

FOR SUB-LEASE

5860 CHEDWORTH WAY,
MISSISSAUGA

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

MOVE-IN READY/GR FL OFFICE SPACE

Gross Rent \$15 Per Square Foot/Annum

OFFICE LEASING



**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



Unit Size
12,750 SF



Zoning
E2



Distance to Hwy 401
± 2 Minutes



WILL GEHRING*

Senior Vice President, Principal

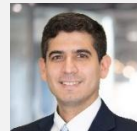
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LOCAL **EXPERTISE**. INTERNATIONAL **REACH**. WORLD **CLASS**.

lee leetoronto.com

DETAILS

5860 CHEDWORTH WAY,
MISSISSAUGA

DETAILS

PHOTOS

FLOOR PLAN

AERIAL

SITE PLAN

LOCATION

AMENITIES



AT A GLANCE

Gross Rent	\$15.00 PER SQ FT PER YEAR
Location:	Chedworth Way / Matheson Blvd W
Unit Size:	±12,750 Sq. Ft. Rentable Area
Access:	Separate building entrance
Sublease Term	Flexible up to September 30, 2032
Office Layout	Large open area, Private Offices, Meeting Rooms, Kitchenette and Lunch-room area.
Lighting Type	LED/ Fluorescent
Kitchen	1 Kitchen area with seating
Washrooms	Accessible via common area and shared use with sub-landlord.
Free Surface Parking	Parking Ratio: 5 stalls per 1,000 sq. Ft (±63 stalls)
Occupancy	Immediate

PROPERTY HIGHLIGHTS

- ***Sub-let premises in excellent condition, move-in ready for immediate possession.***
- Centrally located in the Heartland Business Park.
- Class A Sub-Landlord, building owned and professionally managed by Orlando Corp.
- The unit is located only 1.2 km from the Hwy 401 / Hurontario Street interchange.
- Property is serviced by Mississauga Public Transit.
- Close proximity to area amenities, hotels, banking retail shops and restaurants

GROSS RENT: \$15.00 PSF

PHOTOS

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MEETING ROOM



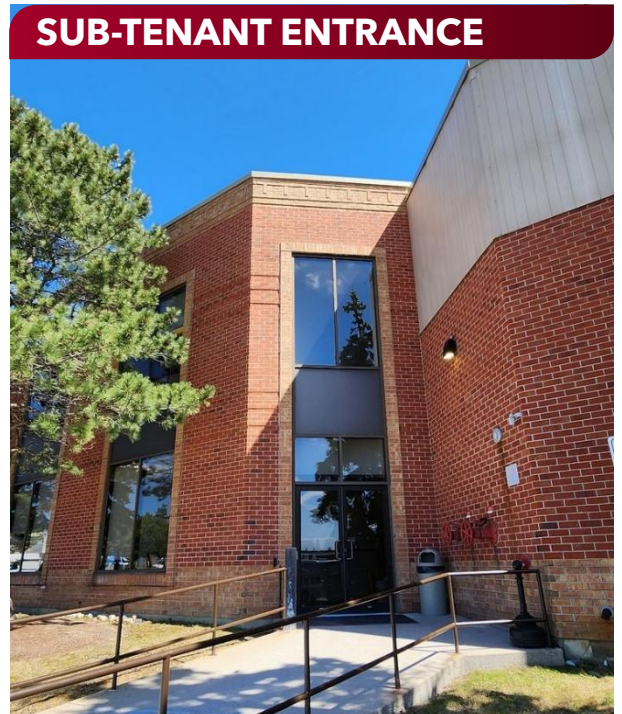
ENTRANCE LOBBY



KITCHENETTE AREA




SUB-TENANT ENTRANCE



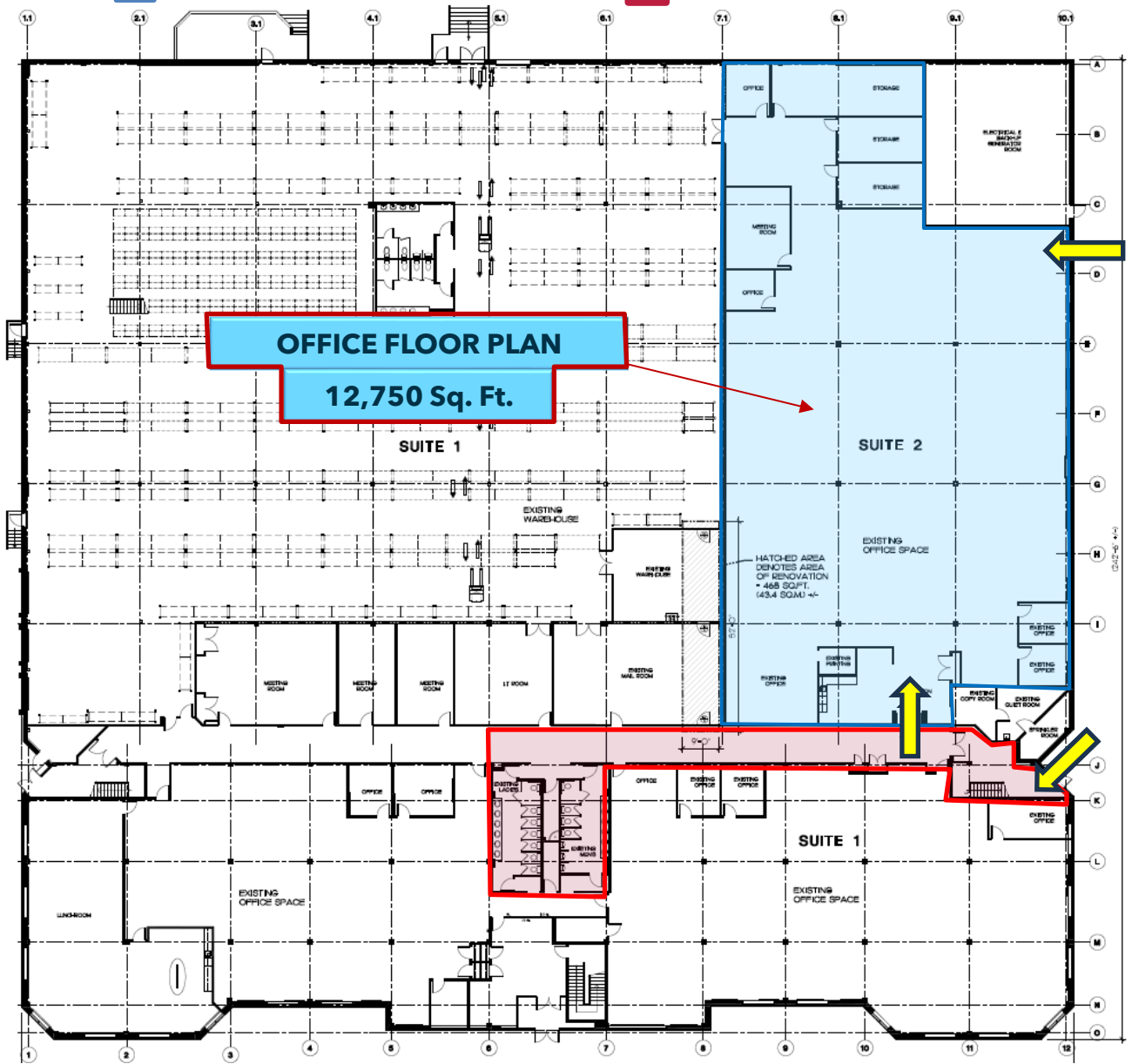
FLOOR PLAN

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 Space Available for Sub-Lease

 Common Area/Washrooms



OFFICE FLOOR PLAN

12,750 Sq. Ft.

SUITE 1

SUITE 2

SUITE 1

 Tenant's Entrance Doors

SITE PLAN

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FLOOR PLAN

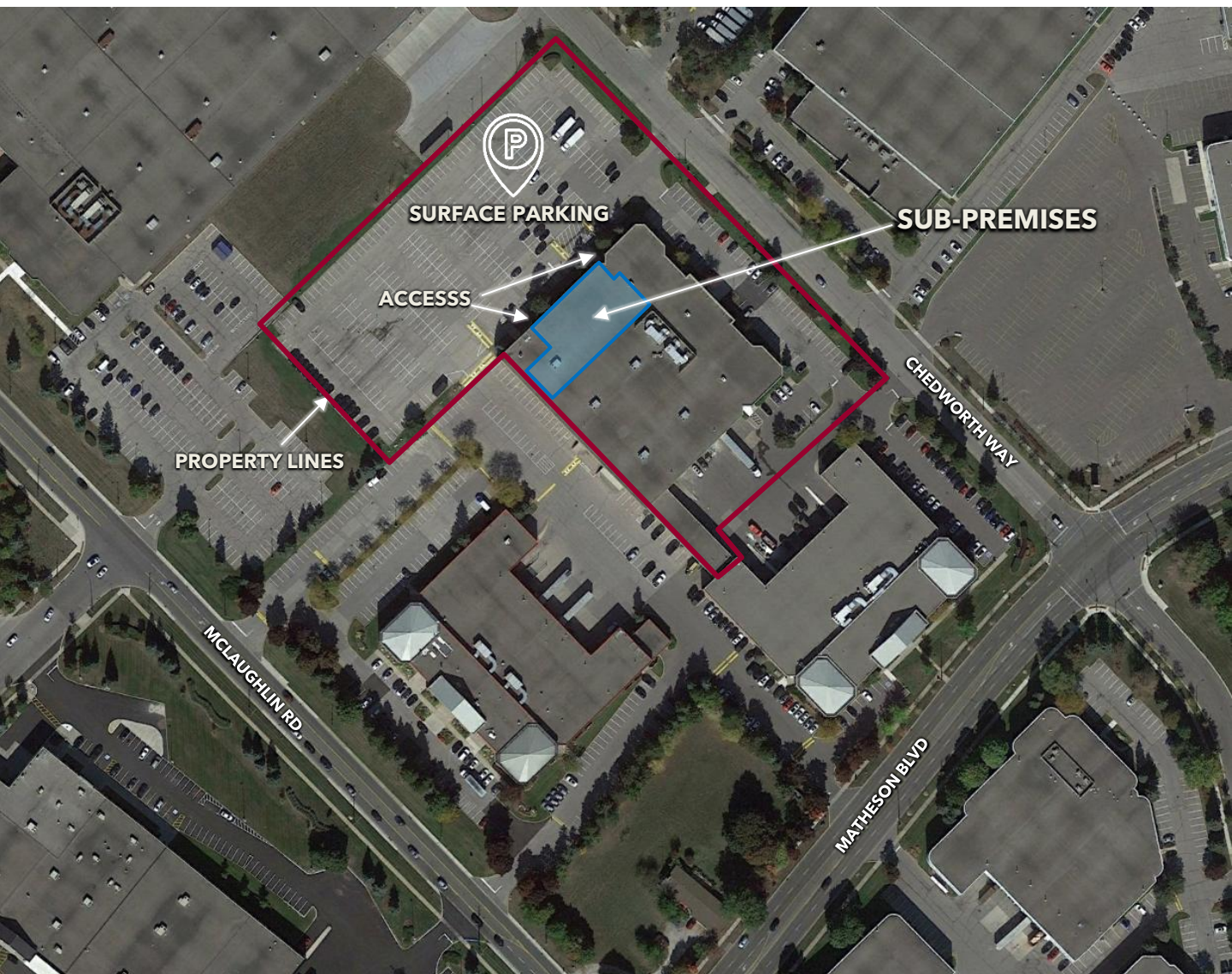
AERIAL

SITE PLAN

LOCATION

AMENITIES

AERIAL VIEW

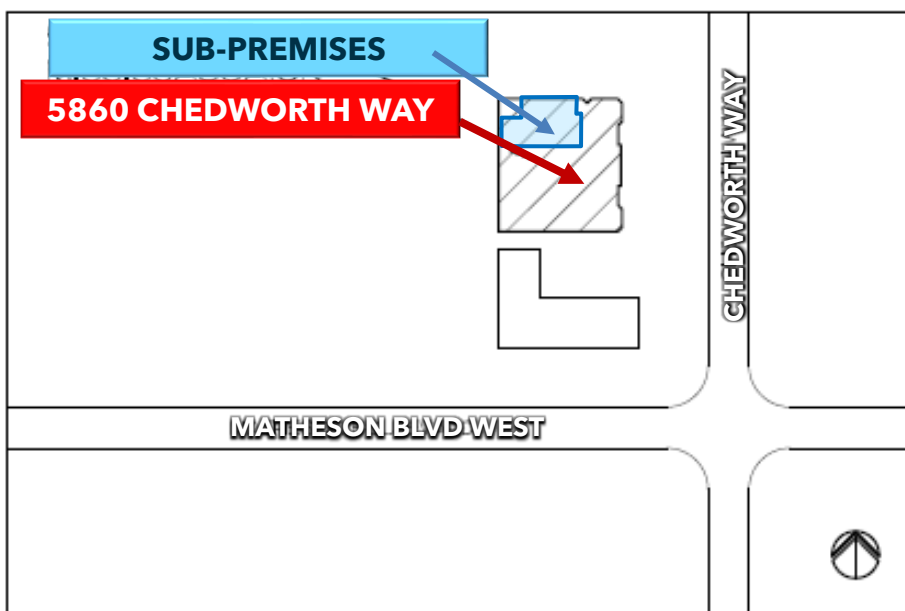


SITE PLAN

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PROPERTY SITE PLAN



SITE PLAN

NOT TO SCALE

LOCATION

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PHOTOS

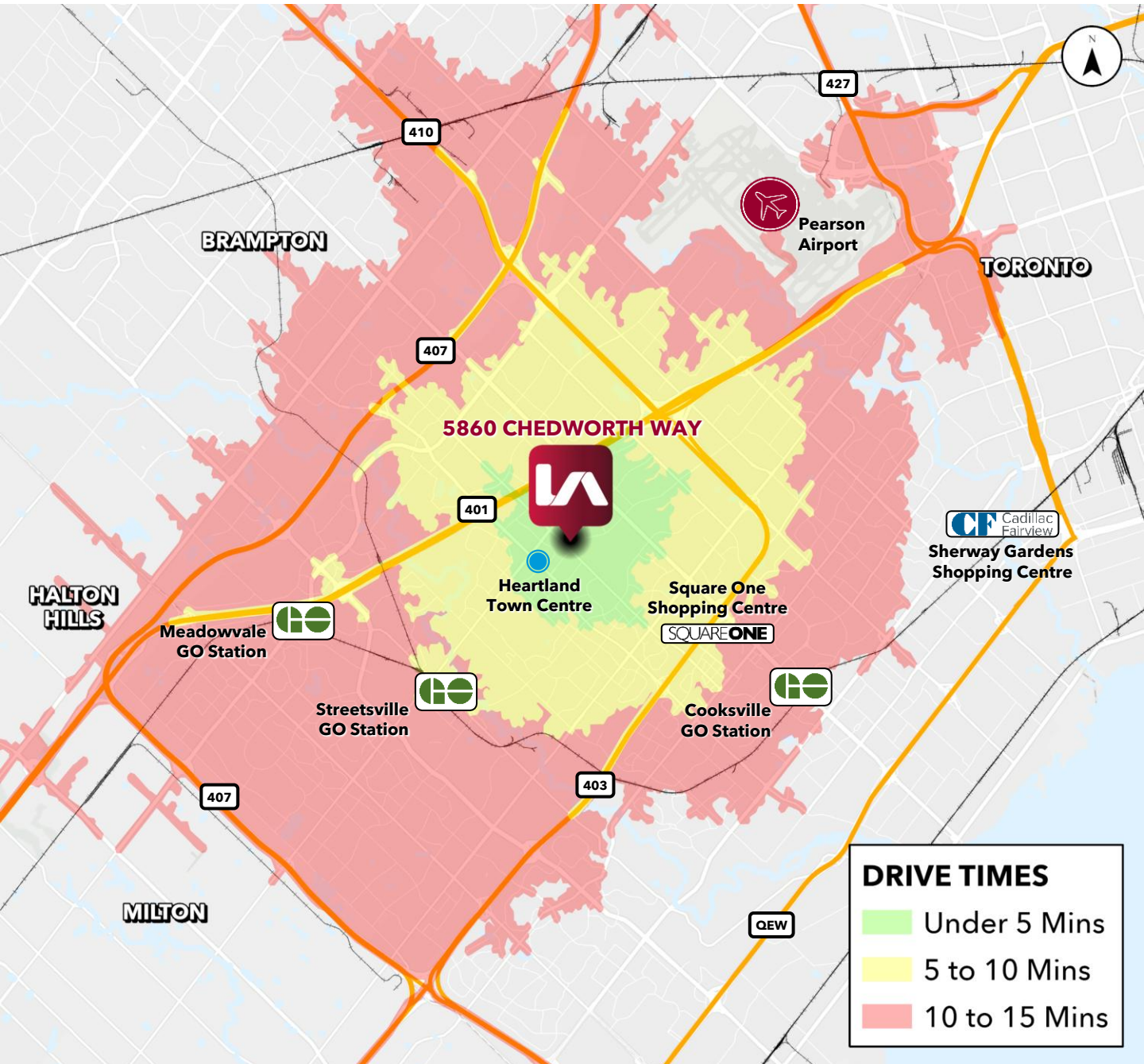
FLOOR PLAN

AERIAL

SITE PLAN

LOCATION

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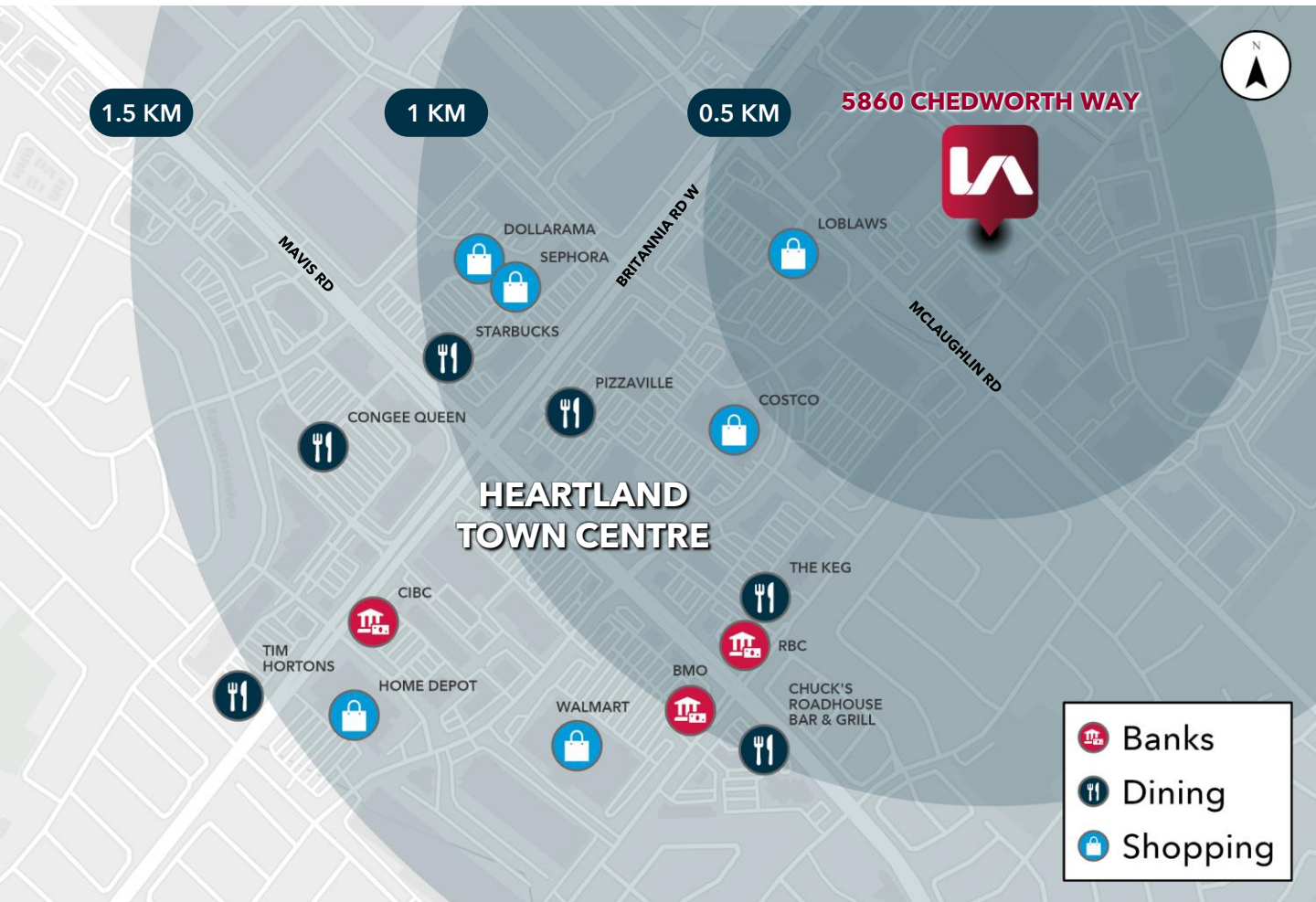


AMENITIES

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AMENITIES HIGHLIGHTS

Centrally located within the vibrant Heartland District, **5860 Chedworth Way** offers tenants unparalleled convenience with direct access to an array of amenities. Just steps away from Heartland Town Centre, tenants can enjoy diverse dining options, major retail stores, grocery markets, coffee shops, banking services, and fitness facilities - all easily accessible on foot, creating a vibrant and dynamic work-life environment.

LEARN MORE ABOUT
HEARTLAND TOWN CENTRE HERE:

