

Airport
Corporate
Centre



2680

Matheson Blvd. East



POLARIS REALTY

20 Things To Know About 2680

Matheson

1. Class **A**, 5 storey **126,000** sq. ft. suburban office
2. Construction is completed
3. Excellent signage and exposure opportunity
4. **26,700** sq. ft. typical floor plate
5. Curtain wall façade, generous window lines
6. Efficient 30' x 30' bays, **9' ceilings** (10' on ground floor)
7. State of the art Life Safety and Security Systems
8. Advanced **fibre optic** communications; multiple providers
9. **Diesel power** back up available
10. **Four per 1,000** parking, over 100 reserved underground parking stalls
11. Part of Polaris' portfolio of Matheson Boulevard properties
12. Three high speed **Smart logic** elevators – all servicing underground direct
13. Base rents starting at **\$19.75 / \$21.75 psf pa with \$30 TIA** (10 yr term)
14. Shorter lease terms available
15. Additional rents from **\$13.00 psf pa (est.)**
16. Excellent highway and **public transportation access**
17. Heated basement storage available
18. Modern washroom fixtures with touchless control
19. Combination VAV compartmental DX HVAC systems, **30 control zones** per floor
20. 20 cfm per person make up air **with humidification** and energy management

www.polarisrealty.com

For leasing information
Contact listing agent:
Jim O'Reilly or Steve Peres
Lennard Commercial
905.625.5020



POLARIS REALTY

Airport
Corporate
Centre

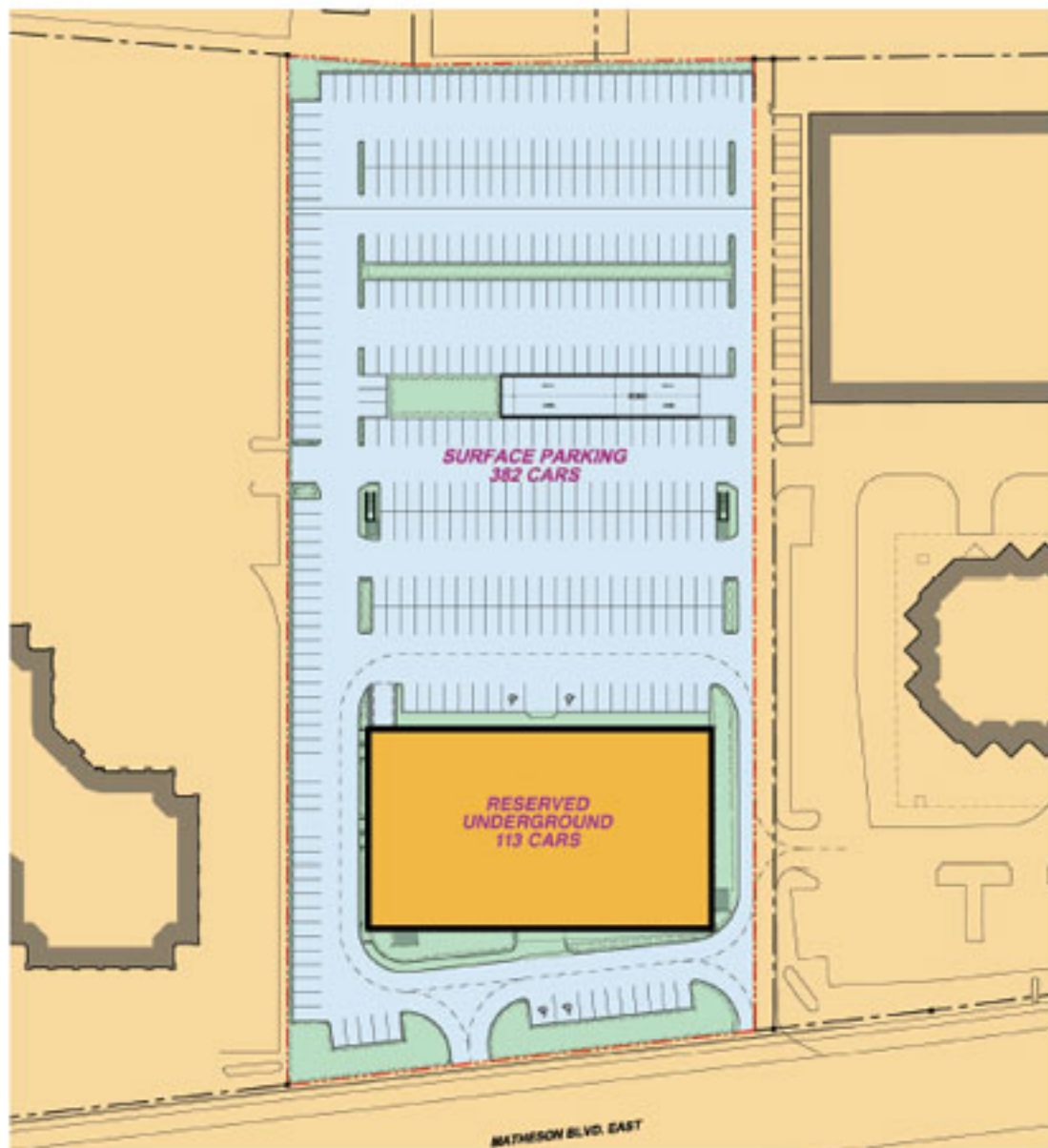
2680

Matheson Blvd. East

SITE PLAN



POLARIS REALTY



Airport
Corporate
Centre

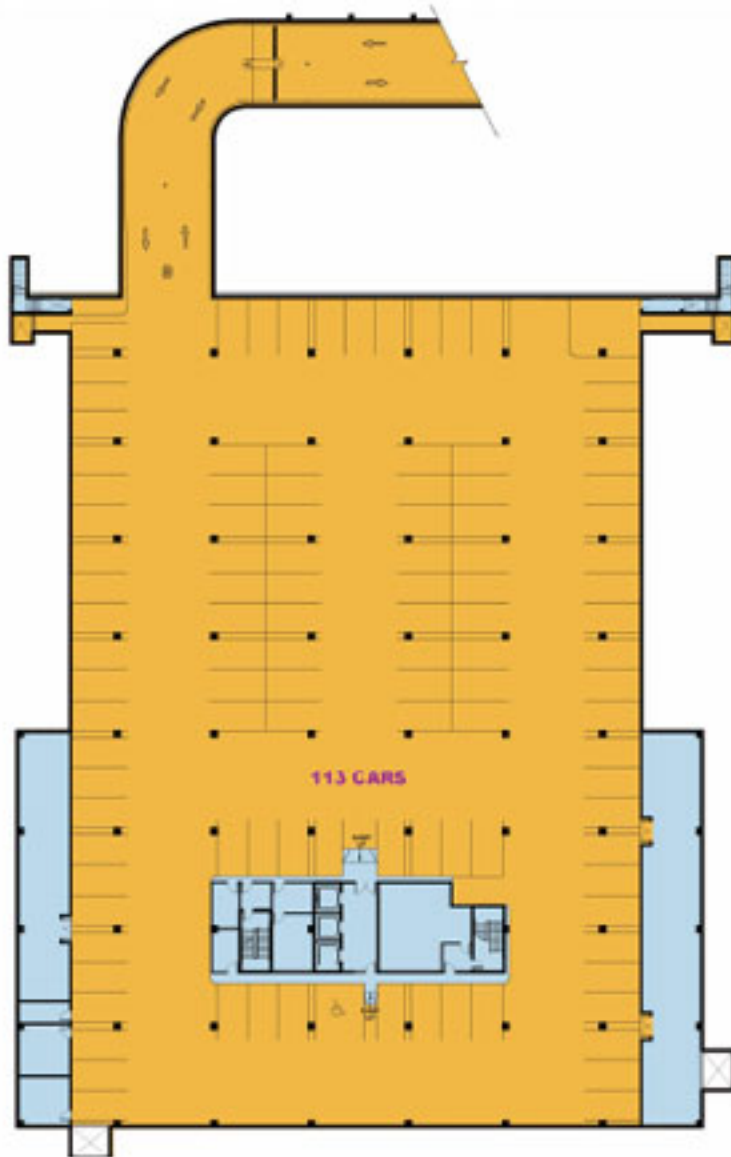
2680

Matheson Blvd. East

UNDERGROUND PARKING PLAN



POLARIS REALTY



Airport
Corporate
Centre

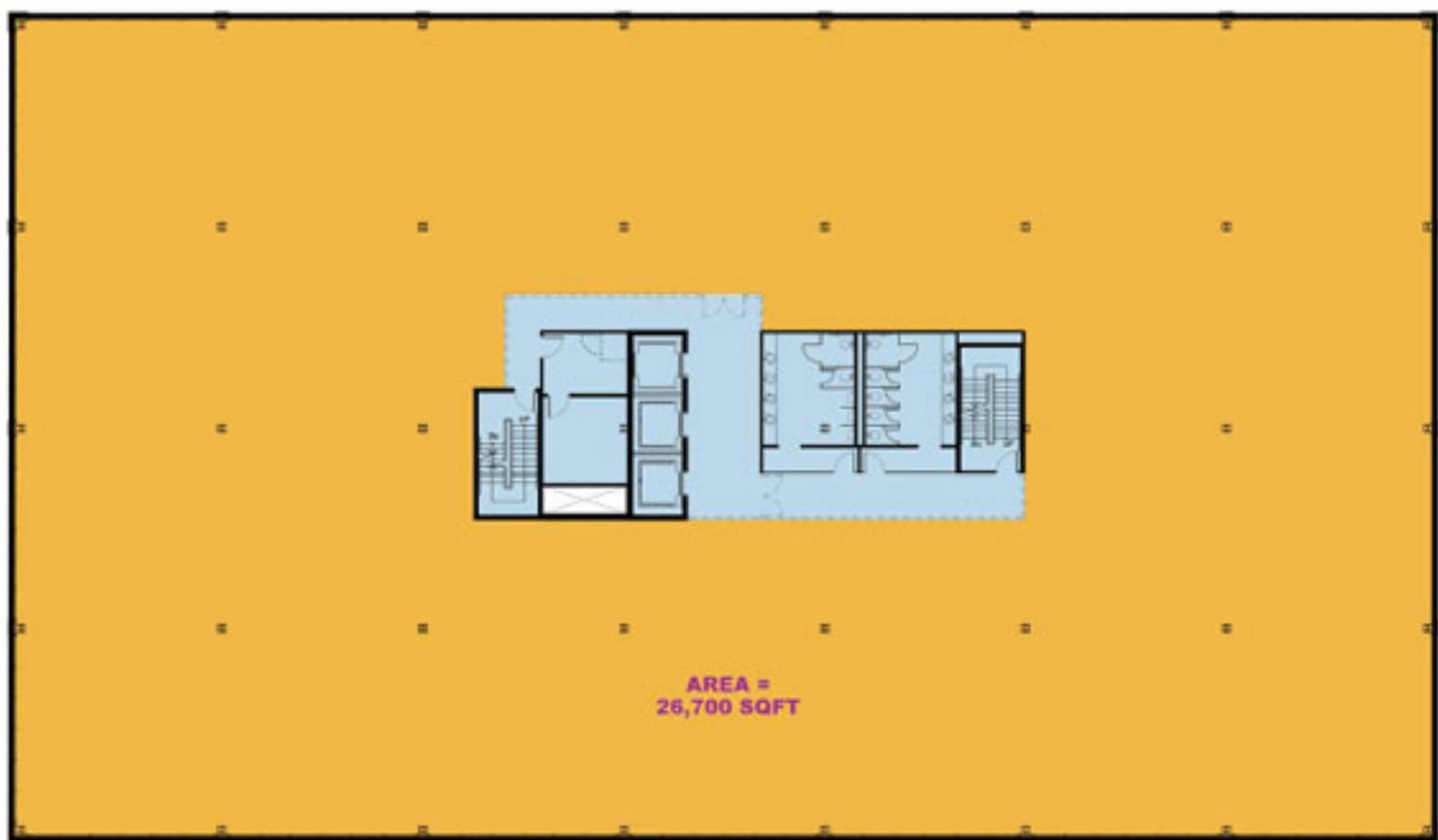
TYPICAL FLOOR PLAN



POLARIS REALTY

2680

Matheson Blvd. East



Airport
Corporate
Centre

GROUND FLOOR PLAN

2680

Matheson Blvd. East



POLARIS REALTY

