

Colliers

52  
05

Satellite  
Drive

MISSISSAUGA | ON

**COURT  
APPOINTED  
RECEIVERSHIP  
SALE**

Class A Office Building  
Within the High-Profile  
Airport Corporate Centre



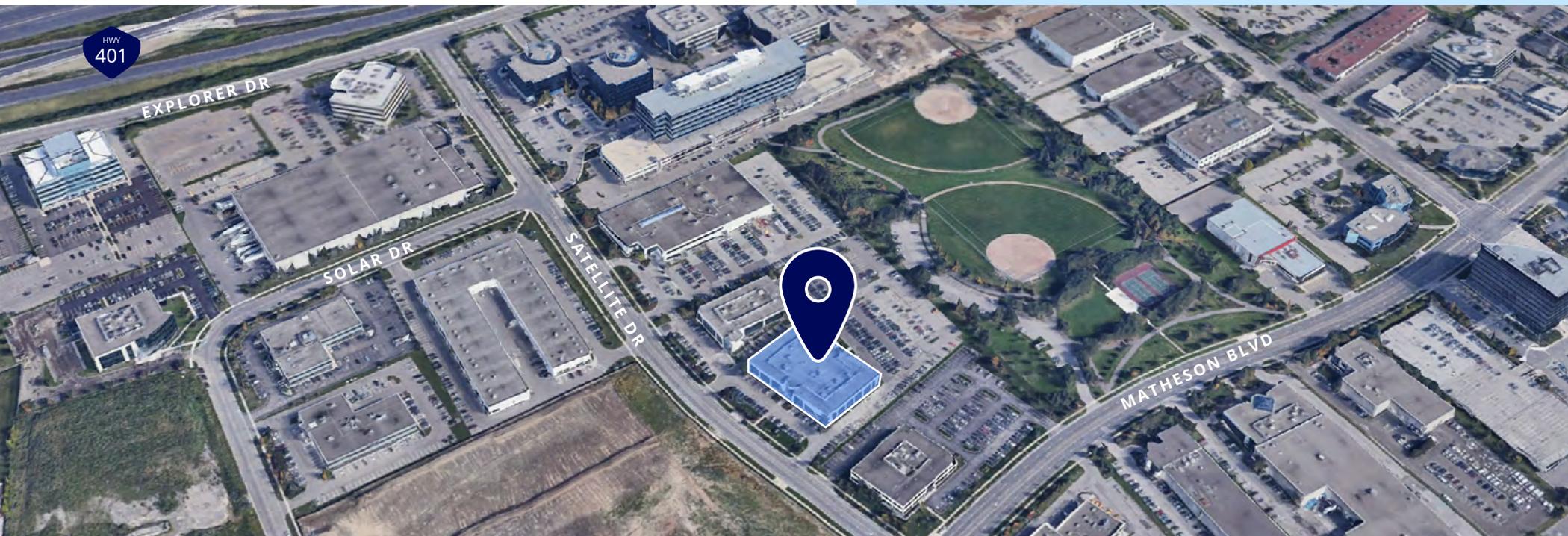
# THE PROPERTY

<b>FIRST FLOOR</b>	31,152 SF
<b>SECOND FLOOR</b>	31,207 SF
<b>TOTAL BUILDING</b>	62,359 SF
<b>LOT SIZE</b>	3.05 Acres
<b>POSSESSION</b>	Speak to Listing Agent
<b>ASKING PRICE</b>	\$18,200,000
<b>ANNUAL TAXES</b>	\$249,616.50 (2024)
<b>PARKING</b>	3.8 per 1,000 SF   239 Spaces Total
<b>ZONING</b>	E1

# PROPERTY HIGHLIGHTS

Introducing 5205 Satellite Drive – a rare freestanding office building within Mississauga's Airport Corporate Centre. Recently renovated in 2023 with sleek, modern finishes throughout, the building is well-suited for businesses seeking a contemporary, professional environment. With an excellent mix of open space workstations, numerous meeting areas, and private offices, the office is built for success.

The building is enhanced by a range of amenities, including a town-hall-style lounge, an outdoor patio, multiple large boardrooms, a dedicated training area, and an executive suite featuring a private boardroom and an adjacent kitchenette.



# EXTERIOR

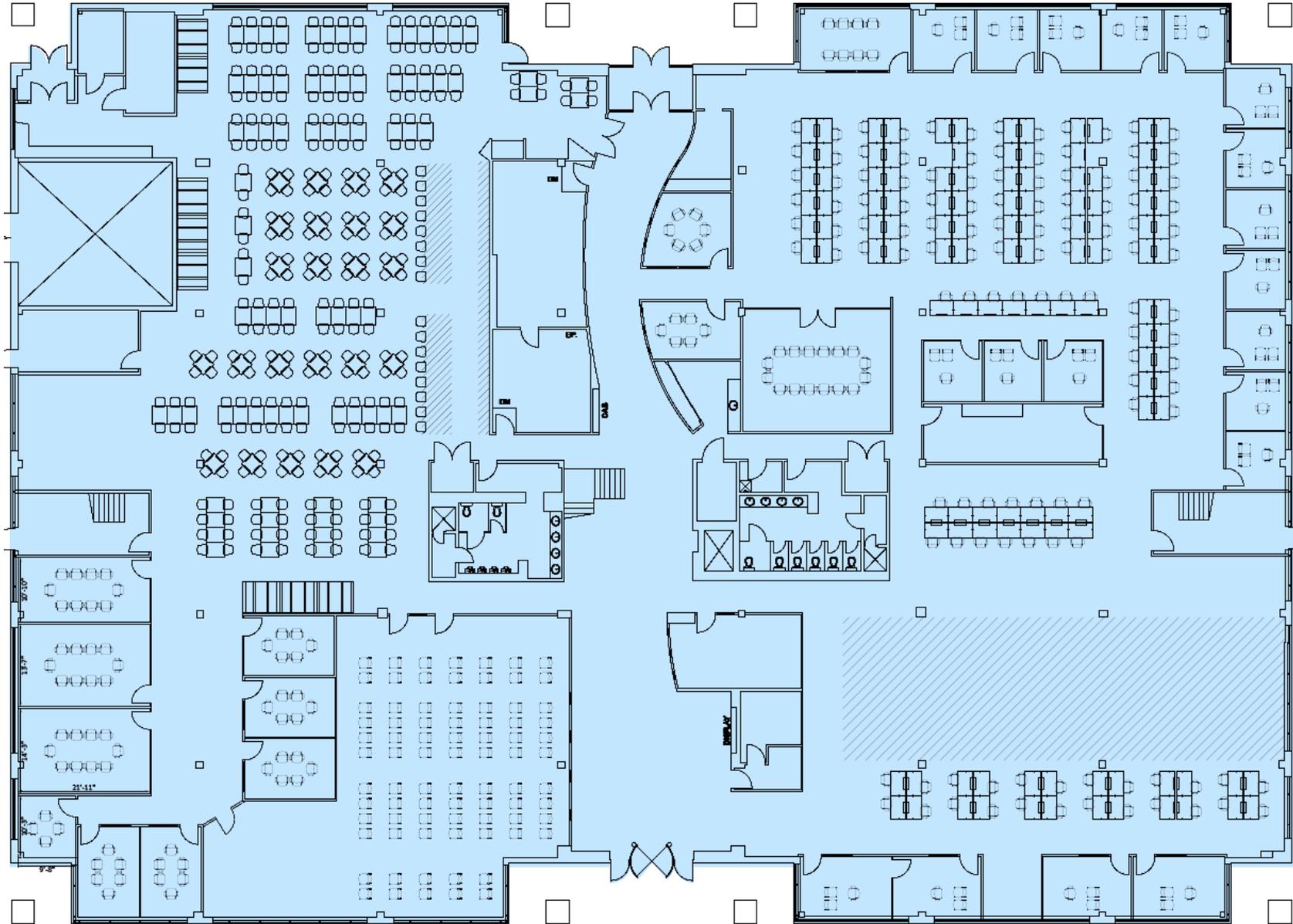


# INTERIOR



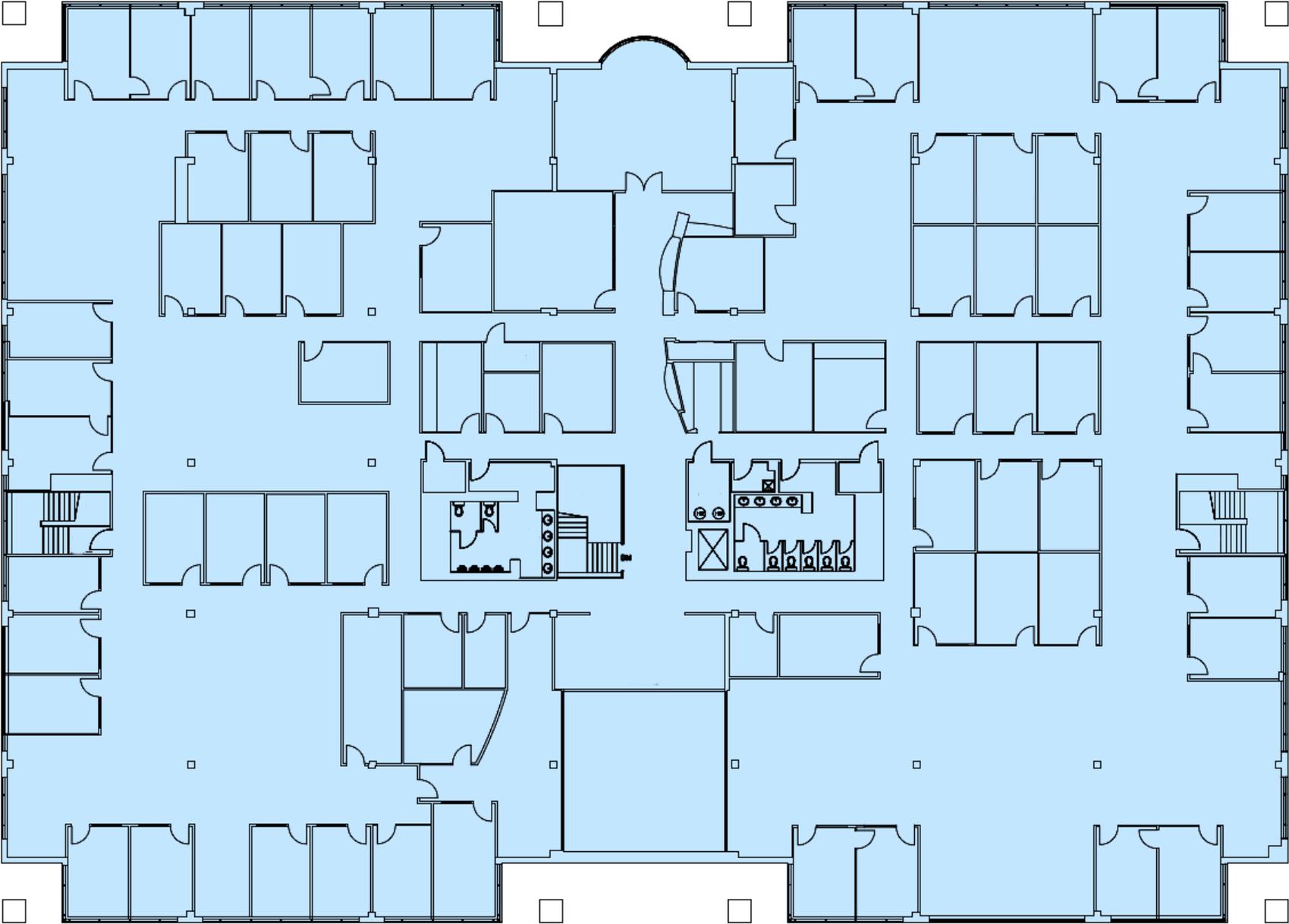
# FLOOR PLAN | GROUND FLOOR

31,152 SF



# FLOOR PLAN | SECOND FLOOR

31,207 SF



# ZONING

5205 Satellite Drive, Mississauga, ON is zoned E1, Employment Zone. All buildings and structures shall comply with the provisions, uses and zone regulations specified under the Employment Zone, [mississauga.ca/zoningbylaw](http://mississauga.ca/zoningbylaw). Below is a map and summary of the permitted uses.

# PERMITTED USES

## HOSPITALITY

- Banquet Hall
- Convention / Conference Centre
- Overnight Accommodation

## BUSINESS ACTIVITIES

- Manufacturing Facility
- Science and Technology Facility
- Medicinal Product Manufacturing Facility

## COMMERICAL

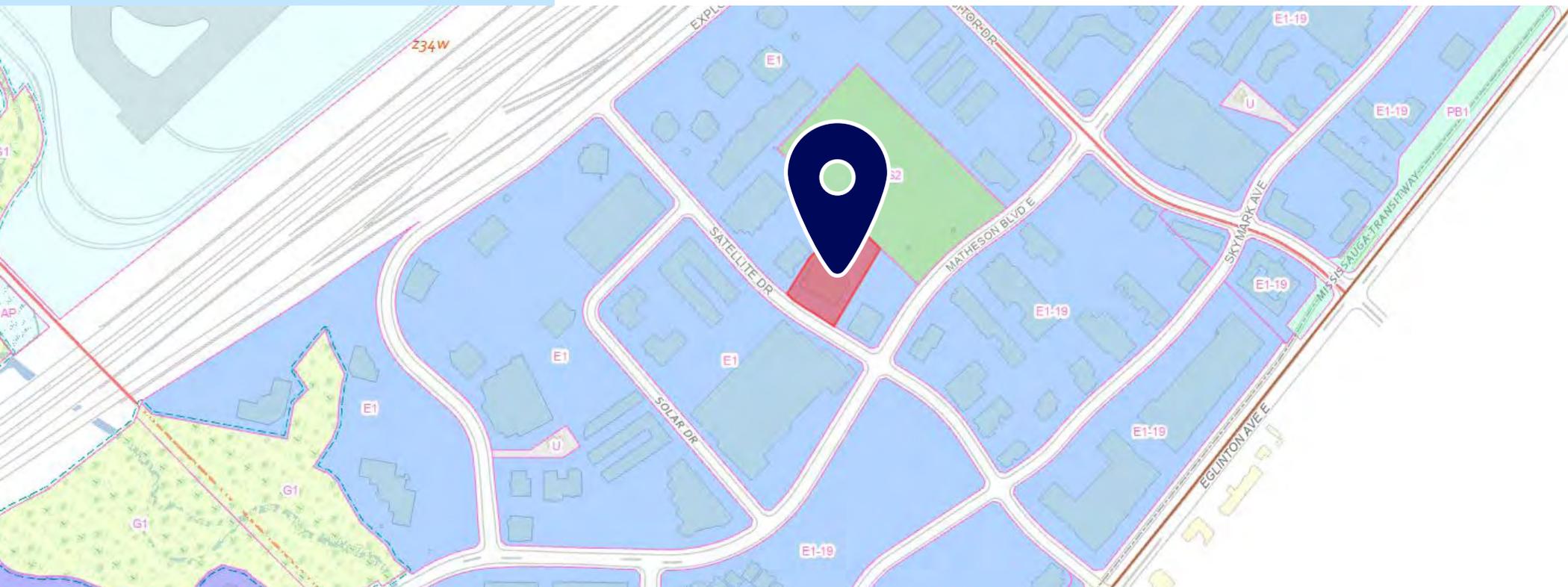
- Commercial School
- Financial Institution
- Veterinary Clinic

## OFFICE

- Medical Office
- Office

## OTHER

- Active Recreational Use
- Entertainment Establishment
- Recreational Establishment
- University / College
- Courier / Messenger Service



# SUPERIOR ACCESS TO AMENITIES

Located in the Airport Corporate Centre, one of Mississauga's premier office business parks, the property is ideally positioned for both convenience and prestige within an amenity-rich environment.

## 5205 Satellite Drive

### GROCERY

- 1 Loblaws
- 2 No Frills
- 3 Ikea
- 4 Freshco
- 5 Metro
- 6 Costco

### HOTELS

- 1 Hyatt Place
- 2 TownePlace Suites
- 3 Best Western Plus
- 4 DoubleTree
- 5 Residence Inn

### RESTAURANTS

- 1 McDonald's
- 2 Kelsey's Roadhouse
- 3 Union Social Eatery
- 4 Little Caesars
- 5 Harvey's

### BANK

- 1 BMO
- 2 TD Canada



### BUS ROUTES

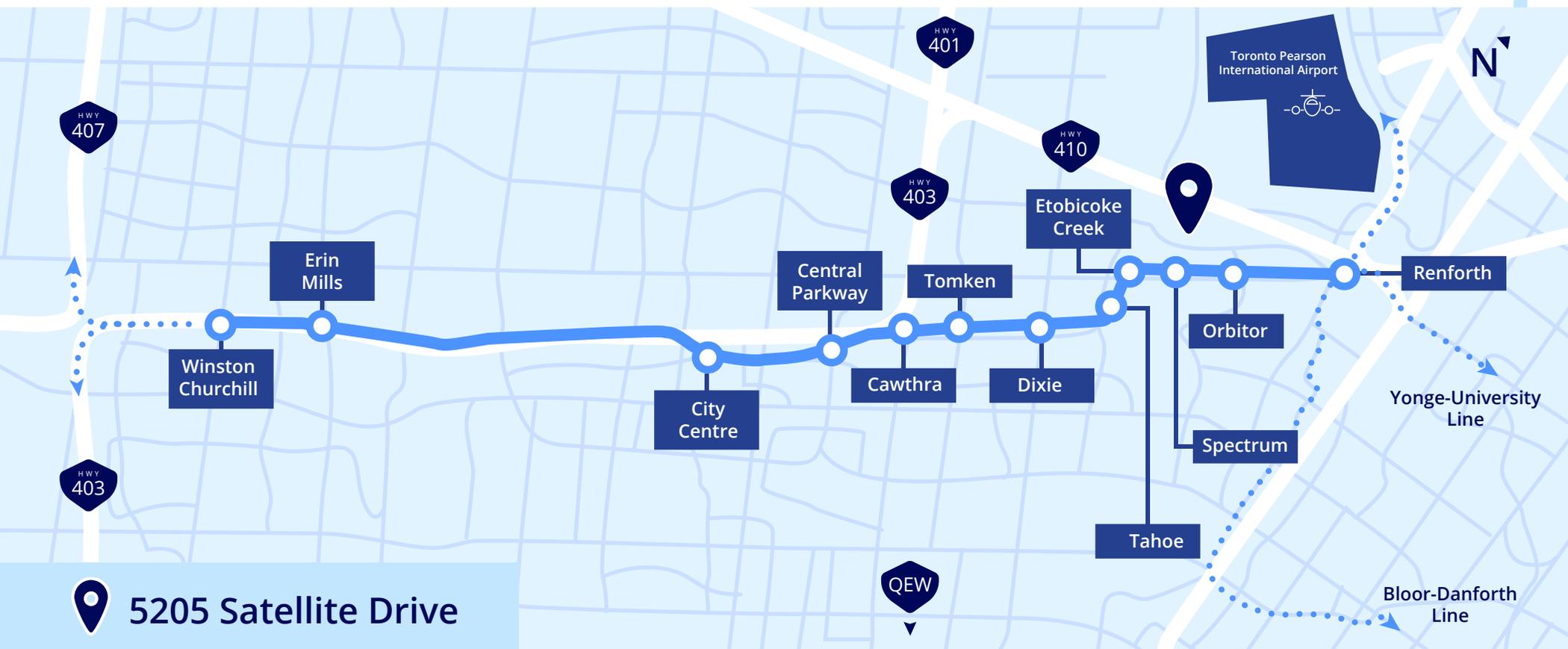
- 57 Courtney Park
- 74 Explorer
- 39 Britannia
- GO Station Stop
- BRT Corridor Stop
- GO & TTC Terminal

# CONNECTIVITY THROUGHOUT MISSISSAUGA & BEYOND

Enjoy seamless connectivity to the local market and beyond, with quick access to major highways, including Highways 401, 427, 403, 410, and 409, and close proximity to the Toronto Pearson International Airport.

The property also offers convenient access to the Mississauga Transitway, an 18-kilometre dedicated bus corridor that provides efficient transit service across the city, via Renforth Station.

Integrated with GO Transit, MiWay, and the TTC, the Transitway ensures reliable and efficient public access throughout the region.



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