

 **aerocentre**

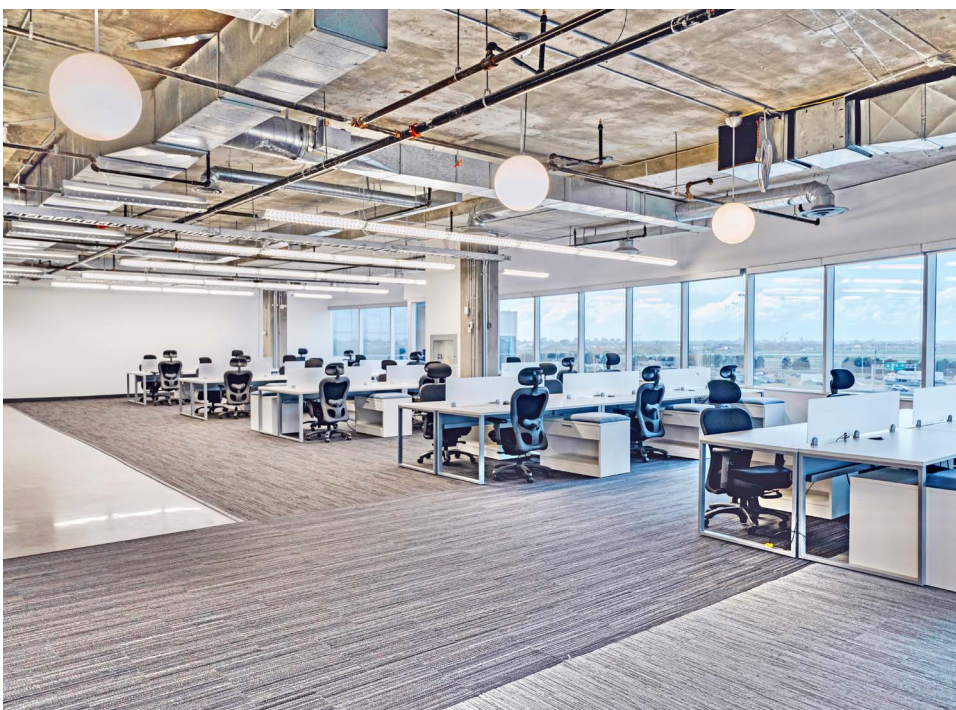
5520 EXPLORER DRIVE

A market leader in combining elevated tenant experience with superior first-class buildings — AeroCentre is one of the most distinctive office complexes in the GTA.



WHAT'S AVAILABLE?

| SUITE | SIZE | TIMING | ASKING RENT | COMMENTS |
|-----------------|-----------|--------------|-------------|---|
| Suite 103 | 4,000 SF | Immediate | \$19.50 PSF | Ground floor suite with full height windows. Suite is in open base building condition ready for improvements. |
| Suite 201 | 3,400 SF | Feb. 1, 2026 | \$19.50 PSF | Built-out suite in move-in-ready condition with private offices, a boardroom, a kitchenette, an open area, and a reception area. |
| Suite 300 | 25,615 SF | Immediate | \$19.50 PSF | Full floor base building suite ready for tenant improvements. Building top signage opportunity available. Can be demised. Newly constructed washrooms. |
| Suite 400 | 20,738 SF | Immediate | \$19.50 PSF | Built-out suite in move-in-ready condition with private offices, meeting rooms, an open area, and a kitchenette. |
| Suite 402 | 4,851 SF | Immediate | \$19.50 PSF | Built-out suite in move-in-ready condition with private offices, a boardroom, a kitchenette, and an open area. |
| Suite 400 & 402 | 25,589 SF | Immediate | \$19.50 PSF | Suite 400 and 402 combine to offer a full-floor layout in move-in-ready condition. Currently configured as an open, contiguous space, the suites can be demised |



T&O (2026 EST.)
\$17.02 PSF

FEATURES



HWY 401-facing top of building signage opportunity available



Immediate access to Highways 401 & 427



High-end on-site fitness facility



Hybrid shuttle service to subway and from Kipling



Flexible suite sizes with expansion opportunities



Greenspace at your doorstep



Newly constructed tenant townhall space



On-site food service operator



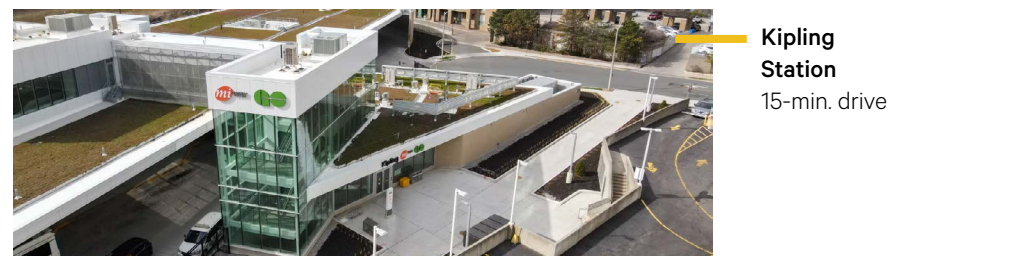
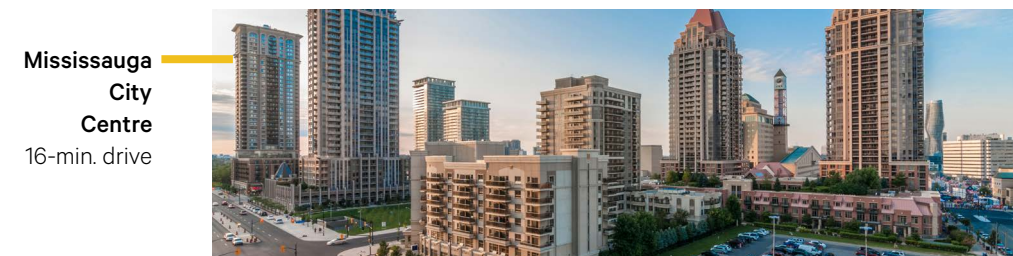
Access to small conference room



CONNECTED TO MISSISSAUGA, THE GTA & THE WORLD

Exceptional accessibility with excellent highway exposure

Conveniently located south of Toronto Pearson International Airport and the 401, Aerocentre is accessible by car and public transit. Multiple bus routes connect commuters from the campus to major transit hubs for seamless transfers to MiWay and the TTC, while drivers can reach Highways 401, 403 and 427 within five-minutes.

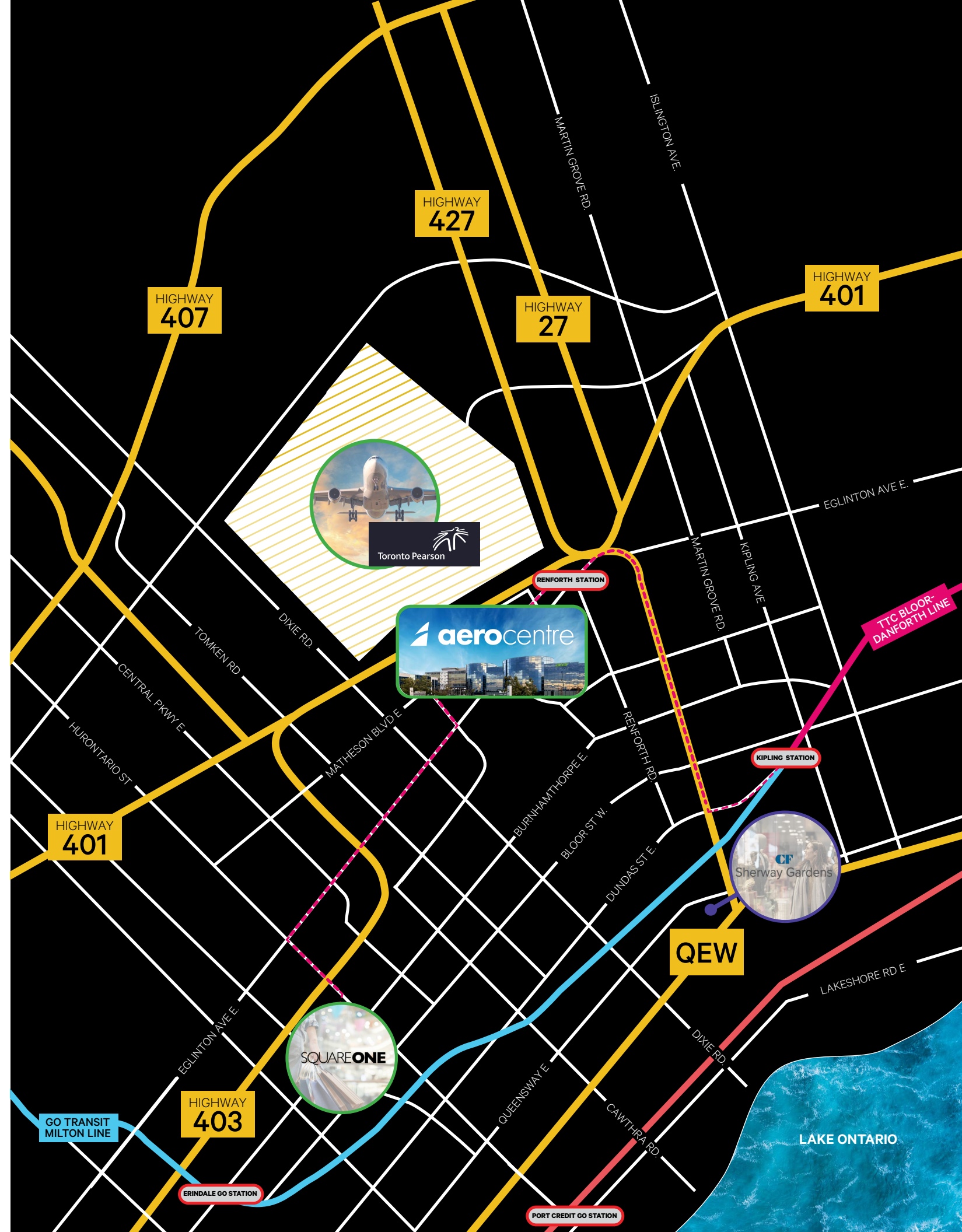


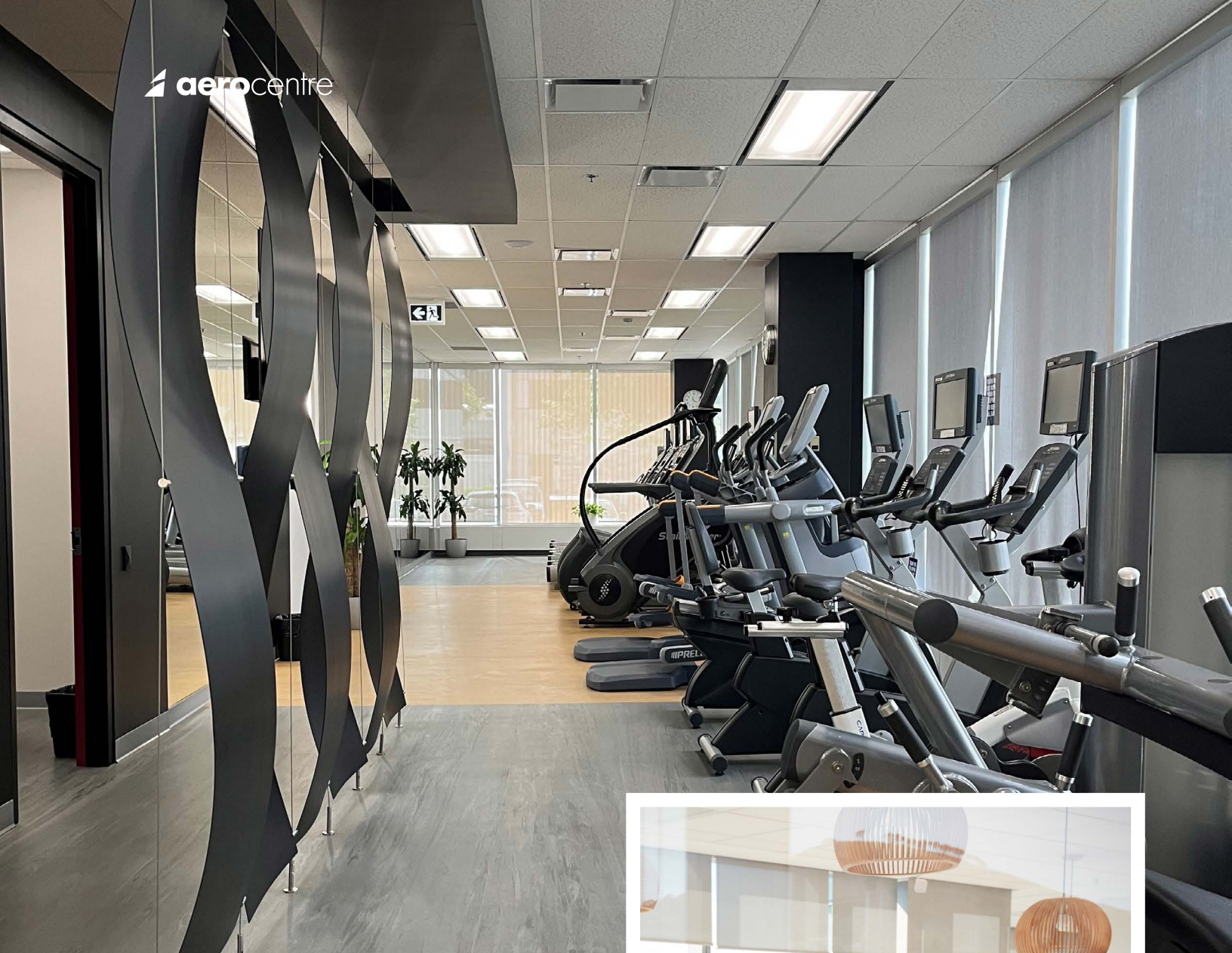
30+
restaurants
within 2.5km

5 MIN
walk to closest
MiWay stop

9 MIN
to Renforth
Station

4 MIN
to Highways
401 & 403





AN ELEVATED EMPLOYEE EXPERIENCE

Aerocentre offers first-class on-site amenities that are guaranteed to elevate the employee experience.



WELLNESS FOR ALL

Aerocentre's newly upgraded 7,000 SF state-of-the-art fitness centre plays a major role in helping businesses achieve their goals and support their employees' wellness and lifestyles while on campus.

Offering customized individual fitness programs, personal training by certified instructors, group fitness classes, and cardio and strength conditioning equipment, Aerocentre employees can enjoy the convenience of having a world-class facility at their disposal.

HYBRID SHUTTLE SERVICE

One of Aerocentre's most coveted offerings is its hybrid shuttle bus service that provides daily rush hour service for employees to connect to Kipling Subway Station.



BOOKABLE CONFERENCE SPACE

Newly updated conference space equipped with high-end tech for all virtual or call meetings. Sits 10 comfortably around boardroom table. Provides separate kitchenette with sink and mini fridge for meeting refreshments.

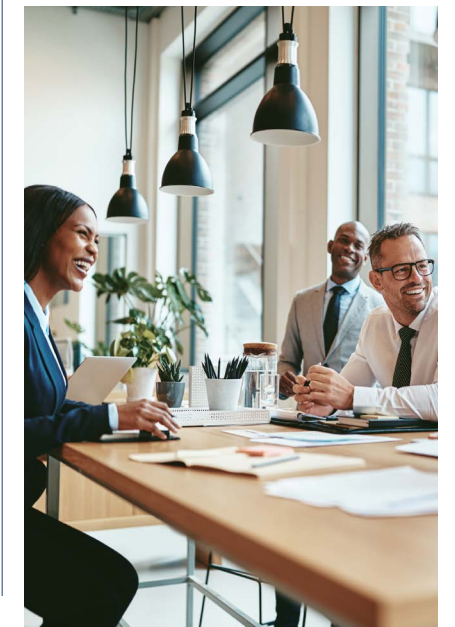
STAY CONNECTED

Aerocentre is conveniently situated within a five-minute walk from eight local restaurants, with another 24 food options located within a five-minute drive.

Doing business with clients or co-workers from out of town is just as convenient, with Aerocentre's campus located just south of Toronto Pearson International Airport, with five hotels located within a five-minute drive of the campus.

NEWLY CONSTRUCTED TOWNHALL

The newly constructed Town Hall offers a state-of-the-art setting for gatherings, featuring luxurious soft seating, cutting-edge technology for all meeting types, and the convenience of an on-site food service provider.



PRIORITIES IN SUSTAINABILITY & BETTER ECO PRACTICES

Our Programs & Features

Sustainability is a top priority at AeroCentre, and all of the buildings within the complex are BOMA BEST Gold certified with the exception of 5550 Explorer Drive which holds Platinum designation. BOMA BEST is a national green building certification program that addresses standards for energy and environmental performance of existing buildings. Its Sustainable Buildings certification recognizes excellence in energy and environmental management and performance in commercial real estate.

The exterior of the building consists primarily of double glazed blue vision glass and single glazed blue spandrel panels. The glass offers medium solar control, reducing the amount of direct light, and therefore heat, that finds its way into the building. This reduces the need to excessively cool the buildings, reducing overall energy consumption at AeroCentre.



Risk Management with Riskwise Live —

The program provides Environmental, Health and Safety (EHS) Risk Management Service by correctly identifying, managing, and monitoring risks, and helping to establish the procedures to eliminate or control hazards.

Monthly reports, in addition to annual inspections, provide updates on the status of current levels of statutory compliance plus a general summary of current and planned initiatives to decrease risk while simultaneously prioritizing both personal and environmental health and safety in the workplace.

Intelligent Building Systems & Energy Management —

The buildings of AeroCentre also feature T8 and electronic ballast lighting technology, LED lamps in their lobbies, and LED exit lights. In an effort to reduce unnecessary energy usage, interior lights are managed by a computerized lighting control system, and override switches allow tenants to turn lights on in various work areas should they require additional lighting outside of regular business hours. These fixtures automatically turn off after the override has been activated within two hours for added energy conservation.

Additionally, all washroom lights at AeroCentre are controlled by motion sensors to conserve energy, and all washroom facilities are equipped with water efficient and hands-free toilets, faucets, and soap dispensers with water efficient and hands-free urinals in the men's washrooms.

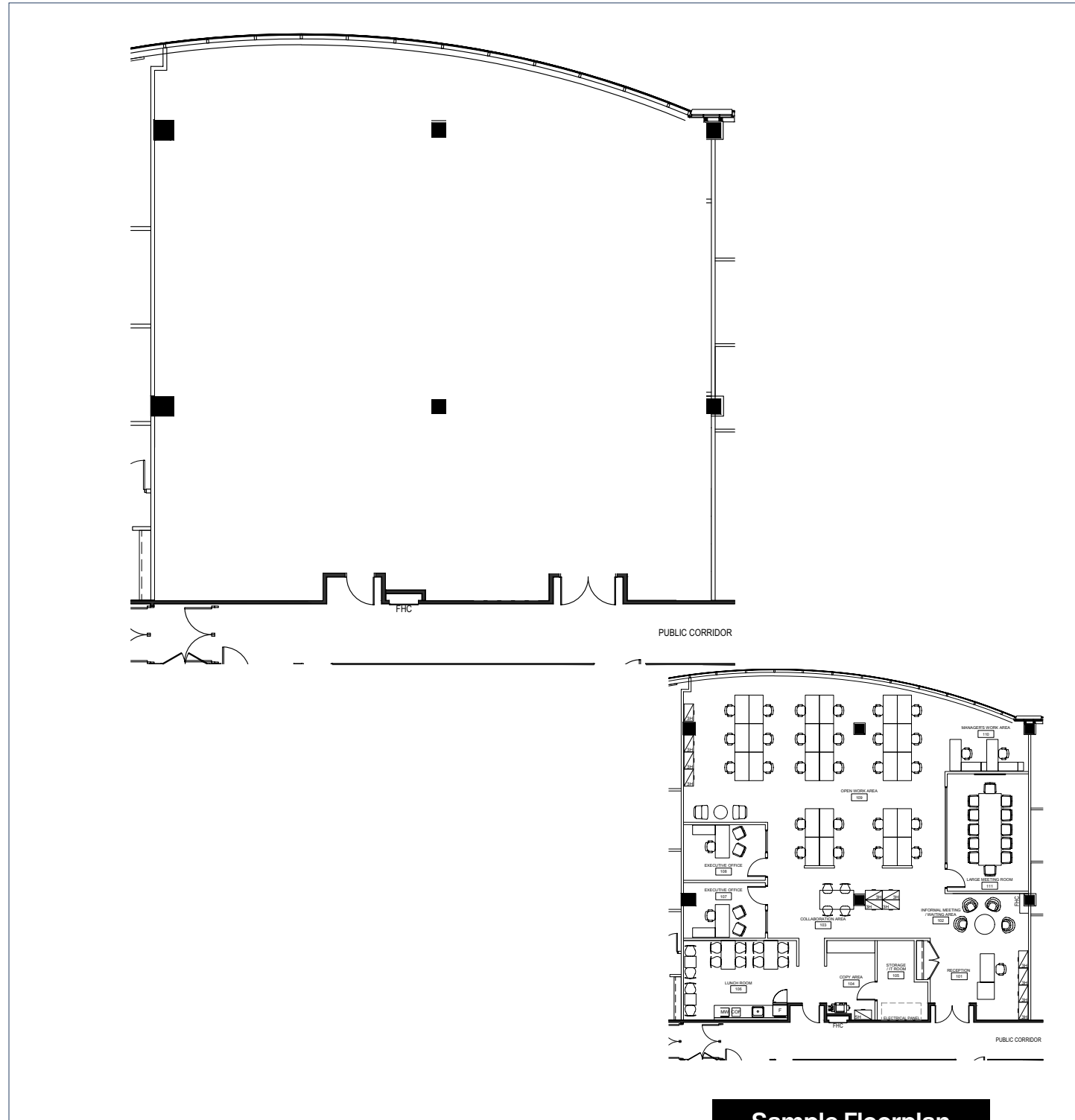


Heating & Cooling —

In terms of heating and cooling, AeroCentre has nine gas fired rooftop air handling units provide heating and cooling throughout each building. The temperature of each floor is controlled and distributed by variable temperature, variable volume air distribution boxes (WT). These in turn are controlled by the Johnson Controls Metasys BAS complete with night set back controls for energy efficiency. Supplemental heating is provided by electric heaters located at the perimeter walls of the buildings in order to conserve energy.

5520 Explorer Drive
Floorplans

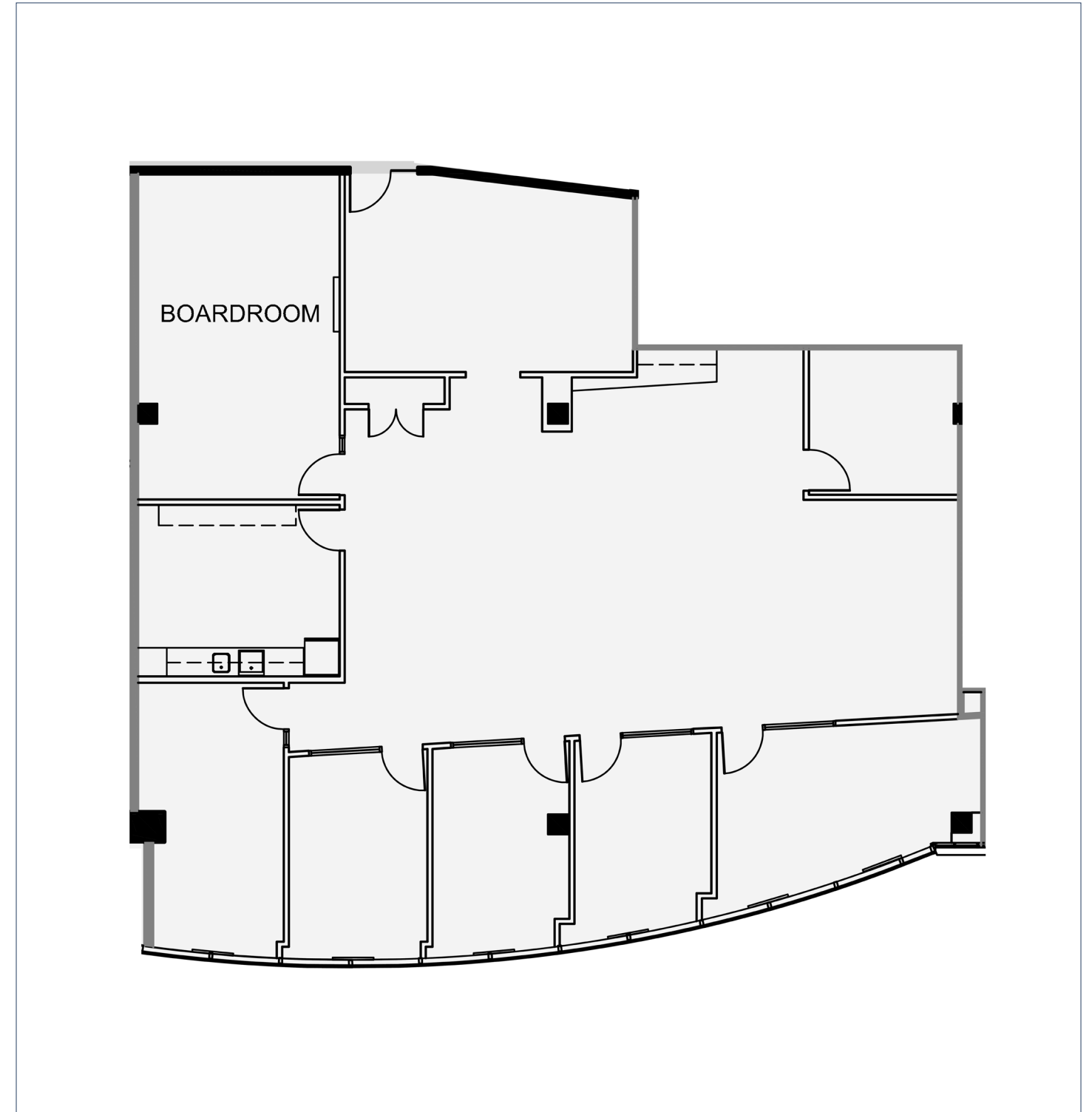
Suite 103
Rentable Area = 4,000 SF



Sample Floorplan

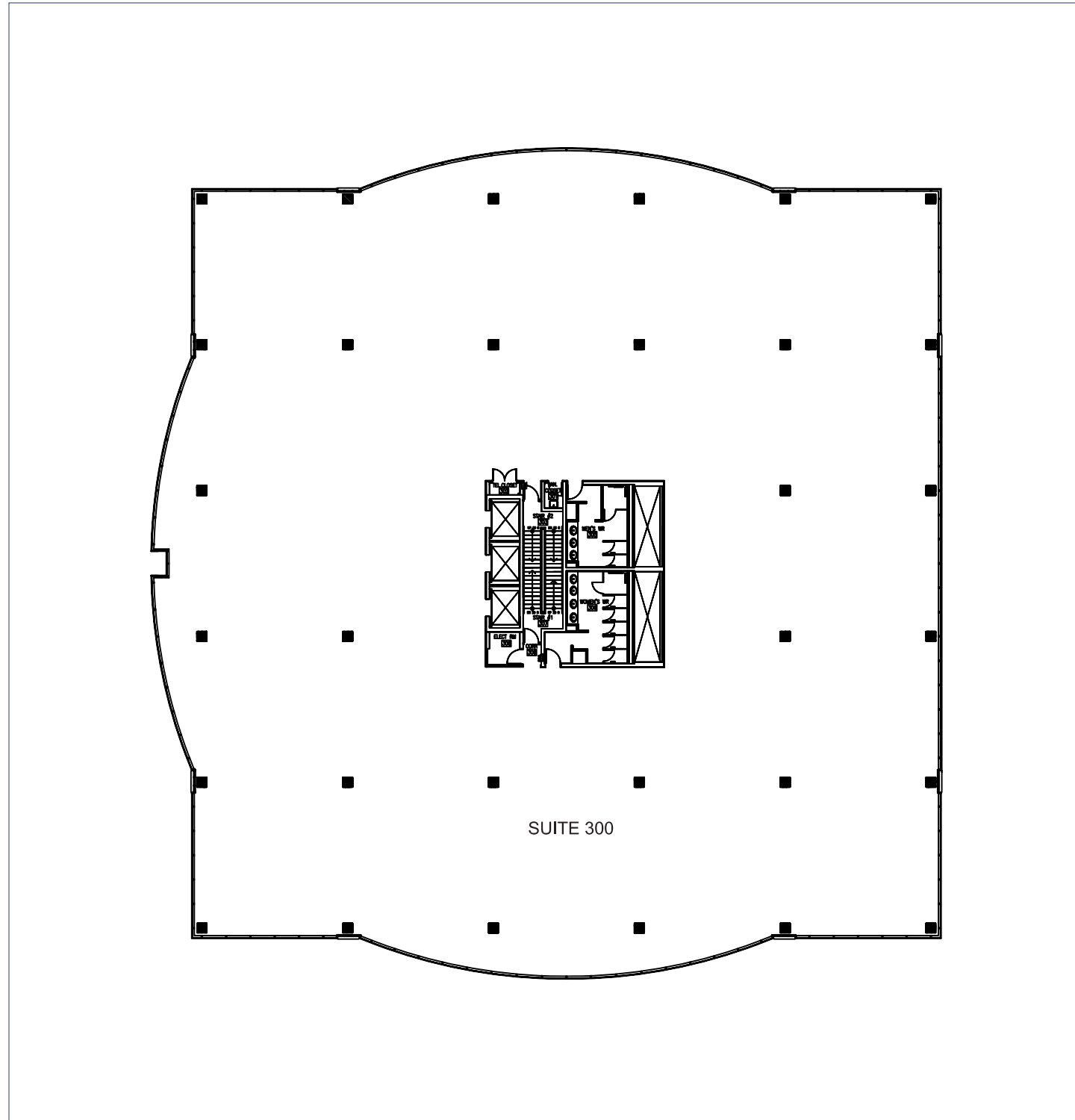
5520 Explorer Drive
Floorplans

Suite 201
Rentable Area = 3,400 SF



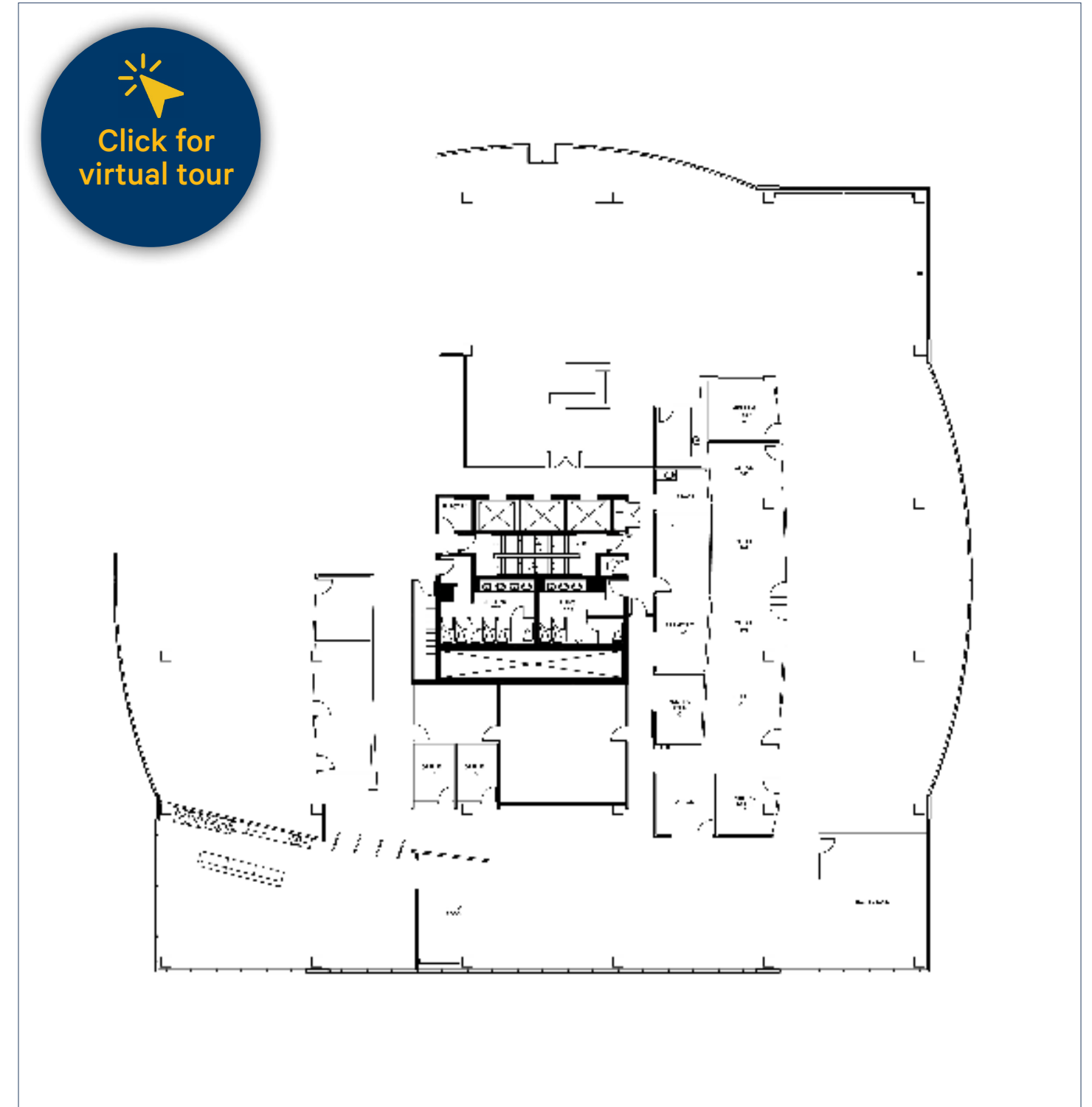
5520 Explorer Drive
Floorplans

Suite 300
Rentable Area = 25,615 SF



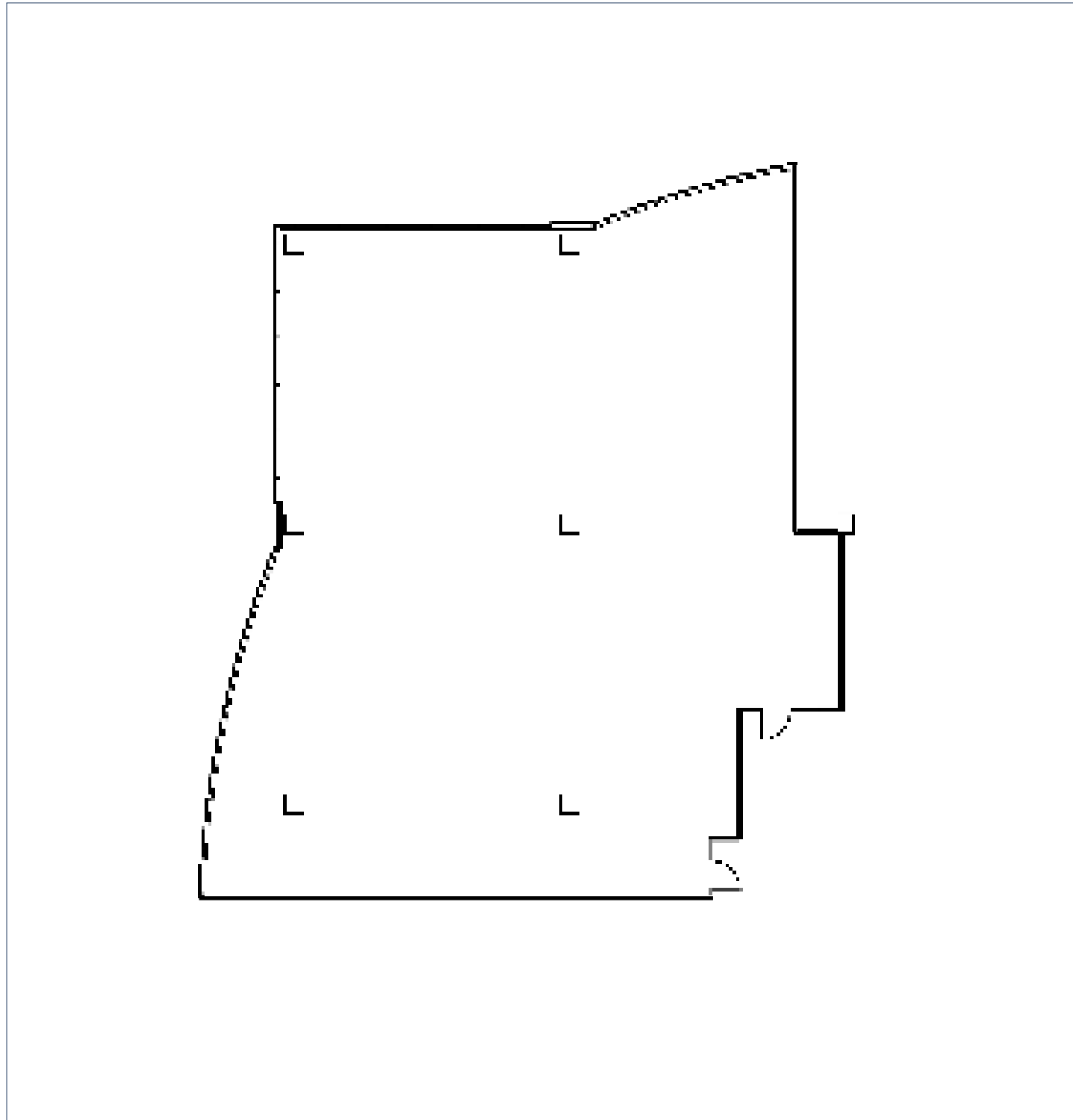
5520 Explorer Drive
Floorplans

Suite 400
Rentable Area = 20,738 SF



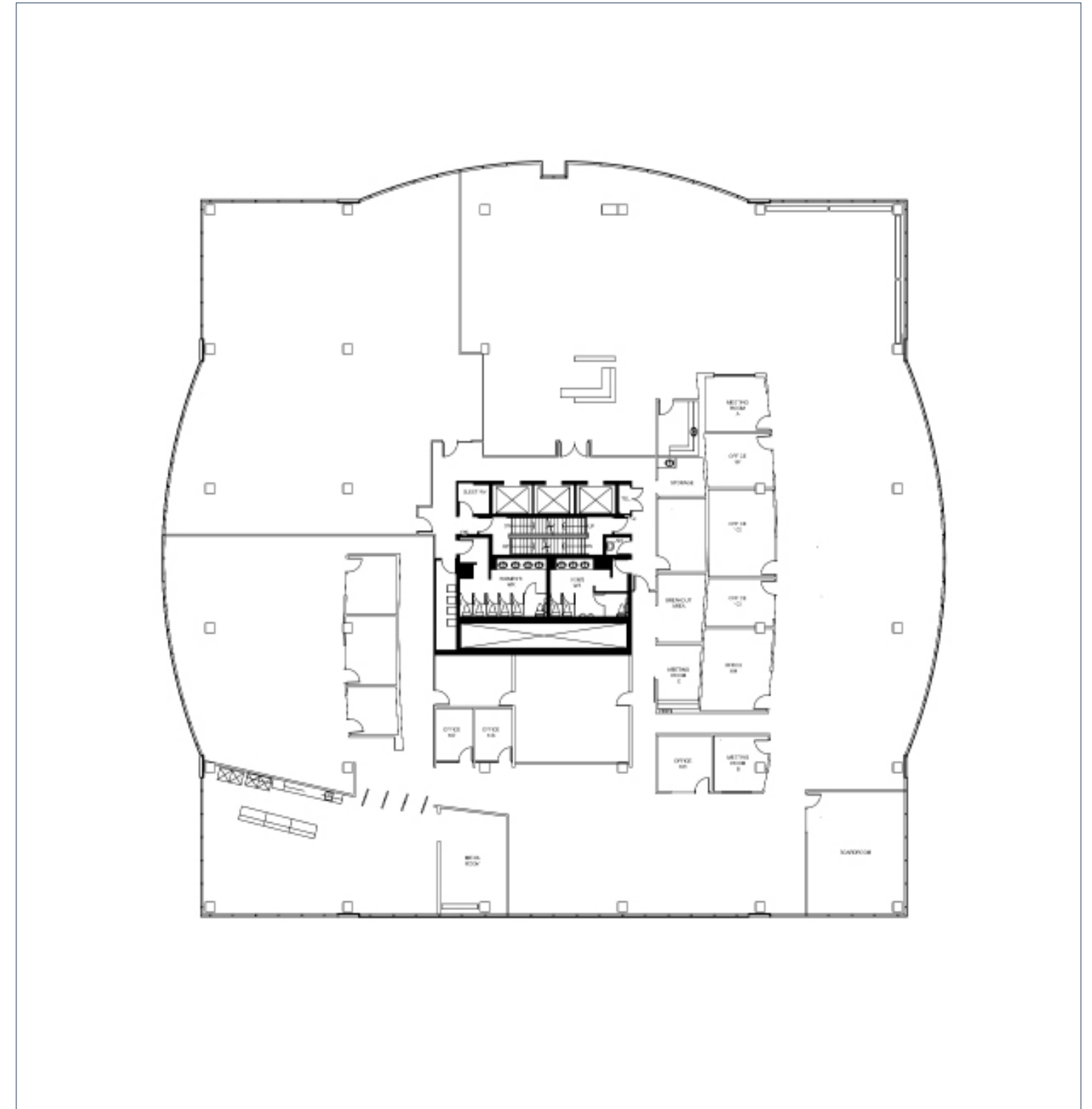
5520 Explorer Drive
Floorplans

Suite 402
Rentable Area = 4,851 SF



5520 Explorer Drive
Floorplans

Suite 400 & 402
Rentable Area = 25,589 SF





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