



# 5350 CREEKBANK RD

MISSISSAUGA, ON

**FOR SALE**  
OR  
**FOR LEASE**

UNIQUE FREESTANDING BUILDING  
UP TO 55,986 SQ. FT. AVAILABLE  
WELL APPOINTED BUILT-OUT SPACE

For More Information, Please contact:



**Kay Locke\***  
Senior Vice President  
416 798 6268  
kay.locke@cbre.com

**Pat Viele\***  
Executive Vice President  
416 495 6258  
pat.viele@cbre.com

**Chris Bournakas\*, SIOR**  
Executive Vice President  
416 798 6246  
chris.bournakas@cbre.com

# 5350 CREEKBANK RD MISSISSAUGA, ON

## PROPERTY DETAILS

**BUILDING SIZE** 55,986 SQ. FT.

**OPTION 1 FULL BUILDING** 55,986 SQ. FT.

**OPTION 2 FLOOR 1** 27,993 SQ. FT.

**OPTION 3 FLOOR 2** 27,993 SQ. FT.

**AVAILABILITY** IMMEDIATE

**PARKING** 207 STALLS

## LEASE OFFERING

**NET RENT** \$18.00 PER SQ. FT.

**TAXES & OP COST (2025)\*** \$9.51 per sq. ft.  
\* Excludes Utilities And In-Suite Janitorial Services.  
Please contact listing agents for other exclusions.

## SALE OFFERING

**ASKING PRICE** \$16,240,000  
**ASKING PRICE PER SQ. FT.** \$290

**TAXES (2025)** \$271,224.68

## COMMENTS

- **PROMINENT EXTERIOR SIGNAGE:** Offers excellent visibility for branding and company recognition from a distance.
- **SPACIOUS CAFÉ AREA:** Ideal for casual meetings and employee downtime.
- **NEWLY INSTALLED FLOORING:** Enhances the aesthetic appeal and durability of the office space.
- **HYBRID LAYOUT:** Combines private offices with an open-plan workspace to suit diverse working styles.
- **PREMIUM FITNESS FACILITY:** Equipped with state-of-the-art exercise machines and amenities.
- **GREENSPACE:** Outdoor patio sits on a professionally landscaped corner lot with ample onsite outdoor space.
- **DISTINCTIVE FREESTANDING STRUCTURE:** Offers a unique presence and identity separate from typical office complexes.
- **TRANSIT AT YOUR DOORSTEP:** Six walkable transit stops along Matheson Blvd E and at the corner of Matheson and Creekbank Rd



**E3 ZONING**  
CLICK HERE FOR BY-LAW

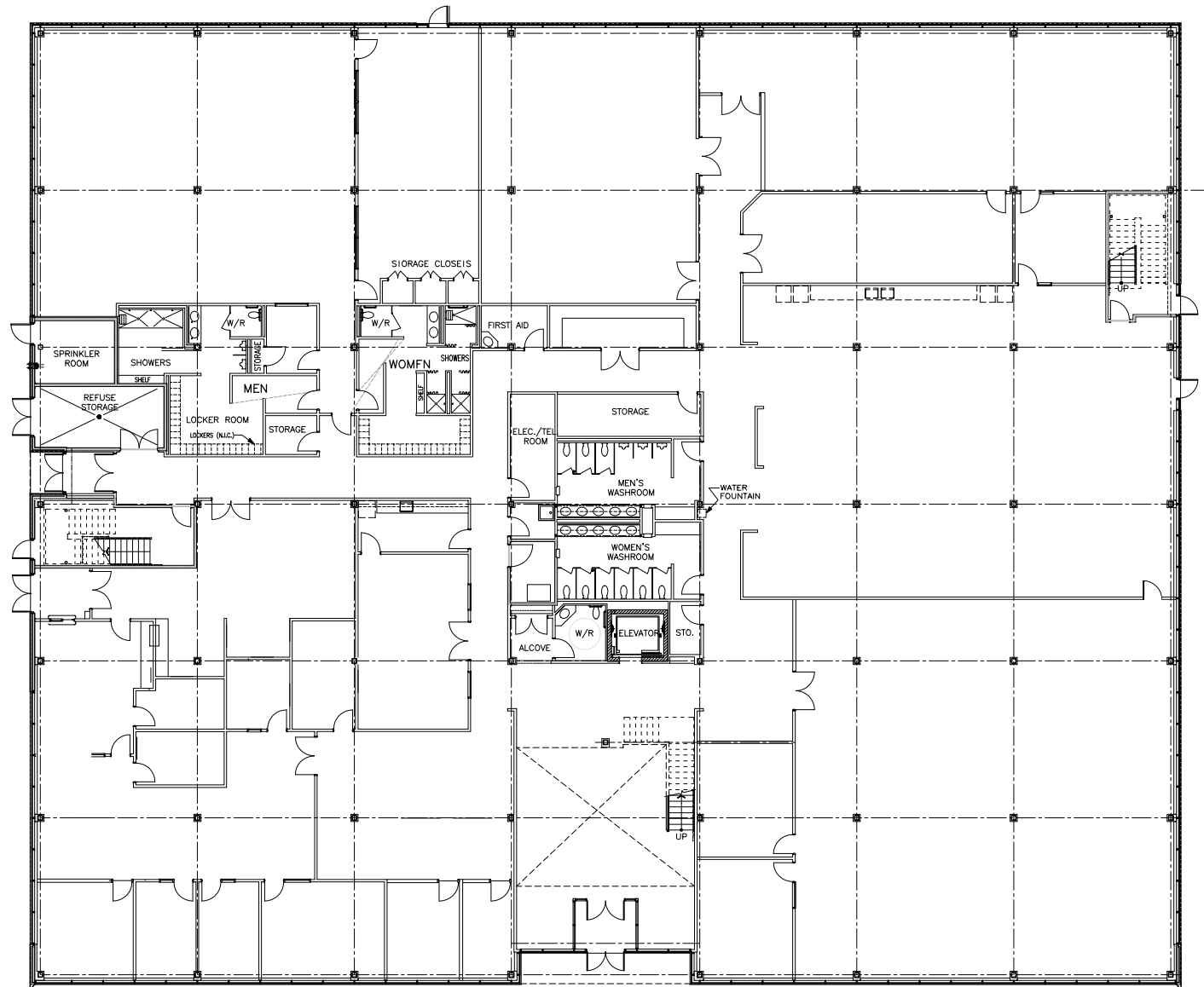


5350 CREEKBANK RD  
MISSISSAUGA, ON  
**THE SPACE**

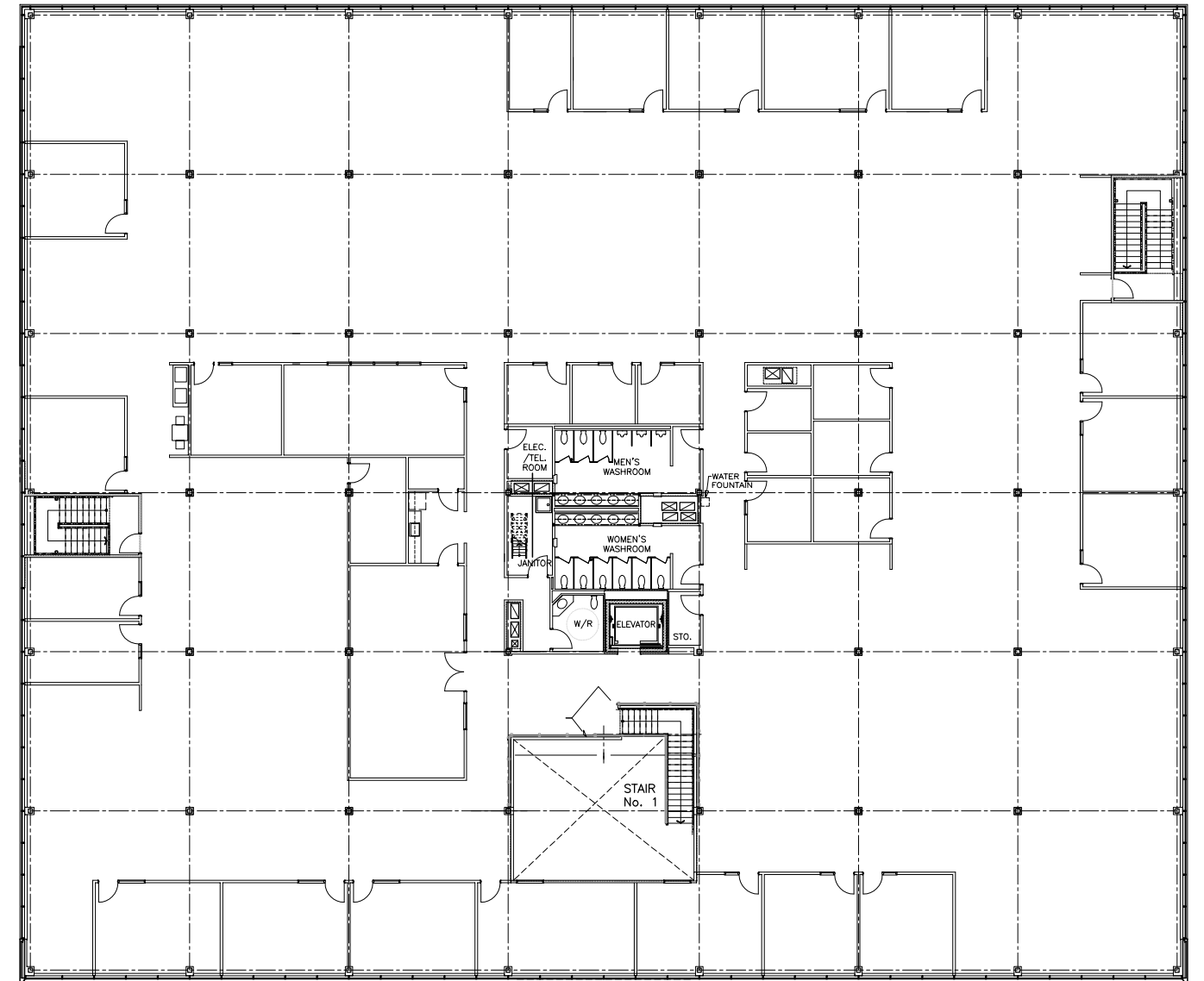


# FLOOR PLAN

## Ground Floor



## Second Floor



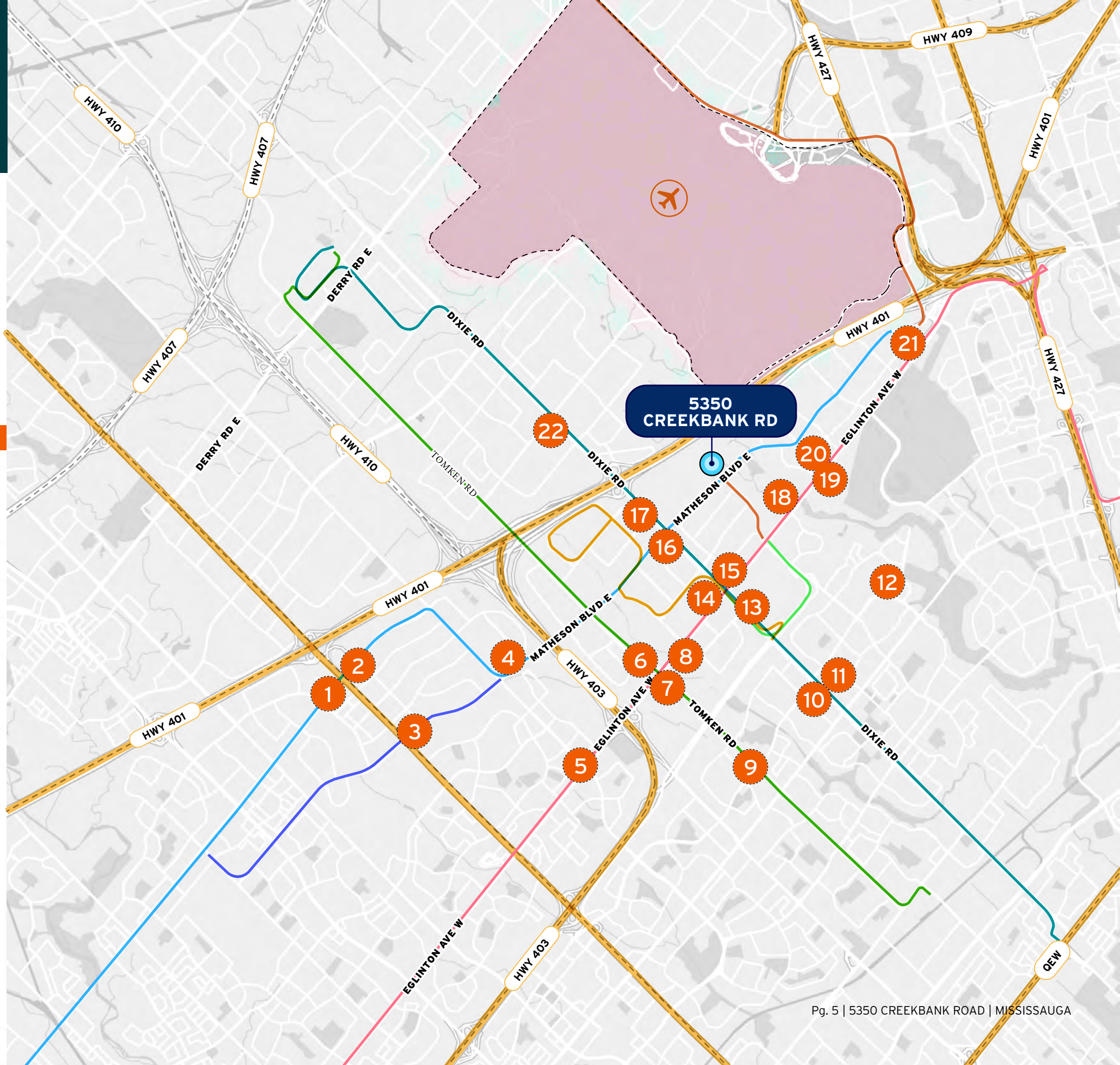
# AMENITIES & TRANSIT



- Route 35 - Eglinton
- Route 39 - Britannia
- Route 73 - Kamato
- Route 87 - Meadowvale-Skymark
- Route 43 - Matheson-Argentia
- Route 5 - Dixie
- Route 51 - Tomken
- Route 7 - Airport

## AMENITIES

- |                 |                    |                 |
|-----------------|--------------------|-----------------|
| 1. Mcdonald's   | 11. Tim Hortons    | 16. Mcdonald's  |
| 2. Tim Hortons  | Esso               | CIBC Bank       |
| Petri-Canada    | Burger King        | 17. Subway      |
| 3. Shell        | The Beer Store     | Kelseys         |
| Burger King     | RBC Bank           | Montana's       |
| Mandarin        | Winners            | 18. Tim Hortons |
| 4. Subway       | Dollarama          | 19. Tim Hortons |
| 5. Tim Hortons  | TD Bank            | 20. Subway      |
| Petro Canada    | Shoppers Drug Mart | Anytime Fitness |
| 6. Taco Bell    | Food Basic         | 21. Mcdonald's  |
| Petro Canada    | Home Sense         | 22. Shell       |
| 7. Tim Hortons  | 12. Longos         | Starbucks       |
| Subway          | Scotiabank         | 13. BMO Bank    |
| 8. Starbucks    | Starbucks          | 14. Esso        |
| Burger King     | 15. Starbucks      | Tim Hortons     |
| Tim Hortons     | LA Fitness         | 15. Staples     |
| 9. TD Bank      | Tim Hortons        | Chipotle        |
| Subway          | Staples            | Nando's         |
| Pita Pit        | Chipotle           | Subway          |
| Pizza Hut       | Nando's            | Popeyes         |
| Dairy Queen     | Subway             | Boston Pizza    |
| Bulk Barn       | Popeyes            | Wendy's         |
| 10. Tim Hortons | Boston Pizza       |                 |
|                 | Wendy's            |                 |





# 5350 CREEKBANK RD MISSISSAUGA, ON

FOR SALE  
OR  
FOR LEASE

For More Information, Please contact:

**Kay Locke\***  
Senior Vice President  
416 798 6268  
kay.locke@cbre.com

**Pat Viele\***  
Executive Vice President  
416 495 6258  
pat.viele@cbre.com

**Chris Bournakas\*, SIOR**  
Executive Vice President  
416 798 6246  
chris.bournakas@cbre.com

\*Sales Representative

CBRE Limited, Real Estate Brokerage | 5935 Airport Road, Suite 700 | Mississauga ON, L4V 1W5

**CBRE**

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, EnviroNics Analytics, Microsoft Bing, Google Earth