

**5800 Hurontario Street**

**Property Overview**

Business Park:	Heartland Business Community [Mississauga]
Address:	5800 Hurontario Street
Location:	12th Floor
Rentable Area (SF):	22,569
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:	\$13.75
Rental Rate Notes:	Years 1 - 5 @ \$12.75 per sq. ft. per annum Years 6 -10 @ \$14.75 per sq. ft. per annum
Additional Rent:	\$14.41
Additional Rent Breakdown:	<b>Operating Costs:</b> \$ 5.79 per sq. ft. per annum (2019 Estimate) <b>Taxes:</b> \$ 4.79 per sq. ft. per annum (2019 Estimate) <b>Hydro:</b> \$ 3.83 per sq. ft. per annum (2019 Estimate)

**Specifications**

Space Type:	Office
Site Area:	
Rentable Area (SF):	22,569
Area Notes:	Top floor, one of a kind vista. Demised Area, fully improved area totalling 5,443 sq. ft., balance of floor 17,126 sq. ft. Ready for improvements.
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**

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