



5800 Hurontario Street



Property Overview

Business Park:	Heartland Business Community [Mississauga]
Address:	5800 Hurontario Street
Location:	12th Floor
Rentable Area (SF):	17,126
Description:	A twelve-storey office building with floor plates of approximately 22,500 sq. ft. Ideally located on the west side of Hurontario Street between Britannia Road and Matheson Blvd. West. Building façade is a white precast with grey tinted glass.
Availability:	Immediate
Asking Rate:	\$14.75
Rental Rate Notes:	Years 1 - 5 @ \$14.75 per sq. ft. per annum
Additional Rent:	\$14.25
Additional Rent Breakdown:	<b>Operating Costs:</b> \$ 5.59 per sq. ft. per annum (2018 Estimate) <b>Taxes:</b> \$ 4.72 per sq. ft. per annum (2018 Estimate) <b>Hydro:</b> \$ 3.94 per sq. ft. per annum (2018 Estimate)

**Specifications**

Space Type:	Office
Site Area:	
Rentable Area (SF):	17,126
Area Notes:	Partially improved - can demise. Full floor (22,569 s.f.) can be made available. Top floor, one of a kind vista.
Features:	<p><b>HVAC System:</b> Energy efficient and flexible ceiling-mounted heat pump system providing up to twenty-five zones per floor. Computer monitored for tenant comfort.</p> <p><b>Shipping/Receiving:</b> A shipping/receiving area is provided with dock level access and platform area.</p> <p><b>Security:</b> Sonitrol computerized electronic card access system. Two on-site Building Superintendents with 24 hour security patrol.</p> <p><b>Building Features:</b> Food service and convenience store located on the lower level. Public transit at the door with an express bus service to the Islington subway station.</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**

Scott Moyes Vice President, Office Leasing	Tel: (905) 677-5480 Fax: (905) 677-2824 <a href="mailto:moyess@orlandocorp.com">moyess@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.