

FOR SUB-LEASE

5860 CHEDWORTH WAY
MISSISSAUGA



GROUND FLOOR OFFICE SPACE MOVE-IN READY

Gross Rent \$15 Per Square Foot/Annum

OFFICE LEASING



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



UNIT SIZE
12,750 SF - 18,750 SF



ZONING
E2



DISTANCE TO HWY 401
±2 Minutes



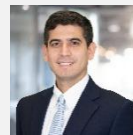
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DETAILS

5860 CHEDWORTH WAY
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AVAILABLE OPTIONS

OPTION 1

12,750 SF

OPTION 2 (Additional 6,000 SF)

18,750 SF

PROPERTY HIGHLIGHTS

- **Sublet premises in excellent condition, move-in ready for immediate possession**
- Centrally located in Heartland Business Park
- Class A Sub-Landlord, building owned and professionally managed by Orlando Corporation
- Located 1.2 KM from the Highway 401 & Hurontario Street interchange
- Property is serviced by Mississauga Public Transit
- Close proximity to amenities, hotels, banking, retail shops, and restaurants

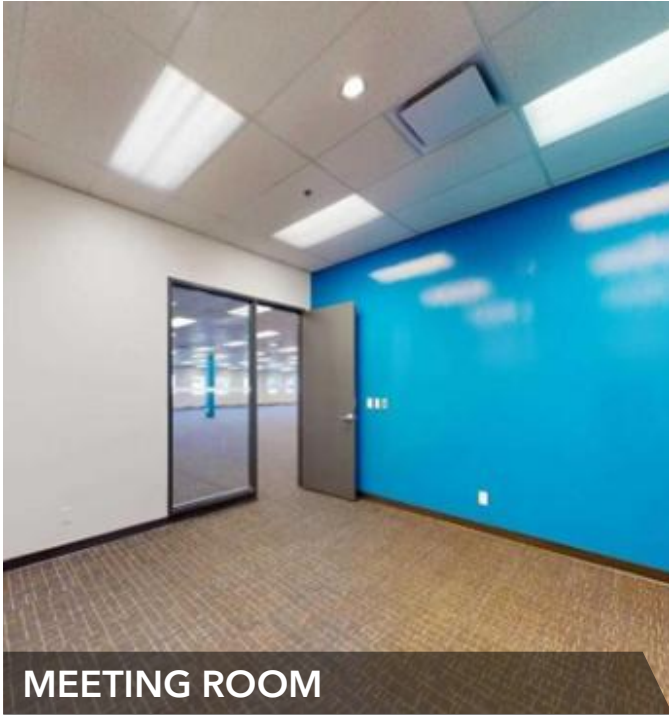
AT A GLANCE

GROSS RENT	\$15.00 PER SF PER YEAR
LOCATION	Chedworth Way / Matheson Blvd W
UNIT SIZE	±12,750 SF 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 SF (±63 stalls)
OCCUPANCY	Immediate

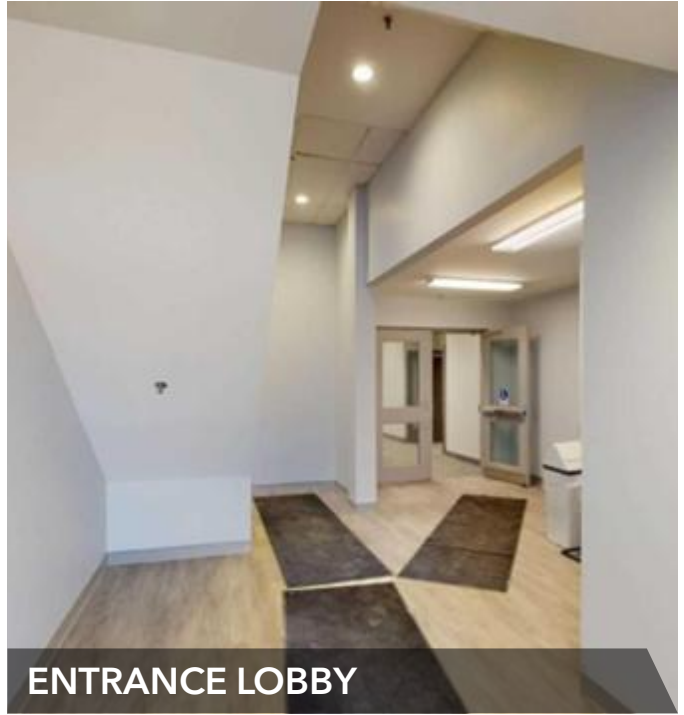
PHOTOS

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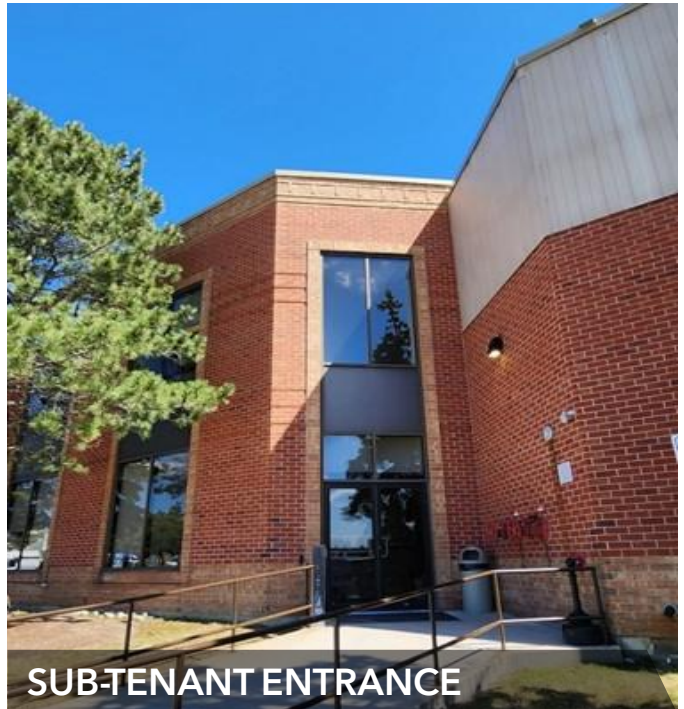
MEETING ROOM



ENTRANCE LOBBY



KITCHENETTE AREA



SUB-TENANT ENTRANCE

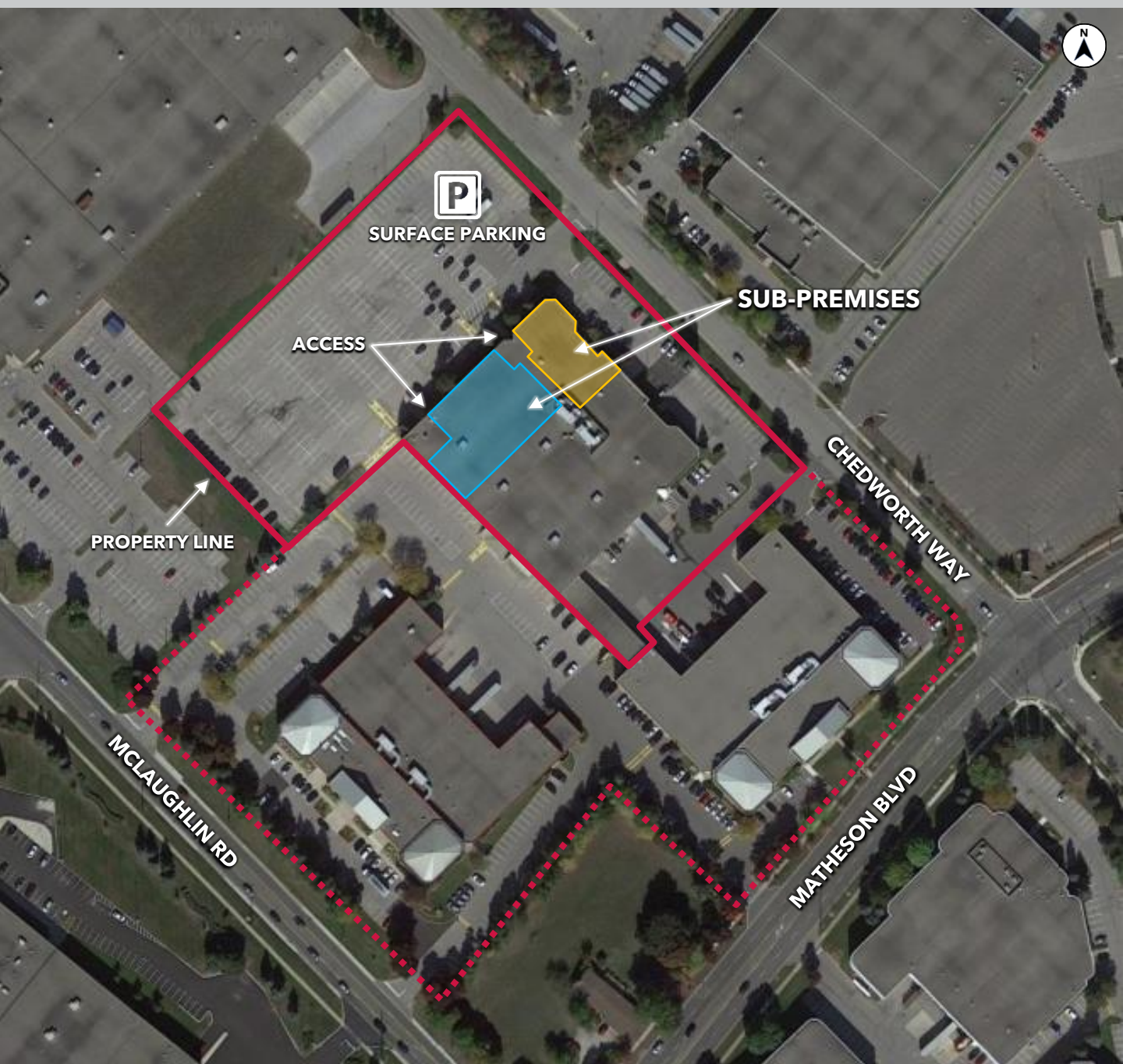
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AERIAL

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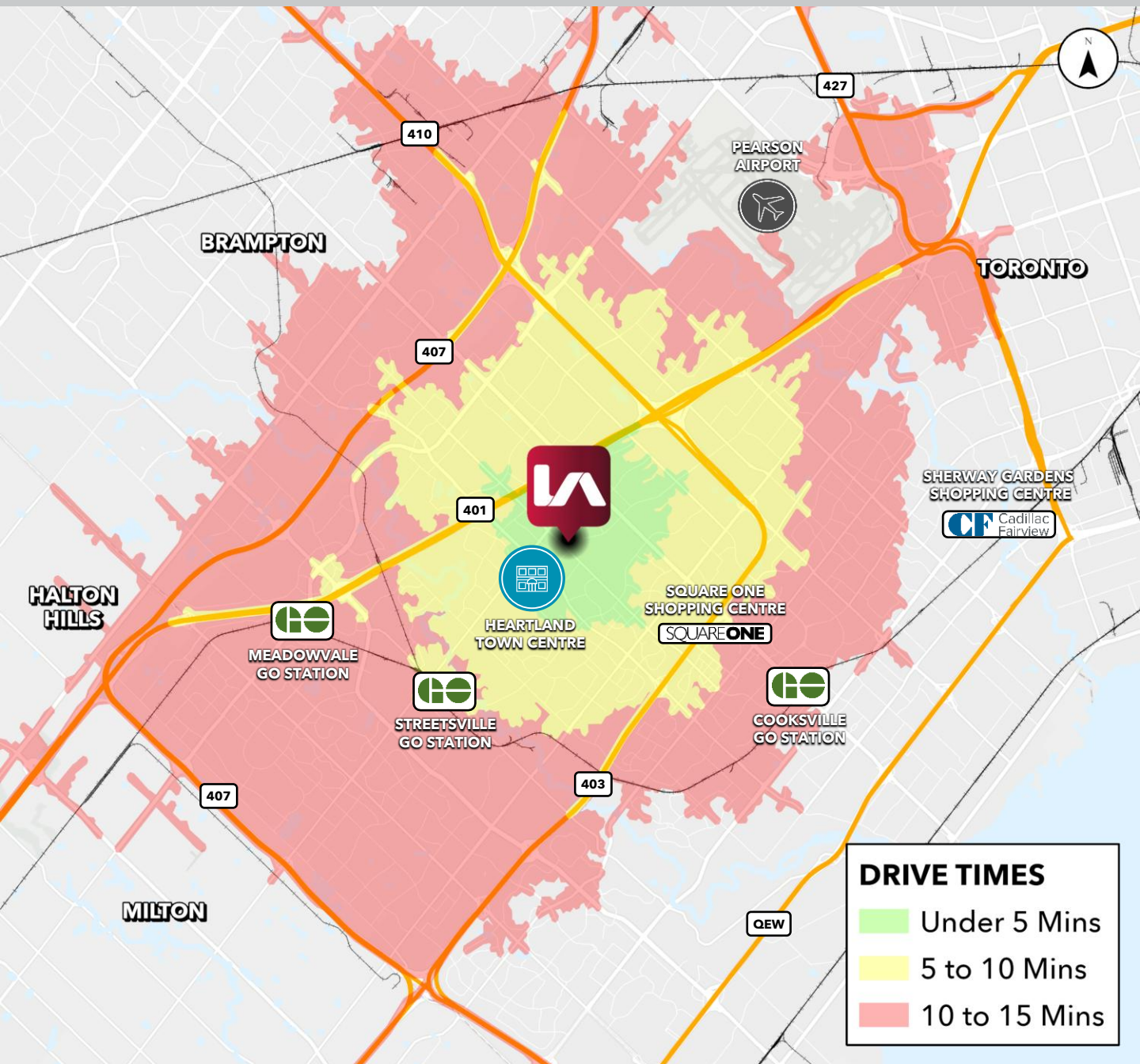
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LOCATION

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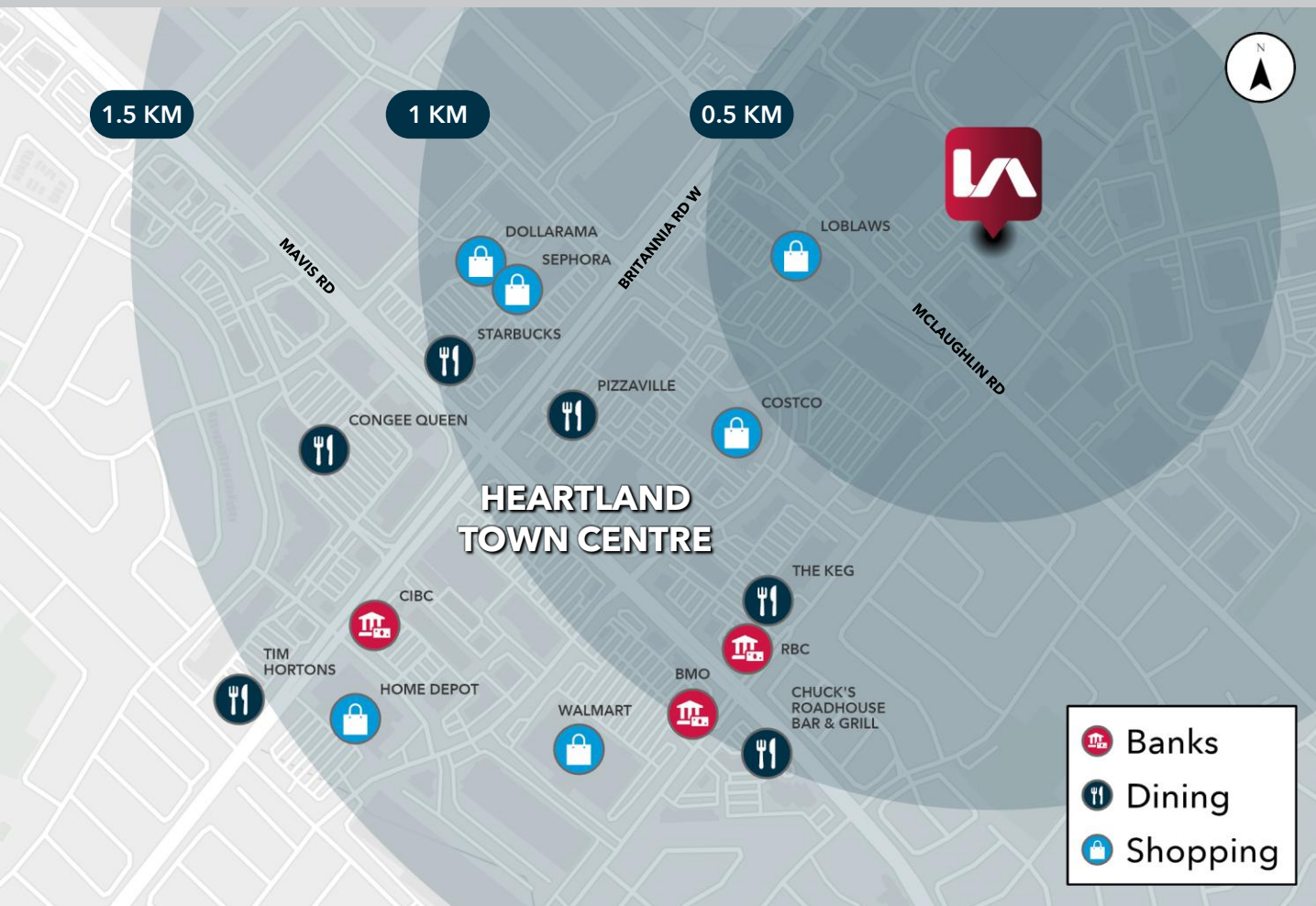
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AMENITIES

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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**

