

## 110 Matheson Boulevard West



### Property Overview

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|----------------------------|--|
| Business Park:             | Heartland Business Community [Mississauga]   |
| Address:                   | 110 Matheson Boulevard West  |
| Location:                  | 3rd Floor  |
| Rentable Area (SF):        | 4,451  |
| Description:               | Part of a three-building office complex totalling 424,000 SF located in Orlando Corporation's Heartland Corporate Centre immediately west of Hurontario Street and south of Highway 401, 110 Matheson Boulevard West has a typical floor of approximately 24,300 SF that provides for efficient design possibilities. The exterior is comprised of silver reflective glass, accented by green reflective glass trim. |
| Availability:              | November 1, 2021   |
| Asking Rate:               | \$12.25  |
| Rental Rate Notes:         | The following "as-is" Net Rental Rate is based on a five-year (5) Term:<br>Years 1 - 5: \$12.25/SF/YR  |
| Additional Rent:           | \$14.82  |
| Additional Rent Breakdown: | <b>Operating Costs:</b> \$5.60/SF/YR (2021 Estimate)<br><b>Taxes:</b> \$4.51/SF/YR (2021 Estimate)<br><b>Hydro:</b> \$4.71/SF/YR (2021 Estimate)   |

## Specifications

Space Type: Office

Site Area:

Rentable Area (SF): 4,451

Area Notes: Third floor suite with existing layout and furniture retained including secured reception, lunchroom, private offices, boardroom, and supplies/copier area. Elevator lobby exposure with glass panel double doors. New LED lights and roller shades.

Features:

**Mechanical & Electrical Systems:** Sprinkler fire protection. LED office lights.

**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 to 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 Tenant.

Location Map

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

Contact

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