corporate Centre is an eleven-storey office building, located just south of Highway 401, on the west side of Hurontario Street. The building façade is a white precast with silver reflective and grey tinted glass.
Availability:	Immediate
Asking Rate:	\$13.25
Rental Rate Notes:	<b>For a five year term.</b> \$13.25 per sq. ft. per annum, rate quoted is on an "as is" basis
Additional Rent:	\$14.93
Additional Rent Breakdown:	<b>Operating Costs:</b> \$ 6.64 per sq. ft. per annum (2018 Estimate) <b>Taxes:</b> \$ 4.57 per sq. ft. per annum (2018 Estimate) <b>Hydro:</b> \$ 3.72 per sq. ft. per annum (2018 Estimate)

Specifications	
Space Type:	Office
Site Area:	
Rentable Area (SF):	20,338
Area Notes:	Will require build out. Full floor, can demise.
Features:	<p><b>HVAC System:</b> Energy efficient perimeter heat pumps.</p> <p><b>Delivery:</b> A shipping/receiving area with both truck-level and drive-in features available on the lower level.</p> <p><b>Security:</b> Sonitrol computerized electronic card access system. Two on-site Building Superintendents. 24 hour security patrol.</p> <p><b>Building Features:</b> On-site food service. Transit at the door including an express bus service to the Islington subway station. Orlando is pleased to announce that 5770 Hurontario Street has achieved LEED Certification EB.</p> <p><b>Space Planning:</b> Complimentary space planning.</p>
Parking:	Surface parking is available on the basis of 4 stalls per 1,000 sq. ft. leased at no additional cost.

**Location Map**


Contact	
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