

2700 Matheson Boulevard E. Mississauga

Airport Corporate Centre Class "A" Office Building

Jim O'Reilly, Partner*
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Brian Lynett, Partner*
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For Lease: Office

Built-out
Suites
Available



Lennard:

602-350 Burnhamthorpe Road W, Mississauga
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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)*
404E: 5,738 SF *(Model Suite to be built)*
800W: 12,462 SF *(Built-out nicely furnished space)*



Net Rent

\$17.00 PSF With escalations

Additional Rent (2026 Est.)

\$17.63 PSF

Gross Rent

\$34.63 PSF

Tenant Improvement Allowance

Negotiable



Availability

107W: Aug 15, 2026
404 E: 10-12 weeks following lease execution
800W: Immediate



Leasing Agents

Jim O'Reilly*

Partner

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joreilly@lennard.com

Brian Lynett*

Partner

905.247.9222

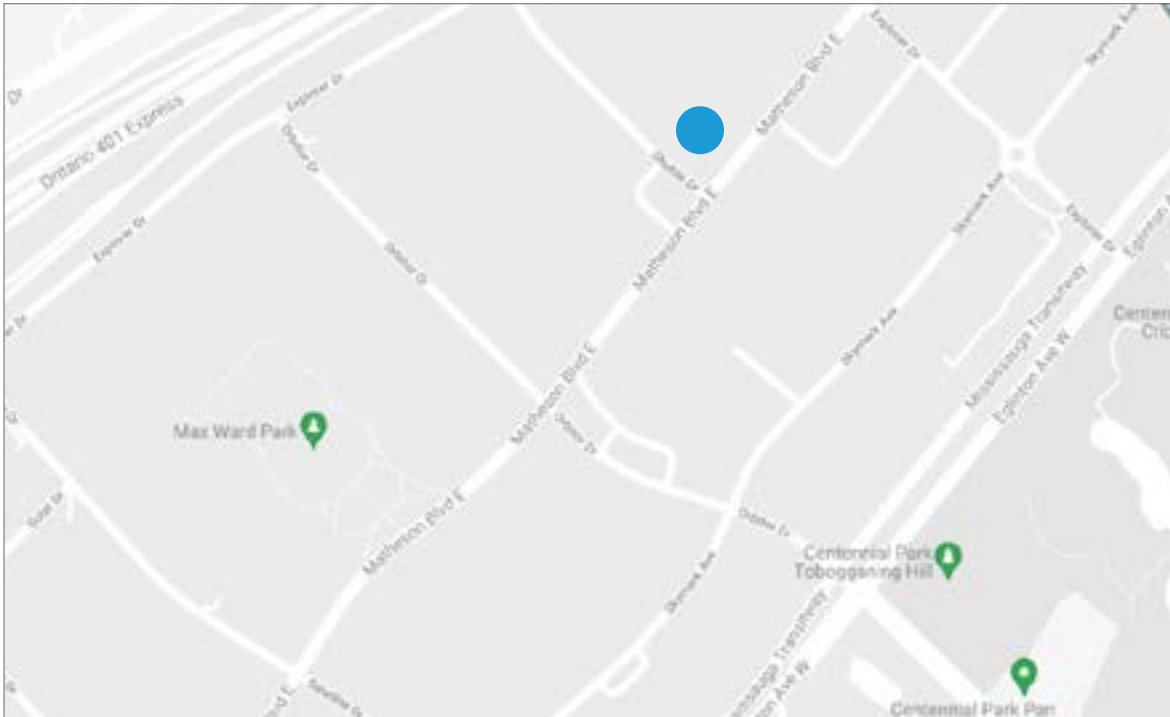
blynett@lennard.com

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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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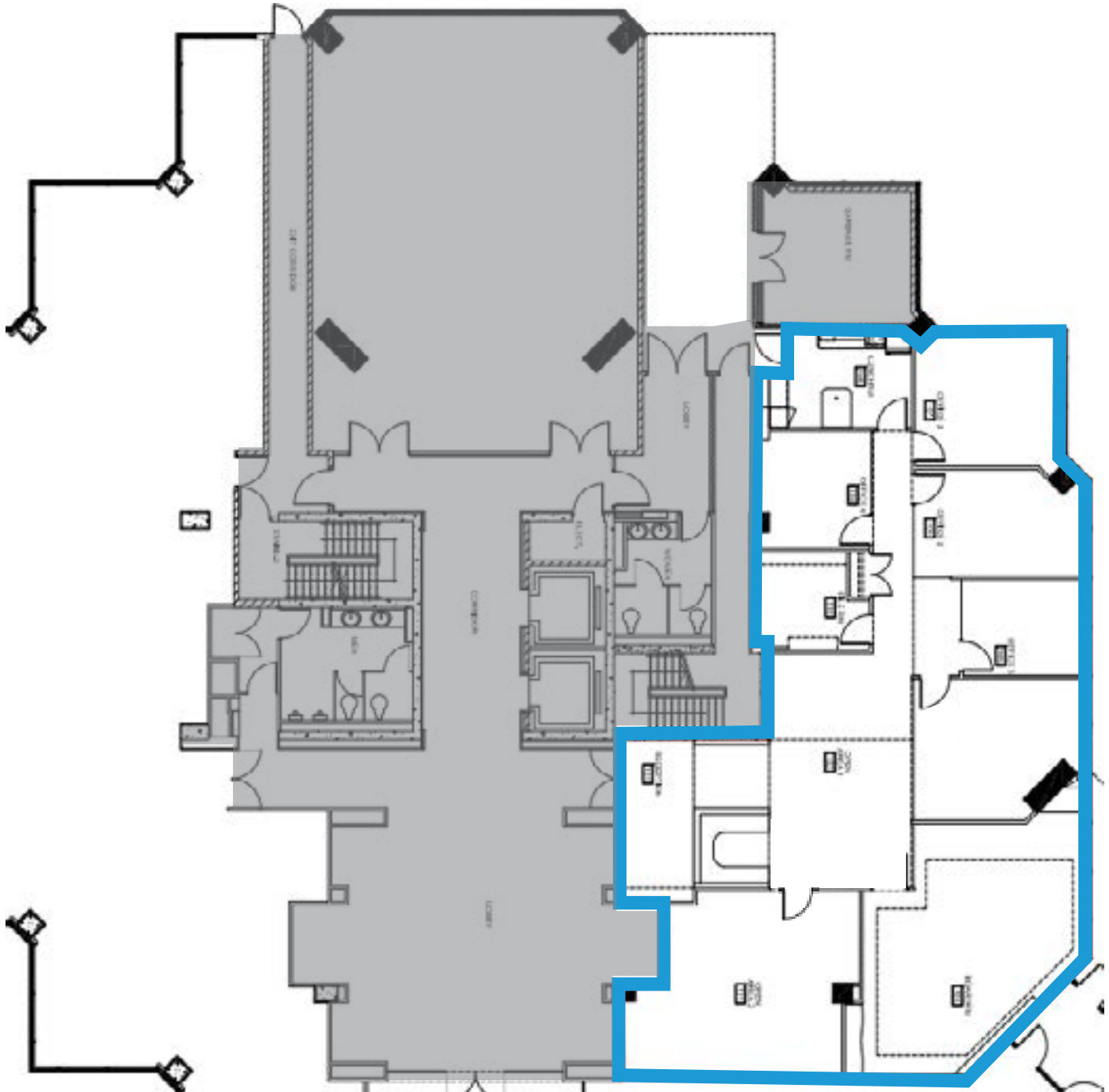
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Floor Plan 107W: 3,196 SF



Lennard:

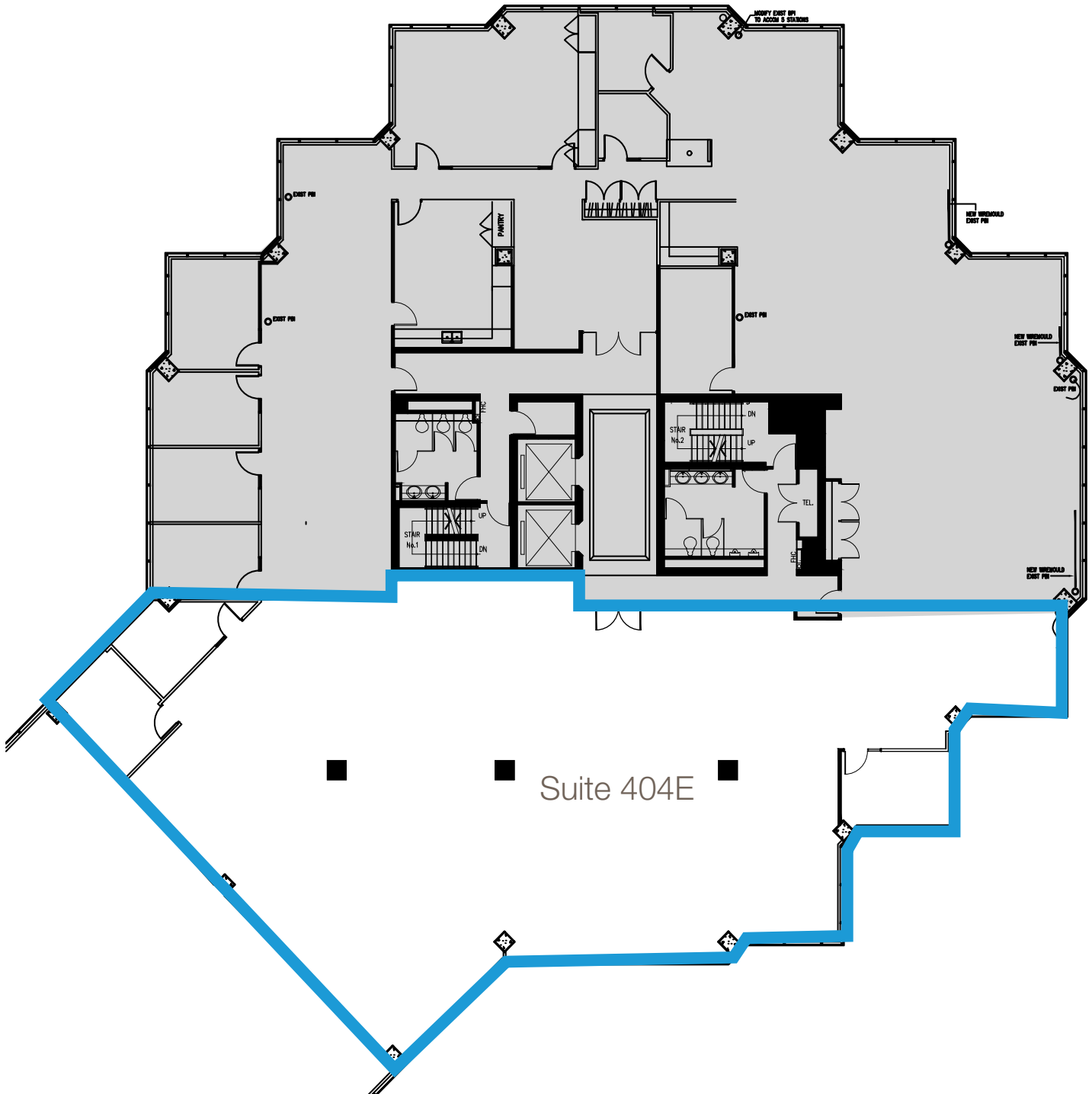
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Floor Plan 404E: 5,738 SF (Model Suite to be built)



Lennard:

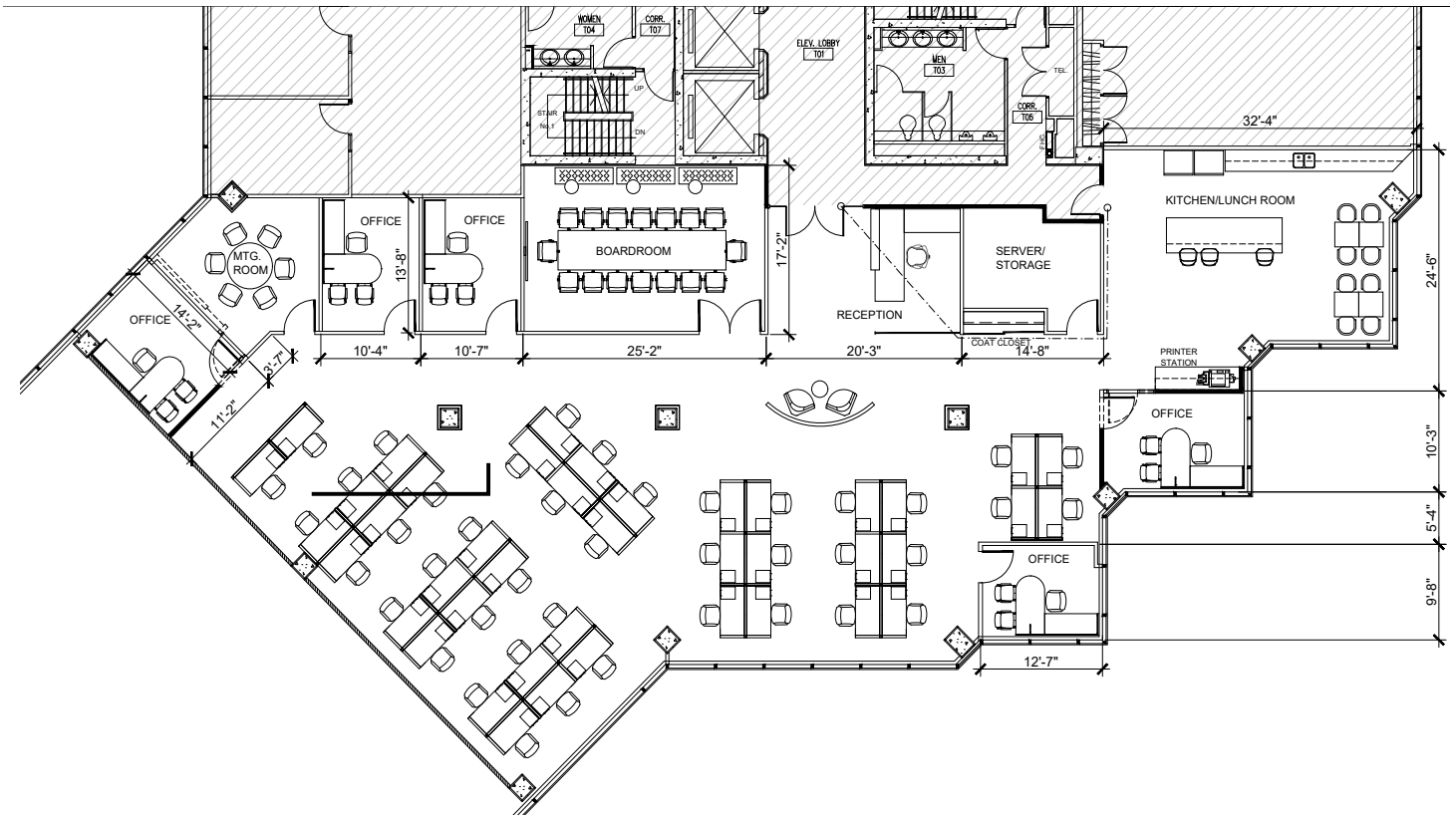
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Suite 404E Model Suite to be built (10 to 12 weeks following lease execution)



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800W: 12,462 SF



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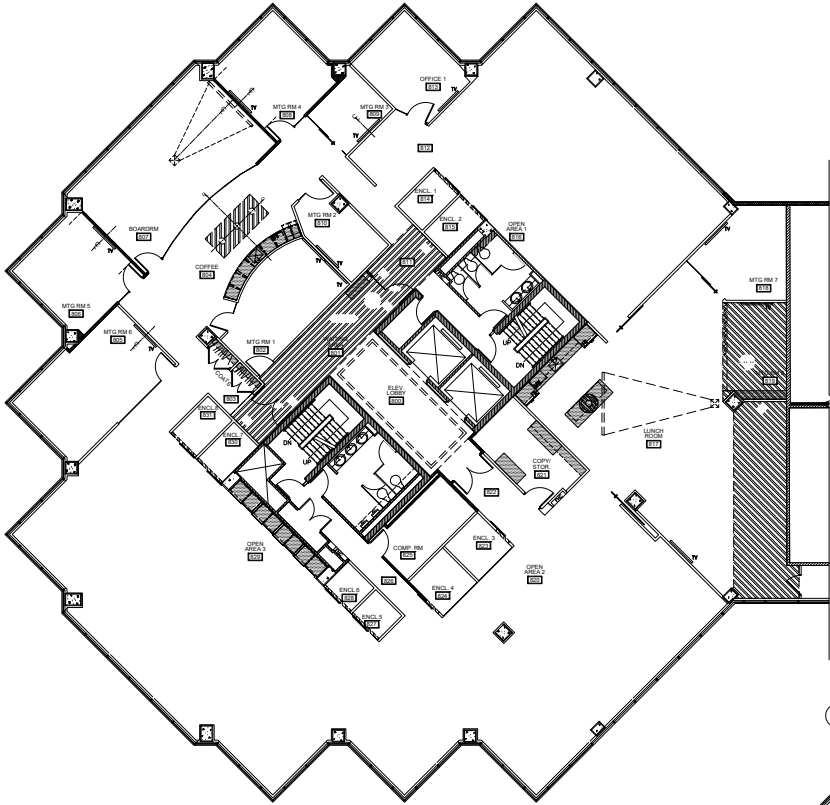
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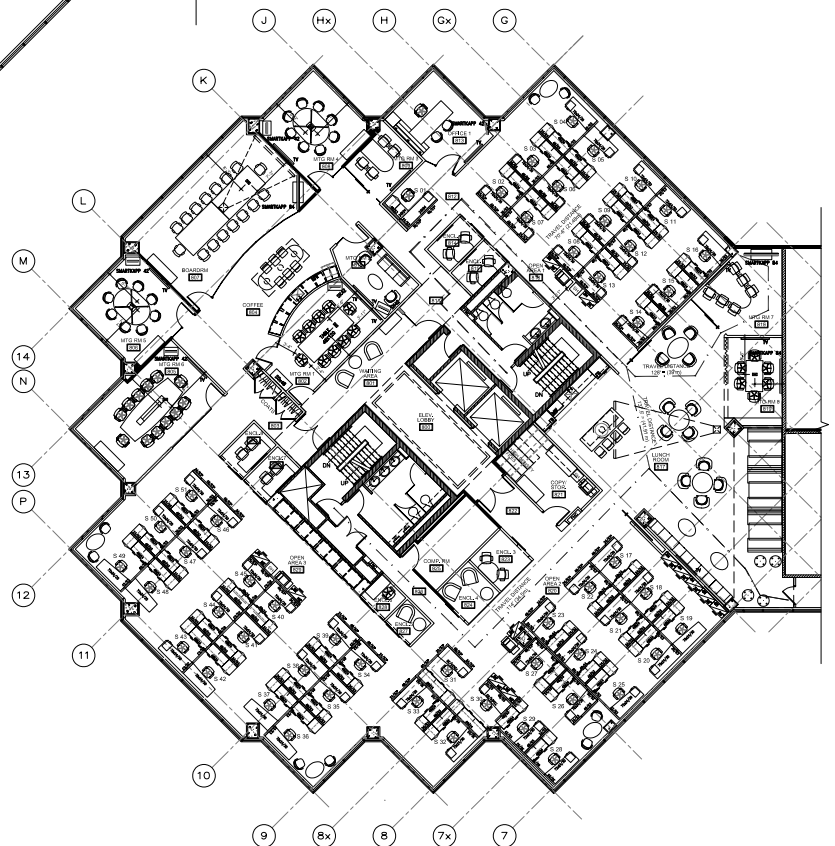
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Floor Plan 800W: 12,462 SF



Furniture Plan
The furniture plan shown
is believed to be accurate



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Mississauga Transitway



Mississauga Transitway

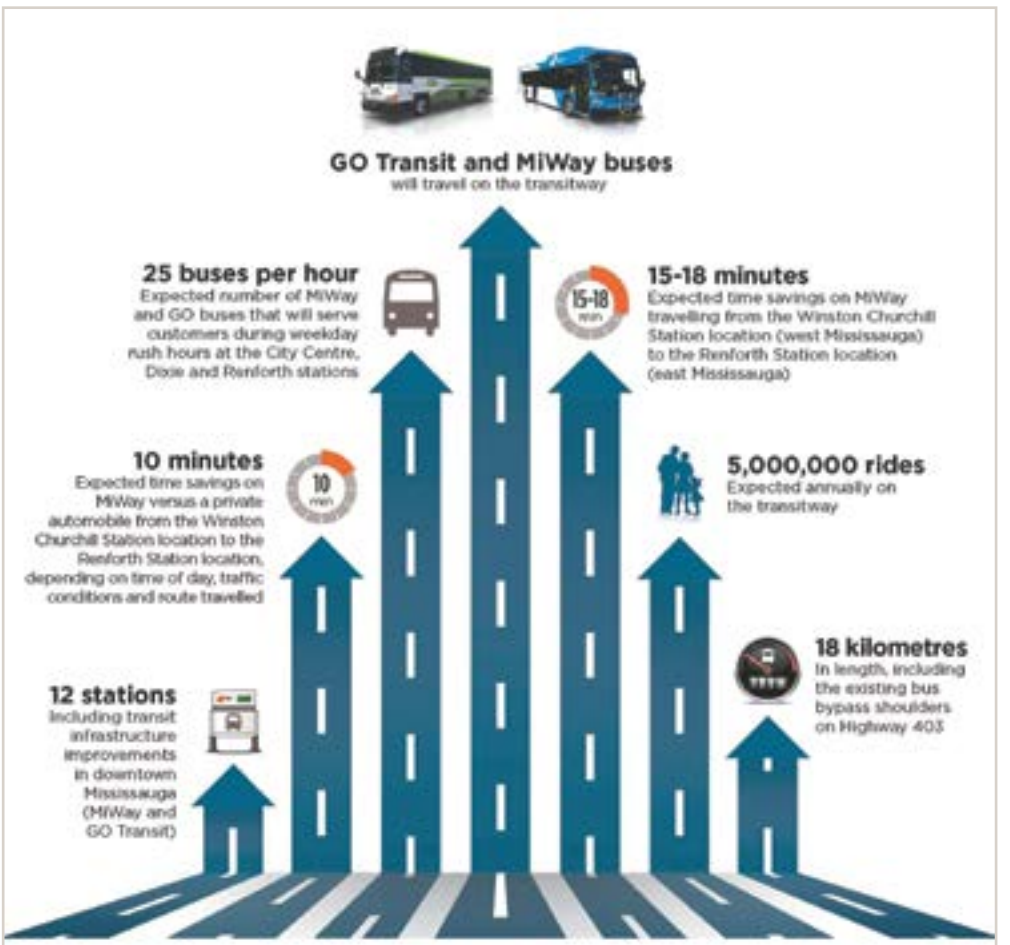
Effective May 1, 2017

- Transitway Station
- Parking
- Mississauga Transitway
- MiExpress Route All Day Service
- MiExpress Route AM/PM Rush Hour Service
- MiExpress Route
- MiLocal Route

Reducing MiWay Travel Times

The diagram compares a traditional bus route that must stop at a traffic light with a transitway route that bypasses the light, resulting in a significant time saving.

Image source: MiWay, mississauga.ca/portal/miway



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Amenities Map

● Property Location - 2700 Matheson Blvd.



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