

## 55 Standish Court



### Property Overview

Business Park:	Heartland Business Community [Mississauga]
Address:	55 Standish Court
Location:	8th Floor
Rentable Area (SF):	23,563
Description:	Located in the Heartland Corporate Centre, Orlando Corporation's most prominent tower, 55 Standish Court, overlooks Highway 401 and Hurontario Street and offers easy access to the entire Greater Toronto Area, Toronto International Airport, and downtown Toronto. Amenities available to tenants of Heartland Corporate Centre include Heartland Town Centre - a 2.2 million square foot shopping complex - as well as major banks, hotels, and restaurants along the Hurontario Street corridor.
Availability:	January 1, 2022
Asking Rate:	\$15.45
Rental Rate Notes:	The following "as-is" Net Rental Rate is based on a ten-year (10) Term: Years 1 - 5: \$15.45/SF/YR Years 6 - 10: \$17.45/SF/YR
Additional Rent:	\$16.04
Additional Rent Breakdown:	<b>Operating Costs:</b> \$6.97/SF/YR (2021 Estimate) <b>Taxes:</b> \$5.07/SF/YR (2021 Estimate) <b>Hydro:</b> \$4.00/SF/YR (2021 Estimate)

**Specifications**

Space Type:	Office
Site Area:	
Rentable Area (SF):	23,563
Area Notes:	Full floor opportunity contiguous with adjacent 7th, 9th and 10th floors for up to 80,563 SF.
Features:	<p><b>3D Virtual Tour:</b> Click link to view a virtual tour of the 7th and 8th floors:  <a href="https://my.matterport.com/show/?m=unSV41UBkF9">https://my.matterport.com/show/?m=unSV41UBkF9</a></p> <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>Substainability:</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**

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