

MODEL SUITES AVAILABLE IN 2026



For Lease: Office

# 5255 Orbitor Drive

Mississauga, ON

**Lennard:**

602-350 Burnhamthorpe Road W, Mississauga  
905.625.5020

 POLARIS REALTY

# 5255 Orbitor Drive

Class "A", 5 storey 96,545 RSF office building located in the Airport Corporate Centre, between Orbitor Drive and Explorer Drive.



## Available Space

Suite 100: 7,978 SF  
(Partially Furnished Suite)

Suite 300: 20,931 SF

### 3rd Floor Planned Model Suites:

Suite A: 6,907 SF

Suite B: 5,369 SF

Suite C: 5,101 SF

Suite D: 3,563 SF



## Availability

Suite 100: Immediate

Suite 300: Immediate

Model Suites: 8-10 weeks following lease execution



## Term

5 or 10 Years



## Net Rent

\$15.00 PSF

Additional Rent (2026 Est.)

\$19.00 PSF

Gross Rent

\$34.00 PSF

Tenant Improvement Allowance

Negotiable



## Parking

- 4 stalls per 1,000 SF leased free surface parking

## Property Highlights

- 2 storey atrium with "look through" lobby
- Large efficient floorplate
- HVAC: Central system with compartmental air handling units on each floor with V.A.V distribution
- Security: CCTV Camera System and offsite alarm response; Proximity Card System for after hours access
- Advanced fibre optics and copper backbone infrastructure
- Close proximity to all Airport Corporate Centre amenities and new rapid bus transit system

**Lennard:**

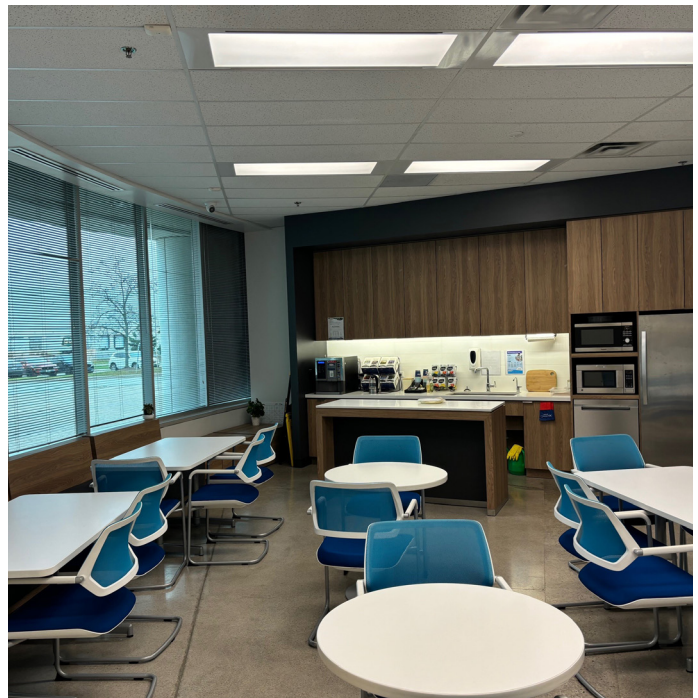
Jim O'Reilly\*, Partner  
905.247.9230 • joreilly@lennard.com  
\*Sales Representative

Brian Lynett\*, Partner  
905.247.9222 • blynett@lennard.com

[lennard.com](http://lennard.com)

# 5255 Orbitor Drive

Suite 100  
(Furniture Included)



**Lennard:**

Jim O'Reilly\*, Partner  
905.247.9230 • joreilly@lennard.com

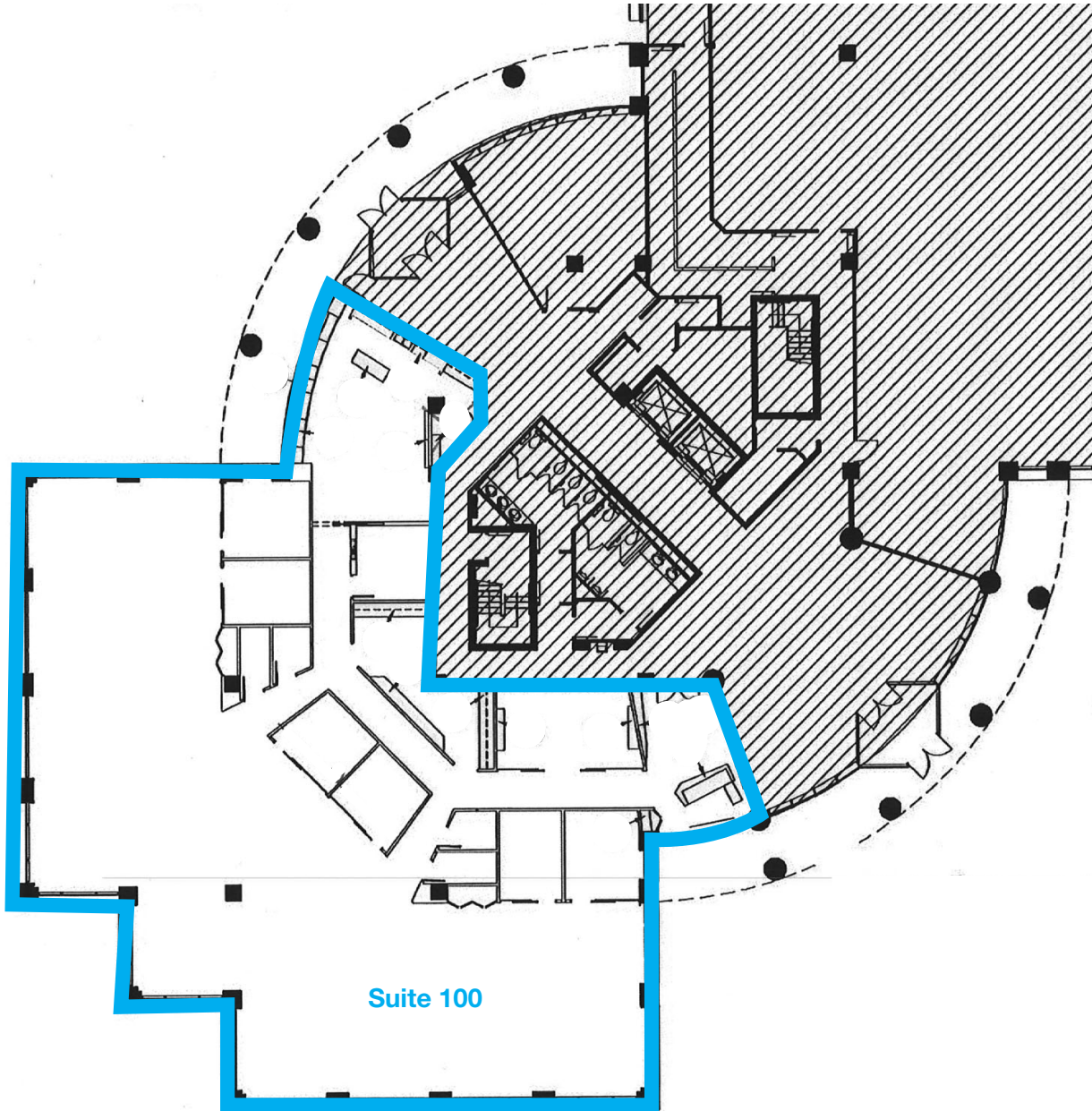
Brian Lynett\*, Partner  
905.247.9222 • blynett@lennard.com

[lennard.com](http://lennard.com)

\*Sales Representative

# 5255 Orbitor Drive

Suite 100: 7,978 SF  
(Furniture Included)



**Lennard:**

Jim O'Reilly\*, Partner  
905.247.9230 • joreilly@lennard.com

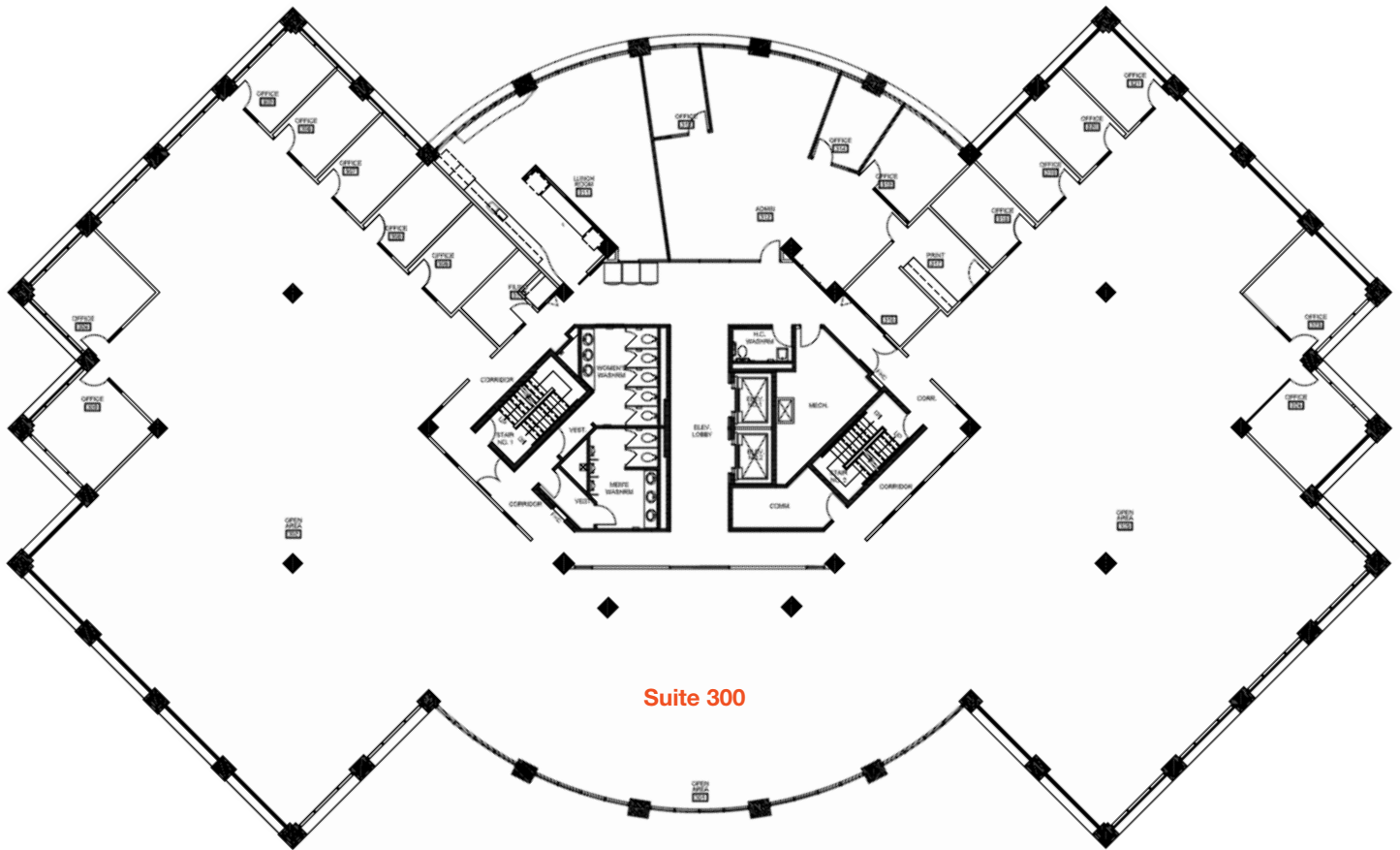
Brian Lynett\*, Partner  
905.247.9222 • blynett@lennard.com

[lennard.com](http://lennard.com)

\*Sales Representative

# 5255 Orbitor Drive

Suite 300: 20,931 SF



**Lennard:**

Jim O'Reilly\*, Partner  
905.247.9230 • joreilly@lennard.com

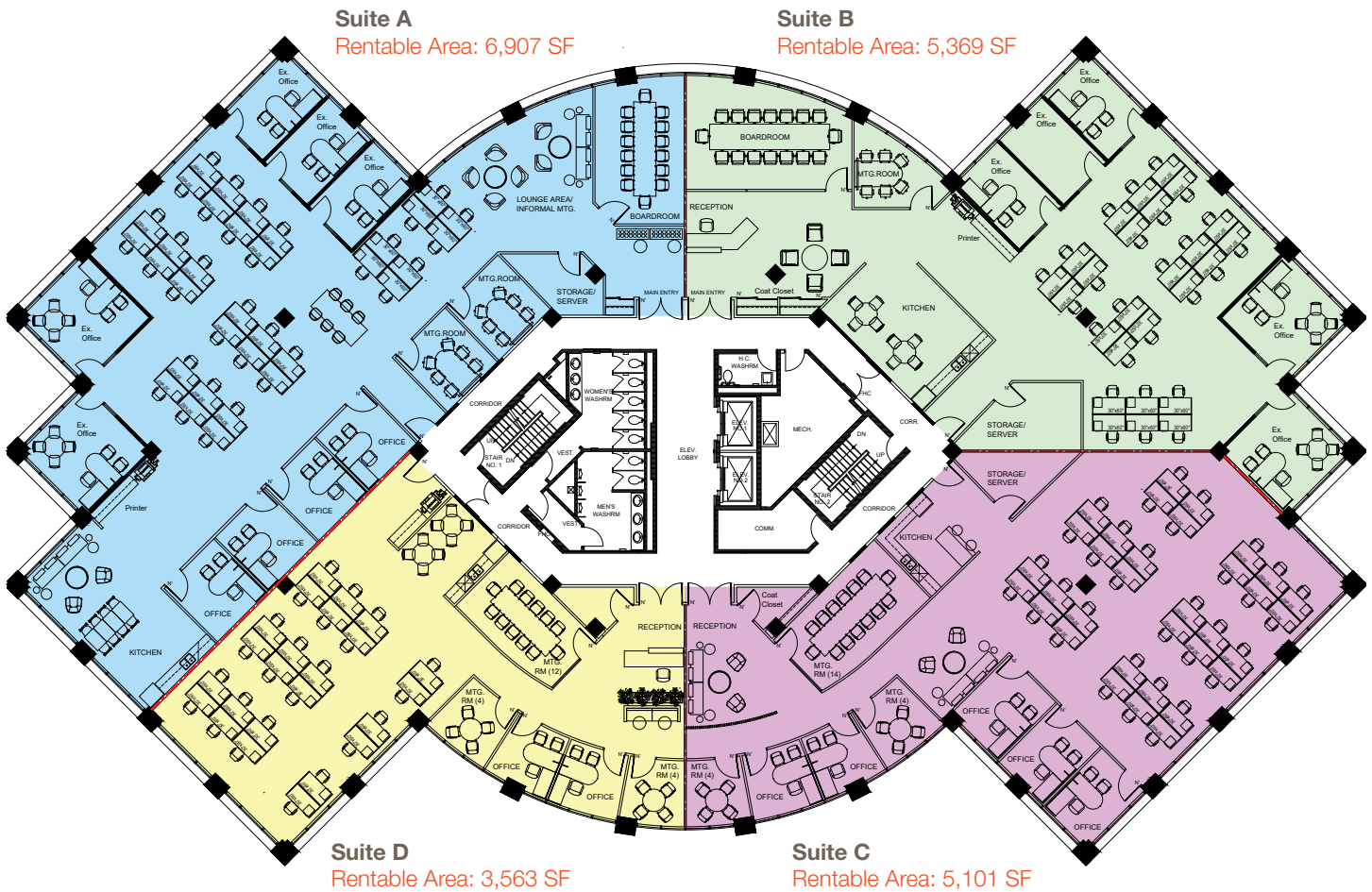
Brian Lynett\*, Partner  
905.247.9222 • blynett@lennard.com

[lennard.com](http://lennard.com)

\*Sales Representative

# 5255 Orbitor Drive

3rd Floor Planned Model Suites (June 1st, 2026)



\*\*Furniture shown is for illustration only and is not included with the suite

**Lennard:**

Jim O'Reilly\*, Partner  
905.247.9230 • joreilly@lennard.com

Brian Lynett\*, Partner  
905.247.9222 • blynett@lennard.com

[lennard.com](http://lennard.com)

\*Sales Representative

# 5255 Orbitor Drive



## Sample Model Suites



**Lennard:**

Jim O'Reilly\*, Partner  
905.247.9230 • joreilly@lennard.com

Brian Lynett\*, Partner  
905.247.9222 • blynett@lennard.com

[lennard.com](http://lennard.com)

\*Sales Representative

# 5255 Orbitor Drive

Mississauga Transitway



**mi WAY**

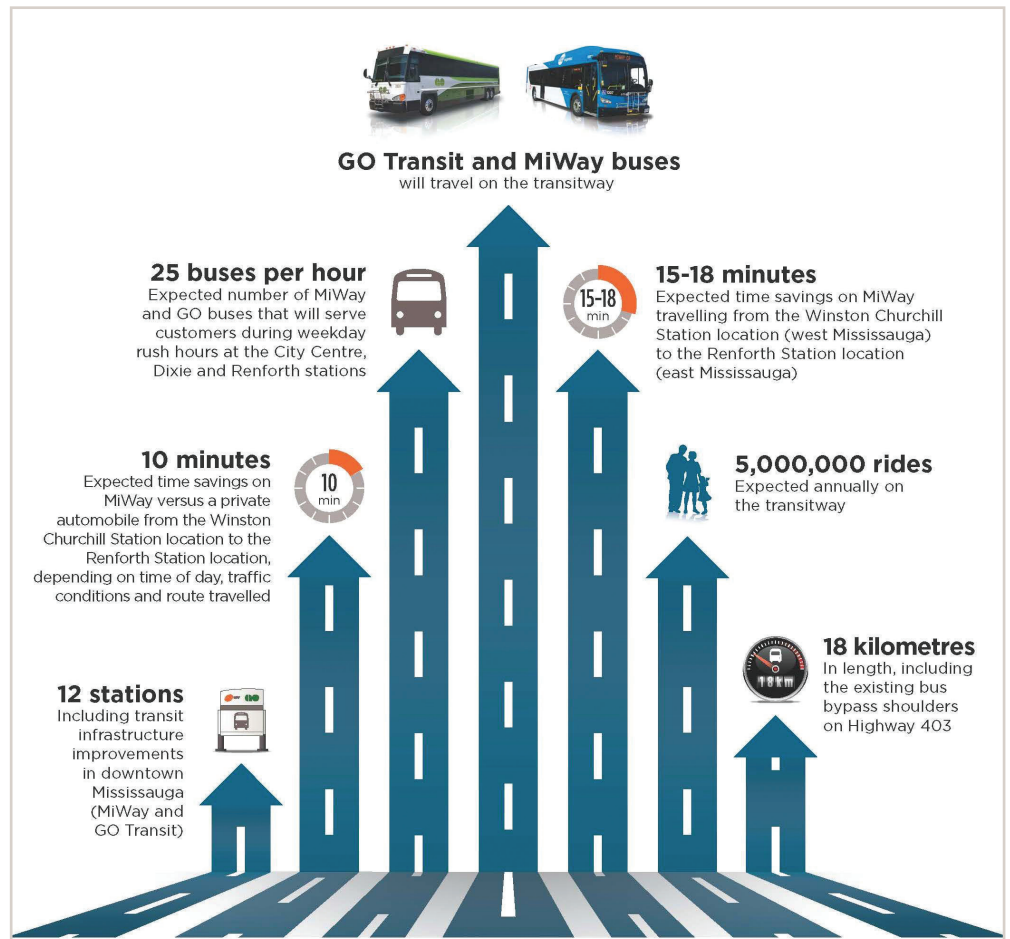
**Mississauga Transitway**

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



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



**Lennard:**

Jim O'Reilly\*, Partner  
905.247.9230 • joreilly@lennard.com

Brian Lynett\*, Partner  
905.247.9222 • blynett@lennard.com

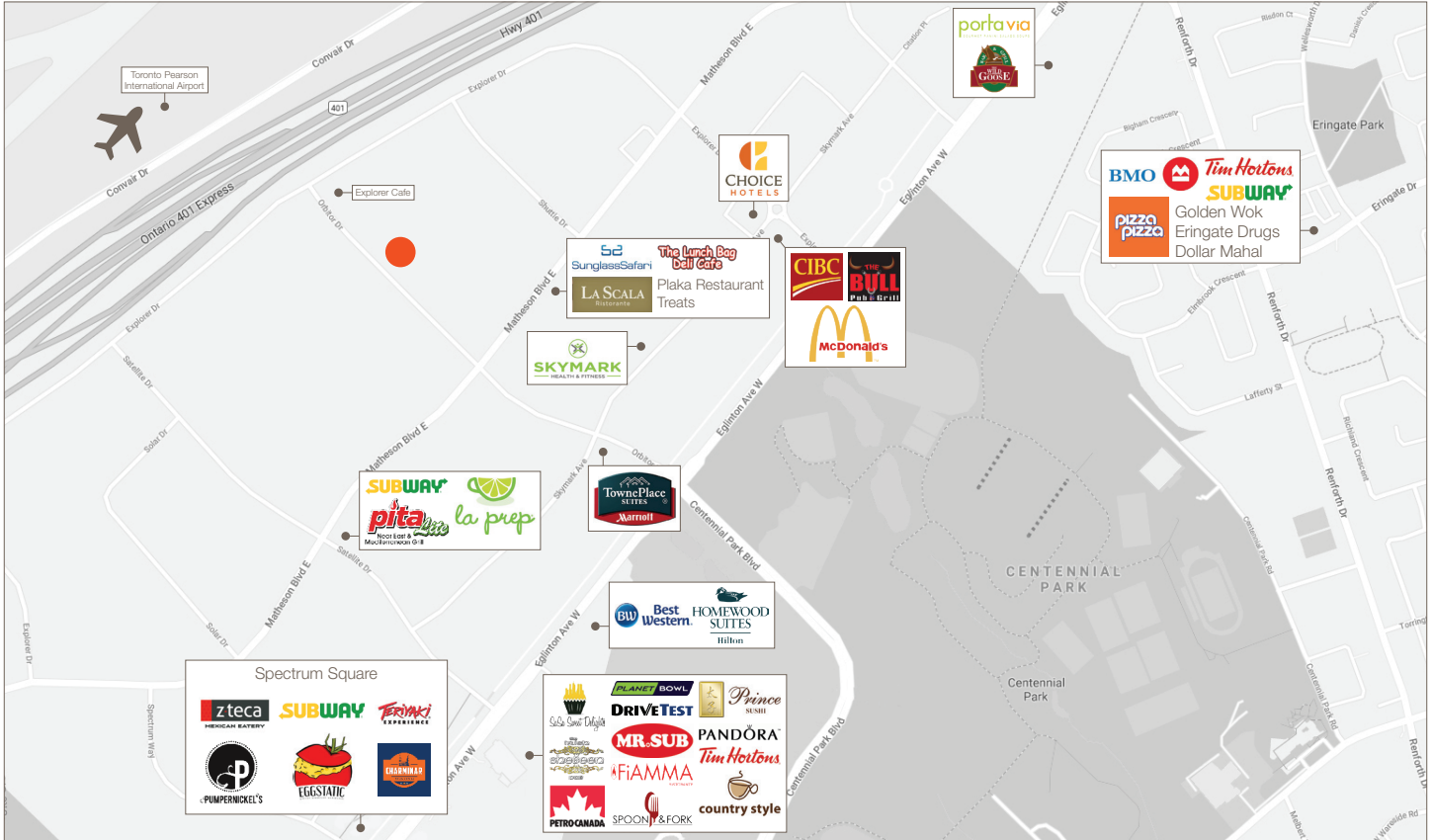
[lennard.com](http://lennard.com)

\*Sales Representative

# 5255 Orbitor Drive

## Amenities Map

 Property Location - 5255 Orbitor Drive



Statements and information contained herein are based on information furnished by principals and sources we deem reliable; however, we make no representation or warranty as to the accuracy, completeness or current status of such information and assume no responsibility for any errors, omissions, or misstatements. All information should be independently verified by the recipient. Lennard Commercial Realty, Brokerage.

**Lennard:**

Jim O'Reilly\*, Partner  
905.247.9230 • joreilly@lennard.com

Brian Lynett\*, Partner  
905.247.9222 • blynett@lennard.com

[lennard.com](http://lennard.com)

\*Sales Representative