



\$1.50
Cooperating
Broker Fee

For Sublease: Office

2085 Hurontario Street

Fully Furnished 5,207 SF Ground Floor Suite in Mississauga

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Here is where your business will *grow*.

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2085 Hurontario Street



5,207 SF fully furnished ground floor suite in like new condition at Hurontario Street and QEW in Mississauga.

Furniture
Included



Suite 101/103
± 5,207 SF



Parking
3 unreserved/1,000 SF
Leased at \$45.00/stall per month



Sublease Term:
September 29, 2031
Availability
June 1, 2024



Net Rent
\$19.00 PSF
Additional Rent (2024)
\$19.47 PSF



Listing Agent
David Ranson*
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*Sales Representative

Property Highlights

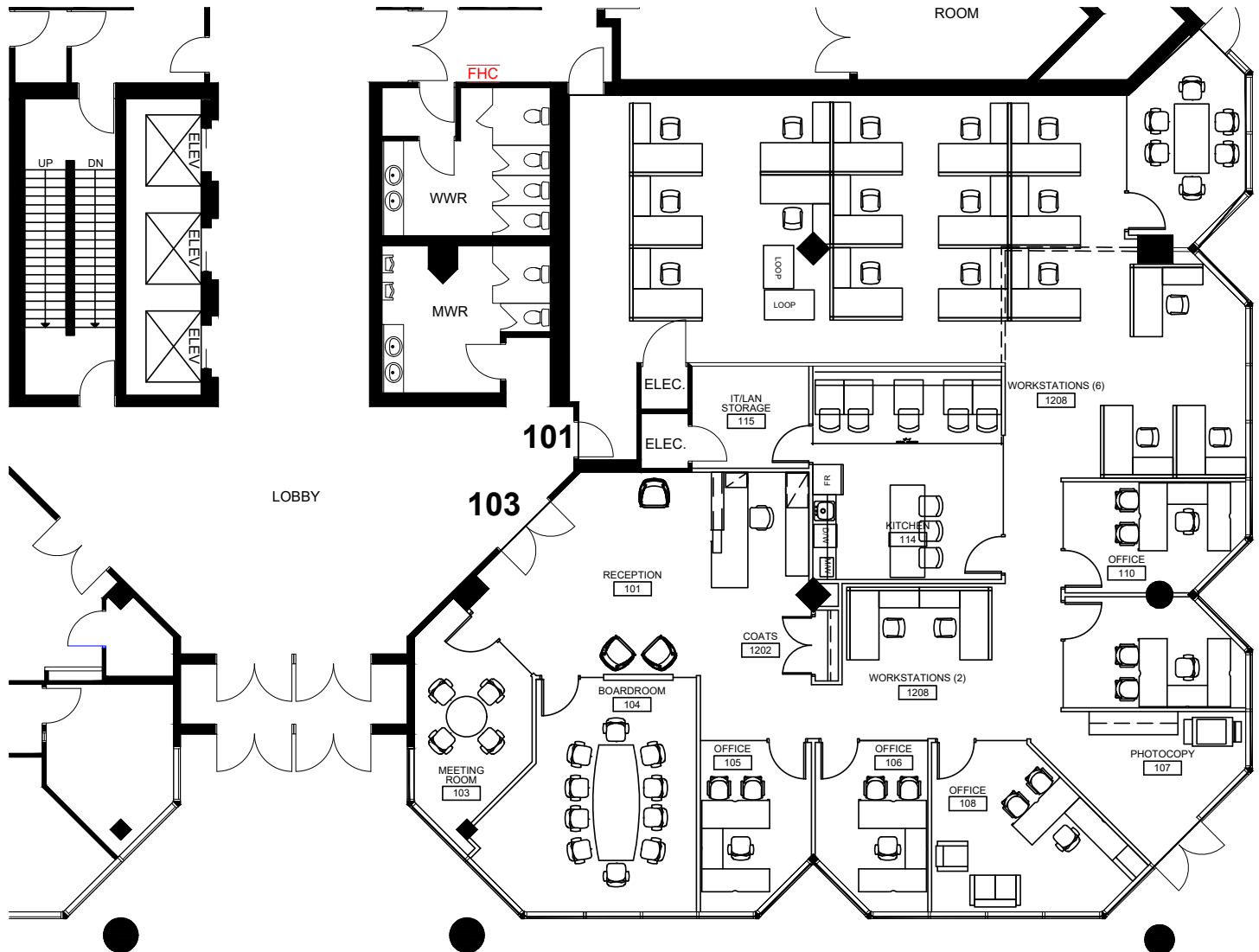
- Located on Hurontario Street, just North of QEW interchange
- Building owned by Trillium Health partners, who also occupy space in the building
- Fully Furnished and in “like new” condition
 - Suite 103 (3,715 SF) first occupied in 2021
 - Suite 101 (1,492 SF) first occupied in 2022

2085 Hurontario Street



Floor Plan

Suite 101/103



Space Breakdown

- 19 workstations
- 5 offices
- 1 x 4-person meeting room
- 1 x 6-person meeting room
- 1 x 10-person boardroom
- Large reception area
- Lounge has a capacity of 13

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Leasehold Improvements



Suite 103 built out in 2021

3,715 SF x \$65.00 = \$241,475.00

Suite 101 built out in 2022

1,492 SF x \$60.00 = \$89,520.00

\$330,995

Total Leasehold
Improvements



Furniture Inventory



- 1 --- 4-person meeting room
- 1 --- 10-person boardroom with credenza
- 1 --- 6-person meeting room
- 3 --- Lounge reception chairs
- 4 --- Private offices with U shaped desks. 1 task chair & 2 guest chairs
- 1 --- Executive office with L shaped desk, storage tower, 1 task chair, 2 guest chairs, lounge chair and love seat.
- 19 - 6' x 6' workstations with OHSB & BF mobile ped.
- 4 --- Bar stools in kitchenette
- 5 --- 30 x 24 tables, 6 chairs and 2 banquette lounge seats in the kitchenette

Total cost:

Suite 103 - \$103,189.42 (new 2021)

Suite 101 - \$92,338.85 (new 2022)

\$195,527.27

Total
Furniture Costs



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