



INCREDIBLE AAA CLASS SUBLEASE

5550 **EXPLORER**
DRIVE | Suite 800
Mississauga, ON

Property Highlights

- Turnkey, AAA class office sublease available for immediate occupancy.
- Beautifully built out space in the Airport Corporate Centre
- LEED Gold building. Sustainable design features such as a pressurized raised floor HVAC system, operable windows, floor-to-ceiling windows and daylight harvesting system.

Property Details

RENTAL RATES

Please Contact Listing Agent

ADDITIONAL RENT

\$16.10 Per Sq. Ft.

AVAILABILITY

Suite 800:
23,136 Sq. Ft.

POSSESSION

Immediate

SUBLEASE TERM

November 30, 2029



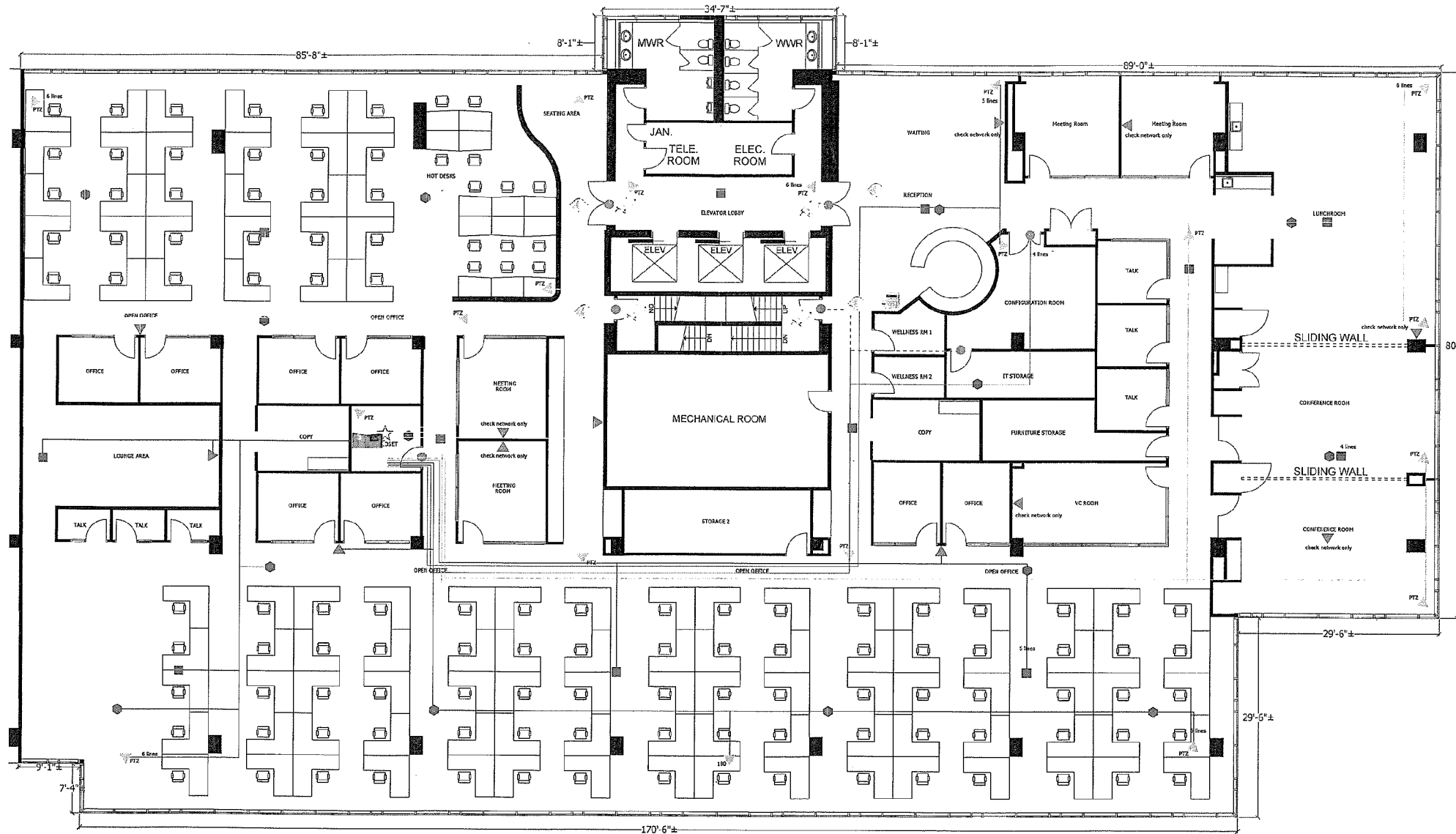
5550 EXPLORER DRIVE, SUITE 800 | FOR SUBLEASE

Floor Plan

5550 EXPLORER DRIVE, SUITE 800 | FOR SUBLEASE

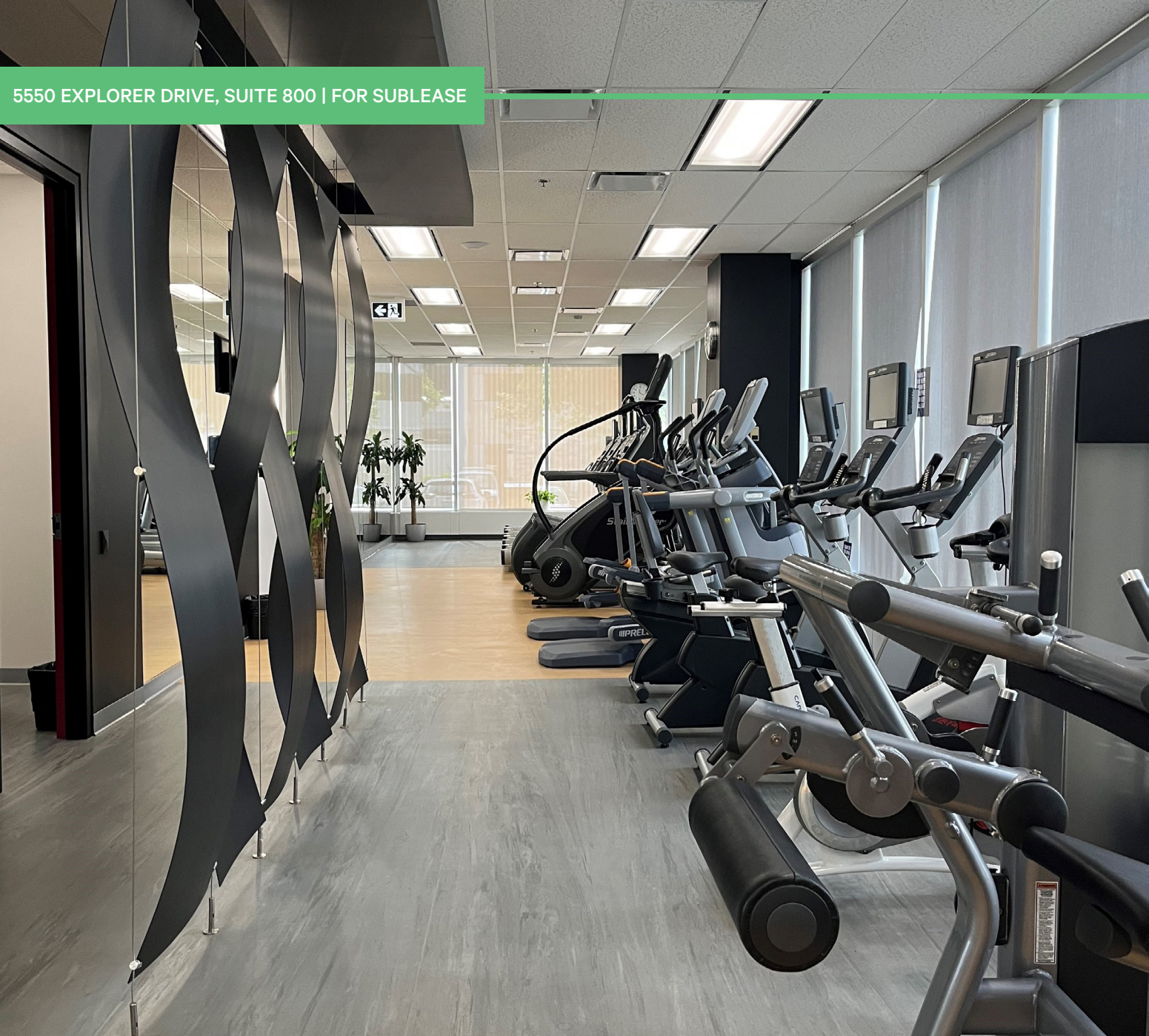


TORONTO PEARSON AIRPORT



SUITE 800: 23,136 SQ. FT.





Exceptional Tenant Amenities

EV Chargers

- Electronic Vehicle charging stations are available on-site for tenants and visitors.

Gym

- 7,000 Sq. Ft. State-of-the-art fitness centre

Shuttle Bus Service

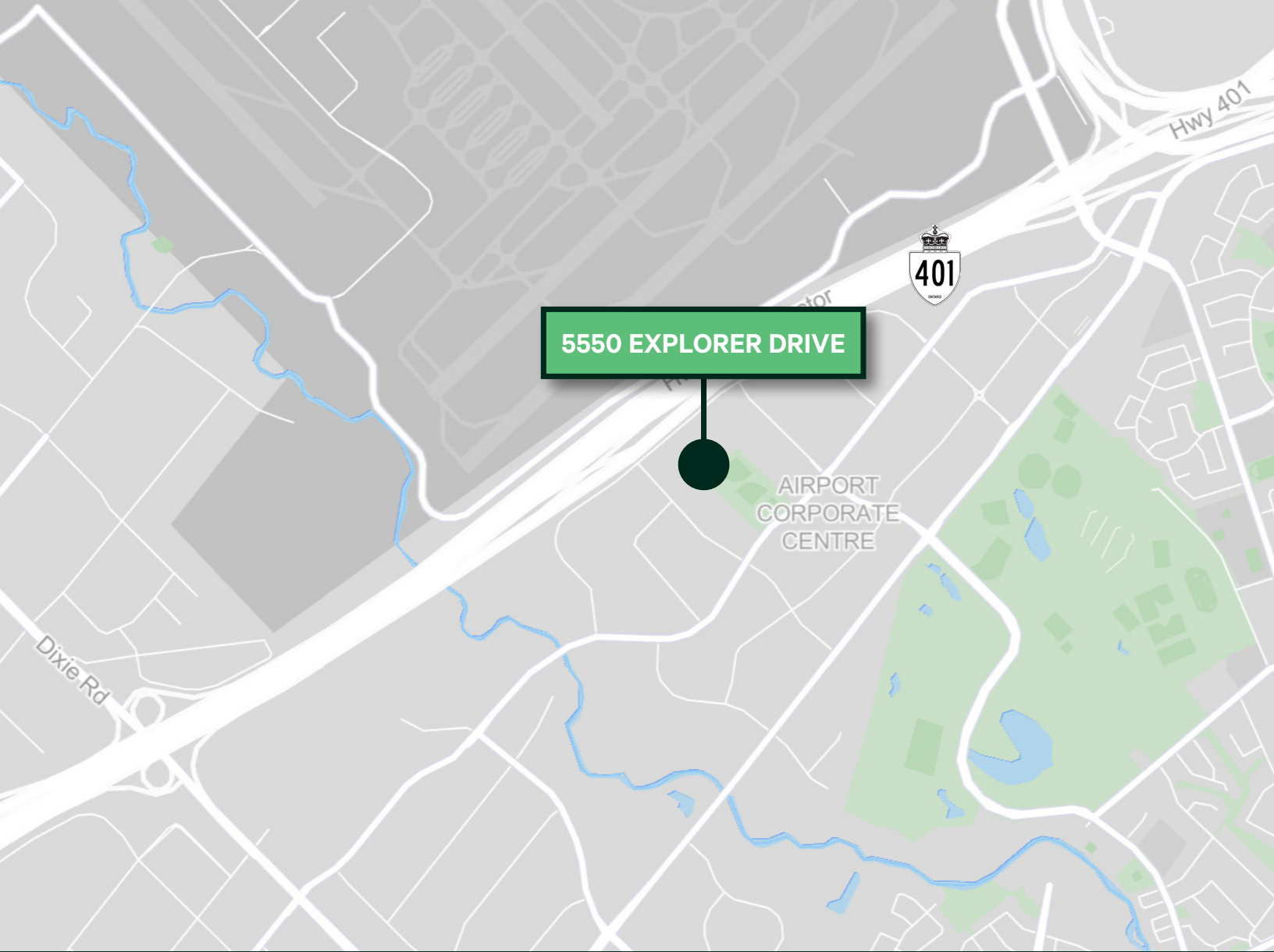
- Shuttle bus service provides morning and evening rush hour service to and from Kipling TTC Subway Station.



AN AWARD-WINNING BUILDING, DEDICATED TO SUSTAINABILITY

5550 EXPLORER DRIVE, SUITE 800 | FOR SUBLEASE

Toronto Pearson International Airport



FOR MORE INFORMATION, PLEASE CONTACT:

Michael Molyneux*
Vice President
416 798 6241
michael.molyneux@cbre.com

*Sales Representative

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