

2700 Matheson Boulevard E. Mississauga

Airport Corporate Centre Class "A" Office Building

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Brian Lynett, Partner*
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For Lease: Office

Built-out
Suites
Available



Lennard:

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*Sales Representative



2700 Matheson Boulevard E.

Class "A", 8 storey 200,000 SF office building located in the Airport Corporate Centre, at the corner of Matheson Boulevard East and Explorer Drive.



Suite

107W: 3,196 SF *(Built-out)*
402E: 6,313 SF *(Model Suite to be built)*
~~800W: 12,462 SF~~ LEASED



Net Rent

\$17.00 PSF With escalations

Additional Rent (2026 Est.)

\$18.15 PSF

Gross Rent

\$35.15 PSF

Tenant Improvement Allowance

Negotiable



Availability

107W: Aug 15, 2026

402E: 10-12 weeks following lease execution



Leasing Agents

Jim O'Reilly*

Partner

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Brian Lynett*

Partner

905.247.9222

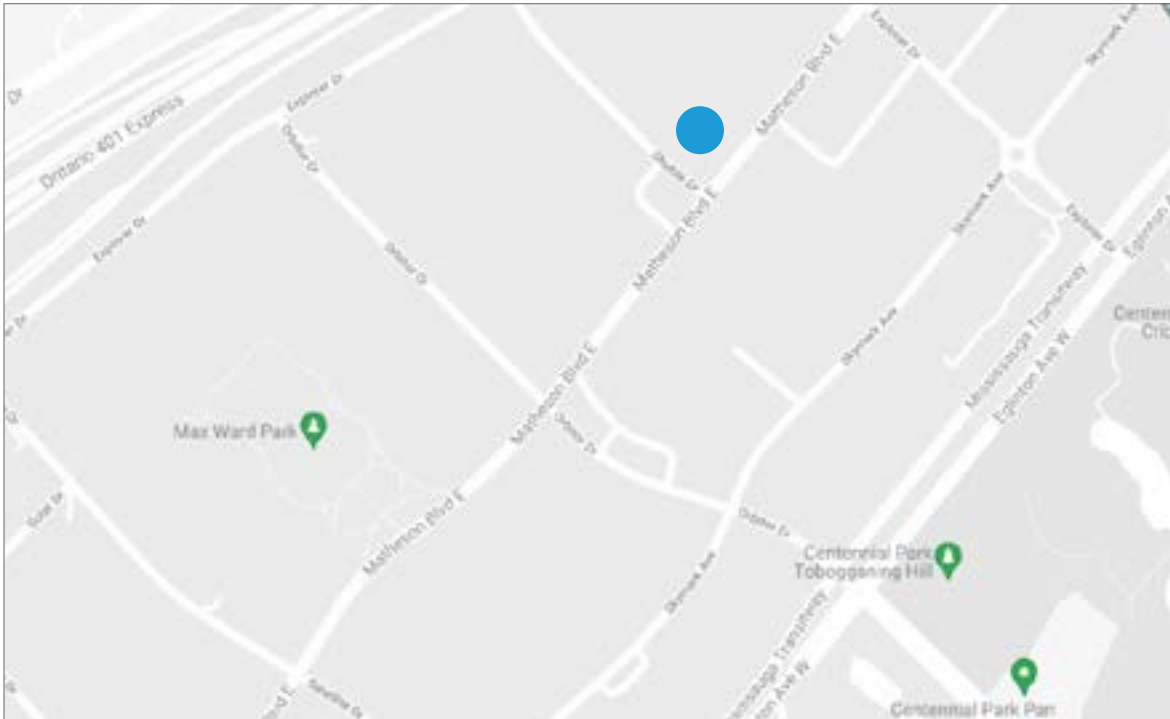
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Property Highlights

- Two storey atrium lobby in the East/West towers connected by a central atrium
- BOMA BEST Certified level 2
- 2 Loading Docks at dock height
- HVAC: Central system with compartmental air handling units on each floor
- Security: CCTV camera system and offsite alarm response. Proximity card system for after hours access
- Fibre/Providers: Allstream, Bell, Telus, Rogers
- Close proximity to all Airport Corporate Centre amenities and new rapid bus transit system

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Parking

- Building ratio of 4 stalls per 1,000 SF leased
- Combination of free surface/deck parking and reserved underground parking
- 1 stall per 2,000 SF leased reserved underground parking at a cost of \$100.00 per stall per month

What's Near By

2700 Matheson Blvd E. is located in the Airport Corporate Centre and has a Class "A" Certified Office building rating. This prestigious office tower has direct access to the Mississauga Transitway and within walking distance to various restaurants as well as Centennial Park

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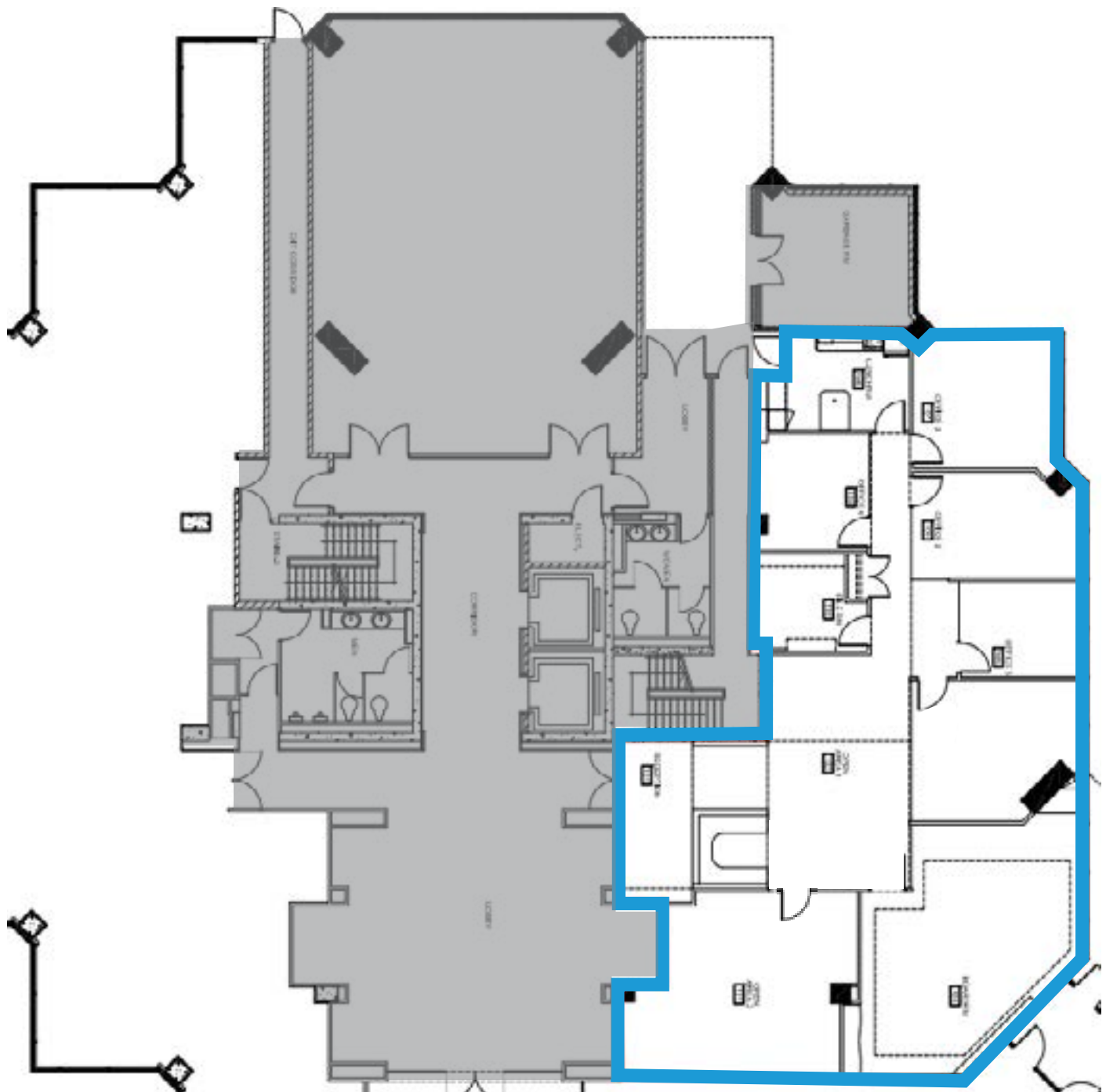
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Floor Plan 107W: 3,196 SF



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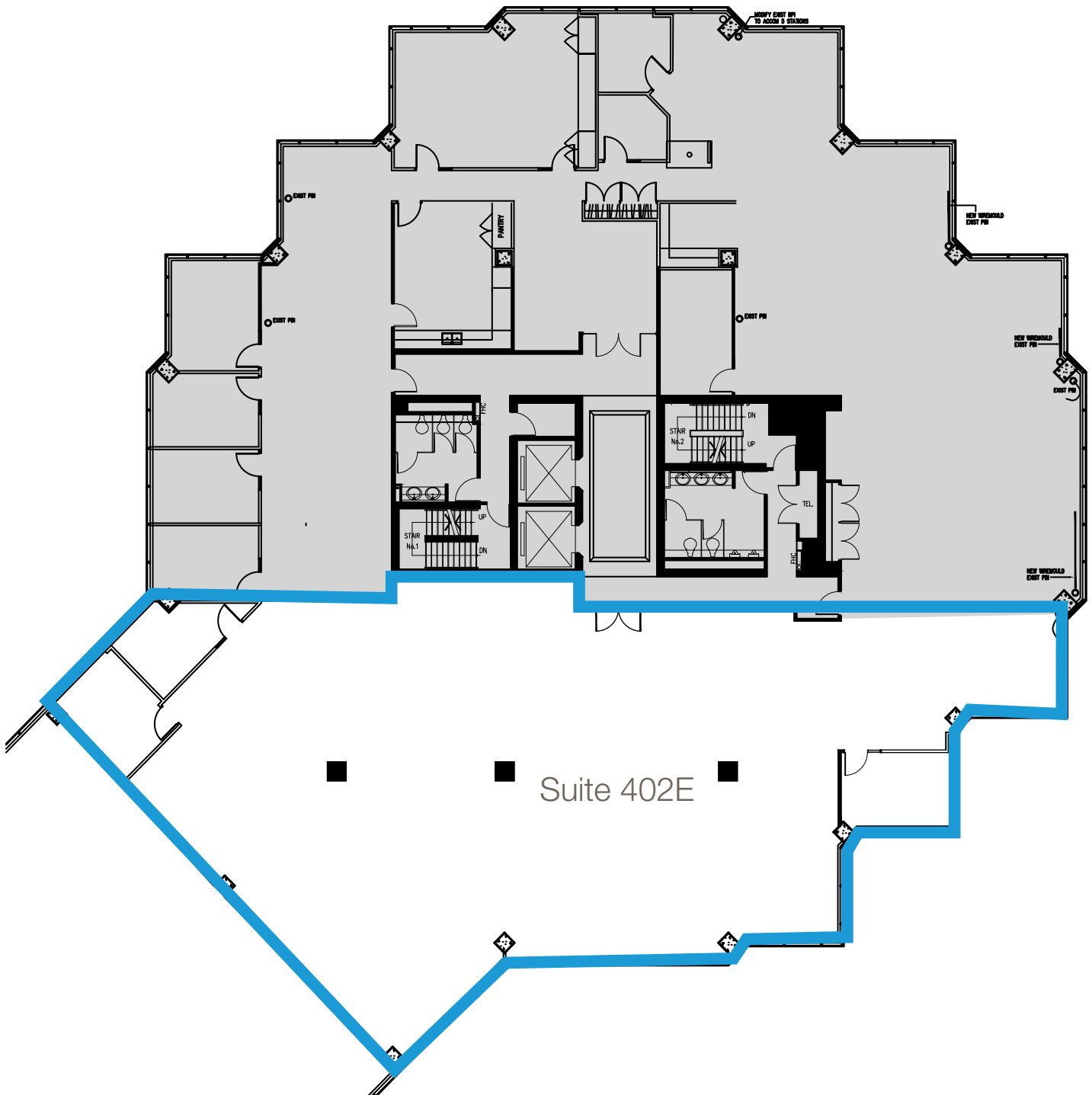
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Floor Plan 402E: 6,313 SF (Model Suite to be built)



Suite 402E

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The floor plan illustrates the layout of the second floor, featuring a large open workspace with numerous rectangular tables and chairs. The layout includes several specialized rooms and a central corridor. Key areas and their dimensions are as follows:

- MTG. ROOM:** 14'-2" x 13'-7"
- OFFICE:** 10'-4" x 13'-8"
- BOARDROOM:** 25'-2" x 17'-2"
- RECEPTION:** 20'-3" x 14'-8"
- SERVER/STORAGE:** 14'-8" x 17'-2"
- KITCHEN/LUNCH ROOM:** 32'-4" x 24'-5"
- RESTROOMS:** MEN 103, WOMEN 104
- COAT CLOSET:** 14'-8" x 17'-2"
- PRINTER STATION:** 10'-3" x 5'-4"
- OFFICE:** 12'-7" x 9'-8"

The plan also shows a central corridor, a staircase, and various other smaller rooms and storage areas. The overall dimensions of the floor are 11'-2" by 13'-7" for the main workspace area.

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GO Transit and MiWay buses
will travel on the transitway

25 buses per hour
Expected number of MiWay and GO buses that will serve customers during weekday rush hours at the City Centre, Dixie and Renforth stations

15-18 minutes
Expected time savings on MiWay travelling from the Winston Churchill Station location (west Mississauga) to the Renforth Station location (east Mississauga)

10 minutes
Expected time savings on MiWay versus a private automobile from the Winston Churchill Station location to the Renforth Station location, depending on time of day, traffic conditions and route travelled

5,000,000 rides
Expected annually on the transitway

18 kilometres
In length, including the existing bus bypass shoulders on Highway 403

12 stations
Including transit infrastructure improvements in downtown Mississauga (MiWay and GO Transit)

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Amenities Map

● Property Location - 2700 Matheson Blvd.



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