

Airport Corporate Centre Two Storey Office Building

partnership.
performance.



Office Building for Sale/Lease 2375 Skymark Avenue, Mississauga, Ontario

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Intelligent
Real Estate Solutions

Avison Young Commercial Real Estate (Ontario) Inc., Brokerage

Managed by:



Morguard Investments Limited, Brokerage

2375 Skymark Avenue, Mississauga, Ontario

Building Overview

- 2375 Skymark Avenue is an ideal owner user opportunity, user/investor potential. Large open floor plan, equipped with elevator, accessing all 3 floors.
- Building has been completely renovated, ready for tenant finishes.

Available Space

- Total building area 39,804 sf on three levels.
- Leasable area includes 8,117 sf showroom; showers on lower level and potential for fitness room.



Amenities

- Less than one (1) kilometer from more than twelve (12) restaurants and (8) hotels.
- Amenities also include business services such as printers, stationary and convenience retail, less than one kilometers away.
- Minutes away Pearson International Airport.

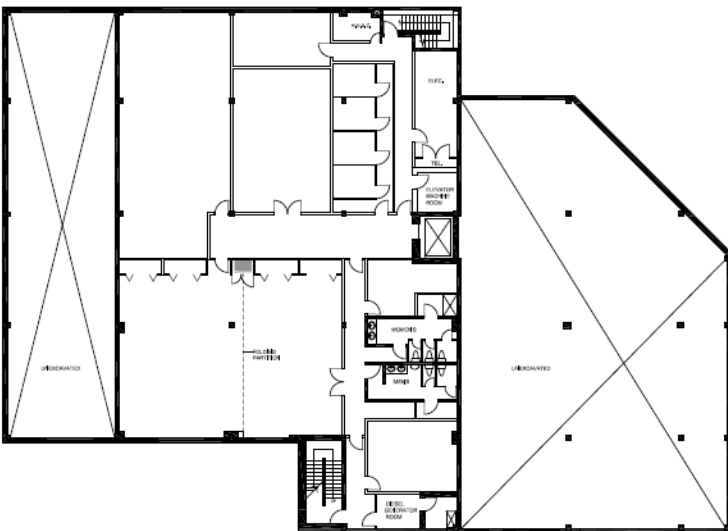
Accessibility

- Access to the Mississauga Transit System, TTC and Go transit.
- It is conveniently located west of Highway 427 and south of Highway 401. Minutes walk from the new BRT (Bus Rapid Transit 2012).



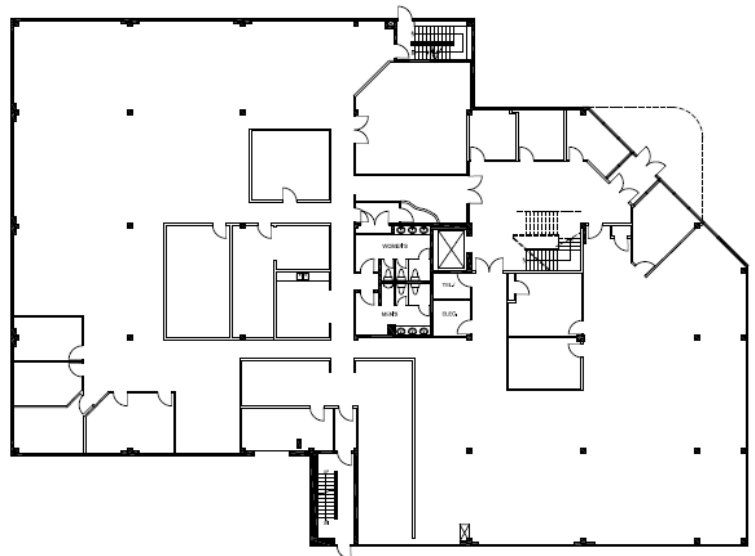
Lower Level Floor Plan

8,117 sf



First Floor Plan

15,693 sf



Airport Corporate Centre - Two Storey Office Building

Sale Price

\$6,965,700

Asking Net Rent

\$13.00 p.s.f. annually

Additional Rent: (2010 estimate)

Taxes: \$3.31 p.s.f.

Total: \$11.93 p.s.f.

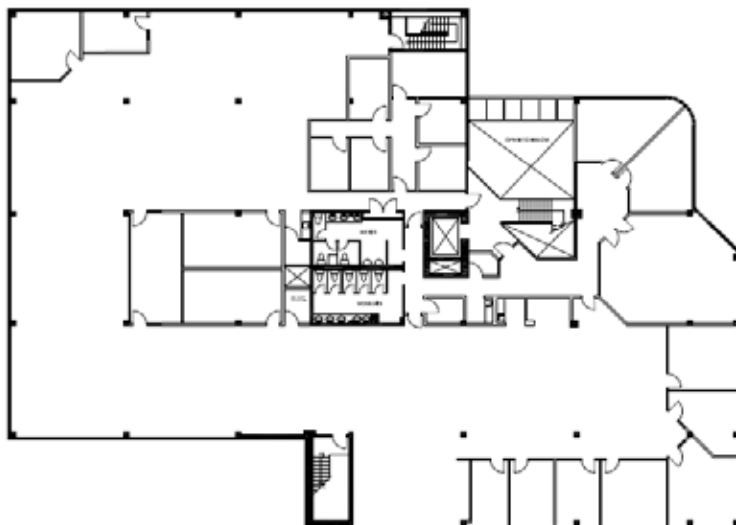
Possession

Immediate



Second Floor Plan

15,994 sf



Parking

154 surface level parking spaces - 4.0/1000 sf.

Loading

1 Truck level loading dock with levelers.

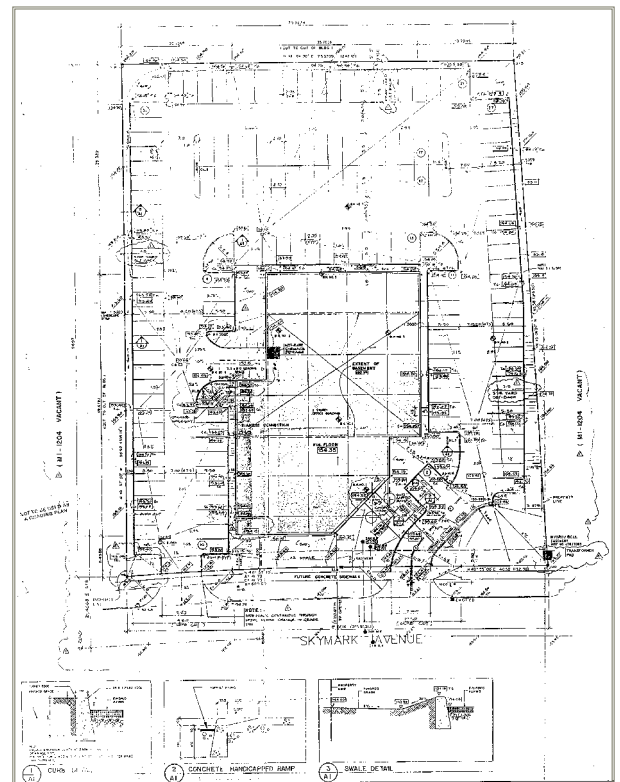
Comments

- The property has received BOMA BEST* Certification, a national environmental recognition and certification program for commercial buildings.
- Emergency generator 50 KVA.
- Excellent signage opportunity.

(* Building Owners and Managers Association Building Environmental Standards.)



Site Plan



2375 Skymark Avenue
Mississauga, Ontario

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Location Map



Overhead View



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