



## 5800 Hurontario Street Mississauga, ON

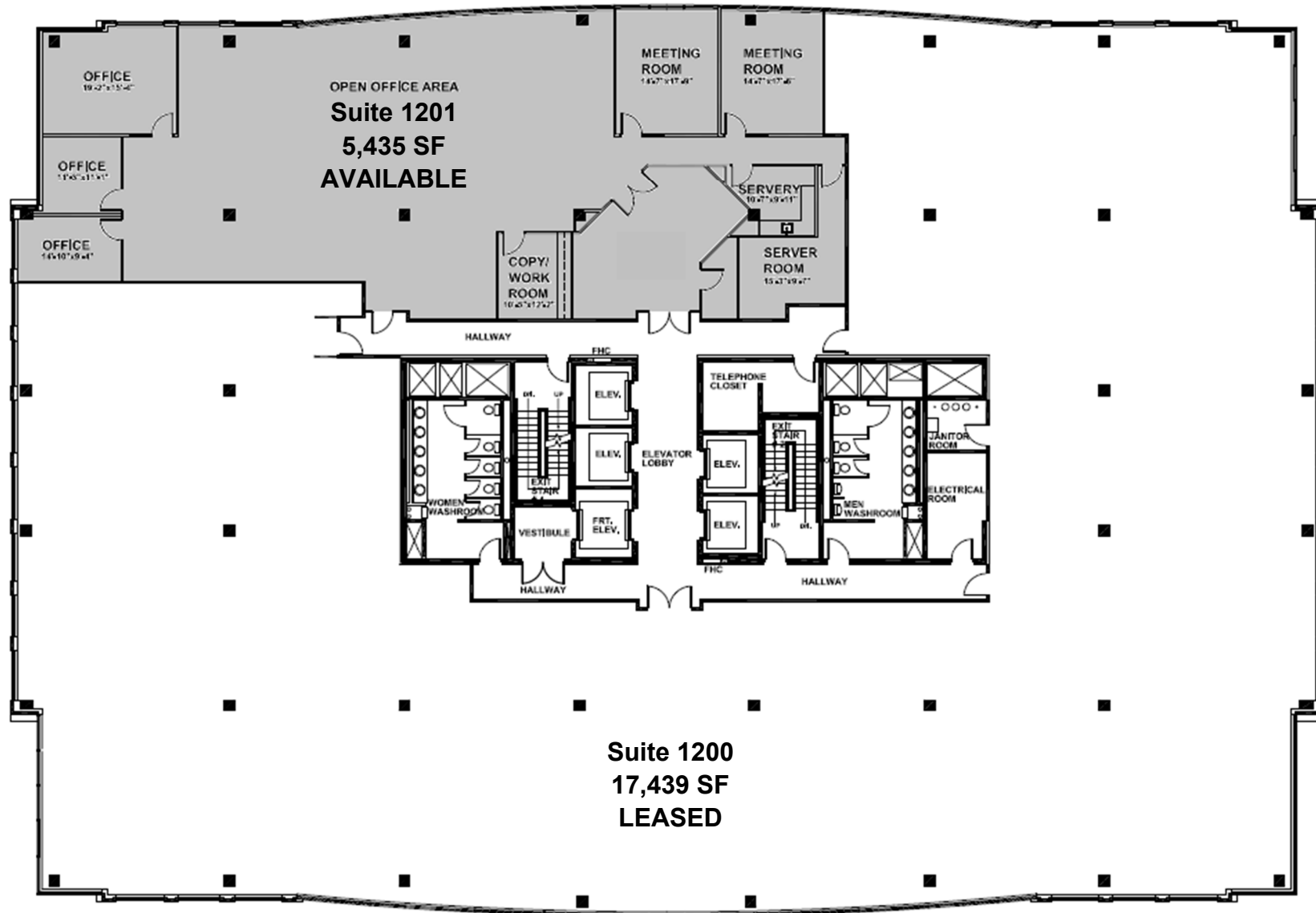
Spacious suite with exceptional views located in Orlando Corporation's Heartland Corporate Centre on Hurontario Street south of Highway 401.

<b>Location:</b>	12th Floor
<b>Area:</b>	5,435 SF
<b>Availability:</b>	Immediate
<b>Net Rent:</b>	\$17.95/SF
<b>Taxes:</b>	\$5.07/SF (2024)
<b>Operating Costs:</b>	\$6.01/SF (2024)
<b>Utilities:</b>	\$3.21/SF (2024)

### 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

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. (7/24/24)













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).

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



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.



[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 2025 with stops located at Britannia Road and Matheson Boulevard.



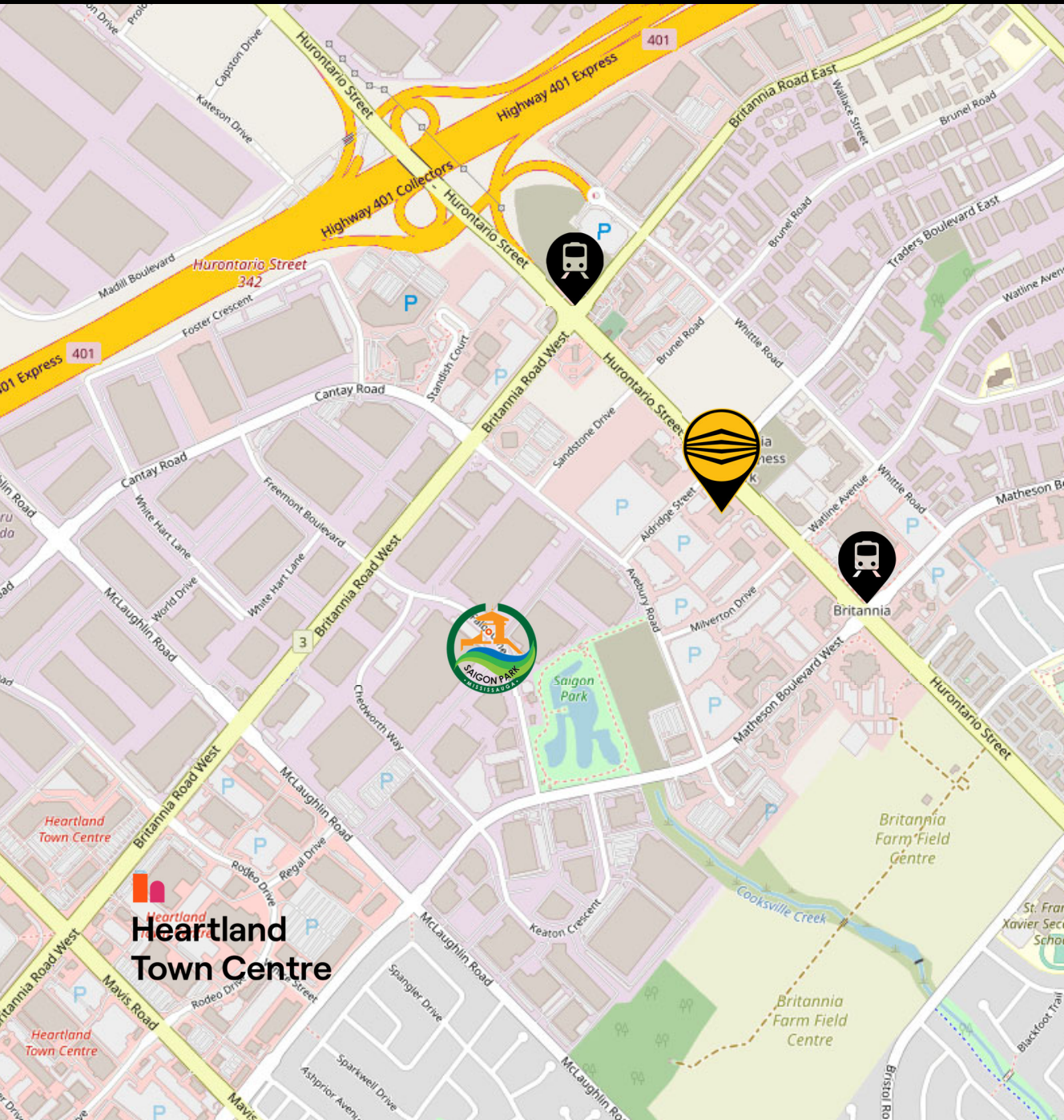
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[orlandocorp.com/sustainability](https://orlandocorp.com/sustainability)



# 5800 Hurontario Street

## 12th Floor



Transportation options are abundant at 5800 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 complete by 2025.

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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