



OVER 250,000 SF OF OFFICE SPACE

5025

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



»» 5025

CREEKBANK ROAD

TOTAL – 255,388 SF

Floorplates are approx. 74,000sf ←

Divisible to 15,000 sf →

➔ 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 255,388 sf**

→ 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 Eglinto

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

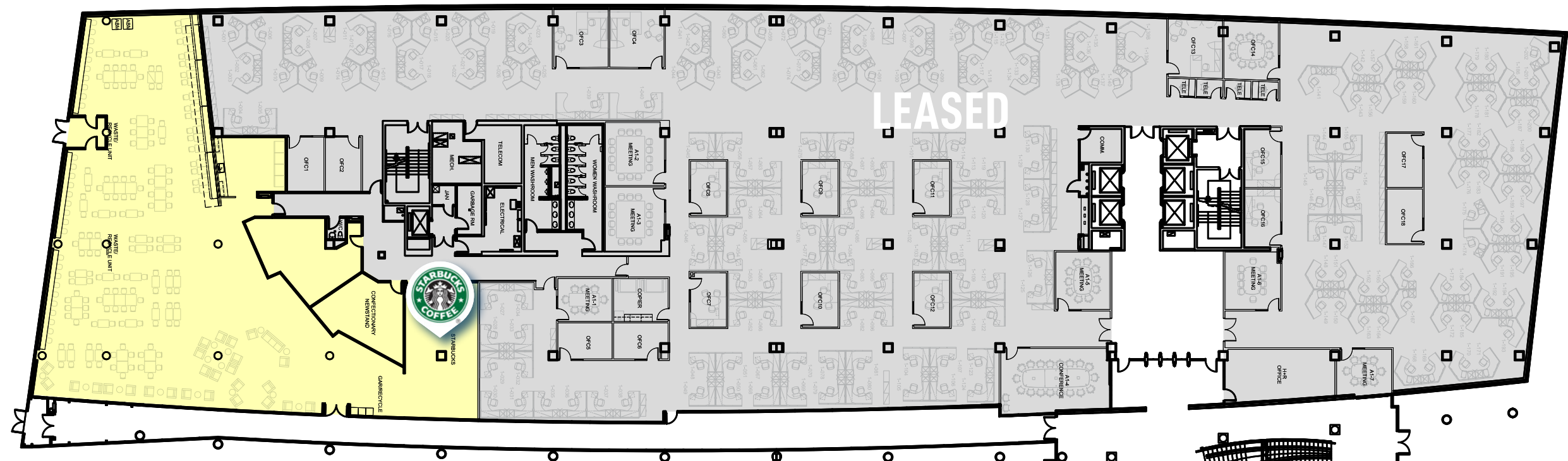


5th floor executive boardroom



Ground floor lobby

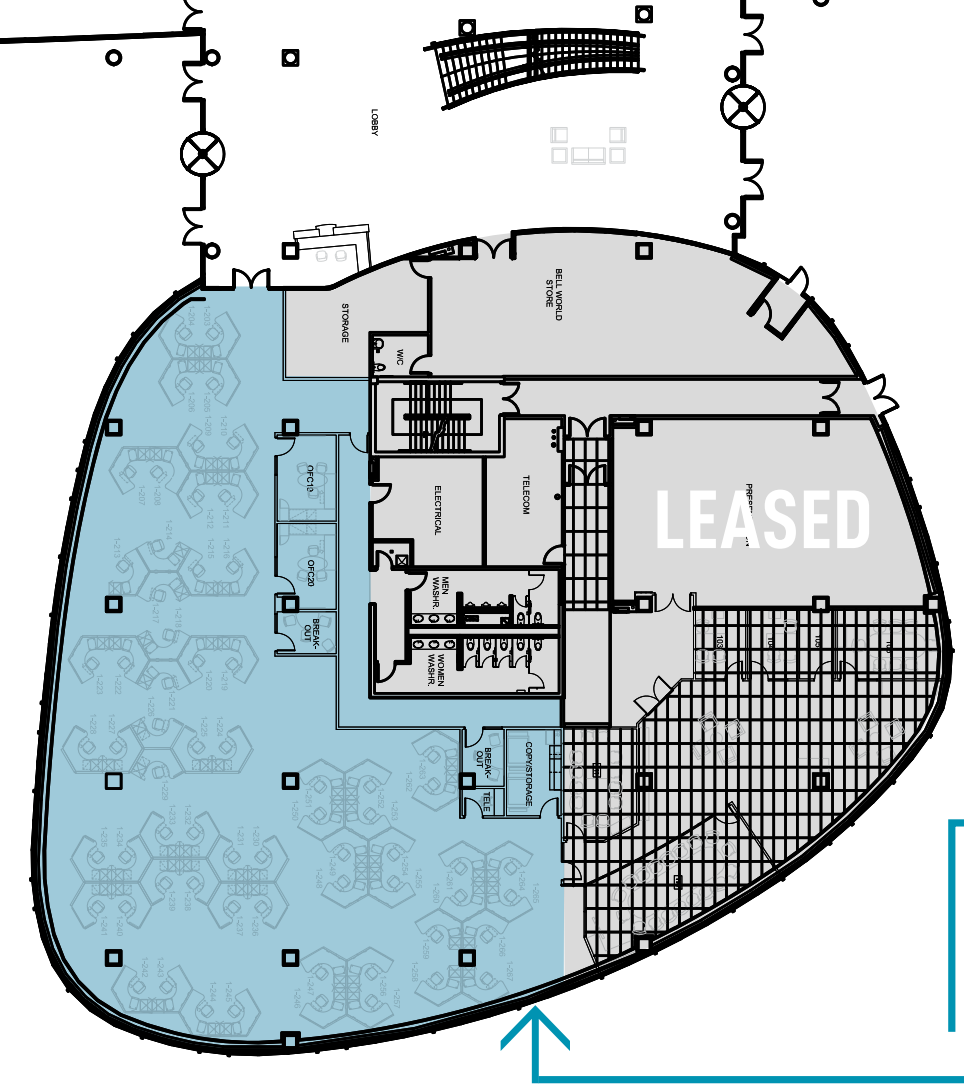
5025



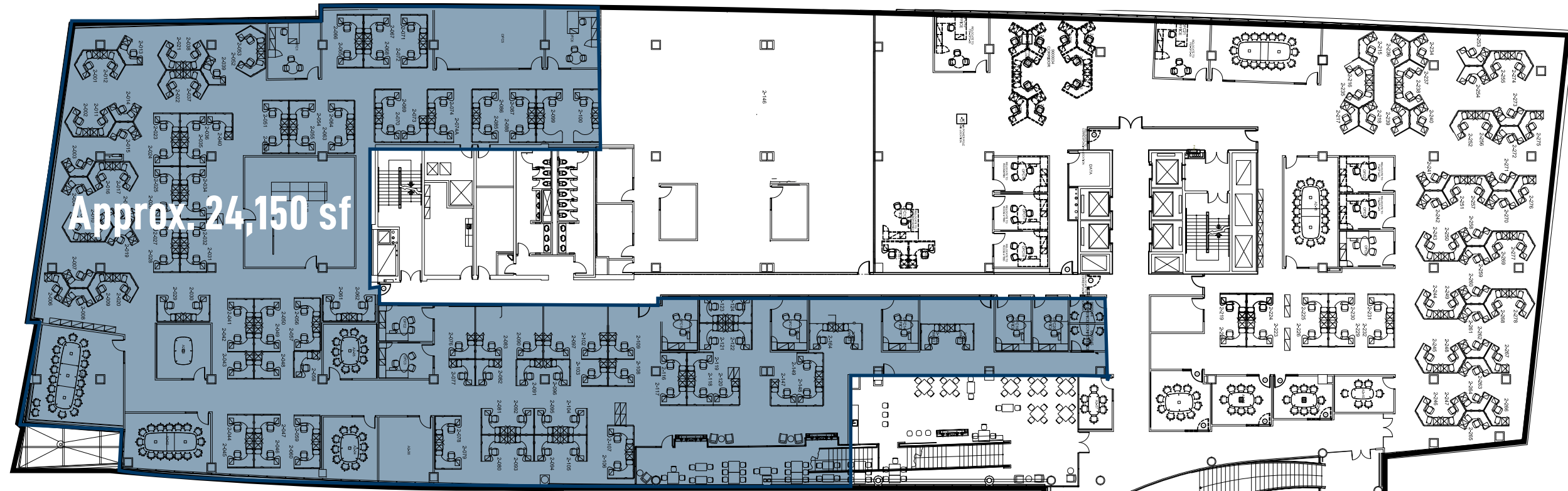
GROUND FLOOR

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



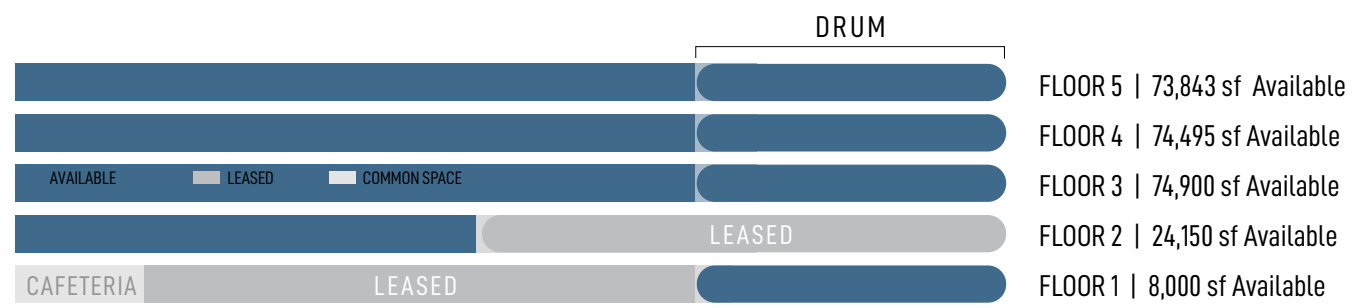
Approx. 24,150 sf

FLOOR 2 BUILD OUT

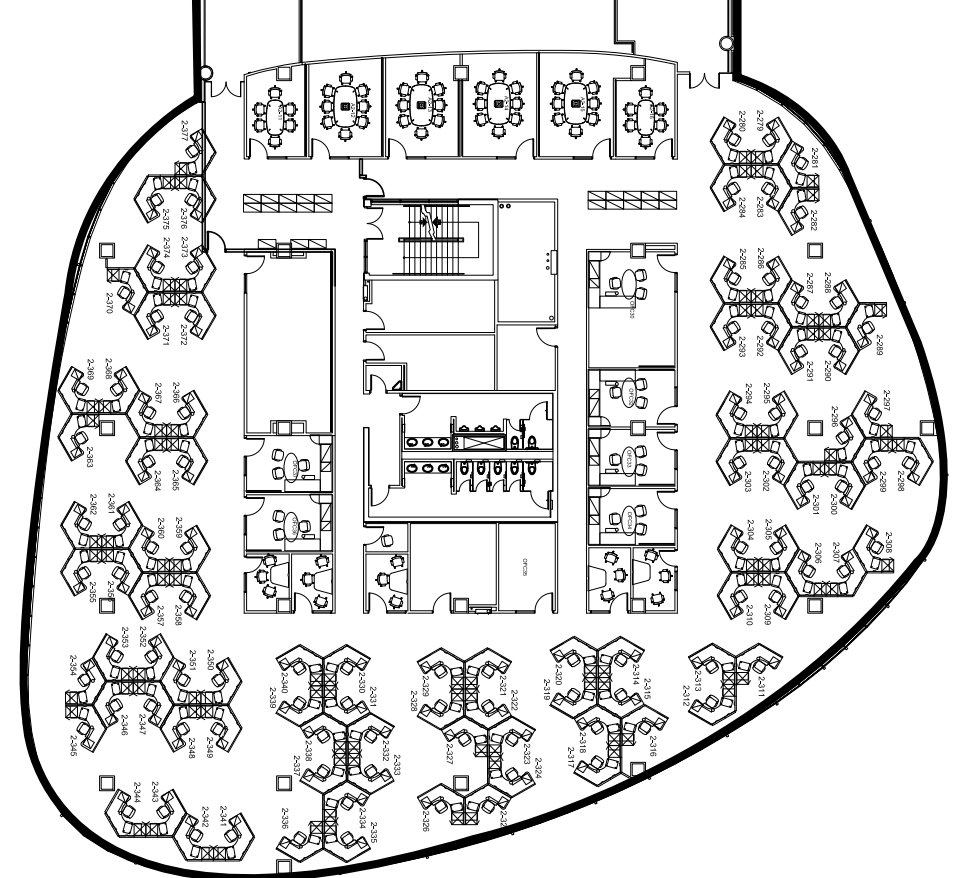
- Workstations: 117
- Offices: 08
- Meeting Rooms/ Huddle : 10 + 1 (TRAINING ROOM)

5025 CREEKBANK STACKING PLAN

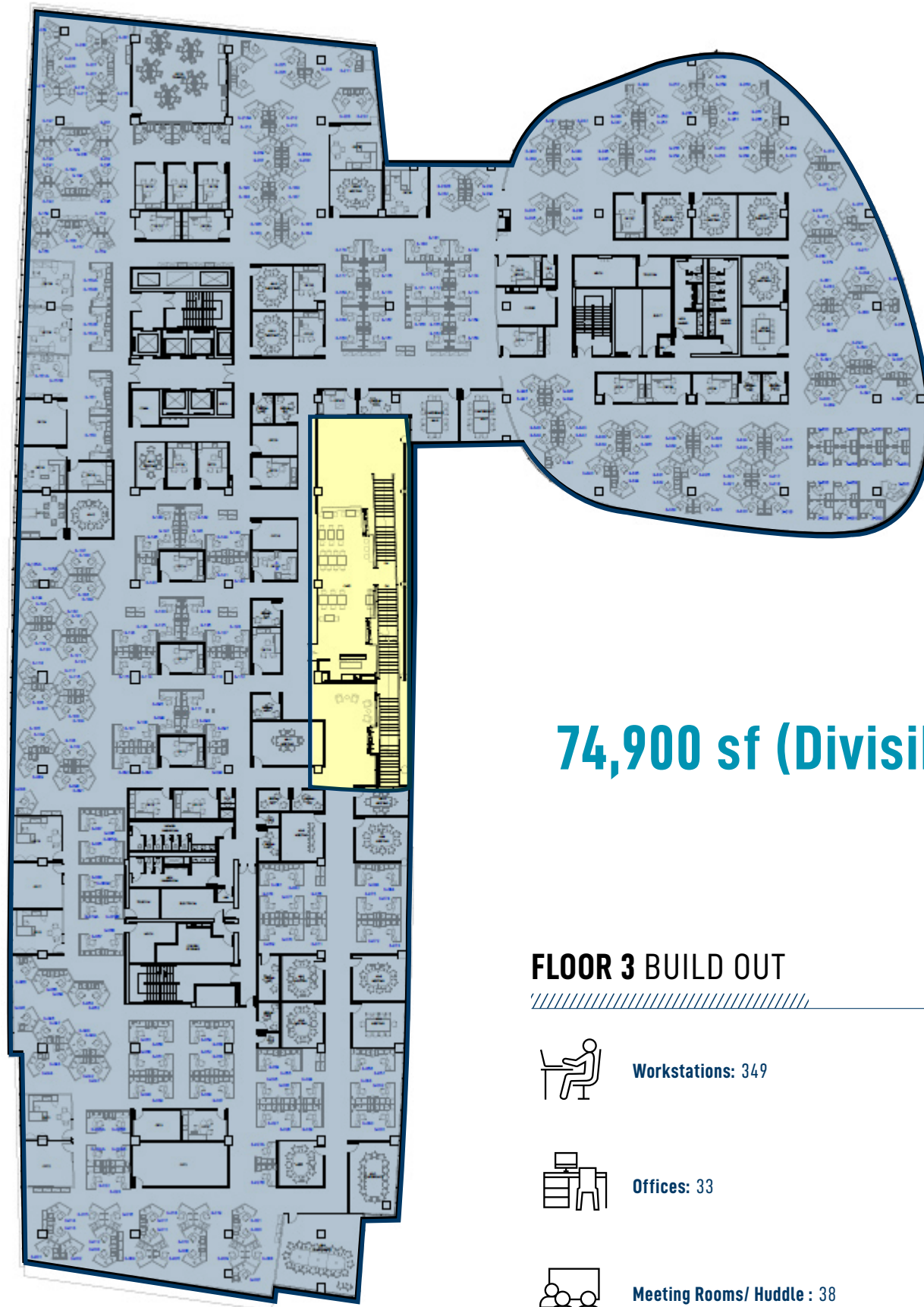
TOTAL AVAILABLE AREA: **255,388 sf**



Divisible



DRUM



74,900 sf (Divisible)

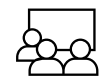
FLOOR 3 BUILD OUT



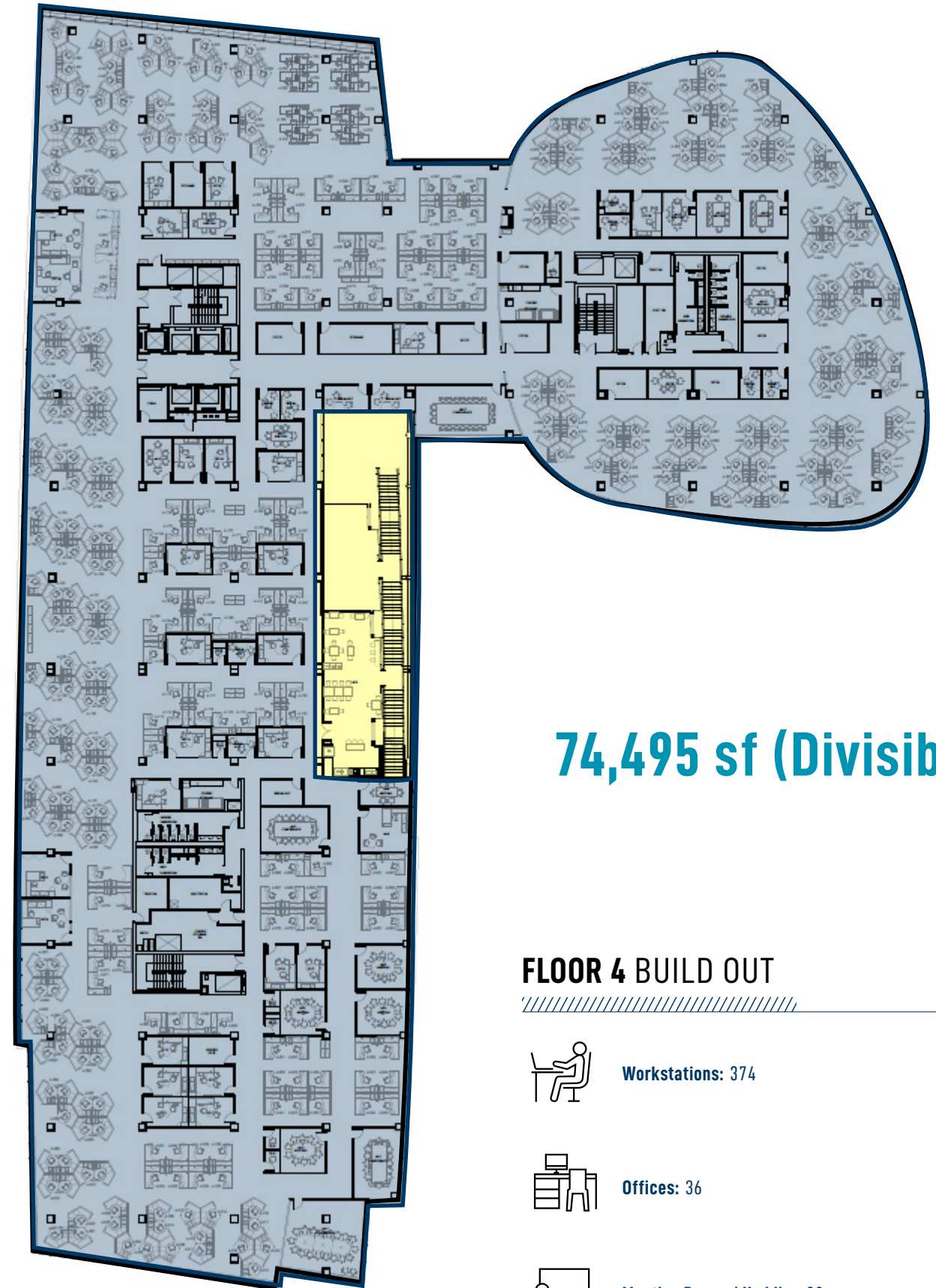
Workstations: 349



Offices: 33



Meeting Rooms/ Huddle : 38



74,495 sf (Divisible)

FLOOR 4 BUILD OUT



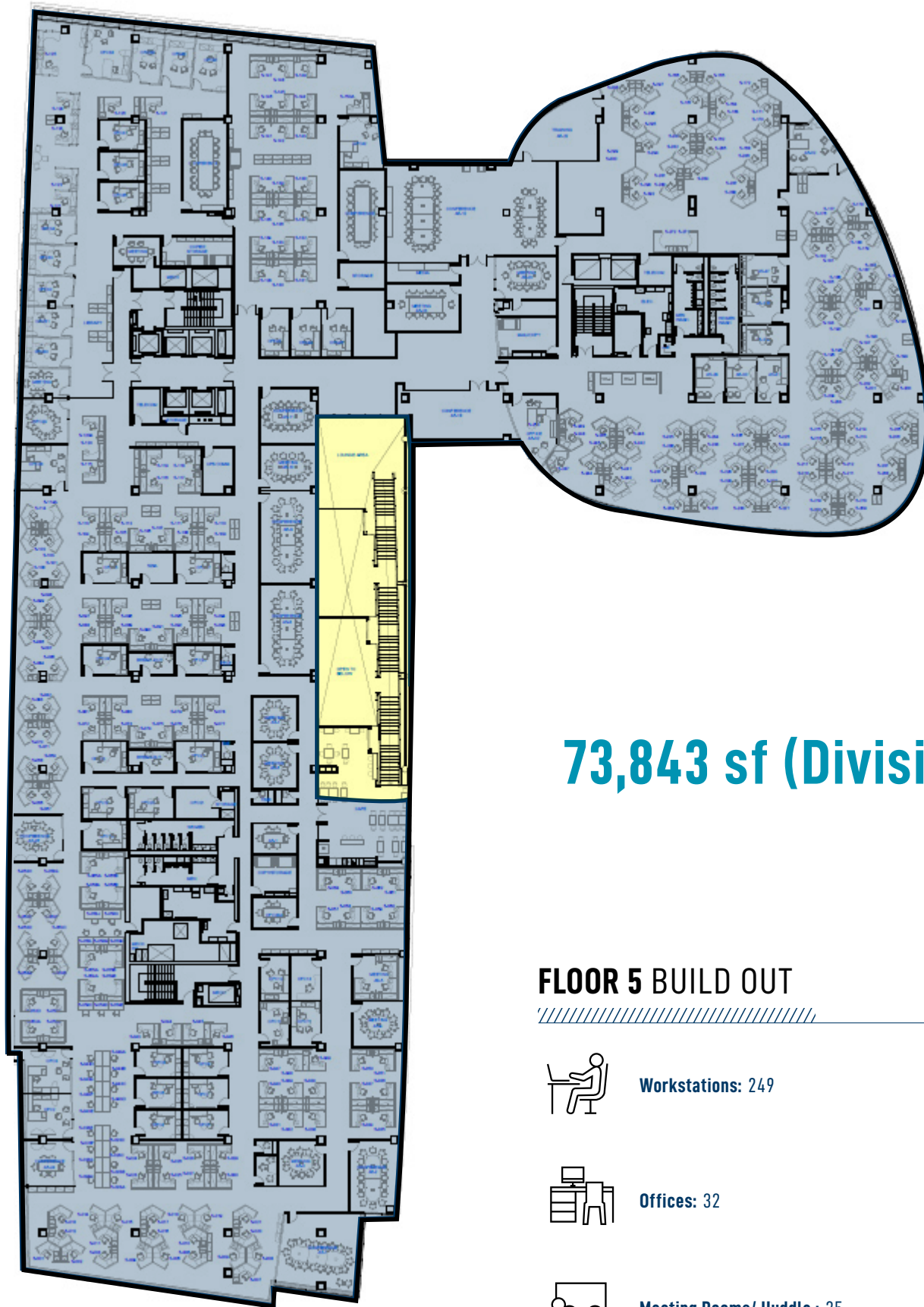
Workstations: 374



Offices: 36



Meeting Rooms/ Huddle : 30



73,843 sf (Divisible)

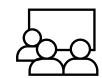
FLOOR 5 BUILD OUT



Workstations: 249



Offices: 32



Meeting Rooms/ Huddle : 25



Well positioned to service international and regional clients



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
Teriyaki 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

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

- Tim Hortons
- FIAMMA
- Chainsmoker Barbeque
- Prince Japanese Steak House
- The Irish Shebeen
- Centennial Park Plaza

- Best Western
- Homewood Suites Hampton Inn
- RBC Royal Bank ATM
- Petro-Canada
- Town Place Suites

- La Scala Ristorante
- Plaka

- McDonald's
- CIBC
- The Bull Pub & Grill

CENTENNIAL PARK

CENTENNIAL PARK GOLF CENTRE

ROYAL WOODBINE GOLF CLUB



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...

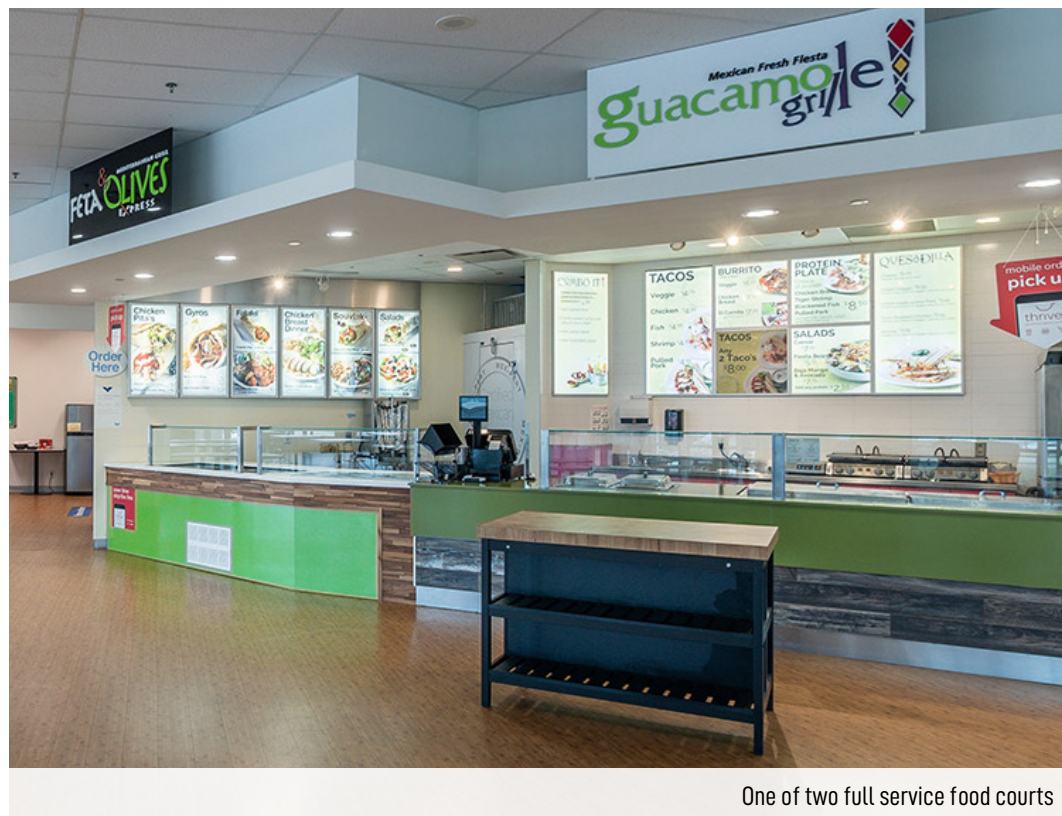
Fitness centre (gym, showers, yoga studio) with available outdoor fitness areas: basketball courts, volleyball court, walking trails, pond, patio courtyard for summertime BBQ's.

AMENITIES

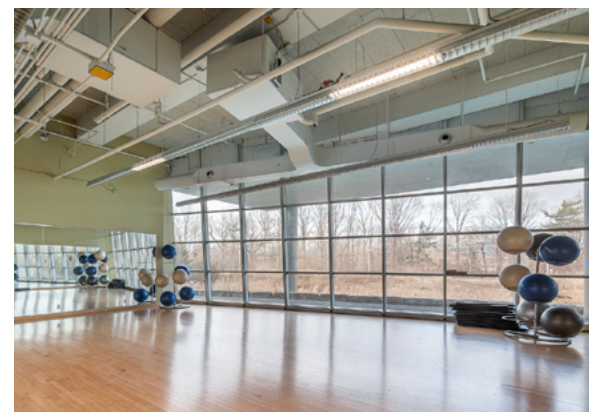
The Campus at Creekbank offers all the amenities to keep your employees energized. From multiple options to fuel your body, to powering up at the gym, Creekbank has it all.

→ 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

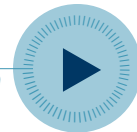
The Campus @ Creekbank

5025/515

CREEK BANK ROAD

FOR MORE INFORMATION ON THIS OPPORTUNITY, CONTACT:

PLAY
VIDEO



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