

 **aerocentre**

# 5560 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.



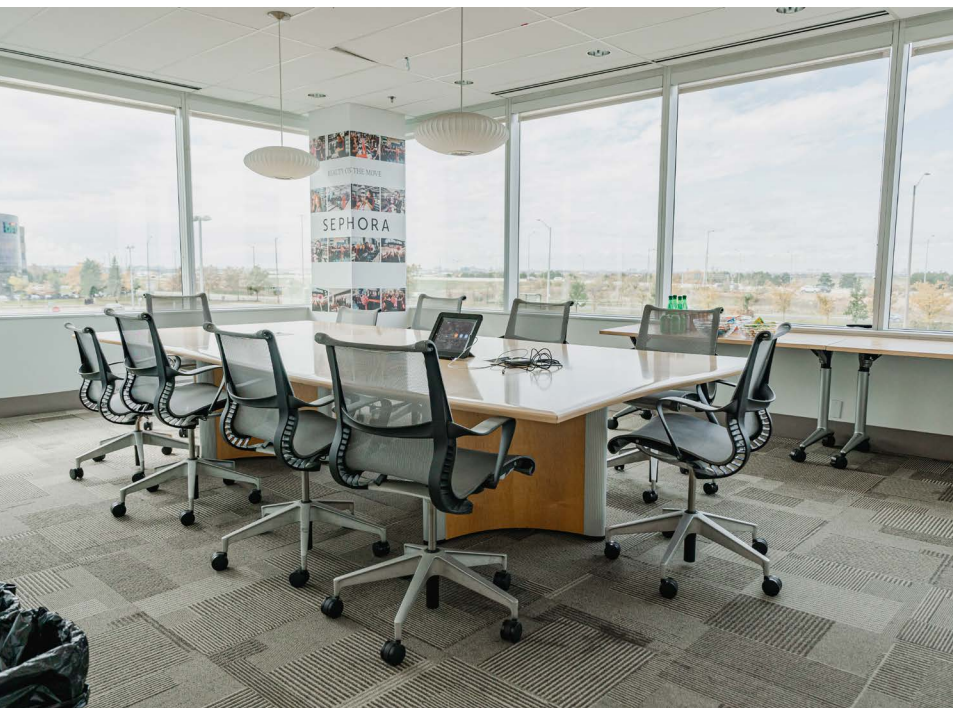


# WHAT'S AVAILABLE?



☀ Suite 100	11,750 SF	Immediate	\$19.50 PSF	Turnkey ground floor space. Double glass door entrances off main lobby. Built out with reception, meeting rooms, private offices, and open area.
-------------	-----------	-----------	-------------	--

☀ Suite 200	25,246 SF	Immediate	\$19.50 PSF	Full floor suite with a mix of private offices, open space areas, large kitchen and boardrooms/meeting rooms. Can be demised.
-------------	-----------	-----------	-------------	---



☀ [Click for Virtual Tour](#)

**T&O (2026 EST.)**  
\$15.60 PSF

## FEATURES



HWY 401-facing top of building signage opportunity available



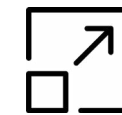
Immediate access to Highways 401 & 427



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



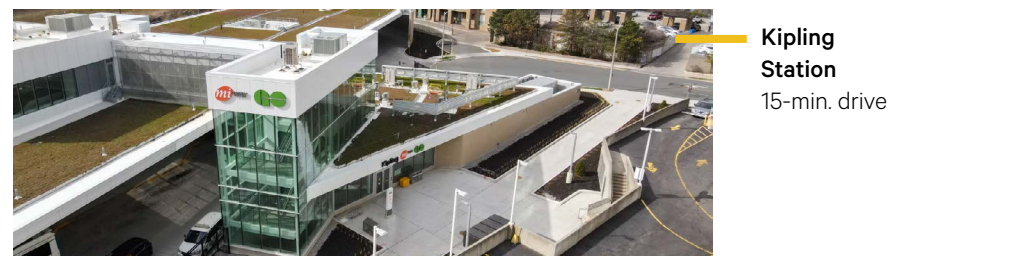
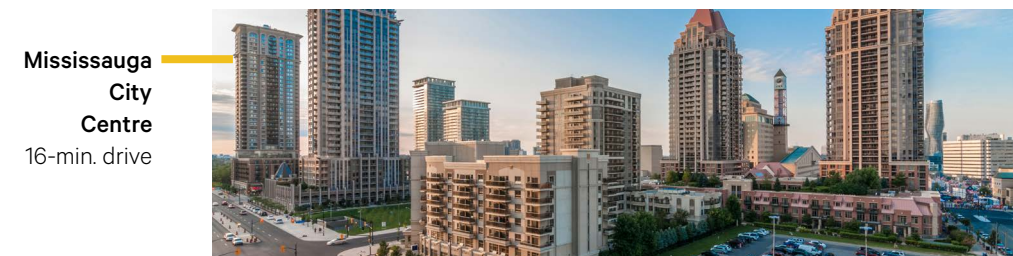
Access to small conference room



# 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.

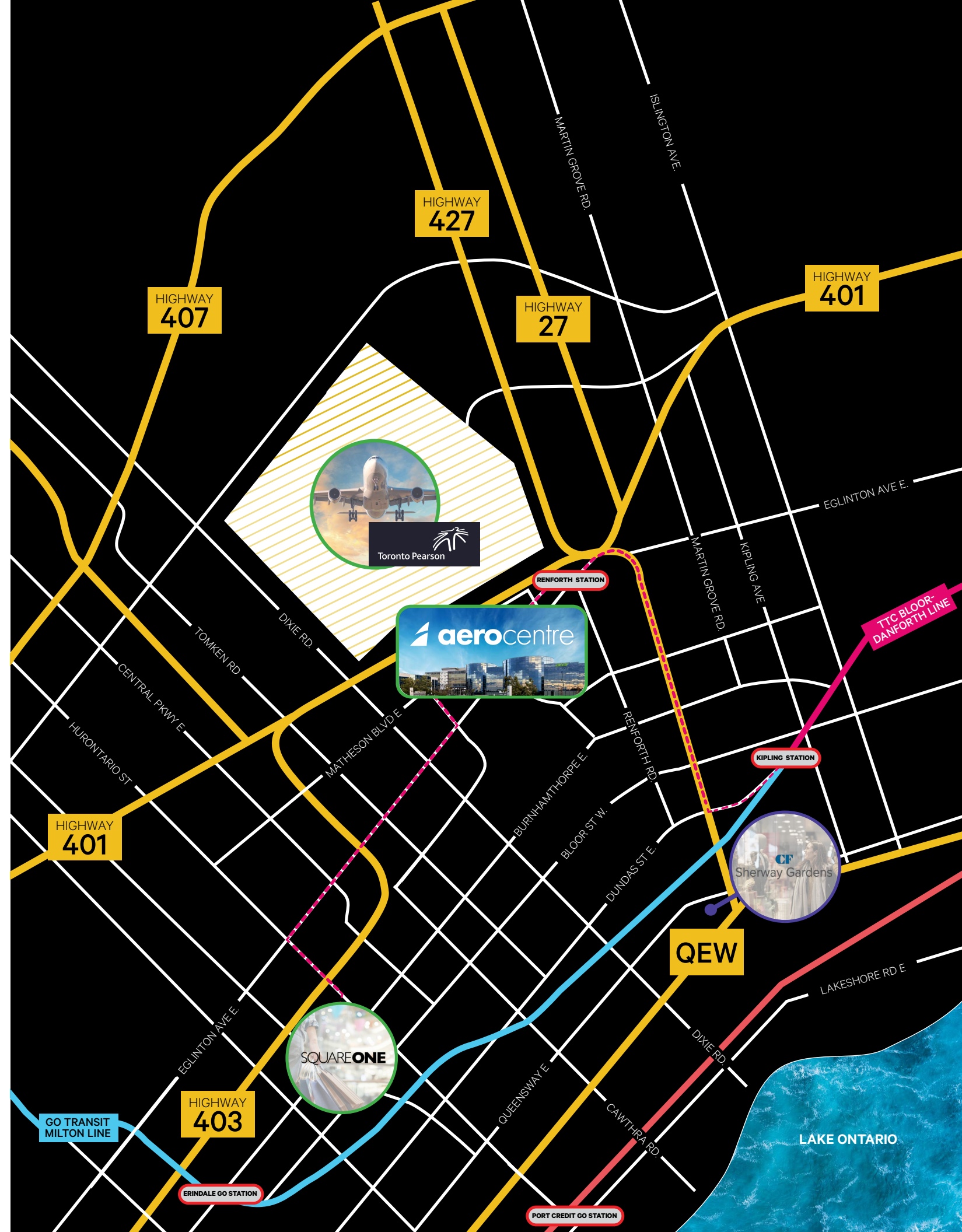


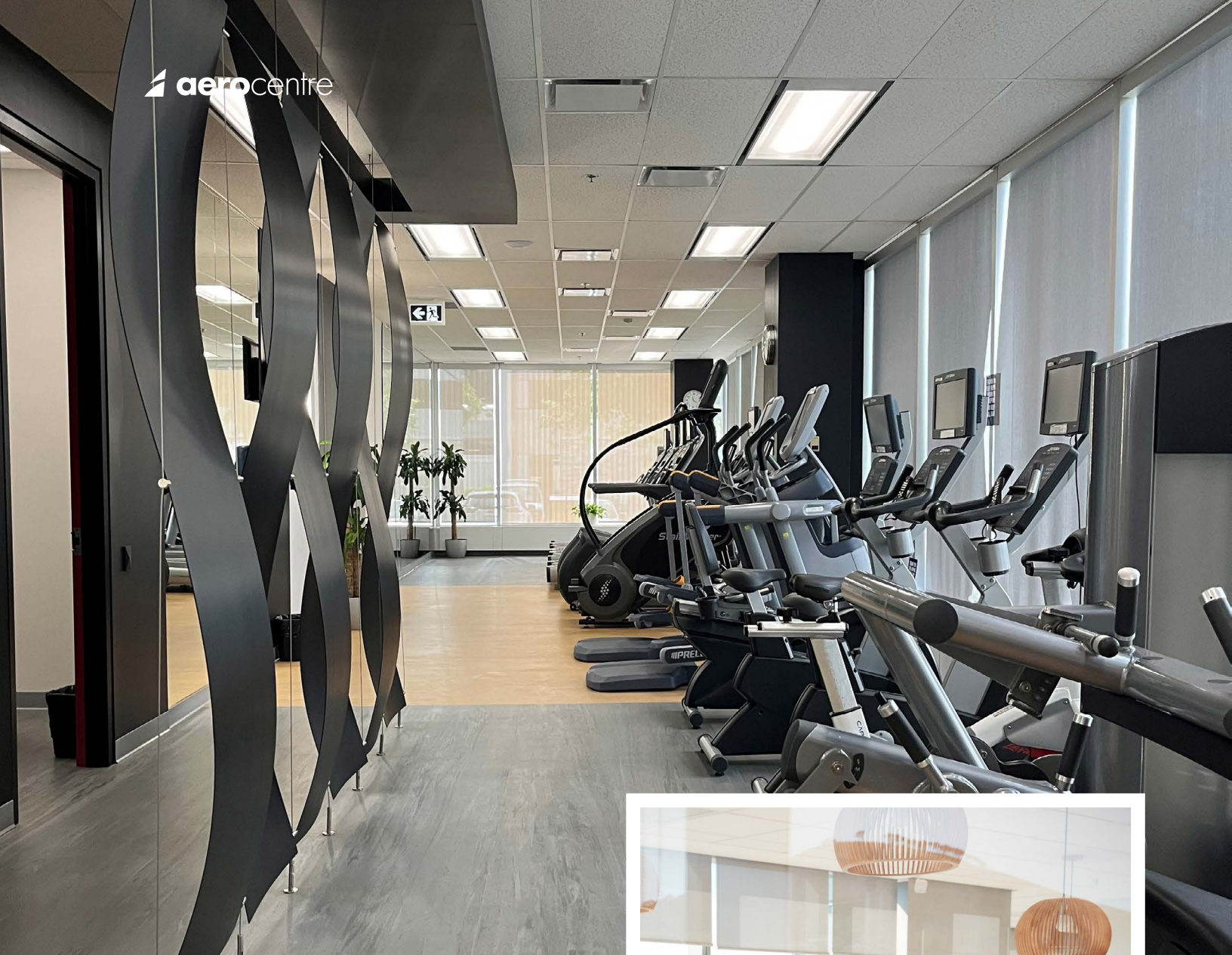
**30+**  
restaurants  
within 2.5km

**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.

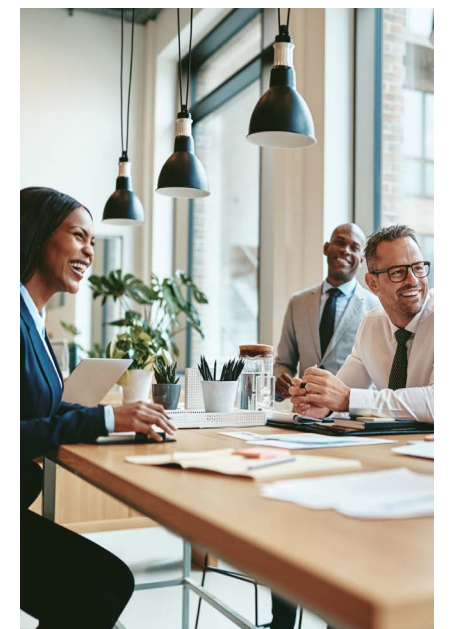
## STAY CONNECTED

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.

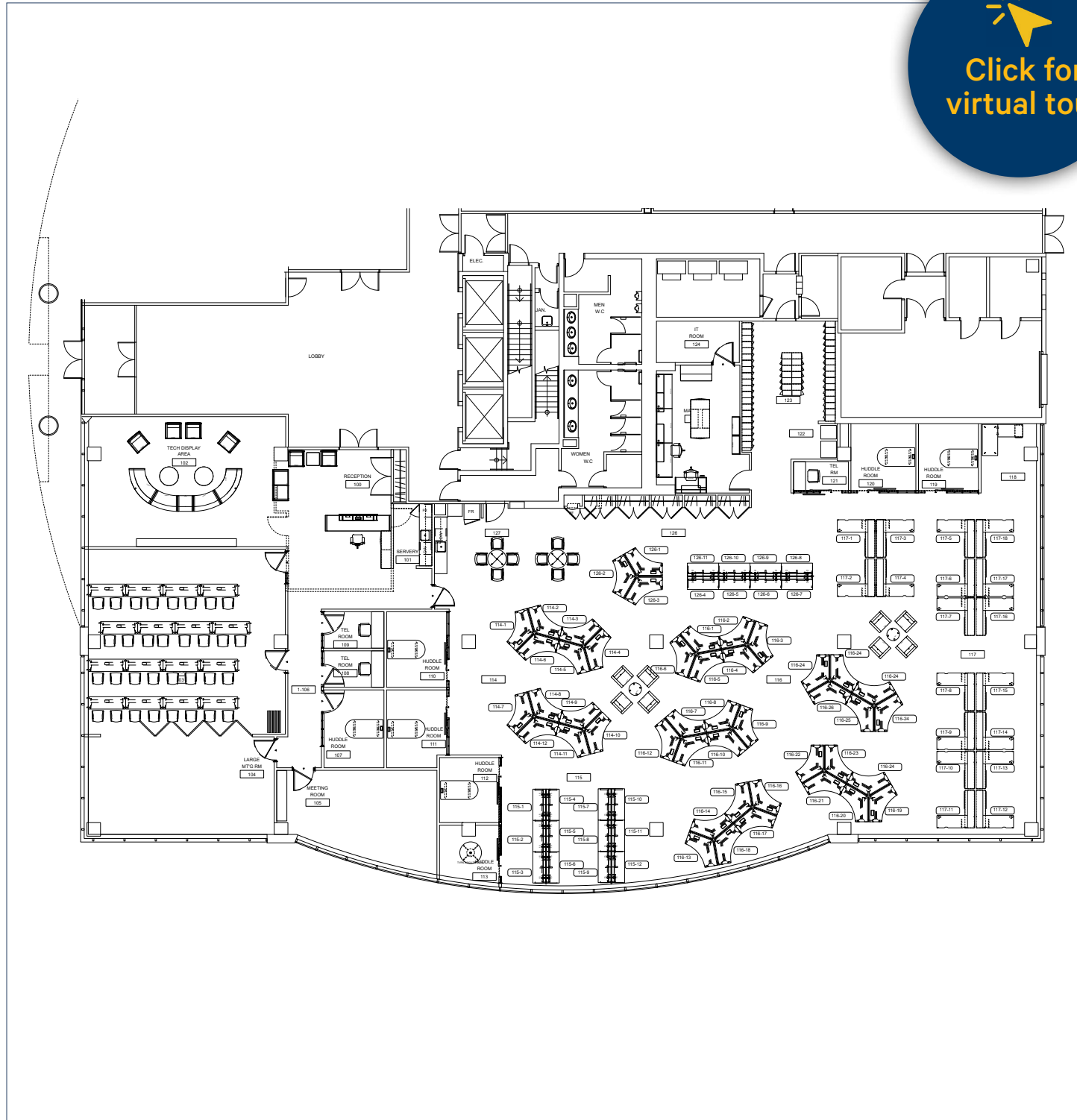


### Heating & Cooling —

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.

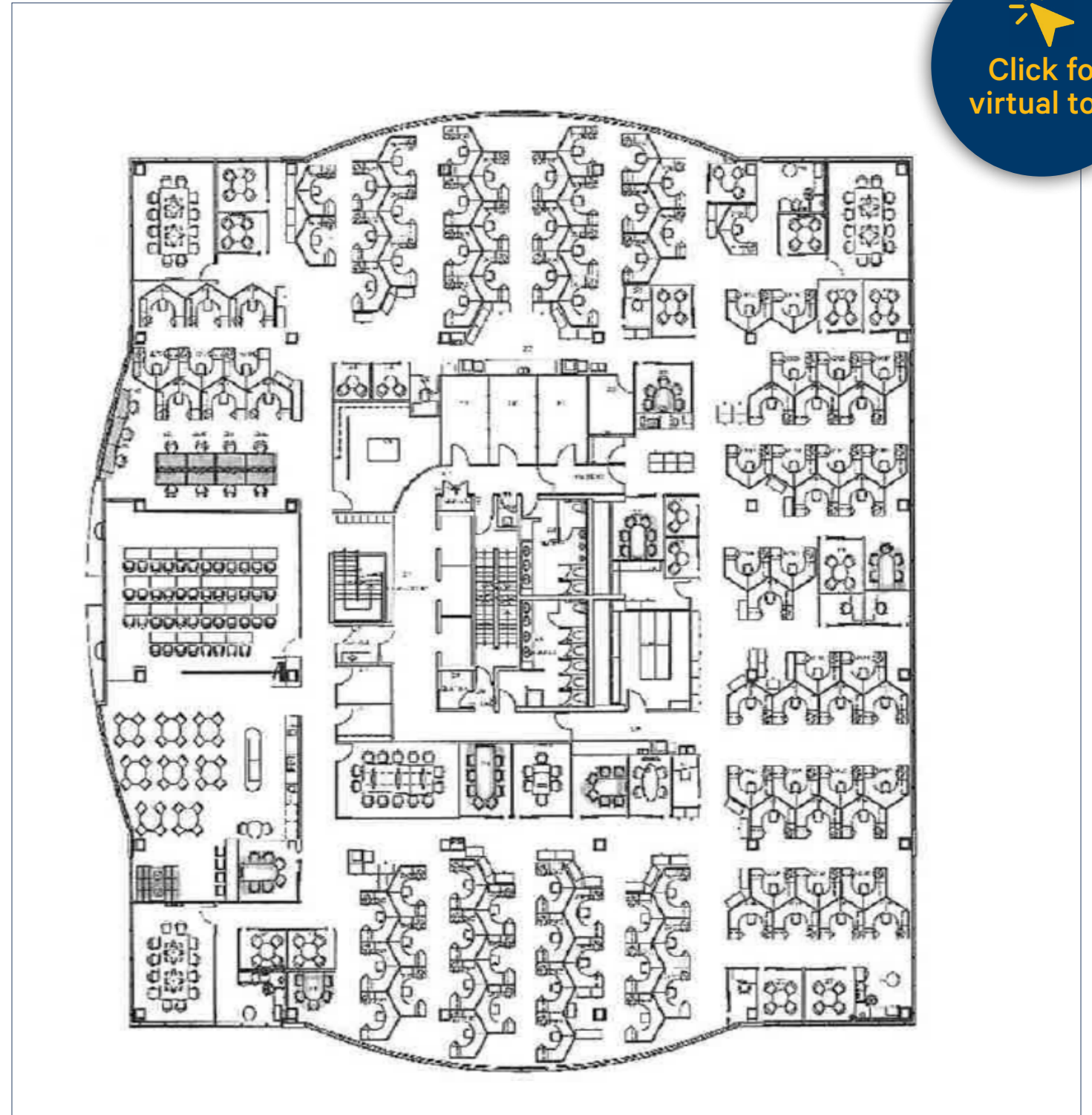
5560 Explorer Drive  
Floorplans

**Suite 100**  
Rentable Area = 11,750 SF



5560 Explorer Drive  
Floorplans

**Suite 200**  
Rentable Area = 25,246 SF





## Learn more:

Michael Molyneux\*

Vice President

+1 (416) 798-6241

[michael.molyneux@cbre.com](mailto:michael.molyneux@cbre.com)

Kay Locke\*

Senior Vice President

+1 (416) 798-6268

[kay.locke@cbre.com](mailto:kay.locke@cbre.com)

Blake Fleet\*

Vice President

+1 (416) 798-6299

[blake.fleet@cbre.com](mailto:blake.fleet@cbre.com)

**CBRE**

 **FIERA  
REAL ESTATE**

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.

\*Sales Representative