

PREMIUM MOVE-IN READY & FLEXIBLE BASE BUILDING SPACES FOR LEASE

Leading the  
market in creating  
superior office  
communities  
where businesses  
& people thrive.

 [aerocentreoffices.ca](http://aerocentreoffices.ca)



**aerocentre**



# AN AWARD-WINNING OFFICE COMMUNITY IN THE GTA

**A unique campus-style experience built with employees and businesses in mind — all at one of the most prominent addresses in the Greater Toronto Area.**

Leading the market in creating a superior office community, Aerocentre is designed to be a unique campus-style complex featuring six best-in-class, contemporary office buildings each with a combination of move-in ready office space outfitted with modern finishes, flexible build-outs and efficient, open floorplates to support every industry.

We know how important it is to attract and retain top talent. Our shared amenities platform will help support businesses — their objectives and needs, but especially their employees. From a dedicated conference centre, fitness facility and food options within the complex and immediate surrounding area to ample parking and green spaces — Aerocentre has a multitude of amenities to help your business and employees function at their highest level.

**Welcome to Aerocentre — you have arrived.**





# THE BEST OFFICES THAT THE GTA HAS TO OFFER

Featuring six expertly managed office buildings — including 5550/5570 Explorer Drive with its state-of-the-art building technologies and intelligent design to ensure the highest in tenant comfort, security and ease — Aerocentre is leading the market in prime office space in one of the most coveted addresses in the GTA.

## An Award-Winning Building

5550,5570 Explorer Drive's superior management, building technologies and sustainability initiatives ensure ultimate convenience and ease for tenants and their employees to produce their greatest work yet.





# MEET THE BUILDINGS



## 5550/5570 EXPLORER

|                     |            |
|---------------------|------------|
| Total building size | 231,466 SF |
| Typical Floor Plate | 46,272 SF  |
| Number of Stories   | 8          |
| Year Built:         | 2010       |

**BOMA BEST Platinum**  
**LEED Gold**  
**Fitwell Certified**

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## 5520 EXPLORER

|                     |           |
|---------------------|-----------|
| Total building size | 97,938 SF |
| Typical Floor Plate | 25,248 SF |
| Number of Stories   | 4         |
| Year Built:         | 2000      |

**BOMA BEST Gold**

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## 5560 EXPLORER

|                     |           |
|---------------------|-----------|
| Total building size | 98,039 SF |
| Typical Floor Plate | 25,200 SF |
| Number of Stories   | 4         |
| Year Built:         | 2000      |

**BOMA BEST Gold**

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## 5600 EXPLORER

|                     |           |
|---------------------|-----------|
| Total building size | 57,698 SF |
| Typical Floor Plate | 15,400 SF |
| Number of Stories   | 4         |
| Year Built:         | 1989      |

**BOMA BEST Gold**

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## 5580 EXPLORER

|                     |           |
|---------------------|-----------|
| Total building size | 79,705 SF |
| Typical Floor Plate | 15,144 SF |
| Number of Stories   | 6         |
| Year Built:         | 1989      |

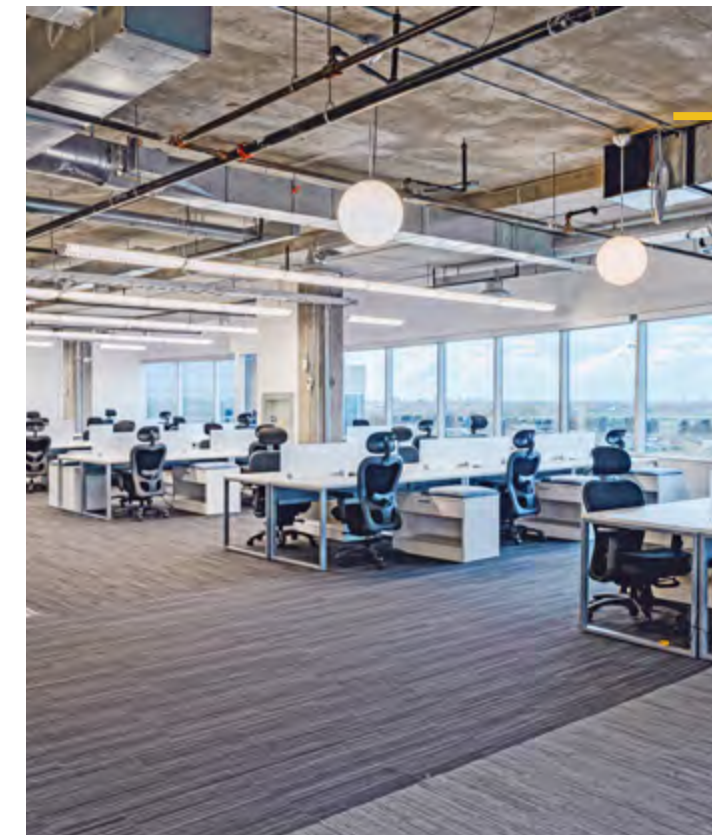
**BOMA BEST Gold**

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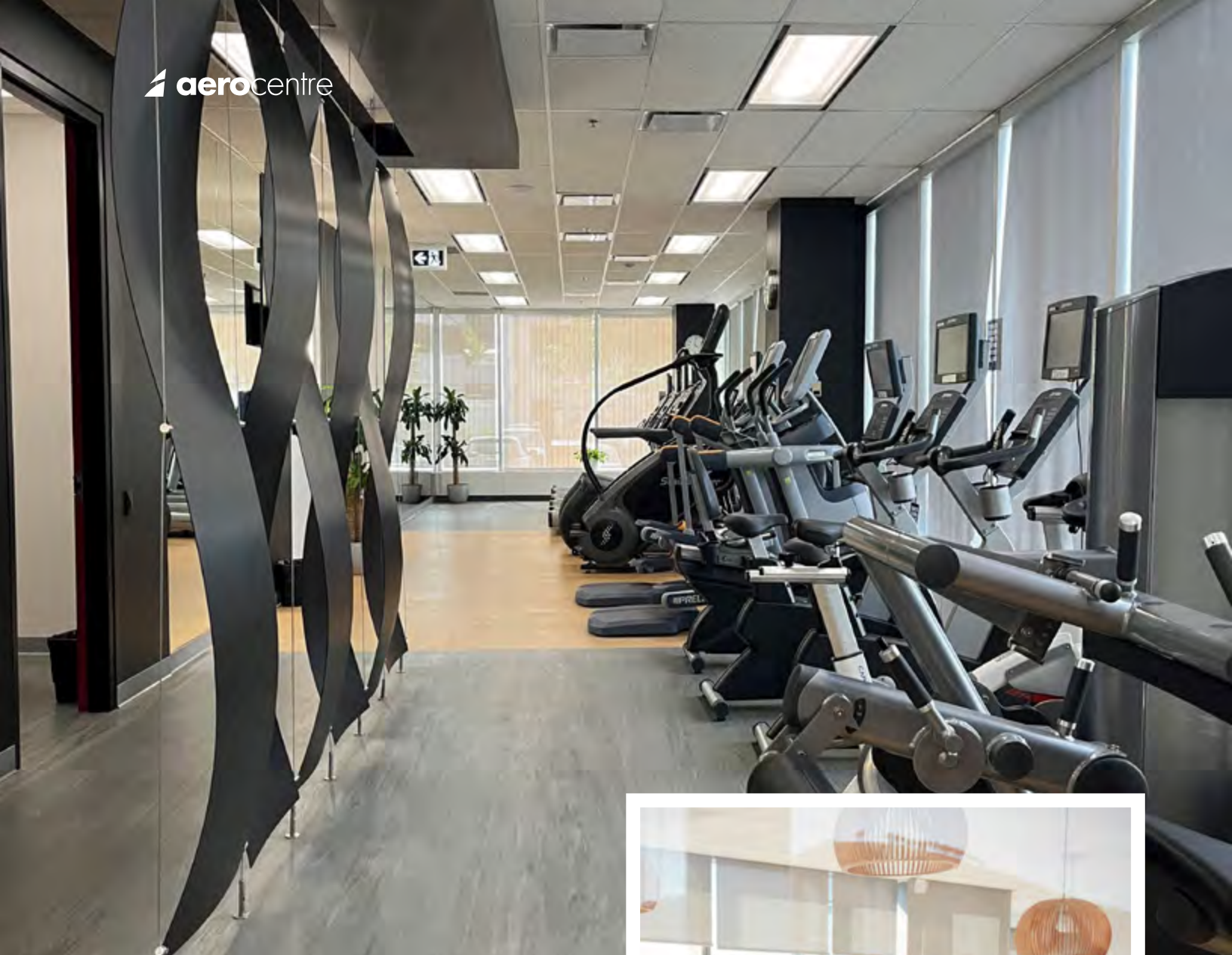
# MOVE-IN SPACE READY FOR DAY ONE

Efficient workspaces that are available today, so tenants are able to get started right from move-in with less cost.



**It matters where you work.** Aerocentre's premium move-in ready spaces are outfitted with modern finishes, flexible build-outs to support a range of industries. Several of our spaces feature open ceilings with floor-to-ceiling windows — creating a brighter and more spacious environment.





# 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.



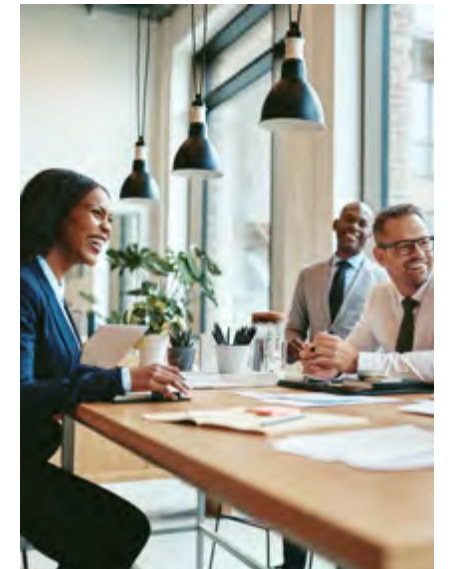
## HYBRID SHUTTLE SERVICE

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.



# CONNECTED TO MISSISSAUGA, THE GTA & THE WORLD

## Exceptional accessibility with excellent highway exposure

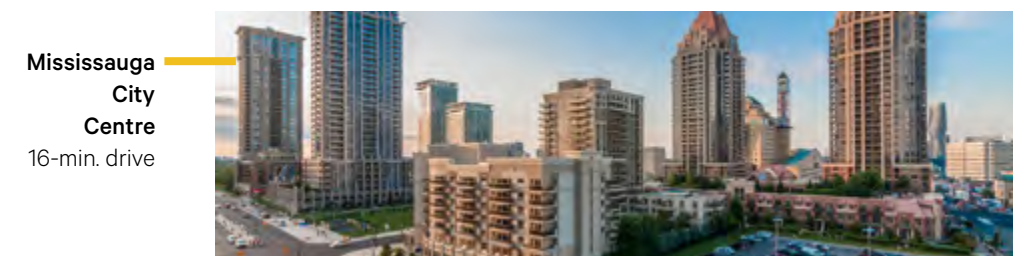
Conveniently located south of Toronto Pearson International Airport and the 401, Aerocentre is accessible by car and public transit. Multiple bus routes connect commuters from the campus to major transit hubs for seamless transfers to MiWay and the TTC, while drivers can reach Highways 401, 403 and 427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



**Pearson International Airport**  
5-min. drive



**Union Station**  
30-min. drive



**Mississauga City Centre**  
16-min. drive



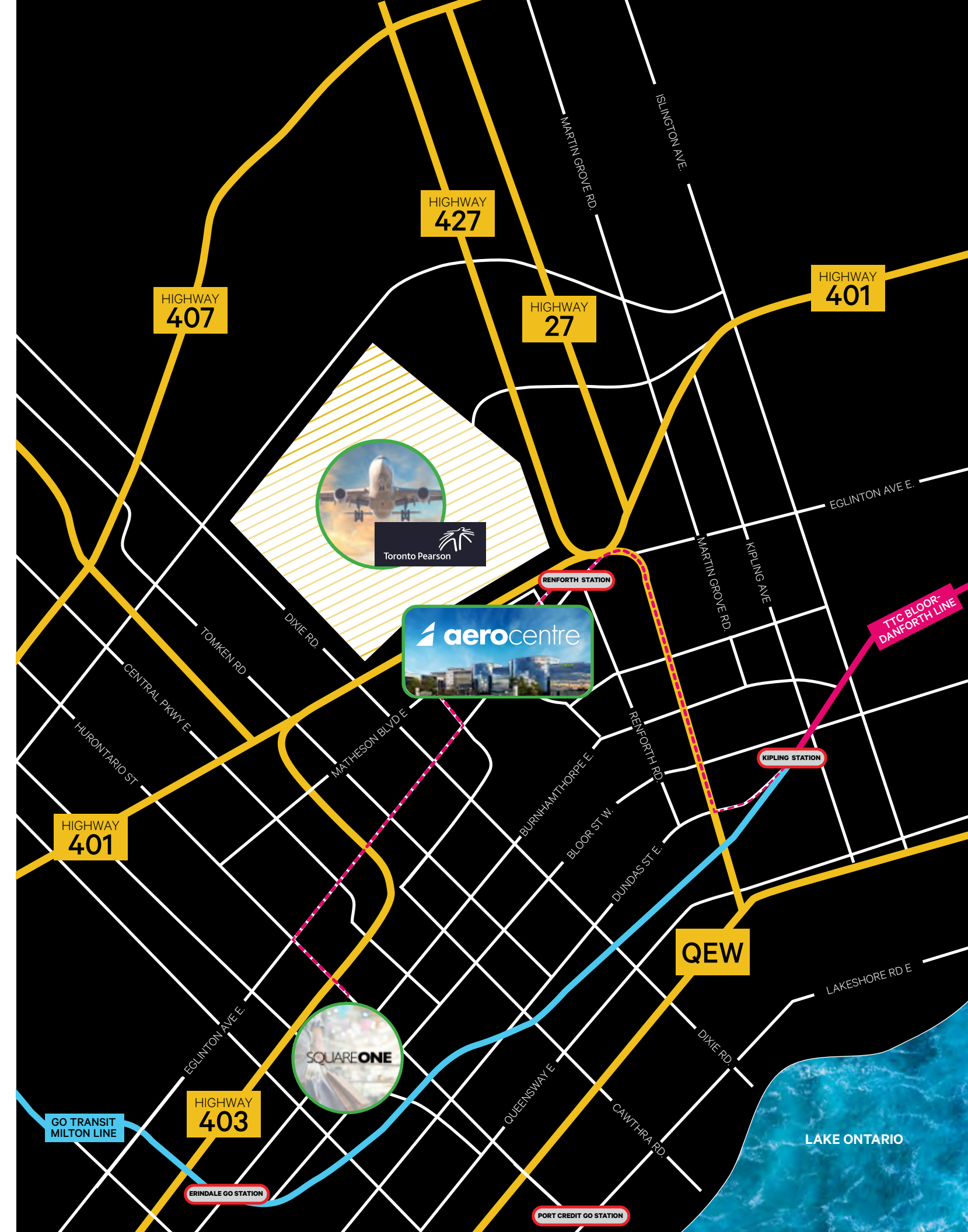
**Kipling Station**  
15-min. drive

**30+**  
restaurants  
within 2.5km

**5 MIN**  
walk to closest  
MiWay stop

**9 MIN**  
to Renforth  
Station

**4 MIN**  
to Highways  
401 & 403





# 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 5550/5700 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.





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REAL ESTATE**

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