

**PARTIALLY  
LEASED  
22,000 SF  
AVAILABLE!**

# SUBLEASE OPPORTUNITY

## 2105 Matheson Boulevard East

Mississauga, Ontario

Flexible 22,000 SF | Potential to Sub-Divide | Build-Out Allowance



**WATCH THE  
VIRTUAL TOUR**

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170 University Avenue, Suite 1100  
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Sublease



# 2105 Matheson Boulevard East

Mississauga, Ontario  
L4W 5G2, Canada



## Space Profile:

Premises	Building A
Size	Flexible, up to 22,000 SF
Rental Rate	Call agents to discuss
Additional Rent	Estimated \$9.04/SF
Availability	Immediate
Term	Flexible, up to 10 years
Building Class	A
Built	2020
Parking	4.00+/1,000 SF

## Highlights

- **Highly flexible sublease opportunity**, currently in base building condition, with a significant opportunity to design, build-out, and customize the space
- **Plethora of shared amenities** surrounding the building including outdoor space and extensive surface parking
- **Brand new, single-story flex office** with branding and signage opportunities
- **Option to sub-divide, flexible space arrangements** with negotiable terms
- **Healthy sub-landlord allowance contribution**, up to \$100/PSF of rentable area (*any such allowance is subject to deal, rental rates, term, etc.*)



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## The Space



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## Details & Features

- Positioned in the prestigious Airport Corporate Centre, a leading suburban office market in the GTA
- Incredible access to Highways 401, 427, 409, 403, Pearson International Airport, and is just minutes from Spectrum BRT Station
- Adjacent to Etobicoke Creek Trail, the development sits on a beautiful green space setting
- Class A, modern construction building that provides for flexible and efficient space configurations
- Tenants will enjoy transit at their doorstep, premium parking (4.00+/1,000 SF leased)
- Various amenities within walking distance, including the Spectrum Square Eatery

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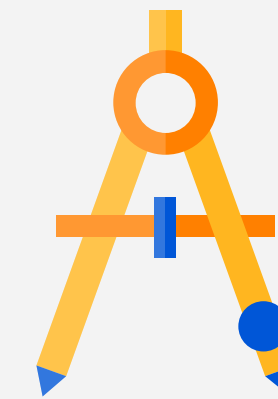


# The Potential



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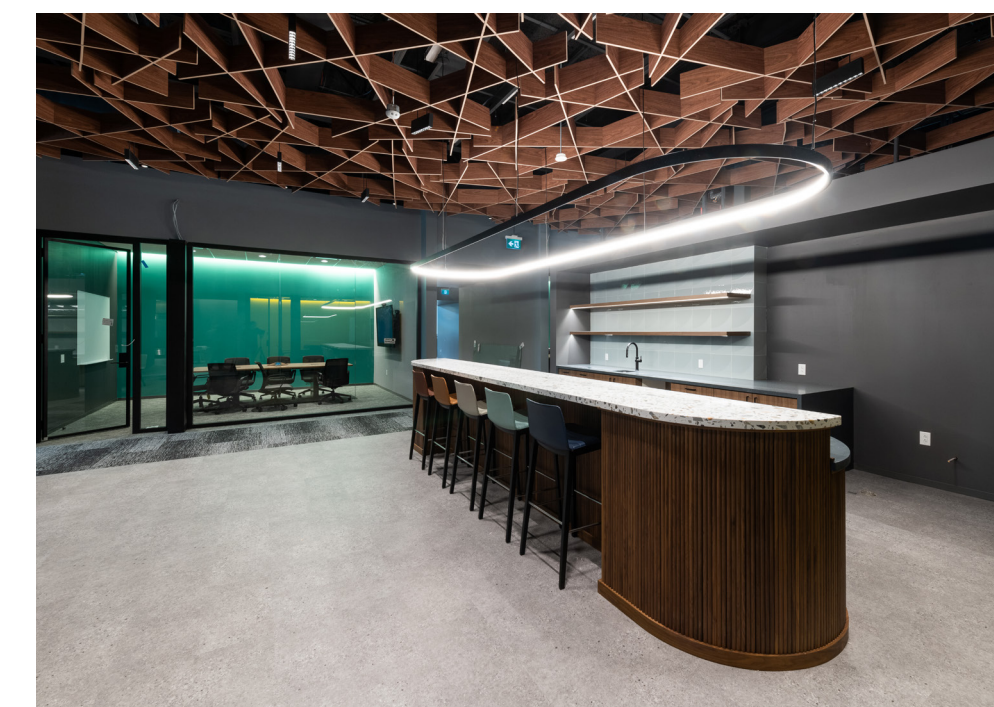
## Space Potential

### Space Types

- ✓ Workstations
- ✓ Kitchen/Cafe
- ✓ Large Conference Rooms
- ✓ Collaboration Areas
- ✓ Meeting Rooms

### Other Highlights

- ✓ Opportunity to Sub-Divide
- ✓ Branding & Building Signage
- ✓ Open Floor Plan
- ✓ Custom Design



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# Sub-Division Opportunity

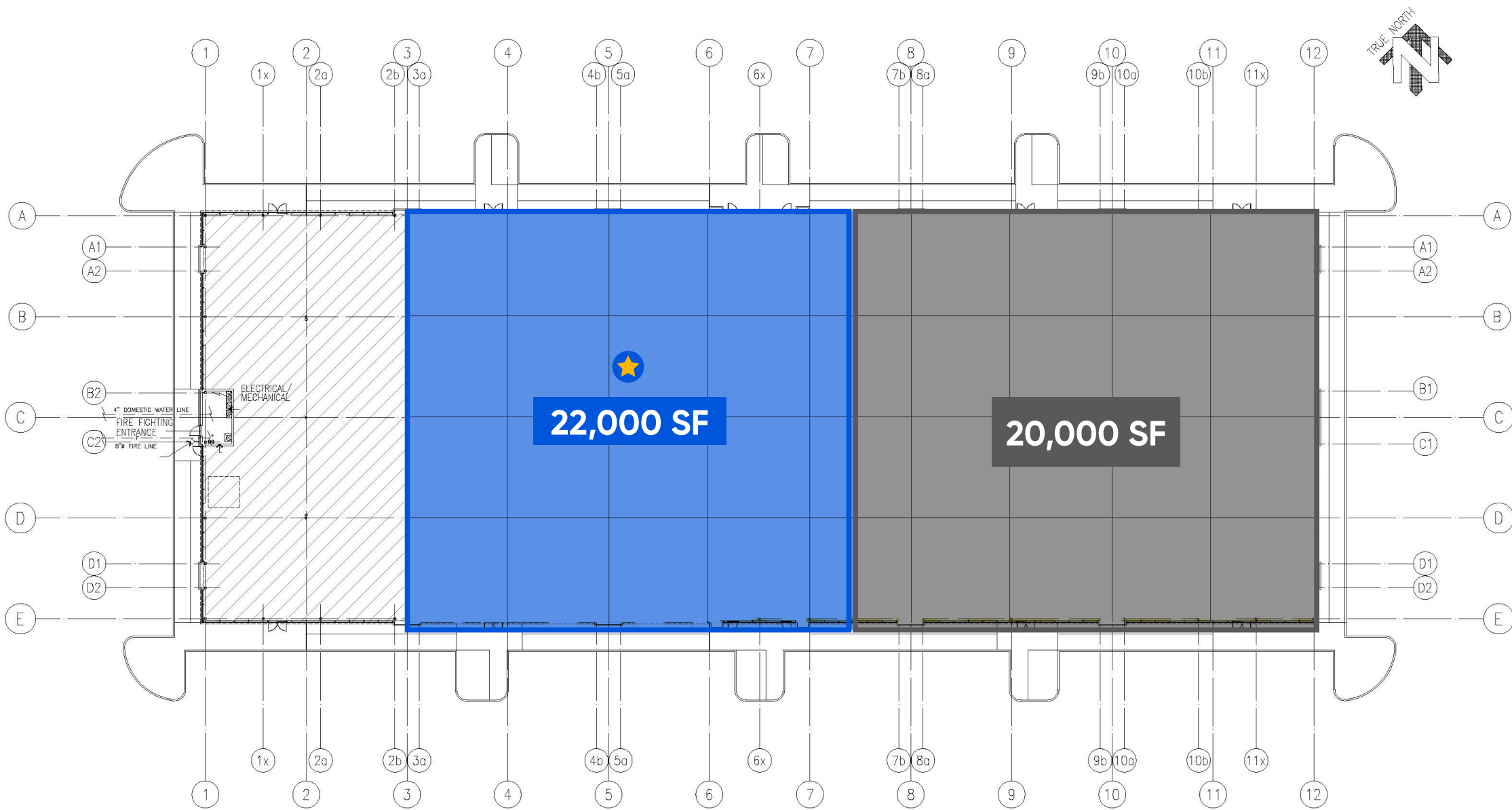
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Option to Sub-Divide



Available vs. Leased Space

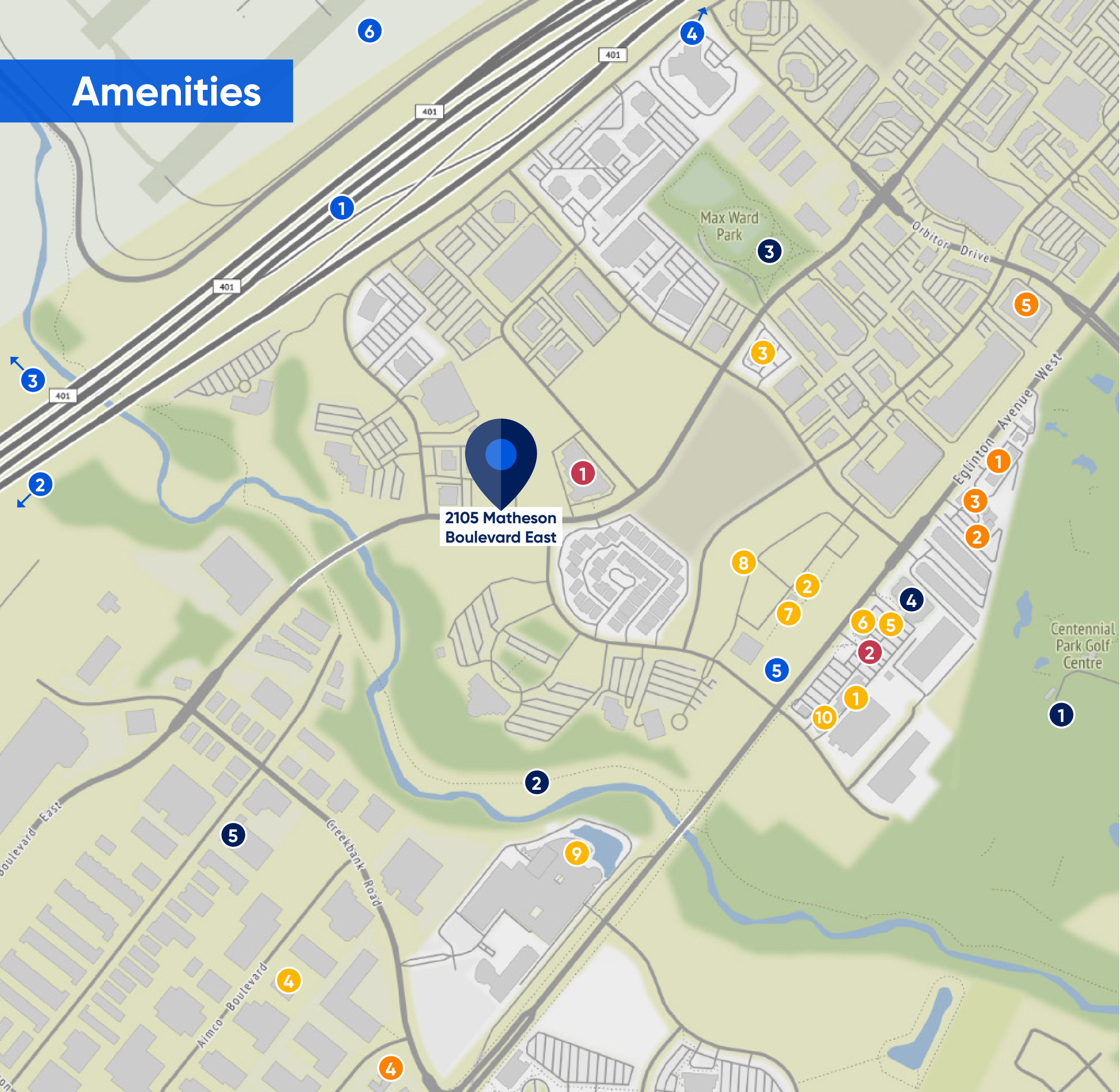


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# Amenities



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## Map Key



### Restaurants

1. Chainsmoker Urban Halal BBQ
2. Charminar Indian Cuisine
3. Chaska
4. Furlani Foods
5. The Irish Shebeen
6. Mr. Sub
7. Pizzaland Halal Mississauga
8. Spectrum Square Eatery
9. Starbucks
10. Tim Hortons



### Shopping

1. Boca Rattan Sunroom Furniture
2. Centennial Park Plaza



### Hotels

1. Best Western Plus Travel Hotel
2. Hampton Inn by Hilton
3. Homewood Suites by Hilton
4. Residence Inn by Marriott
5. TownePlace Suites by Marriott



### Attractions

1. Centennial Park Golf Centre
2. Etobicoke Creek Trail
3. Max Ward Park
4. Planet Bowl
5. SOFF Indoor Cricket Facility



### Transportation

1. Ontario 401 Express
2. Route 403
3. Route 410
4. Route 427
5. Spectrum BRT Station
6. Toronto Pearson International Airport

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## For More Information



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