

## 55 Standish Court



### Property Overview

Business Park:	Heartland Business Community [Mississauga]
Address:	55 Standish Court
Location:	3rd Floor
Rentable Area (SF):	24,996
Description:	<p>Located in Orlando Corporation's Heartland Corporate Centre, 55 Standish Court overlooks Highway 401 and Hurontario Street which provide easy access to the entire Greater Toronto Area. Within the building are a convenience store, a restaurant with outdoor patio, a dry cleaning service, a fitness centre, and a large multi-purpose room that can be used for town hall meetings or presentations. Local amenities include Heartland Town Centre, a 2 million square foot shopping complex that is located only 2.5 KM away at Mavis Road and Britannia Road offering over 180 stores and services, and additional banks, hotels, and restaurants also nearby along the Hurontario Street Business Corridor.</p>
Availability:	Immediate
Asking Rate:	\$15.45
Rental Rate Notes:	<p>The following "as-is" Net Rental Rate is based on a ten-year (10) Term:</p> <p>Years: 1 - 5: \$15.45/SF/YR</p> <p>Years: 6 - 10: \$17.45/SF/YR</p>
Additional Rent:	\$16.04
Additional Rent Breakdown:	<p><b>Operating Costs:</b> \$6.97/SF/YR (2021 Estimate)</p> <p><b>Taxes:</b> \$5.07/SF/YR (2021 Estimate)</p> <p><b>Hydro:</b> \$4.00/SF/YR (2021 Estimate)</p>



Specifications	
Space Type:	Office
Site Area:	
Rentable Area (SF):	24,996
Area Notes:	3rd floor suite with northern, eastern and southern views. Ready for Tenant Improvements.
Features:	<p><b>Drone Video:</b> Click link to view a feature video of 55 Standish Court: <a href="https://youtu.be/iyLKO6ABgZU">https://youtu.be/iyLKO6ABgZU</a></p> <p><b>Mechanical &amp; Electrical Systems:</b> Energy efficient and flexible ceiling-mounted heat pump system. Sprinkler fire protection. Emergency power back-up generator. LED office lights.</p> <p><b>Security:</b> Proximity card access system. Building security cameras. On-site Building Superintendent. 24-hour security patrol.</p> <p><b>Building Amenities:</b> On-site restaurant, fitness centre, convenience store and dry cleaner. 2 million square feet of shopping and restaurants at Heartland Town Centre.</p> <p><b>Transit:</b> Hurontario LRT to be complete by Fall 2024. Mississauga Transit local bus routes and express bus services along Hurontario Street connecting the Port Credit GO Station and Brampton Gateway Terminal and TTC Islington subway station (Route 70).</p> <p><b>Sustainability:</b> LEED Silver certification.</p> <p><b>Space Planning:</b> Complimentary in-house space planning.</p>
Parking:	Covered parking is available based on 5 stalls per 1,000 SF leased at no additional cost. Electric Vehicle Charging Stations are located on the Premises for use by all Tenants.

**Location Map**



**Contact**

Chris Wood General Manager, Leasing	Tel: 905-677-5480 Fax: 905-677-2824 <a href="mailto:woodc@orlandocorp.com">woodc@orlandocorp.com</a>
--	--

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to error and omissions.