

100 Milverton Drive



Property Overview

Business Park:	Heartland Business Community [Mississauga]
Address:	100 Milverton Drive
Location:	2nd Floor
Rentable Area (SF):	7,478
Description:	The largest of a three-building office complex totalling 424,000 SF located in Orlando Corporation's Heartland Business Community immediately west of Hurontario Street and south of Highway 401, 100 Milverton Drive is a dynamic nine-storey office tower featuring a four storey, glass enclosed atrium integrating both 90 and 110 Matheson Boulevard West.
Availability:	Immediate
Asking Rate:	\$14.95
Rental Rate Notes:	The following "as-is" Net Rental Rate is based on a five-year Term: Years 1 - 5: \$14.95/SF/YR
Additional Rent:	\$14.62
Additional Rent Breakdown:	Operating Costs: \$5.84/SF/YR (2021 Estimate) Taxes: \$4.83/SF/YR (2021 Estimate) Hydro: \$3.95/SF/YR (2021 Estimate)

Specifications

Space Type: Office

Site Area:

Rentable Area (SF): 7,478

Area Notes: Second floor suite with eastern exposure and existing layout retained. New common Universal Washroom on floor. Ready for Tenant Improvements.

Features: **Mechanical and Electrical Systems:** Energy efficient and flexible ceiling-mounted heat pump system providing up to 25 zones per floor. Sprinkler fire protection. Emergency power back-up generator. LED office lights. 4 elevators.
Security: Proximity card access system. Building security cameras. On-site Building Superintendents. 24-hour security patrol.
Complex Amenities: On-site food services. Day care. Atrium common area. Nearby Saigon Park with fitness circuit/walking trail. Shopping and restaurants at Heartland Town Centre.
Transit: 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).
Space Planning: Complimentary in-house space planning.

Parking: Surface parking is available based on 4 stalls per 1,000 SF leased at no additional cost. 12 Electric Vehicle Charging Stations are located on the Premises for use by all Tenants.

Location Map

[Heartland Business Community \[Mississauga\]](#)



Contact

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