# **2425 MATHESON** BOULEVARD EAST



MISSISSAUGA, ON



2425 Reğus

TEMENOS







2425 Matheson Boulevard East, Mississauga, Ontario is an 8-storey, 187,837 sq. ft., LEED Gold Certified office building anchored by global communications firm Ericsson.

Located in the Airport Corporate Centre and within close proximity to Highways 401, 427 and the 407, the building provides tenants with ease of access to the surrounding area and the entire GTA.

2425 Matheson Boulevard has one immediate vacancies of 8,727 sq. ft. of office space available for lease.

### **Building Specifications**

#### Size

- Building: 187,837 sq. ft.
- Typical Floor: 23,095 sq. ft.
- Floors: 8

#### **Sustainability**

- LEED Gold Certified
- BOMA Best Gold Certified

#### Parking

 4/1000 sf outdoor, idoor and EV parking available

#### Telecommunications

 Full fibre optics and satellite reception capabilities (Bell & Rogers)

#### Electrical/Lighting

 347/600 volts, 3 phase, 4 wire

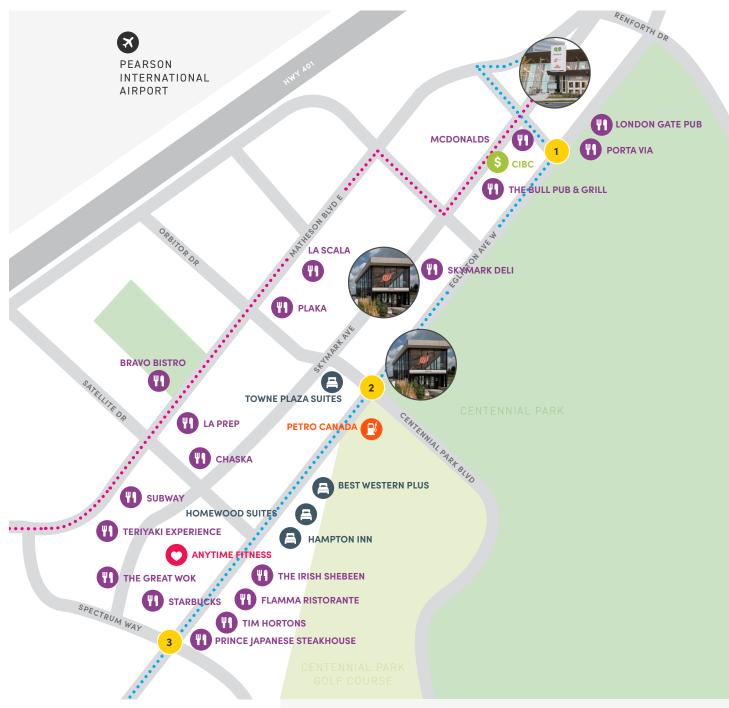
#### Security

- Card access afterhours and for elevators.
- Cameras in parking lot an dentryways.

#### **HVAC**

- Three gas fired boilers provide heating to the building.
- Compartmental air handling units provide cooling to the building.
- Hours of Operation: Monday to Friday from 7:00 a.m. to 7:00 p.m.

## **Amenities**



Only 10 minutes from Toronto's Pearson International Airport, 2425 Matheson's location puts it in a convenient position for business travelers as well as the area's great amenities such as restaurants, shopping, fitness centres, golf courses, hotels and banks.

#### 1

Renforth Station MiWay: 7, 21, 24, 35, 35A, 39, 43, 87, 107, 109 TTC: 32A, 112B GO Transit: Pearson Airport - Richmond Hill Square One/North York Finch Terminal

#### 2 Orbitor Station MiWay: 35, 35A, 87, 107, 109

#### TRANSIT ROUTES



Spectrum Station (MiWay - 35, 35A, 87, 107, 10)



BRT 107/109, 35, 112 - every 8 minutes 23 minutes to Square One 15 minutes to Kipling Station

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Route 7 - every 12 minutes 15 minutes to Pearson International Airport

For more information about the property or to arrange a tour, please contact:

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