

The logo for 'aero centre' features a stylized white 'A' icon followed by the text 'aero centre' in a white, lowercase, sans-serif font.

5550/5570

EXPLORER DRIVE

Innovative building design that seamlessly integrates market-leading, flexible workspaces with an elevated tenant experience — all in one of the best office communities in the GTA.

ULTRA-MODERN & INTELLIGENT BUILDING DESIGN AT WORK

A contemporary, state-of-the-art office building within one of the best office complexes in the GTA.

As the centrepiece of Aerocentre, 5550/5570 Explorer Drive was designed to attract and support some of the world's most progressive businesses. With intelligent building technologies, best-in-class building management systems and sustainable design built into its core, tenants at 5550/5570 Explorer Drive can enjoy maximum comfort within optimized and flexible floorplates.

Designed by celebrated architects Sweeny&Co, the building has won several awards and has most notably been awarded BOMA Best Platinum, fitwel, BOMA 360, TOBY and BOMA Management Excellence.

The building has achieved LEED Gold Certification — the global standard in sustainability achievement and leadership — ensuring that tenants have the best framework possible for a healthy, efficient and eco-friendly workspace.

Nearby Max Ward Park features paved walking paths, tennis courts, baseball diamonds and a soccer field giving employees ample green space at their doorstep. While access to Toronto Pearson International Airport, Kipling Station and major 400-series highways are minutes away, connecting business to the rest of Mississauga, the GTA and the world.



BUILT-OUT AND READY FOR DAY ONE

 **AVAILABILITY** Suite 500 — 46,272 SF **TIMING** Immediately

ASKING RENT \$23.50 PSF **T&O (2025 EST.)** \$17.02 PSF

COMMENTS
Premium, built-out full and half floors with high quality leaseholds featuring an open concept design. Individual pods for focused work and multiple meeting rooms create one of the best environments for individual work and collaborative gatherings.

CERTIFICATIONS
— LEED Gold
— BOMA Best Platinum

PREMIUM OFFICE & BUILDING FEATURES
— 18” raised floor HVAC environment
— 11’ floor-to-ceiling windows with automatic blinds
— Large efficient floorplates
— State-of-the-art building management systems
— On-site property management team
— Covered deck parking
— Furniture available

 [Click for Virtual Tour](#)



Collaboration areas



Automatic blinds & shades



18” raised floor HVAC environment



AN AWARD-WINNING BUILDING



11’ floor-to-ceiling windows for brighter space



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.

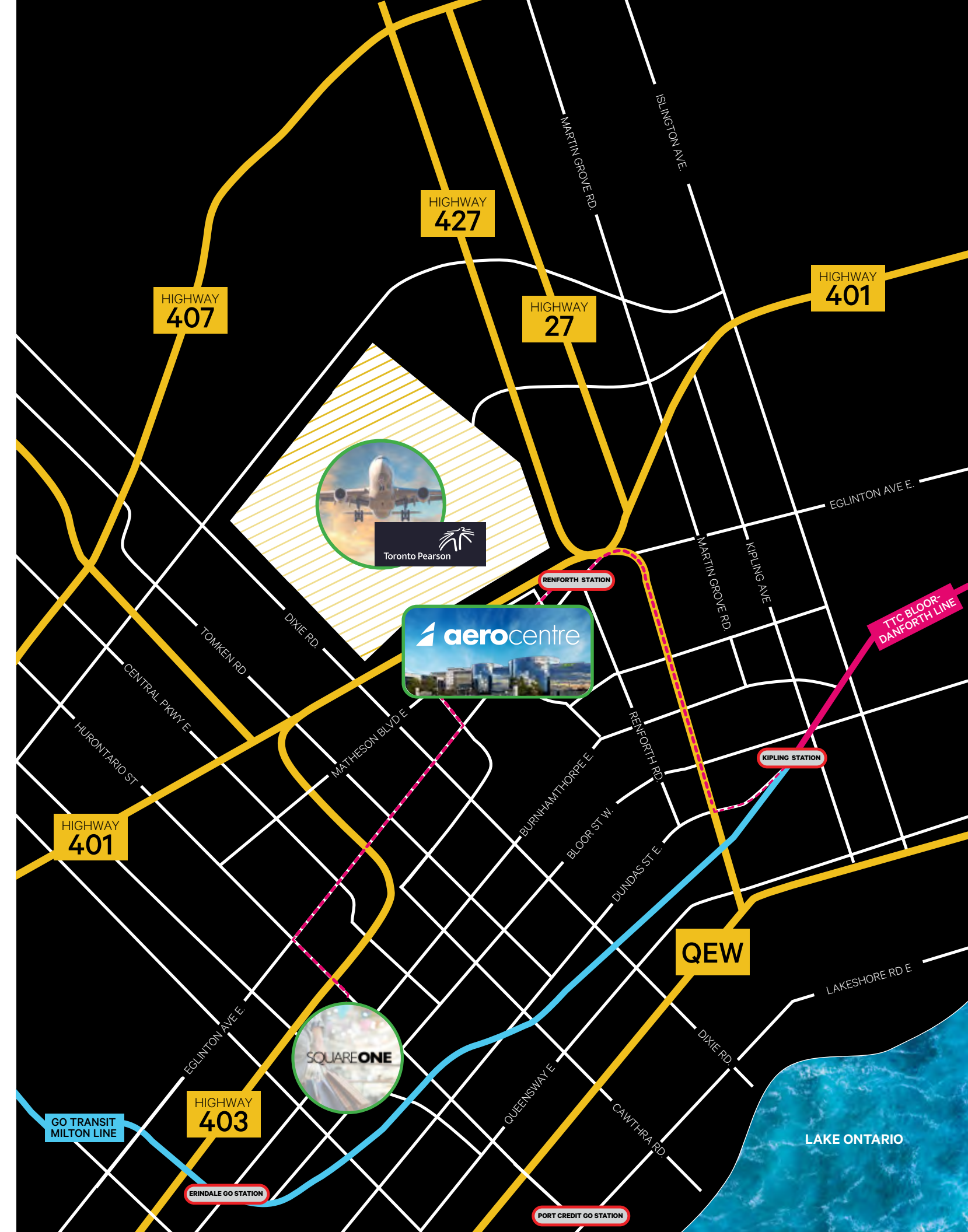


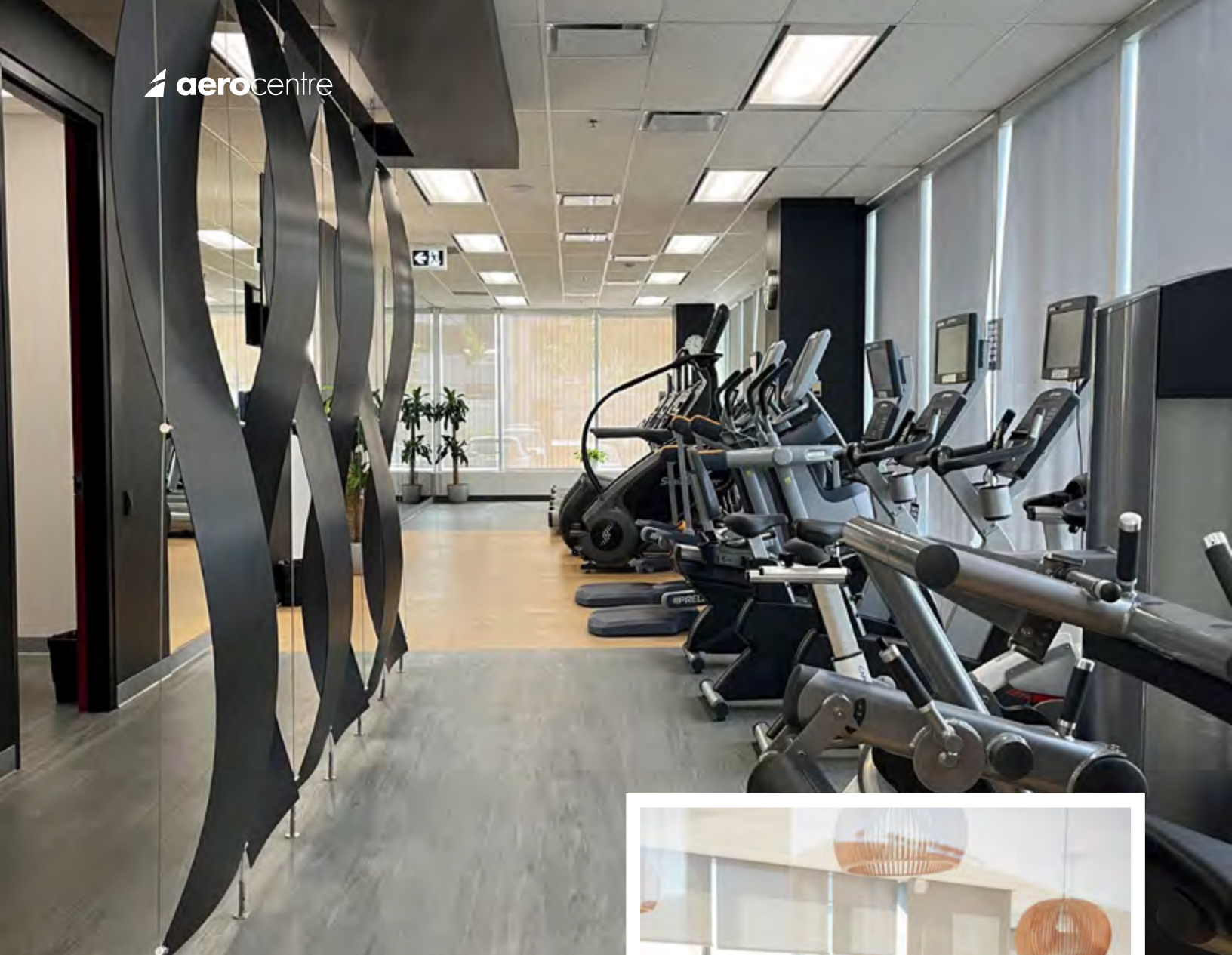
30+
restaurants
within 2.5km

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 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 and lunch service to nearby areas for employees to connect to local transit, or grab a bite to eat off-campus.



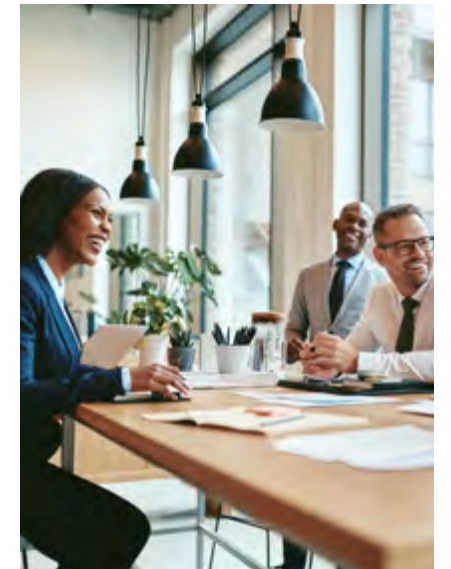
BOOKABLE CONFERENCE SPACE

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.



PRIORITIES IN SUSTAINABILITY & BETTER ECO PRACTICES

Our Programs & Features

Sustainability is a top priority at Aerocentre, and all of the 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.

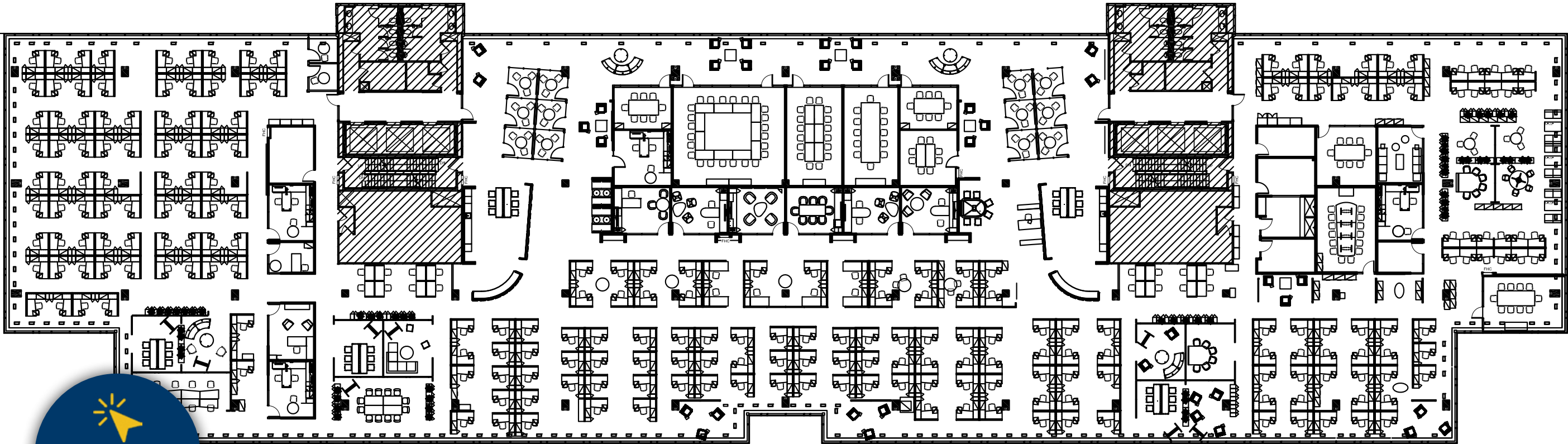


Heating & Cooling —

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.

FLOORPLANS

Suite 500 — 46,272 SF





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CBRE



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