



5770 Hurontario Street Mississauga, ON

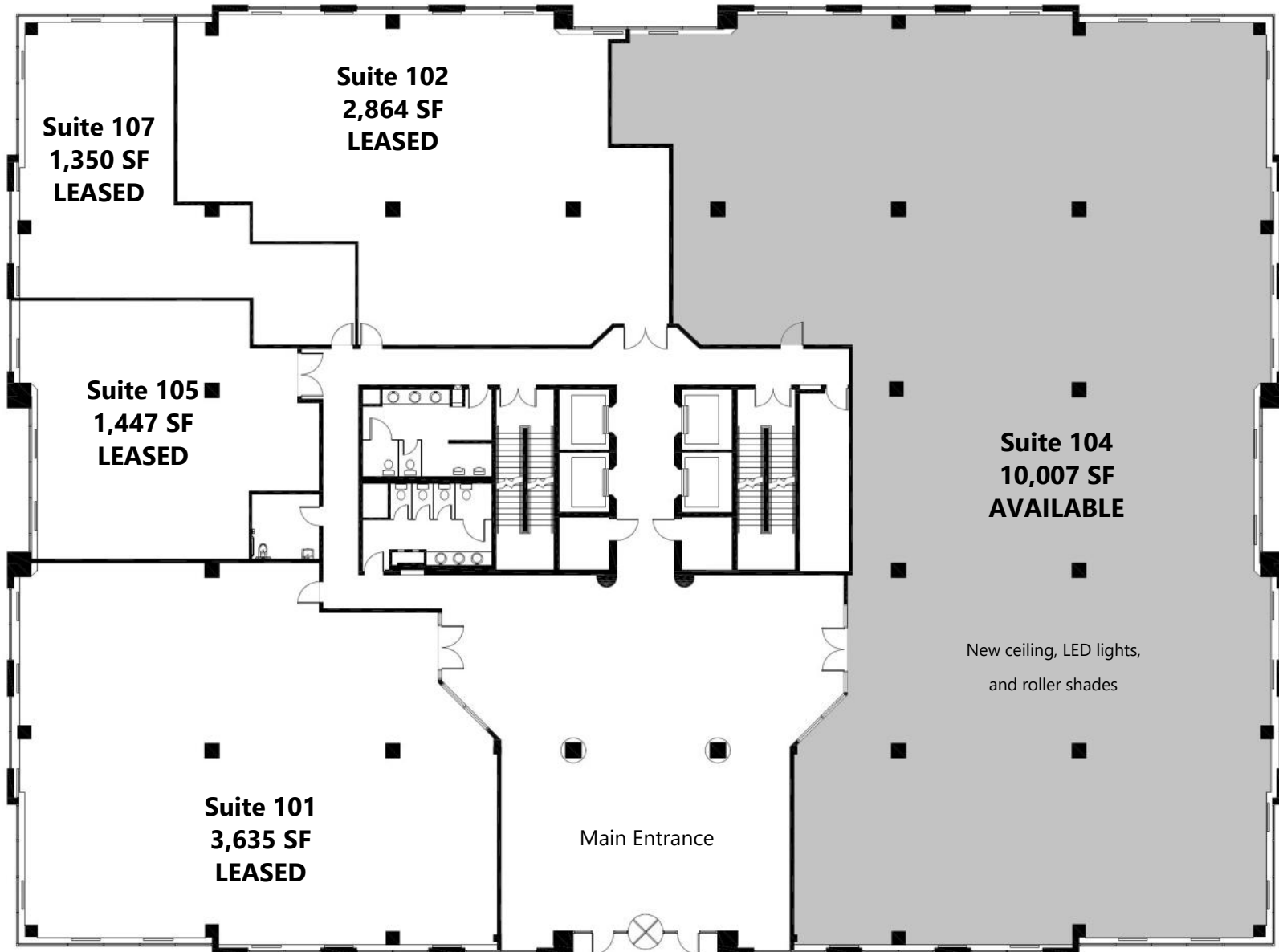
Office space ready for Tenant Improvements located in Orlando Corporation's Heartland Business Community on Hurontario Street south of Highway 401.

Location:	1st Floor
Area:	10,007 SF
Availability:	Immediate
Net Rent:	Inquire
Taxes:	\$4.58/SF (2021)
Operating Costs:	\$7.58/SF (2021)
Utilities:	\$3.07/SF (2021)

Features:

- On site food services
- Complimentary parking (4/1,000 SF)
- Electric vehicle charging stations
- 24-hour building security
- Future Hurontario LRT at doorstep
- Nearby Saigon Park with 1 KM walking trail
- LEED Silver certified

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. (Revision: May 16, 2021)



Orlando Corporation offers complimentary in-house space planning services







The nearby City of Mississauga's 8.7 acre [Saigon Park](#) is built around a pond and includes a fitness circuit and winding pathways offering a quiet retreat and place to get fresh air.



Surface parking is provided at no additional charge (4 spaces per 1,000 SF leased).



[Mississauga Transit](#) offers several bus routes serving the area as well an express bus route between the Port Credit GO Station and Brampton Gateway Terminal, travelling along Hurontario Street in Mississauga and Brampton.



Four [ChargePoint](#) Electrical Vehicle Charging Stations are located on the Premises for use by all Tenants.

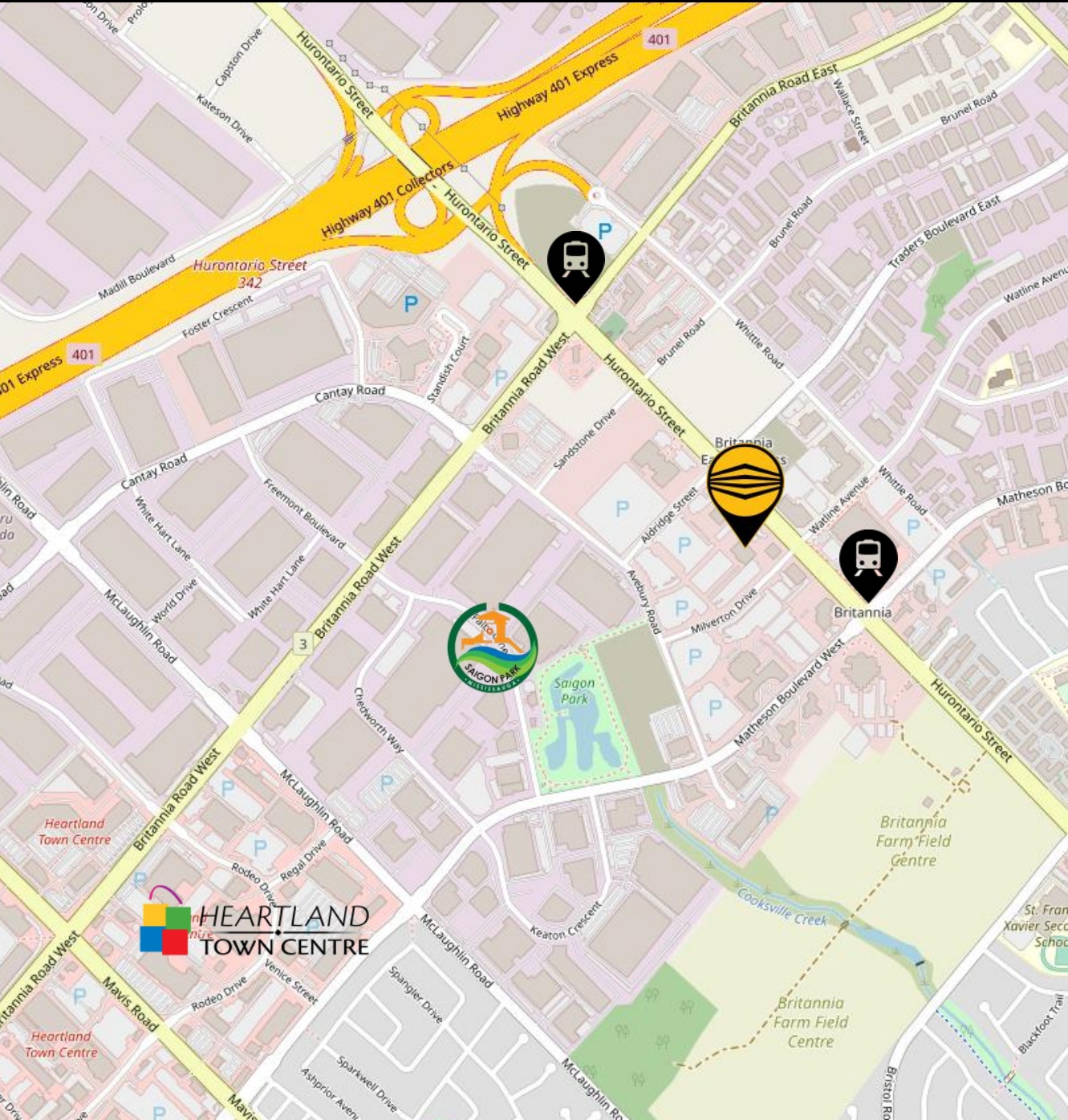


The 18-kilometer [Hurontario LRT](#) by Metrolinx is expected to be operational by the Fall of 2024 with stops located at Britannia Road and Matheson Boulevard.



Orlando is committed to providing cleaner and more energy-efficient buildings. This building is LEED Silver Certified. Discover more about our sustainability initiatives on our website:

orlandocorp.com/sustainability



Transportation options are abundant at 5770 Hurontario Street. Located just south of Highway 401, there is access to the entire GTA West Region, and Toronto Pearson International Airport is only a 10-minute drive; Mississauga Transit serves the area with a bus route along Hurontario Street as well as a stop at the corner of Hurontario Street and Milverton Drive; the Hurontario LRT project, an 18-kilometer route connecting Brampton and Mississauga, is expected to be completed by 2024.

Additional amenities are conveniently located along the Hurontario Street Business Corridor and in Heartland Town Centre which is only minutes away at Mavis Road and Britannia Road West.

For more information about this opportunity, or to arrange for a tour, please contact the following:

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