



OVER 500,000 SF OF OFFICE SPACE

505/515

CREEK
BANK
ROAD

PLUG IN & POWER UP
The Campus @ Creekbank

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



PLUG INTO THE CAMPUS & POWER UP YOUR WORKFORCE



5025

CREEKBANK ROAD

TOTAL – 365,925 SF

- Floorplates are approx. 62,500 sf
- 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 Creekbank 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 – 365,925 sf

- Floorplates are approx. 62,500 sf
 - Potential full floor demising
 - Tenant A: 31,316 sf
 - Tenant B: 16,646 sf
 - Tenant C: 16,640 sf
 - Other configurations also possible
- 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: \$17.00 psf



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

5025



Elevator lobby area



5th floor panorama

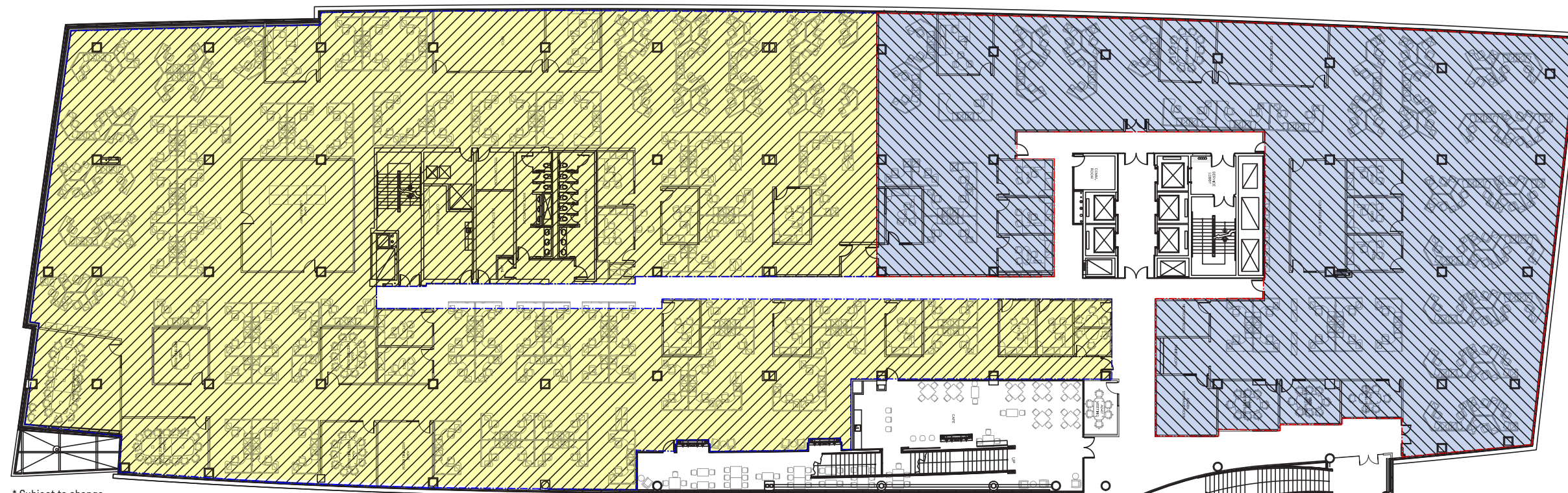
Social Distance spacing is built into this future forward office space



5th floor executive boardroom



Ground floor lobby



* Subject to change

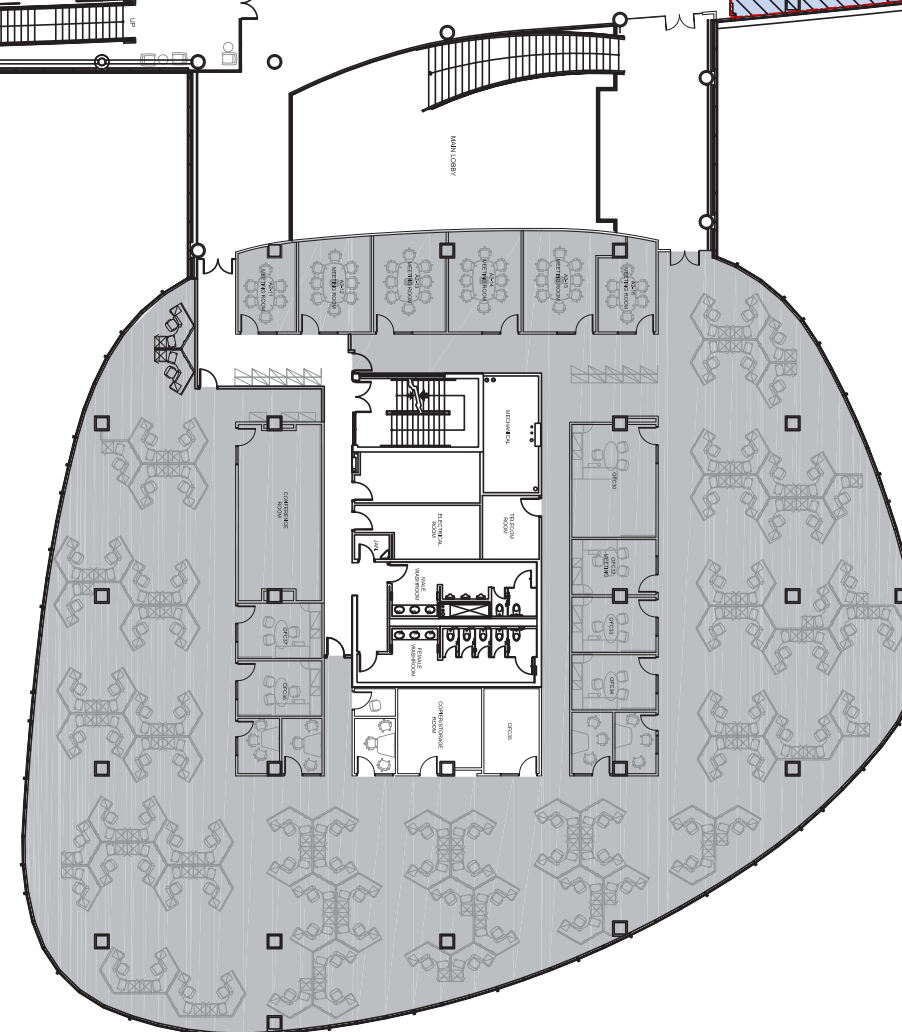
POTENTIAL TENANT

Floorplates are approx. 62,500 sf
Divisible to 15,000 sf

- TENANT A | **31,316 sf**
- TENANT B | **16,646 sf**
- TENANT C | **16,640 sf**



TOTAL RENTABLE AREA: 365,925 sf





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

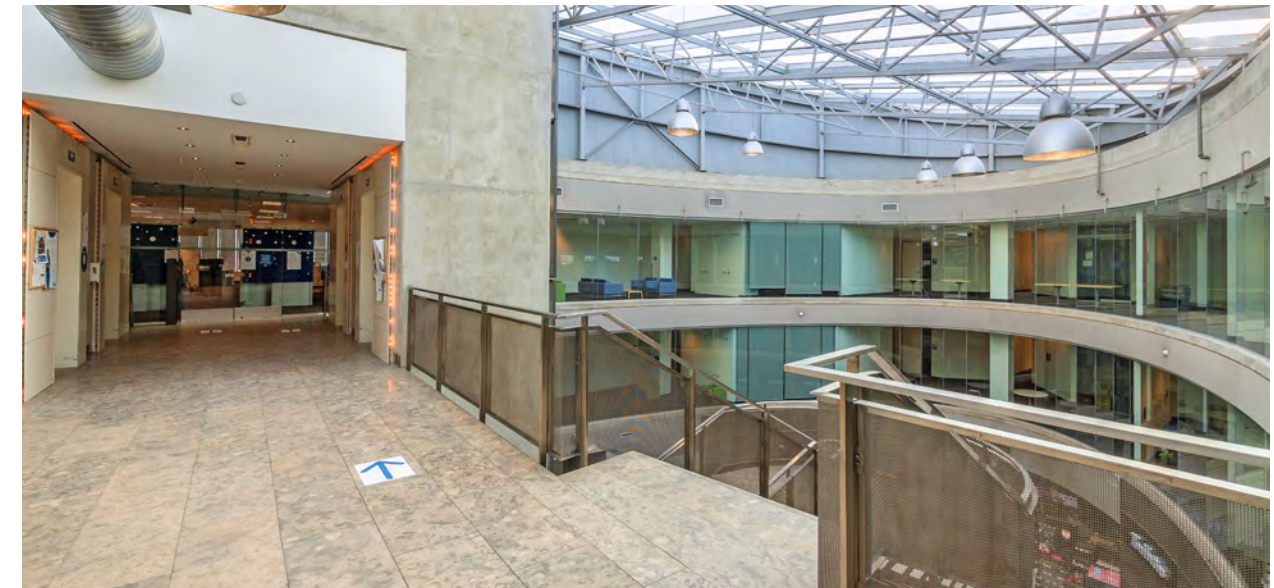
- Net Rent: Negotiable
- Additional Rent: \$17.00 psf/yr



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



Variety of employee collaboration areas

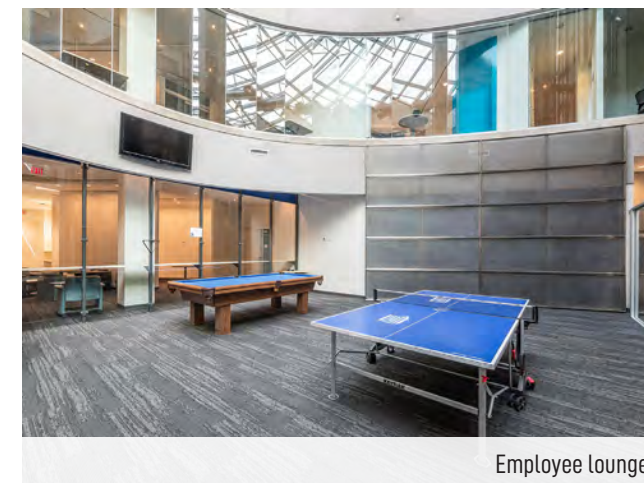


Upper floor panorama

Central atrium food court

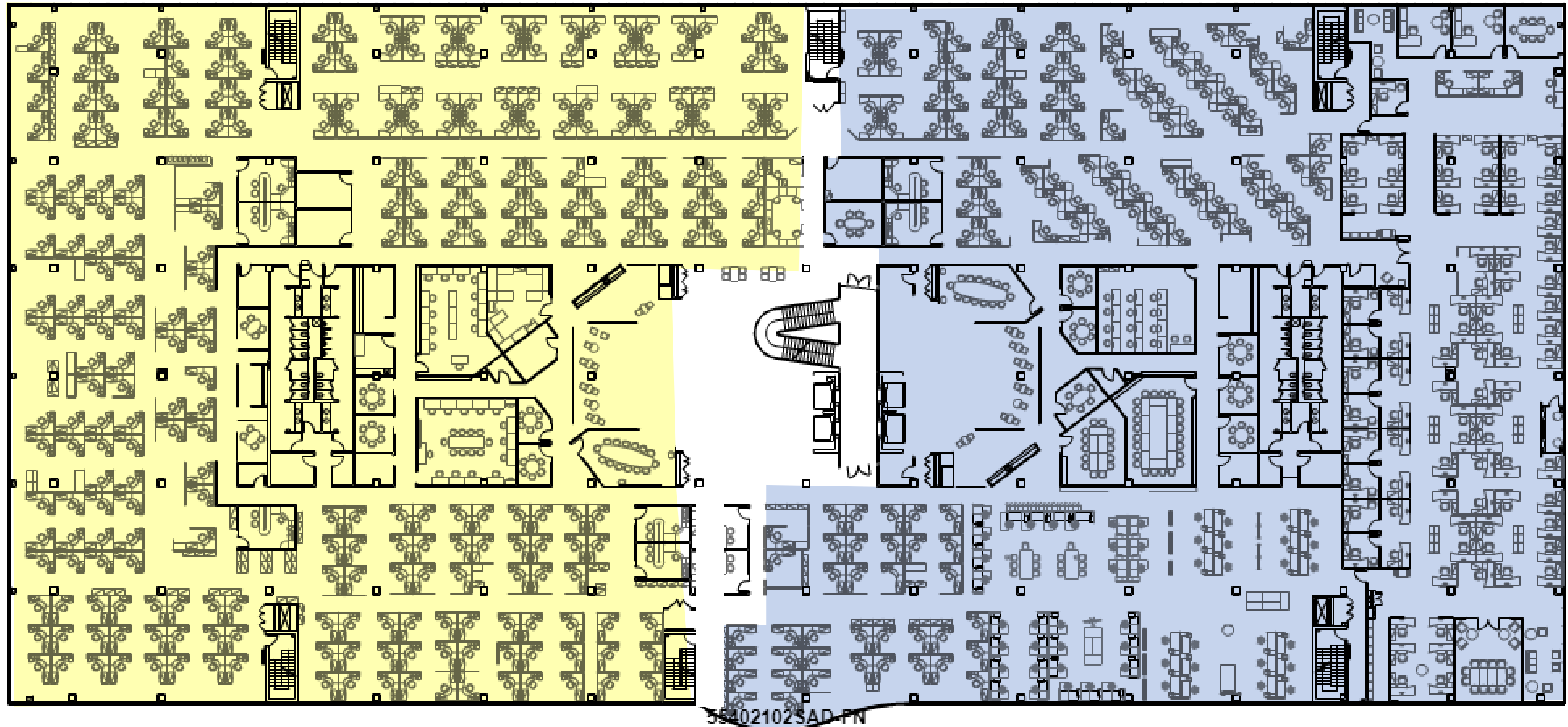


Ground floor lobby with on-site security



Employee lounge

5025



5025

Floorplates are approx. 83,039 sf
Divisible to 40,000 sf (half a floor)

- TENANT A | **41,000 sf** (approx)
- TENANT B | **41,000 sf** (approx)



TOTAL RENTABLE AREA : 249,118 sf

Well positioned to service international and regional clients



5025 & 5115 CREEKBANK ROAD

- Furlani Foods
- Residence Inn
- Courtyard by Marriott
- Delimark Café
- Feta & Olives Express
- Yogen Fruz, Guacamole Grill
- Starbuck's
- Tim Hortons/ Subway

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

PLUGGED IN & POWERED UP

LEGEND

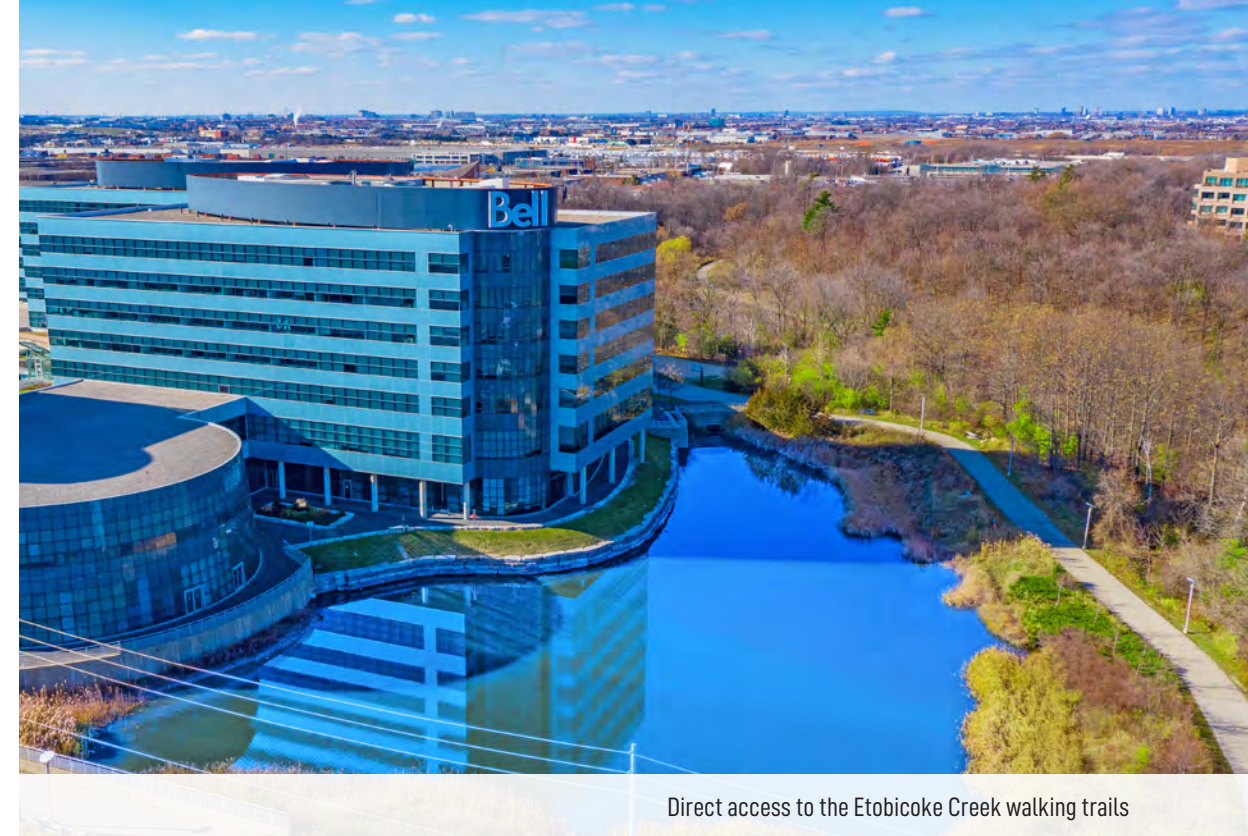
- MiWay** (Mississauga Bus Transit route)
- UP Express** (Union - Pearson)

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



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...

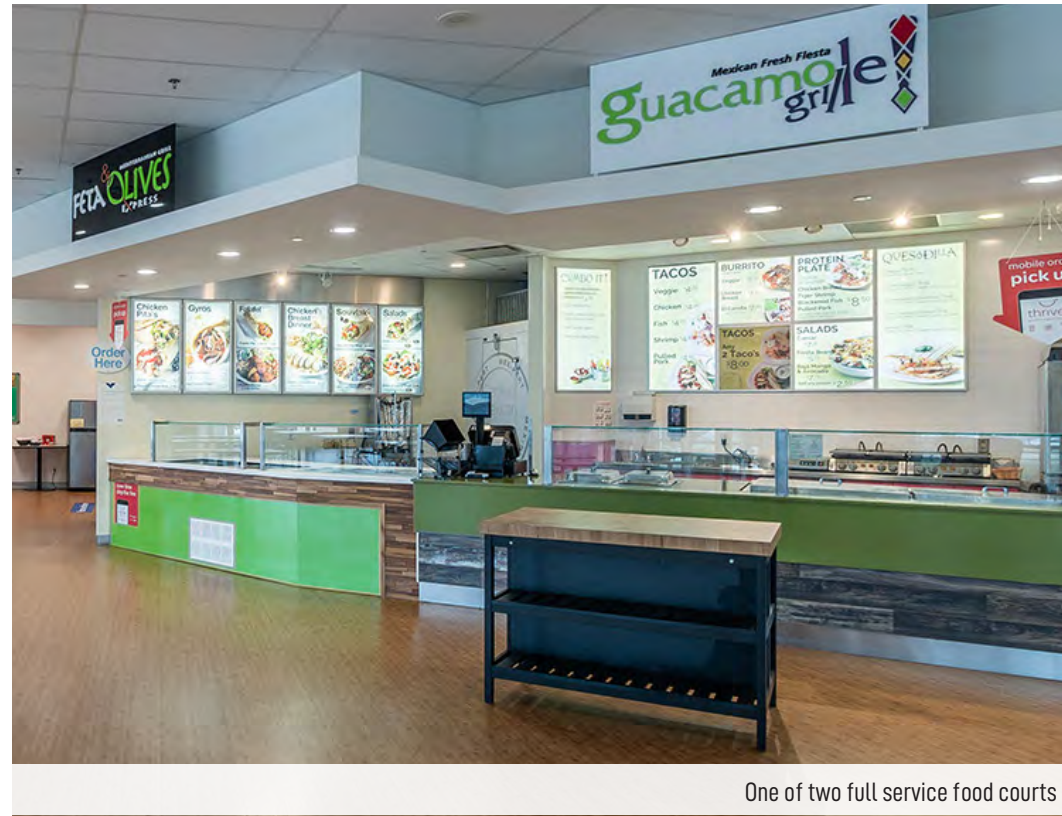
Fitness centre (gym, showers, yoga studio) with available chiropractic services, a dental hygienist, and nutrition counselling plus outdoor fitness areas: basketball courts, volleyball court, walking trails, pond, patio courtyard for summertime BBQ's.

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



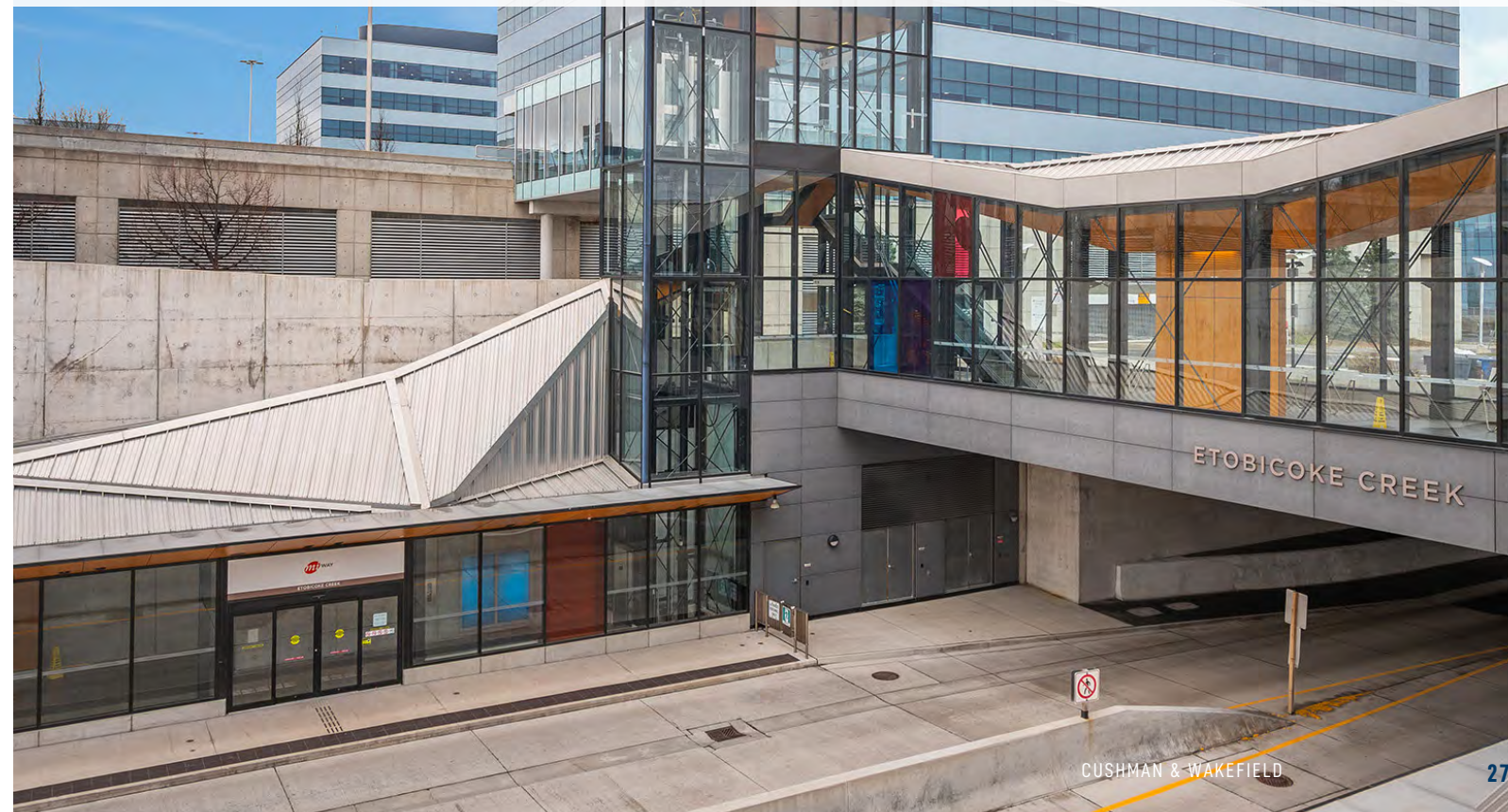
"Micro-market" collaboration space



Ample free underground parking



Dedicated BRT and Miway stop



PLUG IN & POWER UP

The Campus @ Creekbank

5025/5115

CREEK BANK ROAD

FOR MORE INFORMATION ON THIS OPPORTUNITY, CONTACT:

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