



5865 McLaughlin Road



Property Overview

Business Park:	Heartland Business Community [Mississauga]
Address:	5865 McLaughlin Road
Location:	2nd Floor (Unit 6)
Rentable Area (SF):	11,577
Description:	A two-storey office/industrial complex situated at the northeast corner of Matheson Blvd. and McLaughlin Rd., directly across from Heartland Town Centre.
Availability:	Immediate
Asking Rate:	\$7.95
Rental Rate Notes:	\$7.95 per sq. ft. per annum for Years 1 - 2 \$8.25 per sq. ft. per annum for Years 3 - 5 on an "as is" basis with paint and carpet provided for Unit 2 and 6
Additional Rent:	\$8.12
Additional Rent Breakdown:	Operating Costs: \$ 3.10 per sq. ft. per annum (2017 Estimate) excludes janitorial service Taxes: \$ 2.01 per sq. ft. per annum (2017 Estimate) Hydro: \$ 3.01 per sq. ft. per annum (2017 Estimate)



Specifications

Space Type:	Office
Site Area:	
Rentable Area (SF):	11,577
Area Notes:	Improved.
Features:	<p>HVAC System: Variable air volume system.</p> <p>Amenities: Shopping, dining, banking across the street in the 2,000,000 sq. ft. Heartland Town Centre.</p> <p>Public Transit: Mississauga Transit at the door along with express service to Islington Subway.</p> <p>Space Planning: Complimentary space planning.</p>
Parking:	Both visitor and employee surface parking available at no additional cost.

Location Map



Contact

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