



OVER 500,000 SF OF OFFICE SPACE

502515

CREEK
BANK
ROAD

///
Configurations
down to
15,000 sf
available
///

PLUG IN & POWER UP
The Campus @ Creekbank

- ////// FLEXIBLE SUBLEASE TERMS
- ////// ADJUSTABLE SIZES & CONFIGURATIONS
- ////// MYRIAD OF AMENITIES



PLUG INTO THE CAMPUS & POWER UP YOUR WORKFORCE

PLAY
VIDEO



& Discover the
Campus @ Creekbank



POND WITH
WALKING
TRAIL

15,000 SF
FITNESS
CENTRE

FULL
SERVICE
FOOD
COURT

ETOBICOKE
CREEK
TRAIL



PICNIC &
BBQ AREA

FULL
SERVICE
FOOD
COURT

5115
CREEKBANK
ROAD

5025
CREEKBANK
ROAD

5025

CREEKBANK ROAD

TOTAL – 255,388 SF

→ Floorplates are approx. 74,000sf

→ Divisible to 15,000 sf

VIEW DETAILS

5115

CREEKBANK ROAD

TOTAL – 249,118 SF

→ Floorplates are approx. 80,000 sf

→ Divisible to 40,000 sf (half a floor)

VIEW DETAILS



A
POWERED UP
CAMPUS
OFFICE
LOCATION

5025

CREEKBANK ROAD

Today's future forward companies recognize that the dynamics that accelerate decisions, achieve innovation, or generate ideas hinge on collaboration between groups. The campus setting and accompanying amenities at 5025 Creekabank Road are perfectly suited to facilitate those connections and cooperation. A day on a corporate campus is filled with positive interactions that fuel cooperation and collaboration, moving your organization beyond good ideas toward real innovation.

BUILDING DETAILS

5025 Creekbank Road – Total – 255,388sf

→ Floorplates are approx. 74,000 sf

- Ground Floor: Approx. 8,000 sf
- 2nd Floor: Approx. 24,150 sf
- 3rd Floor: 74,900 sf
- 4th Floor: 74,495 sf
- 5th Floor: 73,843 sf

Divisible

can be demised - see floorplans on page 10

- Impressive two level atrium lobby with security desk onsite
- Full service food court in the Building with Starbucks
- Building signage opportunities for large user + shared podium signage on Eglinton

PROPERTY INFORMATION

→ Sublease Rate: Negotiable

→ Additional Rent: \$18.20 psf

Ground floor space
of 8,000 sf

VIEW FLOORPLATE



Integrating an
indoor/outdoor
aesthetic
promotes mental
health and
a strong creative
environment

5025



Elevator lobby area



5th floor panorama

Social Distance spacing is built into this future forward office space

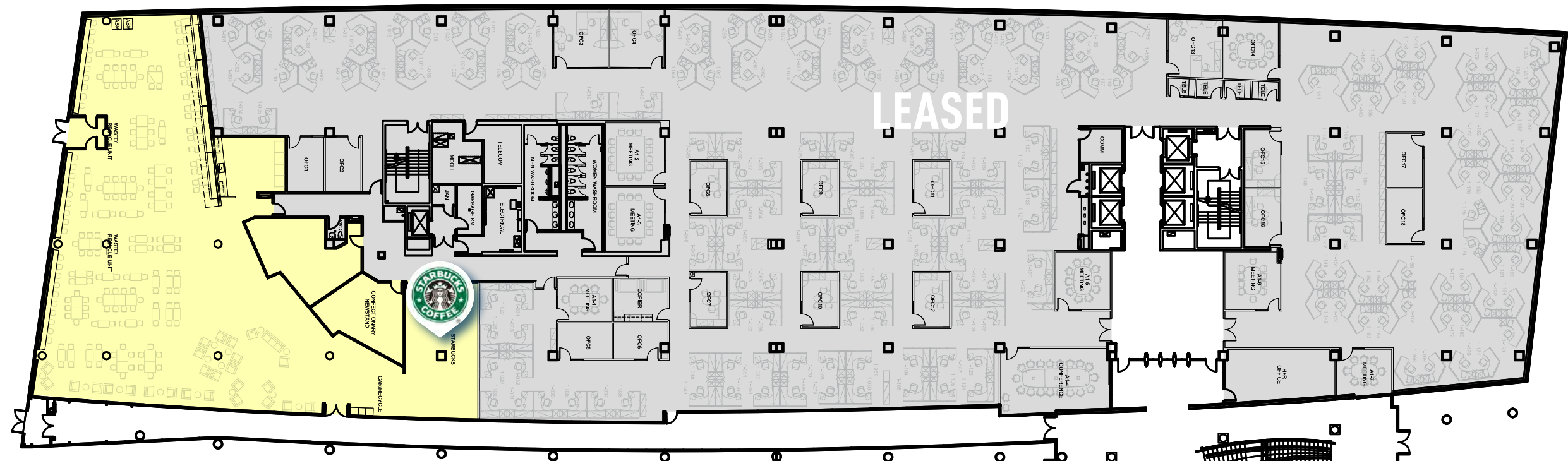


5th floor executive boardroom



Ground floor lobby

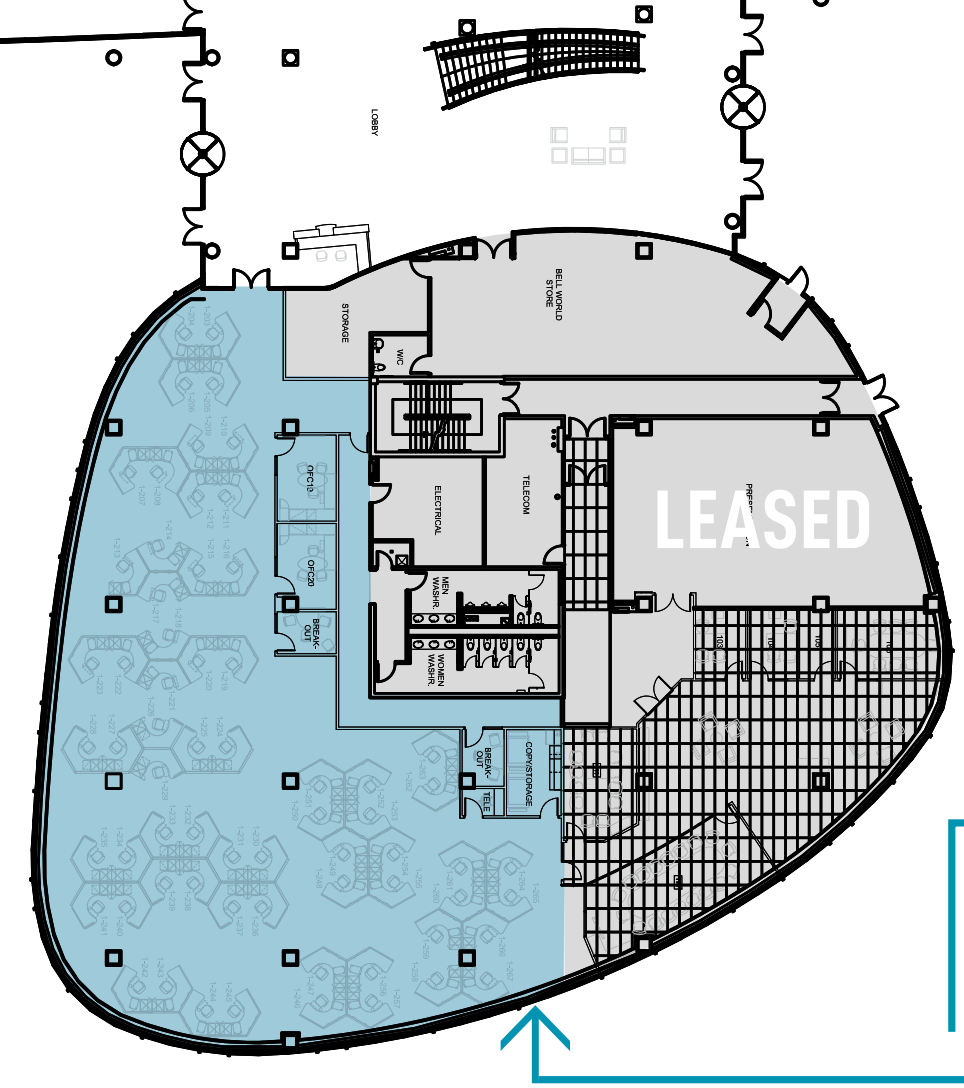
5025



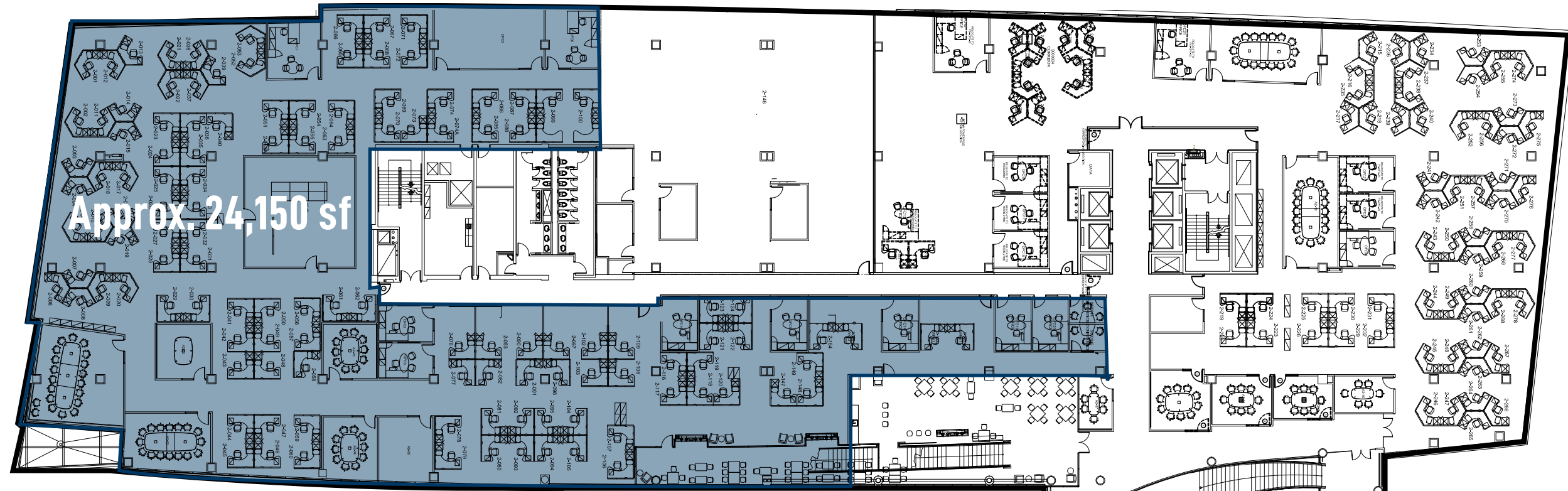
GROUND FLOOR

8,000 sf available on ground floor

- LEASED
- TENANT A | LEASED
- TENANT B | 8,000 sf
- 5025 FOOD SERVICE AMENITY



Ground floor
of
8,000 sf

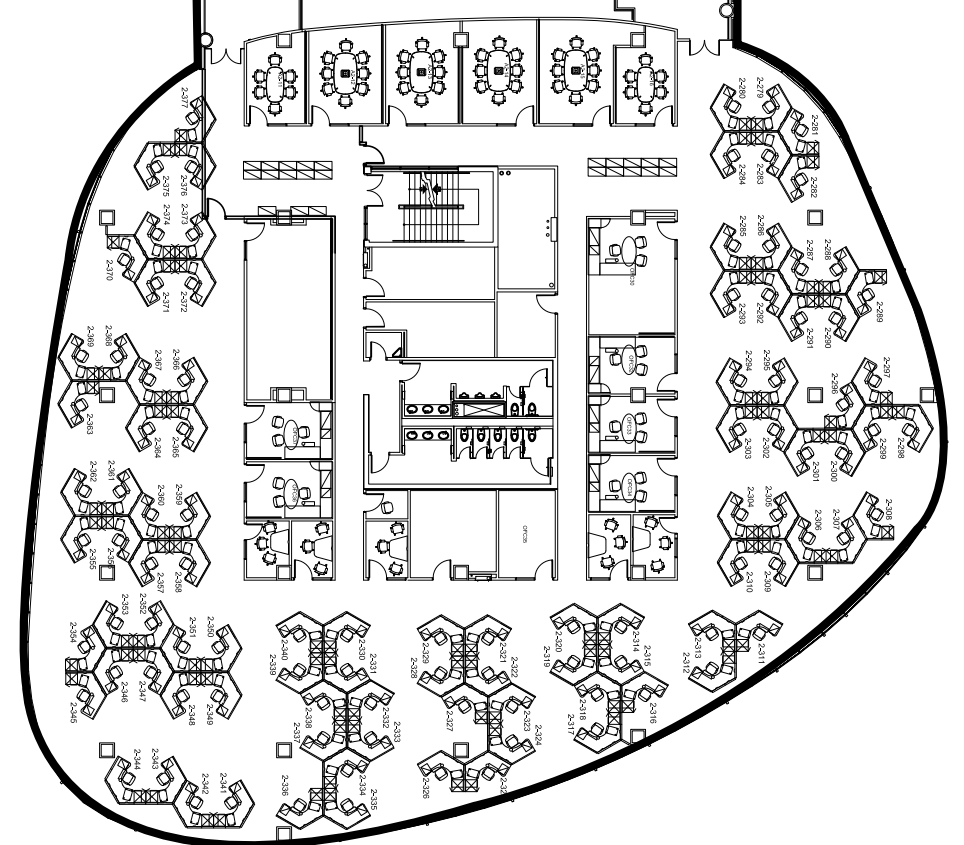
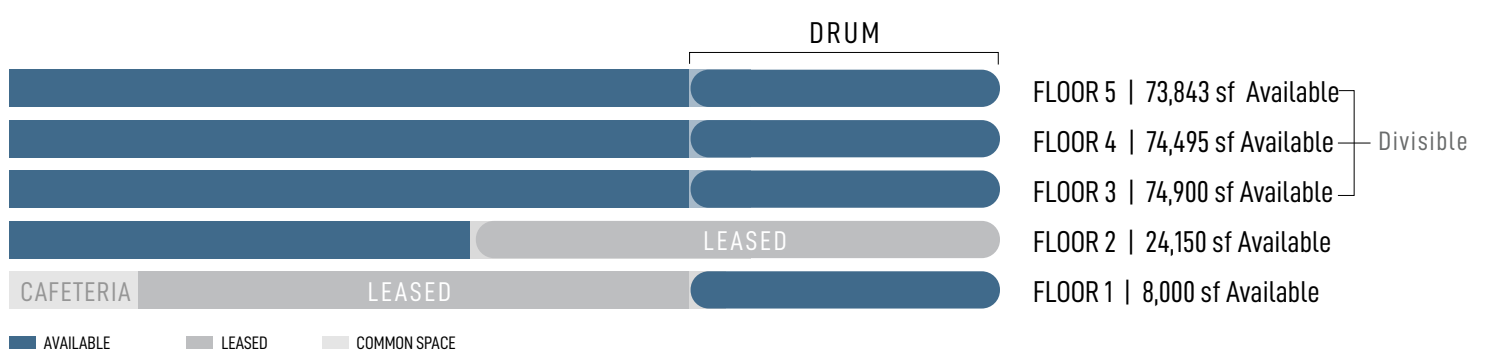


FLOOR 2 BUILD OUT

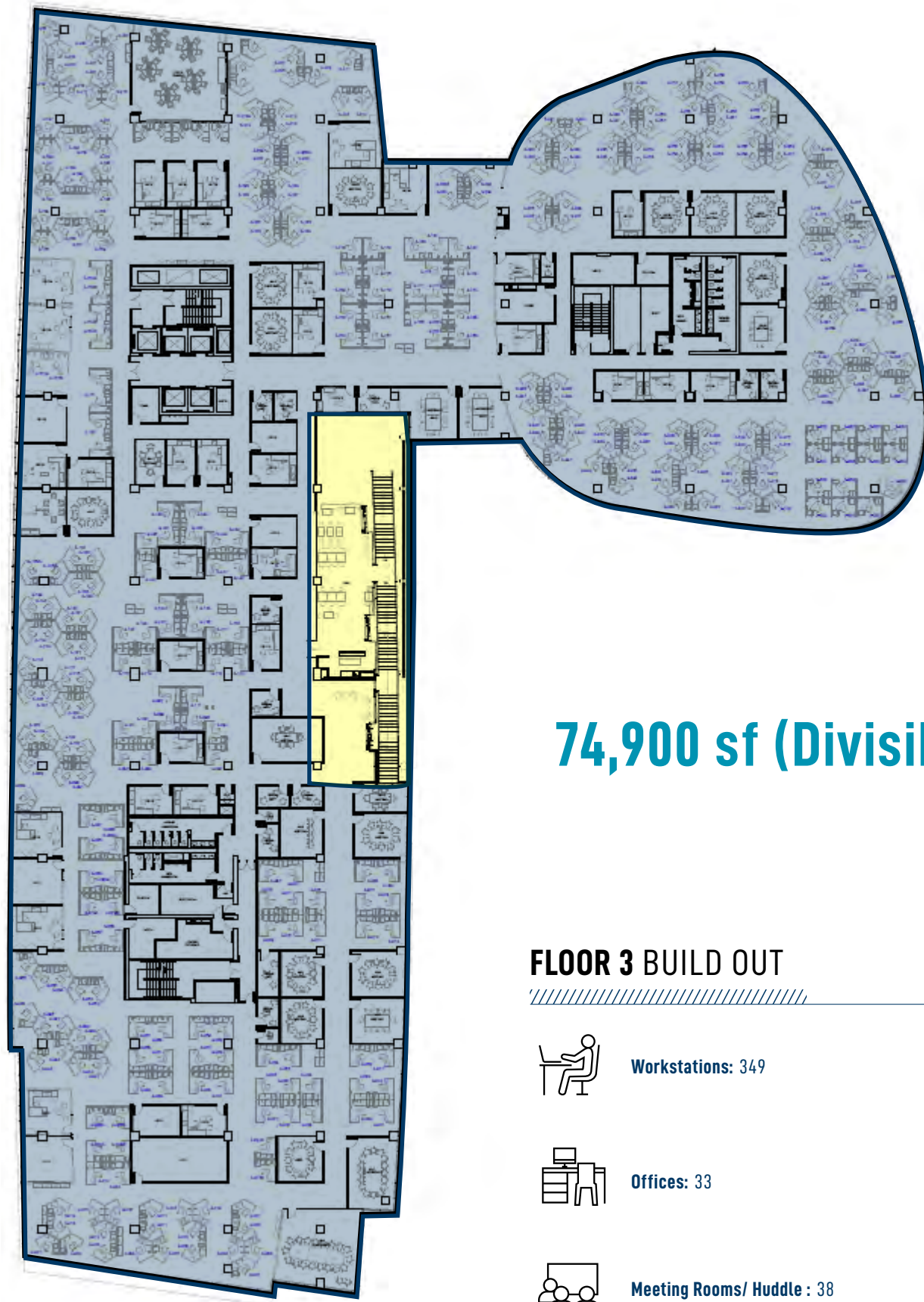
-  **Workstations: 117**
-  **Offices: 08**
-  **Meeting Rooms/ Huddle : 10 + 1 (TRAINING ROOM)**

5025 CREEKBANK STACKING PLAN

TOTAL AVAILABLE AREA: **255,388 sf**



DRUM



74,900 sf (Divisible)

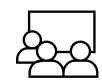
FLOOR 3 BUILD OUT



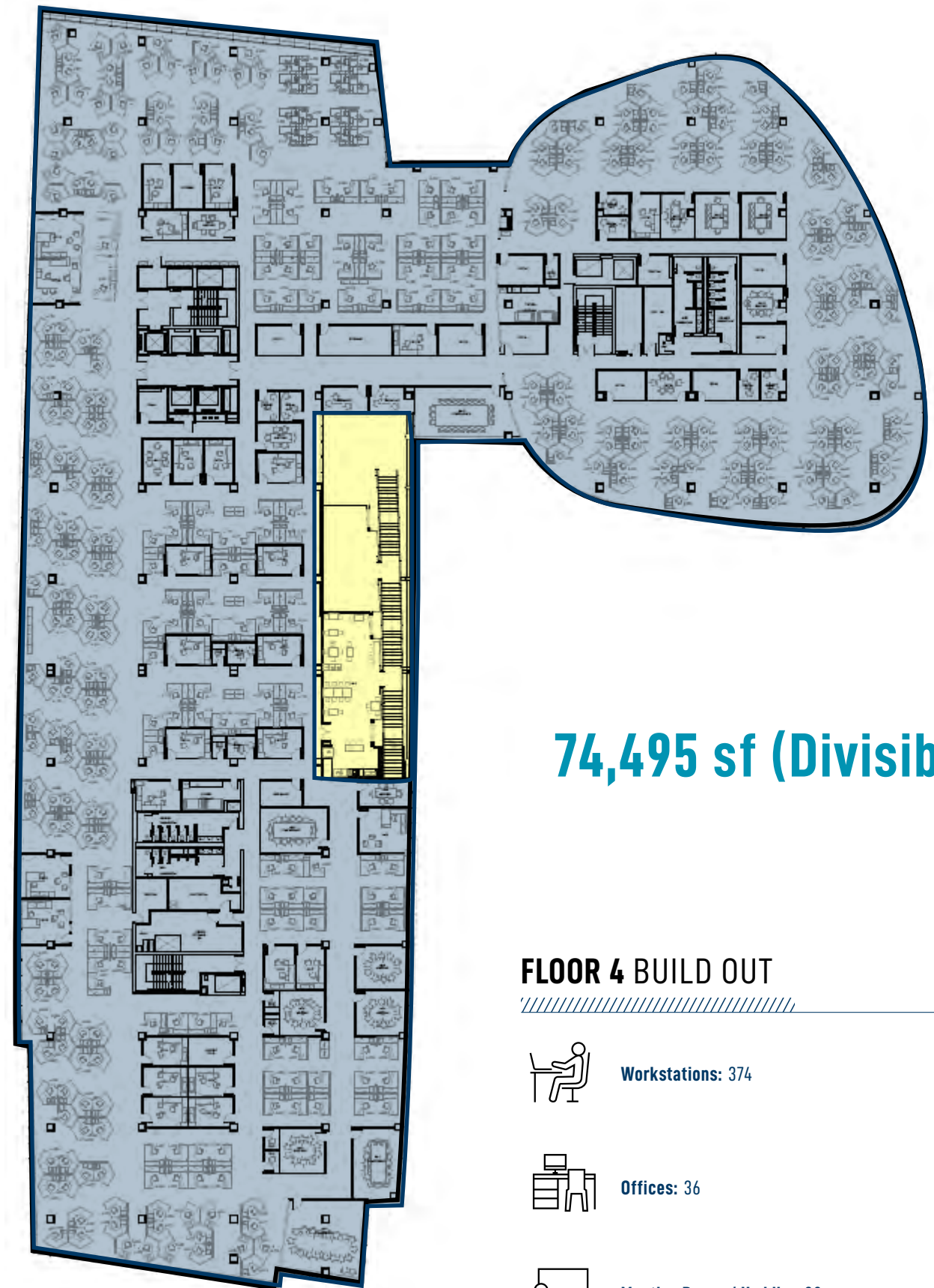
Workstations: 349



Offices: 33



Meeting Rooms/ Huddle : 38



74,495 sf (Divisible)

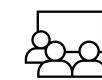
FLOOR 4 BUILD OUT



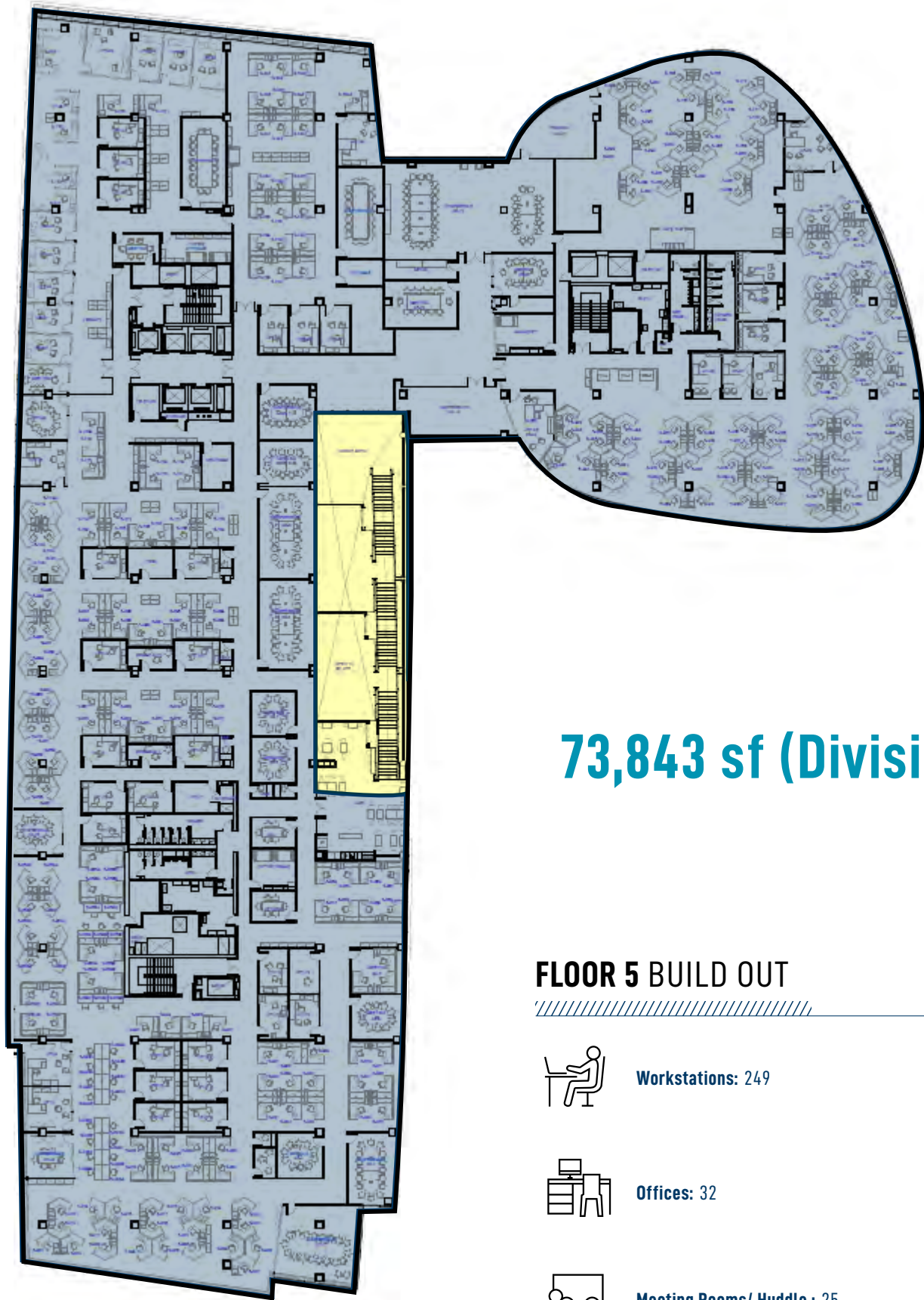
Workstations: 374



Offices: 36



Meeting Rooms/ Huddle : 30



73,843 sf (Divisible)

FLOOR 5 BUILD OUT



Workstations: 249



Offices: 32



Meeting Rooms/ Huddle : 25





A
CONNECTED
CAMPUS
OFFICE
LOCATION

5115

5115

CREEKBANK ROAD

A “Plugged In & Powered Up” corporate campus environment provides so many more aspects of employee engagement that allow organizations to move faster. Today’s companies recognize that the dynamics that accelerate decisions, achieve innovation, or generate ideas hinge on collaboration between groups as well as the mental health wellbeing that comes from amenities that nurture a work/life balance. The space at 5115 Creekbank Road encourages high performance work through a campus style workplace environment that promotes activity-based working.

BUILDING DETAILS

5115 Creekbank Road – **Total – 249,118 sf**

- Floorplates are approx. 80,000 sf
- Divisible to 40,000 sf (half a floor)
- Flexible Sublease terms – Over 10 years but Sublandlord will consider shorter lease terms
- Building signage opportunities for large user + shared podium signage on Eglinton
- Ground floor atrium food court with Subway, Tim Hortons and Employee lounge
- On-site security desk

PROPERTY INFORMATION

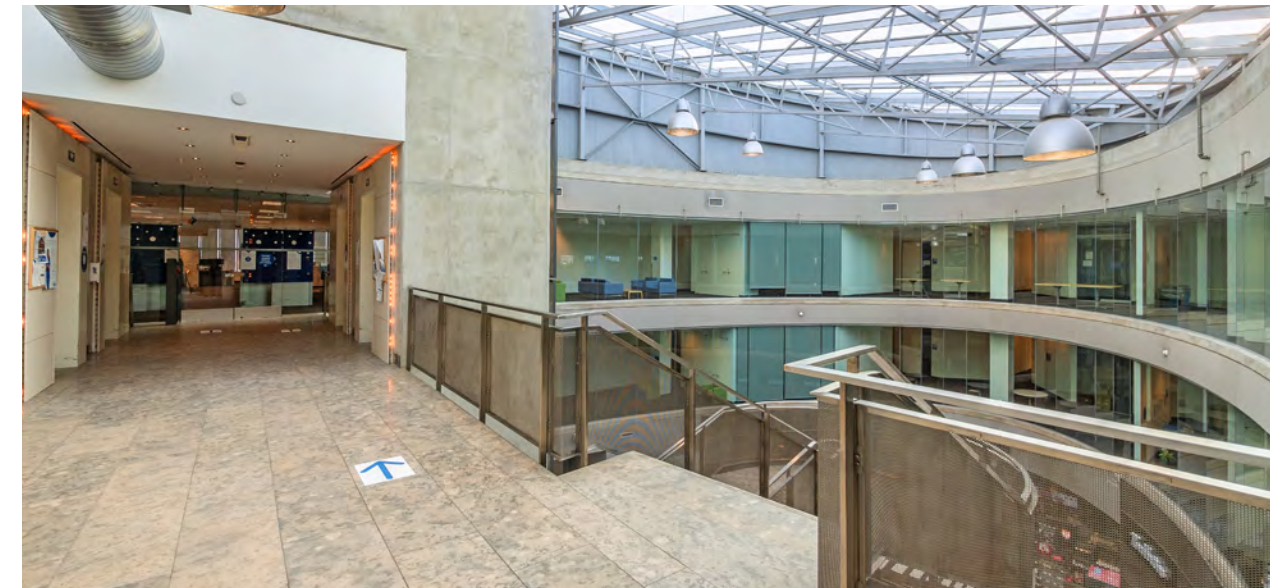
- Net Rent: Negotiable
- Additional Rent: \$18.96 psf/yr



Natural light
cascades
into interior
spaces
to promote
productivity
and a healthy
office

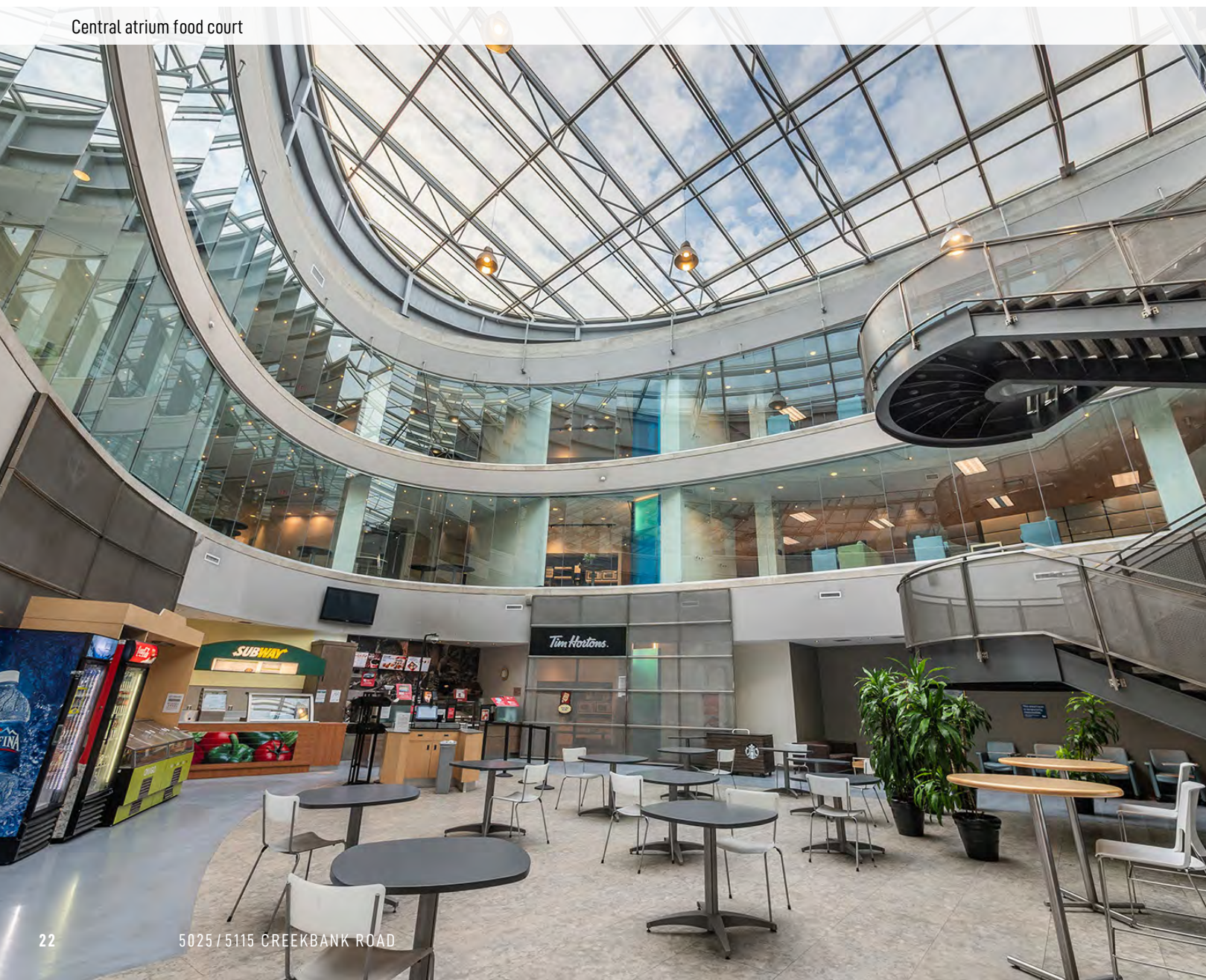


Variety of employee collaboration areas



Upper floor panorama

Central atrium food court

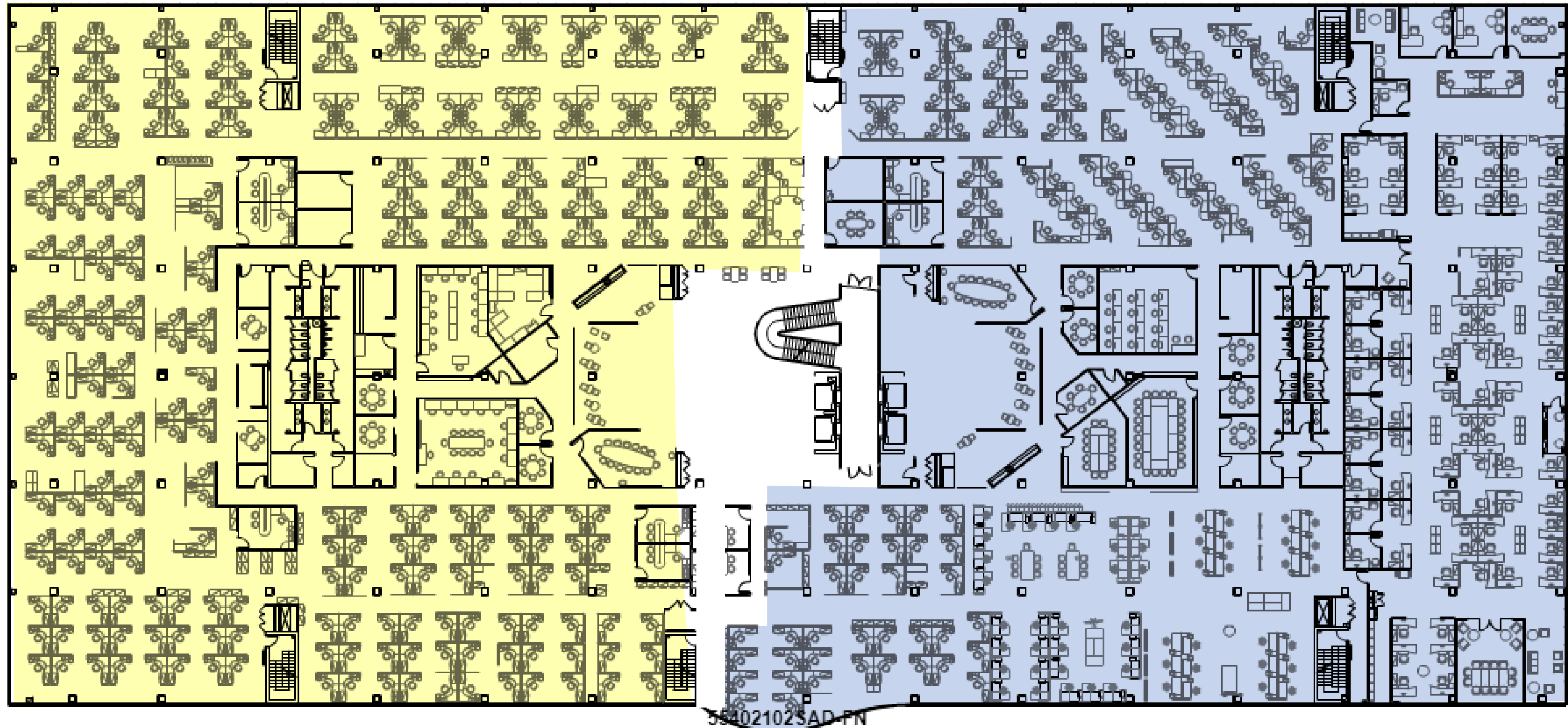


Ground floor lobby with on-site security



Employee lounge

515



FOOTPRINT

Floorplates are approx. 80,000 sf
Divisible to 40,000 sf (half a floor)

- TENANT A | 40,000 sf (approx)
- TENANT B | 40,000 sf (approx)



ENTIRE BUILDING TOTAL SIZE : 249,118 sf

- Floor 1 -- 79,489 rsf**
- Floor 2 -- 79,591 rsf**
- Floor 3 -- 82,762 rsf**

Common Area/Mechanical Rooms - 7,276 sf

Well positioned to service international and regional clients



5025 & 5115 CREEKBANK ROAD

PLUGGED IN & POWERED UP

LEGEND

- MiWay** (Mississauga Bus Transit route)
- UP Express** (Union - Pearson)

- BRT** (Mississauga Bus Rapid Transit route/stops)

TORONTO PEARSON INTERNATIONAL AIRPORT

HWY 401

HWY 427

HWY 27

AIRPORT CORPORATE CENTRE
Multiple Fortune 500 companies call this park home

SPECTRUM SQUARE - THE HIVE
Terriyaki express, The Great Wok, Subway, Anytime Fitness, Pumpernickels

ETOBICOKE CREEK STATION
Miway 87,109

ORBITOR STATION
Miway 35,35A,87,107,109

RENFORTH STATION
Miway: 7, 21, 24, 35, 35A, 39, 43, 87, 107, 109
TTC: 32A, 112B
Go Transit: Pearson Airport - Richmond Hill Square One/North Finch Terminal

- Furlani Foods
- Residence Inn
- Courtyard by Marriott
- Delimark Café

- Feta & Olives Express
- Yogen Fruz, Guacamole Grill
- Starbuck's
- Tim Hortons/ Subway

- z-teka Mexican Eatery
- Charminar Indian Cuisine
- Chaska
- Thrill of the Grill
- Union Social Eatery
- Tim Hortons

- The Irish Shebeen
- Chainsmoker Barbeque
- Prince Japanese Steak House
- FIAMMA

- Plaka
- La Scala Ristorante
- Town Place Suites
- Petro-Canada
- RBC Royal Bank ATM
- Best Western
- Homewood Suites
- Hampton Inn

ROYAL WOODBINE GOLF CLUB

CENTENNIAL PARK GOLF CENTRE

CENTENNIAL PARK



PLUG IN TO A NEW WORKLIFE

Campus path system provides outdoor "think spaces" & collaborative areas



Direct access to the Etobicoke Creek walking trails



Basketball/volleyball courts for employee team building

Proximity to natural greenspace, water, and outdoor amenities stimulates creativity and well-being for employees.



AMENITIES

The Campus @ Creekbank has all the amenities a forward thinking company could provide its employees and more...

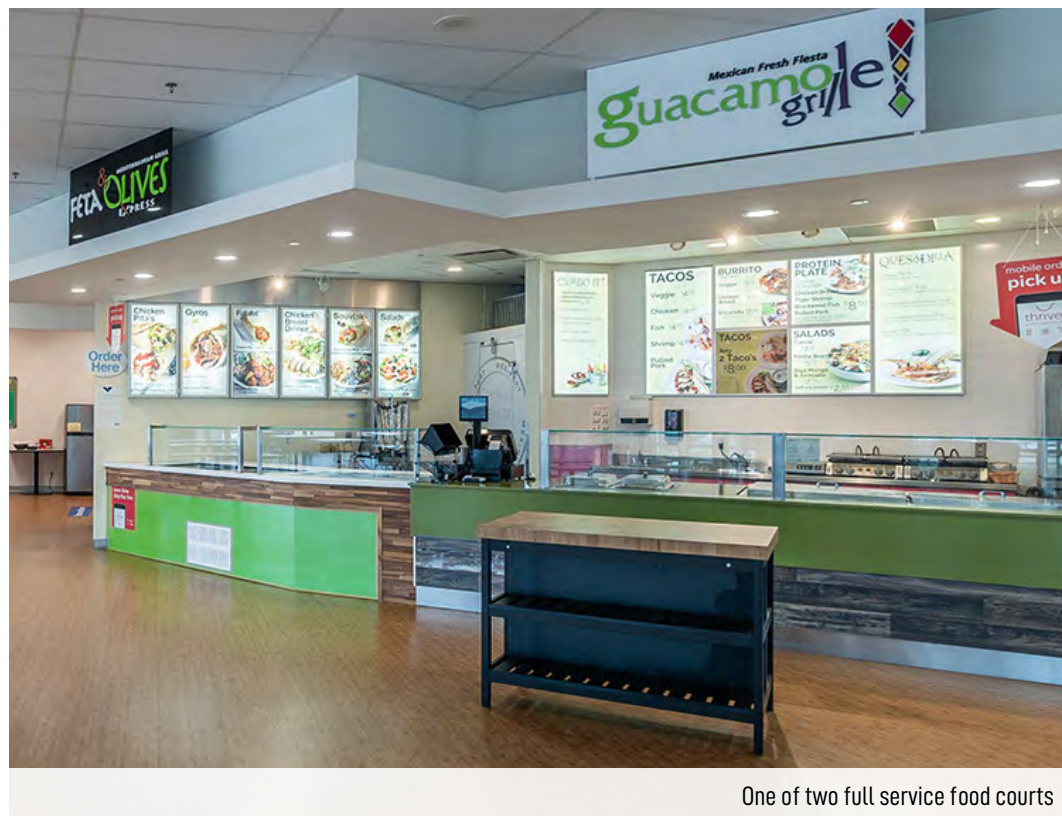
Fitness centre (gym, showers, yoga studio) with available outdoor fitness areas: basketball courts, volleyball court, walking trails, pond, patio courtyard for summertime BBQ's.

AMENITIES

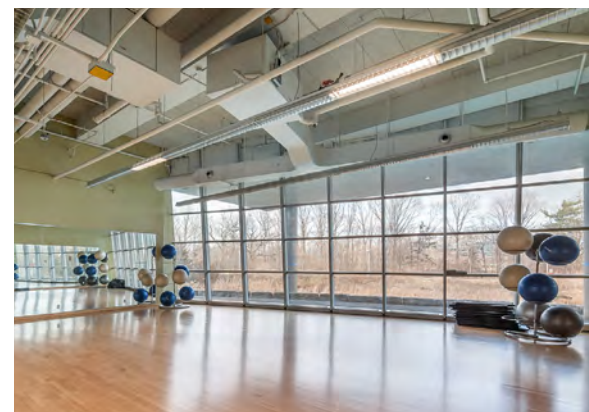
The Campus at Creekbank offers all the amenities to keep your employees energized. From multiple options to fuel your body, to powering up at the gym, Creekbank has it all.

→ Two cafeterias with self-serve options and fresh meals prepared on-site

→ "Micro-Market" Collaboration Space for casual meetings plus larger conference spaces with 300 capacity



One of two full service food courts



Yoga studio



15,000 SF fitness area



"Micro-market" collaboration space



Ample free underground parking



Dedicated BRT and Miway stop





PLUG IN & POWER UP

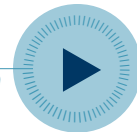
The Campus @ Creekbank

5025/515

CREEK BANK ROAD

FOR MORE INFORMATION ON THIS OPPORTUNITY, CONTACT:

PLAY
VIDEO



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