



172,488 SF REMAINING

CREEK BANK ROAD

Configurations
down to
24,000 sf
available

PLUG IN & POWER UP

- Flexible sublease terms
- Adjustable sizes & configurations
- Extensive on-site amenity network



PLUG INTO THE CAMPUS & POWER UP YOUR WORKFORCE

PLAY

VIDEO



& Discover the
Campus @ Creekbank





» 5025
CREEKBANK
ROAD

CREEKBANK ROAD

TOTAL - 172,488 sf remaining
Floorplates are approx. 74,000 sf
Divisible to 24,000 sf

 [VIEW DETAILS](#)



A
POWERED UP
CAMPUS
OFFICE
LOCATION



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 – 172,488 sf

→ Floorplates are approx. 74,000 sf

- 2nd Floor: Approx. 24,150 sf
- 4th Floor: 74,495 sf
- 5th Floor: 73,843 sf

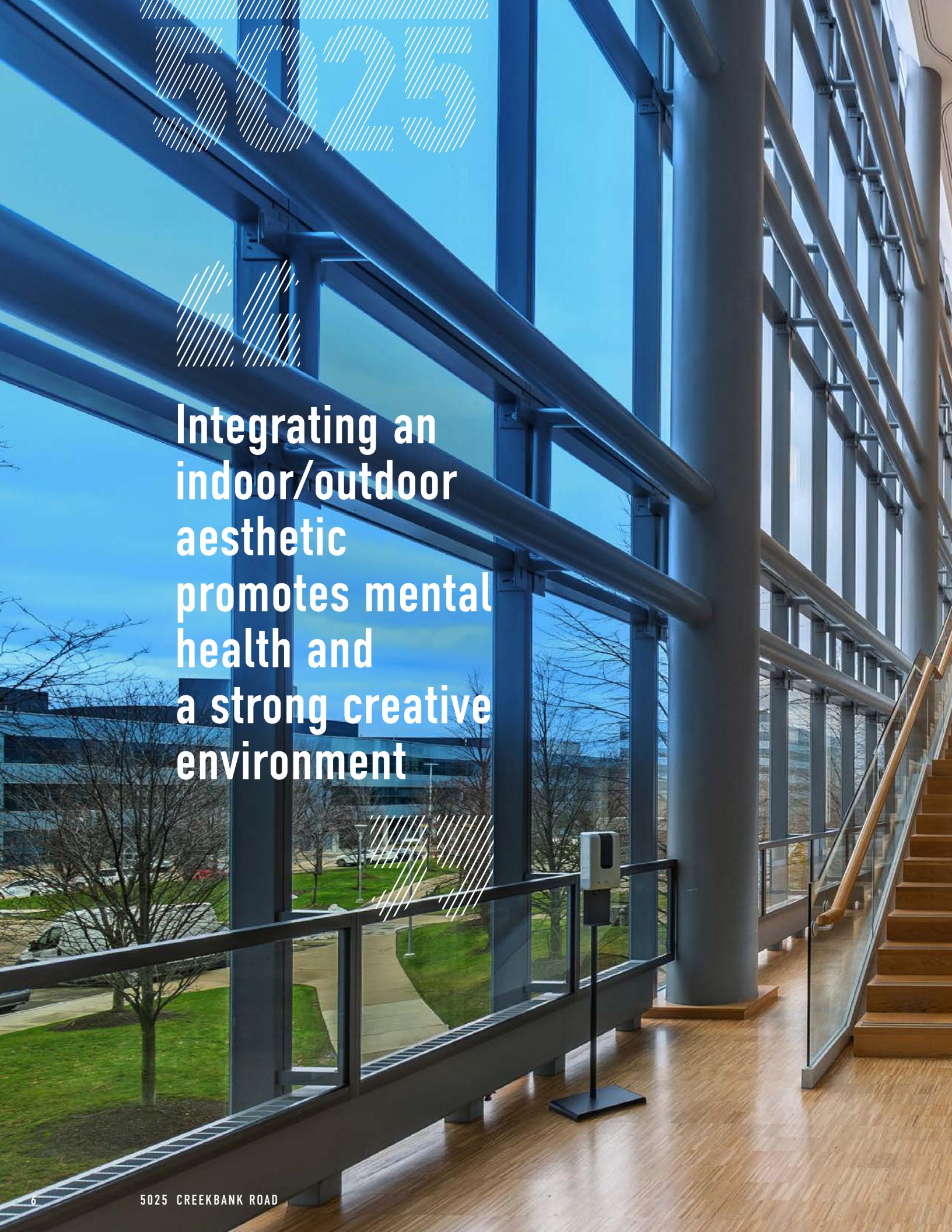


PROPERTY INFORMATION

→ Sublease Rate: Negotiable
→ Additional Rent: \$18.20 psf

can be demised - see floorplans on page 10

→ Impressive atrium lobby with security desk onsite
→ Cafeteria space with indoor and outdoor seating with Starbucks in building- can be used for large townhall and event space
→ Building signage opportunities for large user + planned podium signage on Eglinton

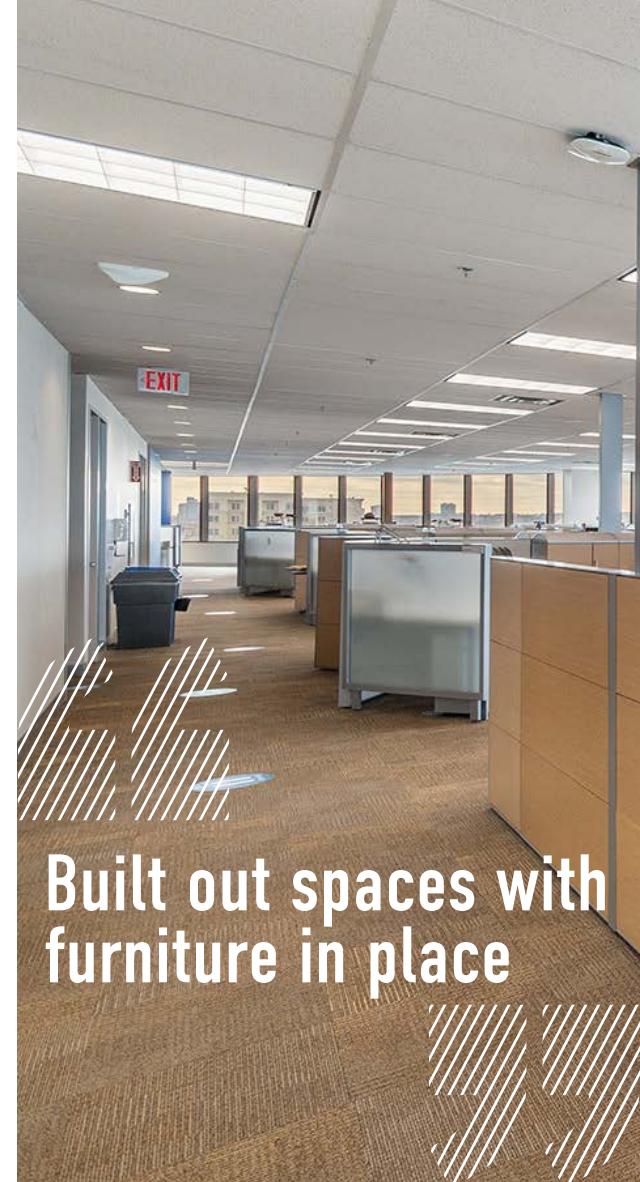


Integrating an
indoor/outdoor
aesthetic
promotes mental
health and
a strong creative
environment





Elevator lobby area



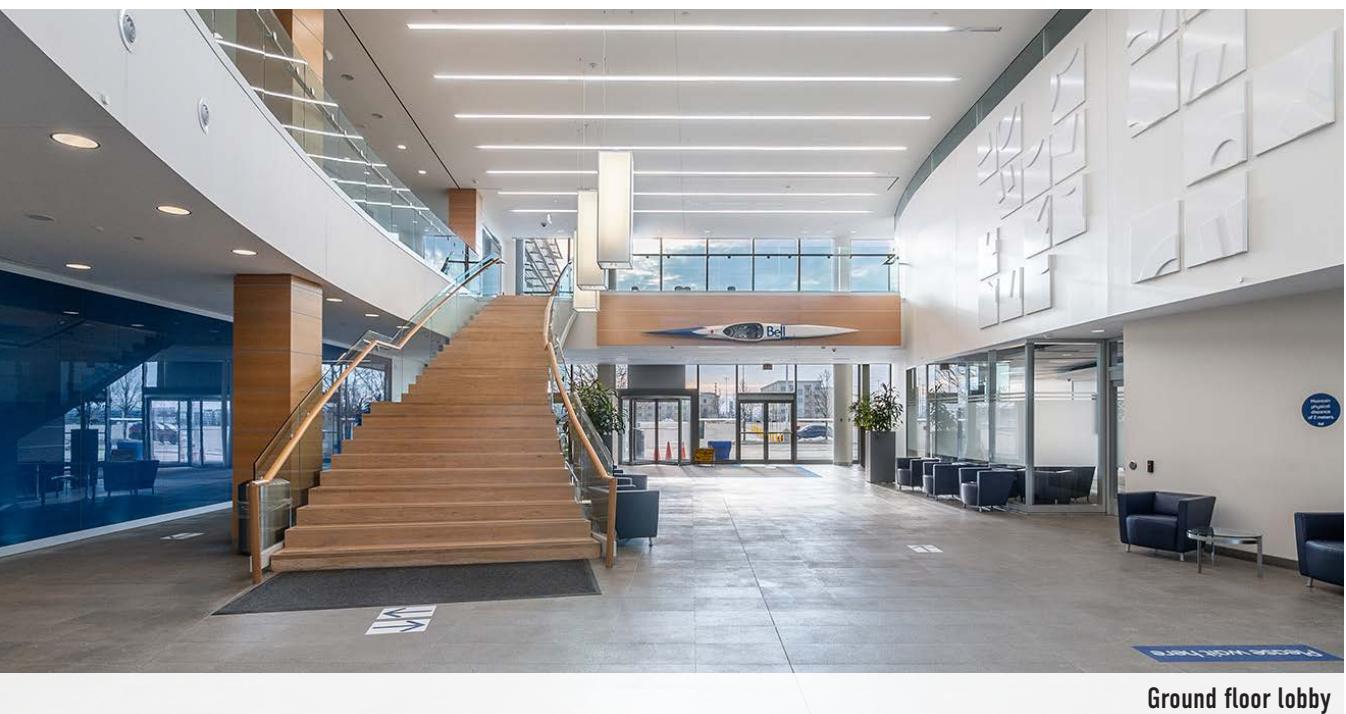
**Built out spaces with
furniture in place**



Executive boardroom

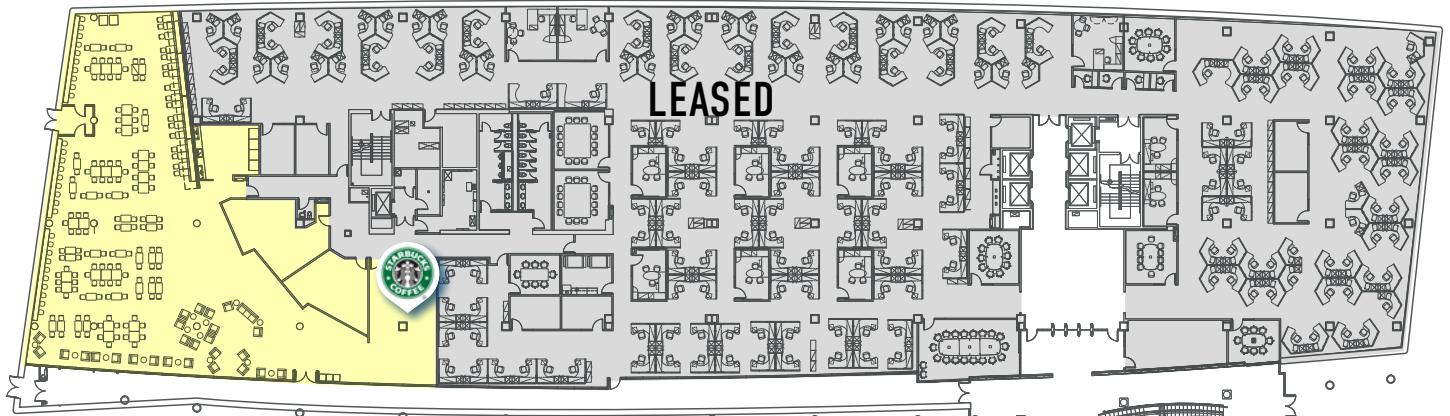


Open work stations



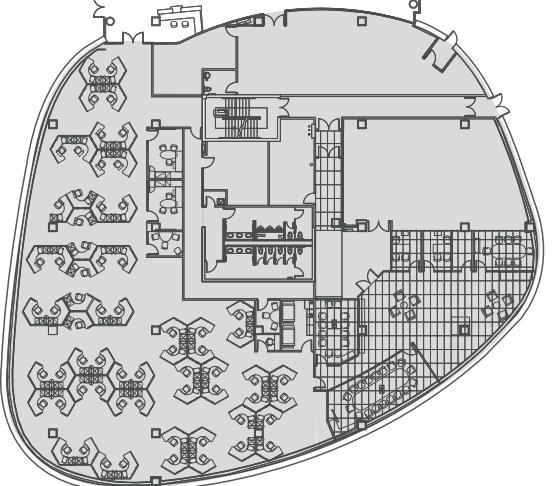
Ground floor lobby

5025

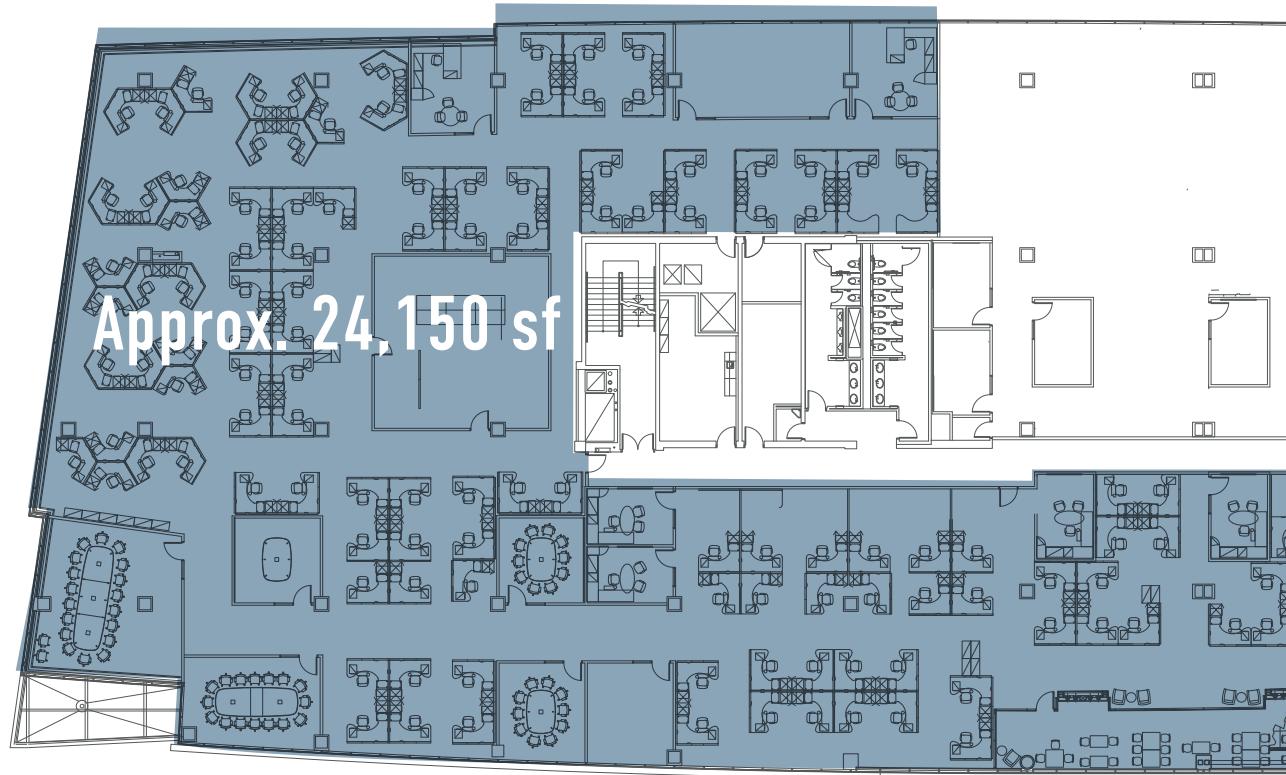


GROUND FLOOR

- 5025 CREEKBANK CAFETERIA WITH STARBUCKS
- TOWNHALL SPACE WITH OUTDOOR PATIO FOR EVENTS







FLOOR 2 BUILD OUT



Workstations: 117



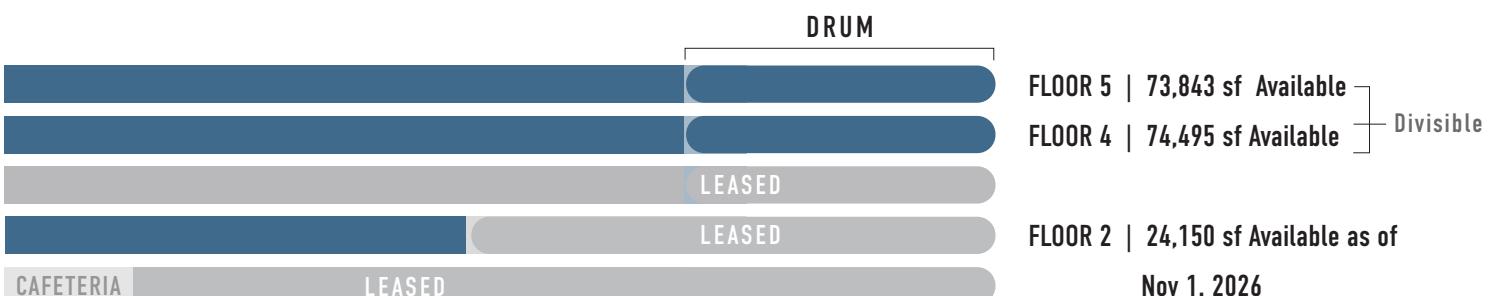
Offices: 08



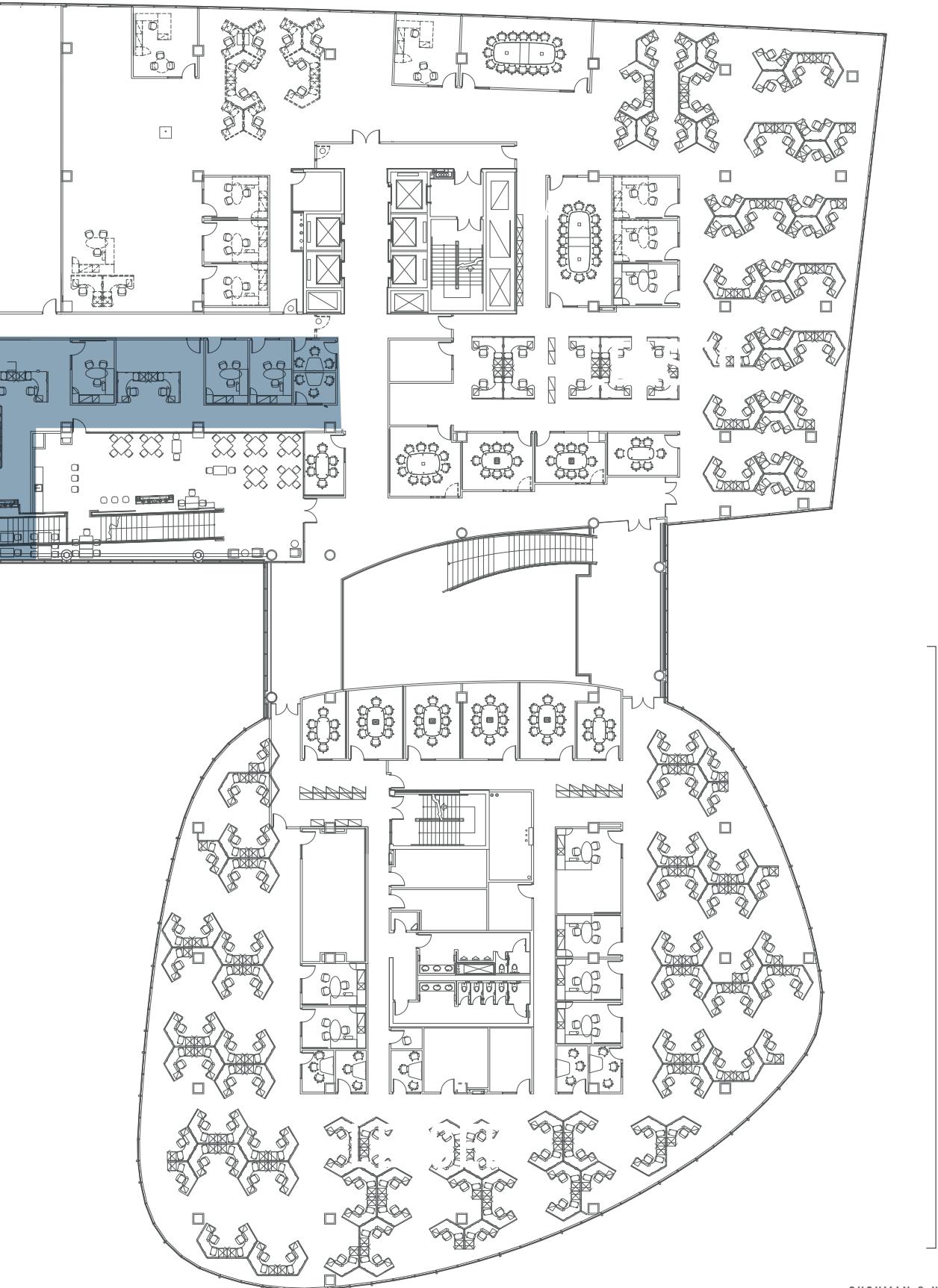
Meeting Rooms/ Huddle : 10 + 1 (TRAINING ROOM)

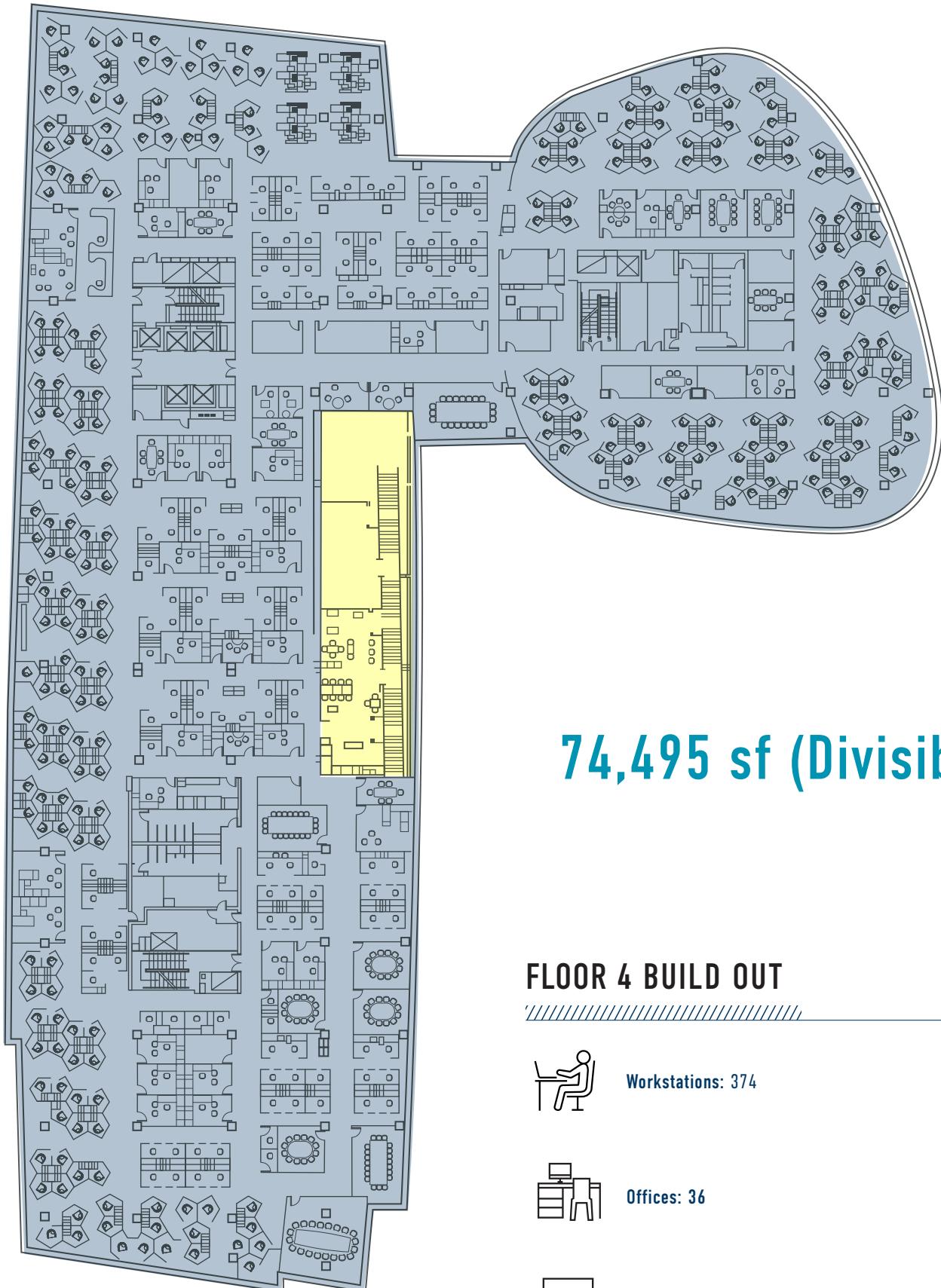
5025 CREEKBANK STACKING PLAN

TOTAL AVAILABLE AREA: 172,488 sf



AVAILABLE NOVEMBER 1, 2026





74,495 sf (Divisible)

FLOOR 4 BUILD OUT



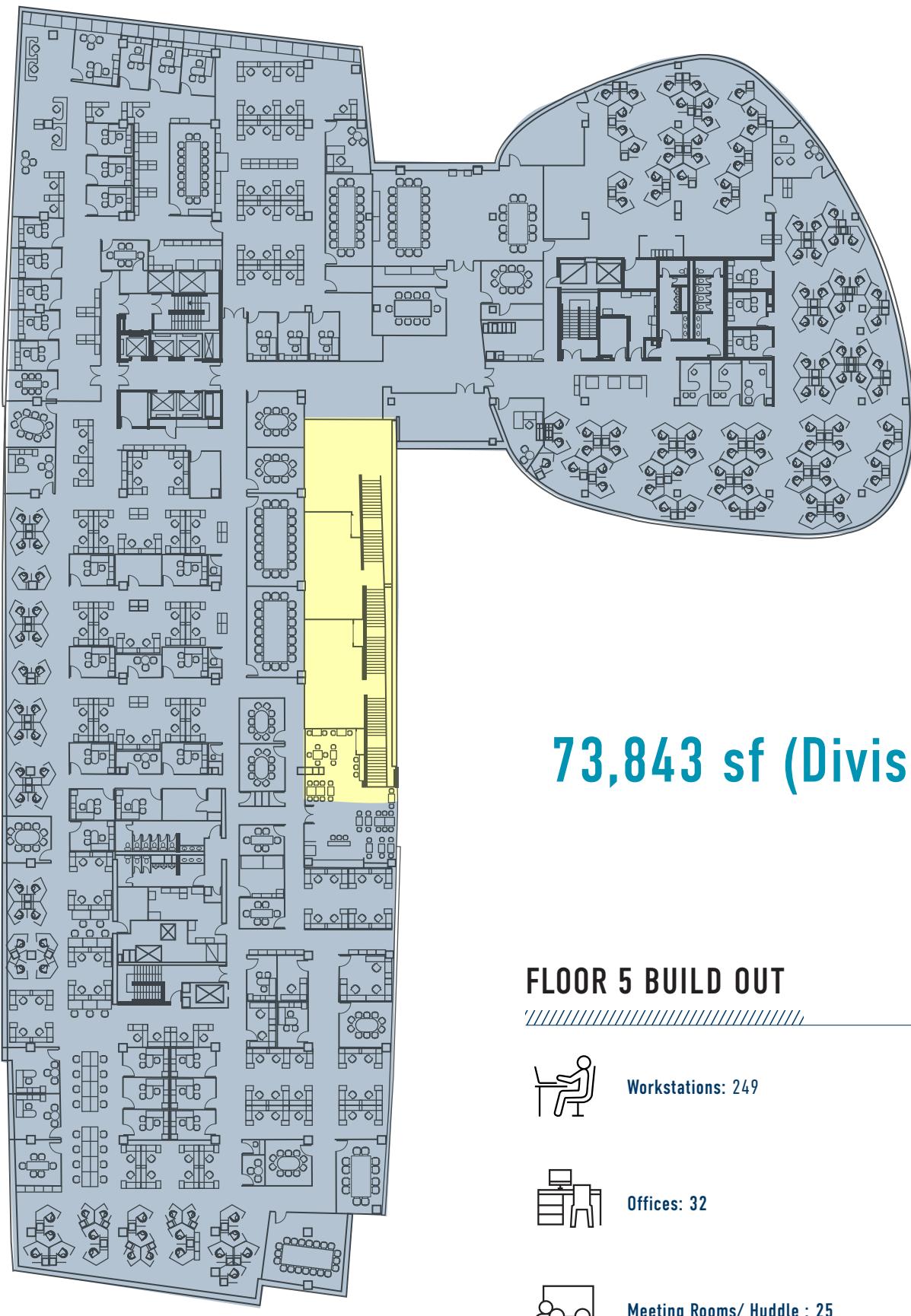
Workstations: 374



Offices: 36



Meeting Rooms/ Huddle : 30



73,843 sf (Divisible)

FLOOR 5 BUILD OUT



Workstations: 249



Offices: 32



Meeting Rooms/ Huddle : 25



COAST
CREEK
BANK
ROAD



Well positioned to service international and regional clients



TORONTO
PEARSON
INTERNATIONAL
AIRPORT



HWY 401



AIRPORT CORPORATE
Multiple Fortune 500 call this park home



MATHESON BLVD E

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

Charminar Indian Cuisine

z-teka Mexican Eatery

Tim Hortons

PL

Furlani Foods

Residence Inn

Courtyard by Marriott

Delimark Café

CREEKBANK RD

EASTGATE PKWY

Starbuck's

Tim Hortons/
Subway

Feta & Olives Express,
Yogen Fruz, Guacamole Grill

ETOBICOKE CREEK STATION
Miway 87,109

EGLINTON AVE E

ETOBICOKE CREEK & TRAIL SYSTEM

LEG -

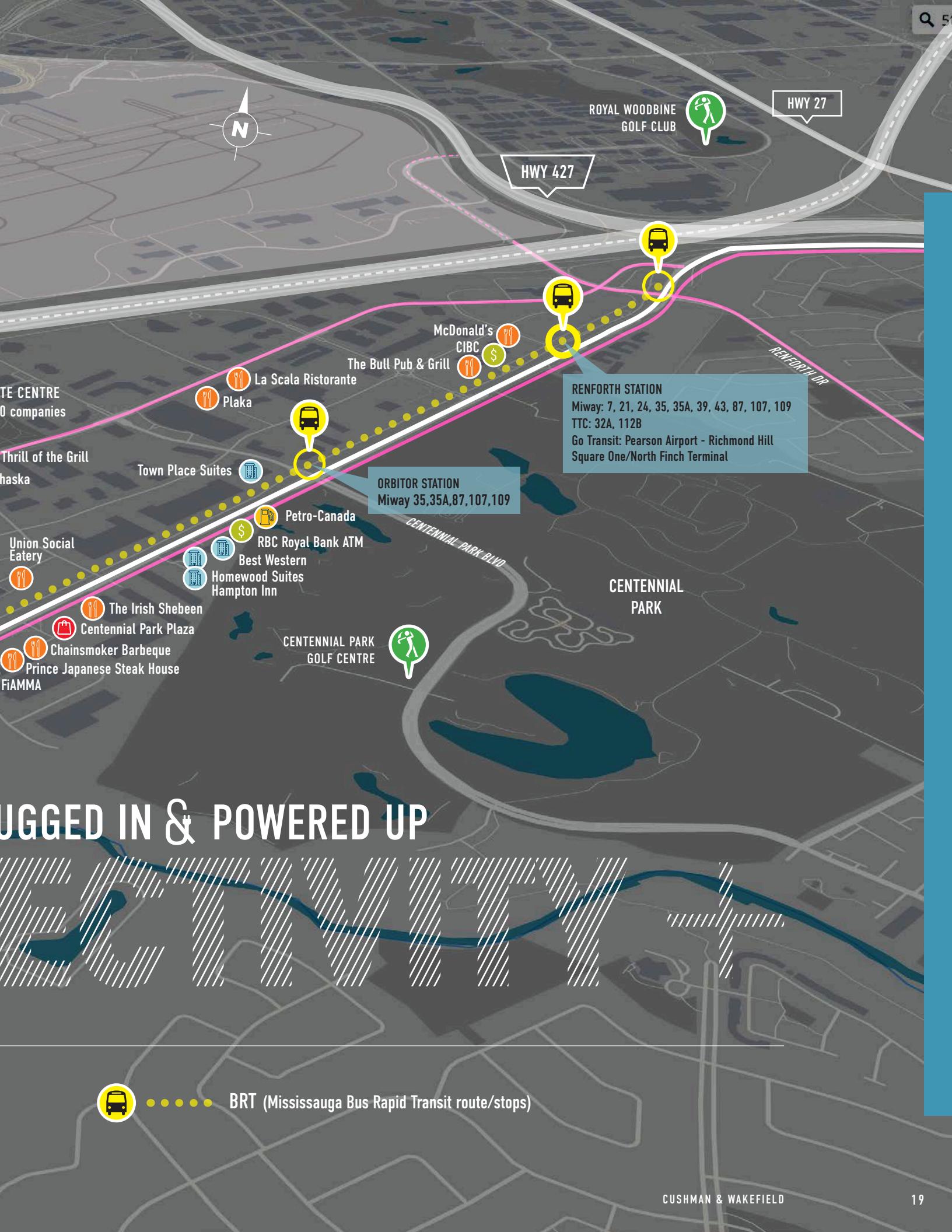


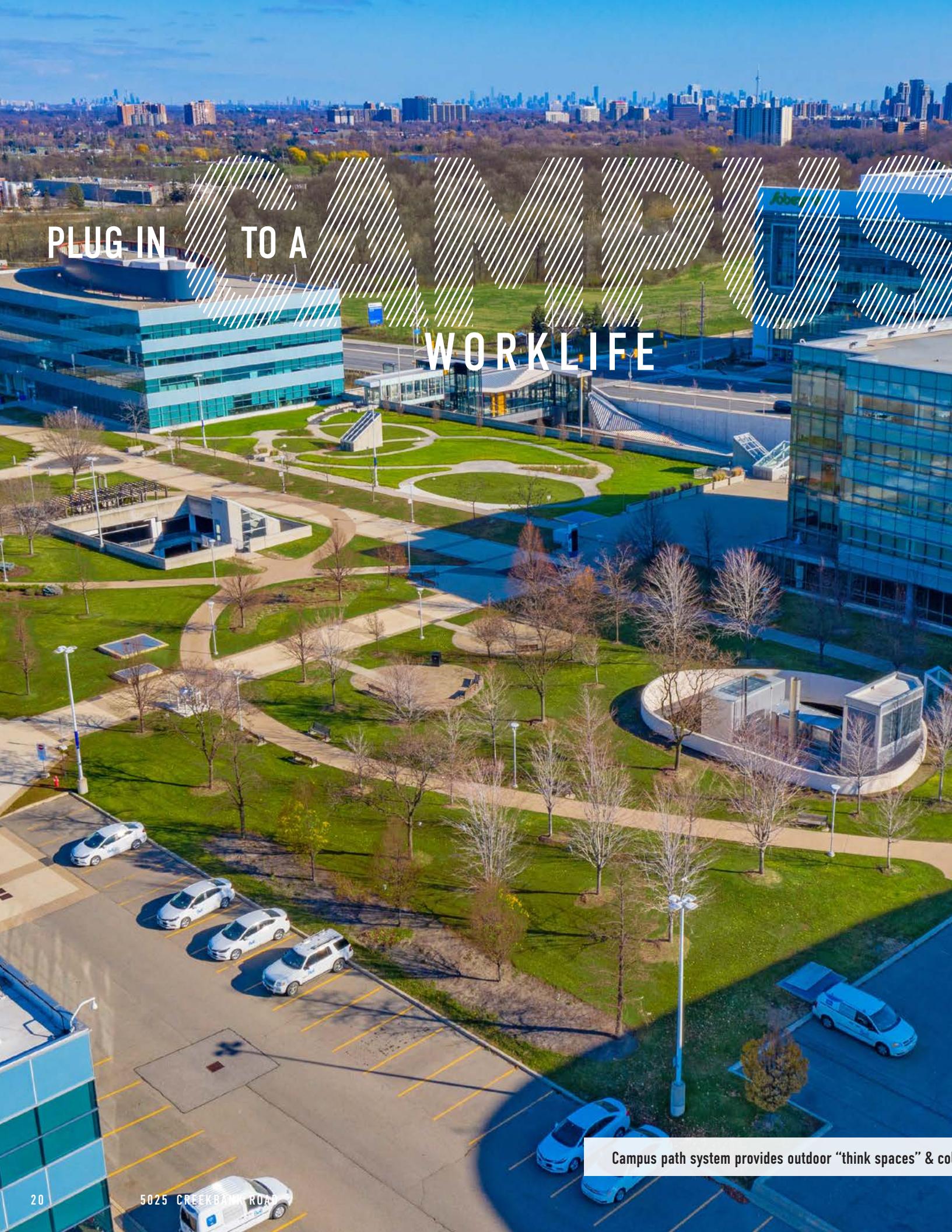
MiWay
(Mississauga Bus Transit route)



Union
Pearson
Express

UP Express (Union - Pearson)



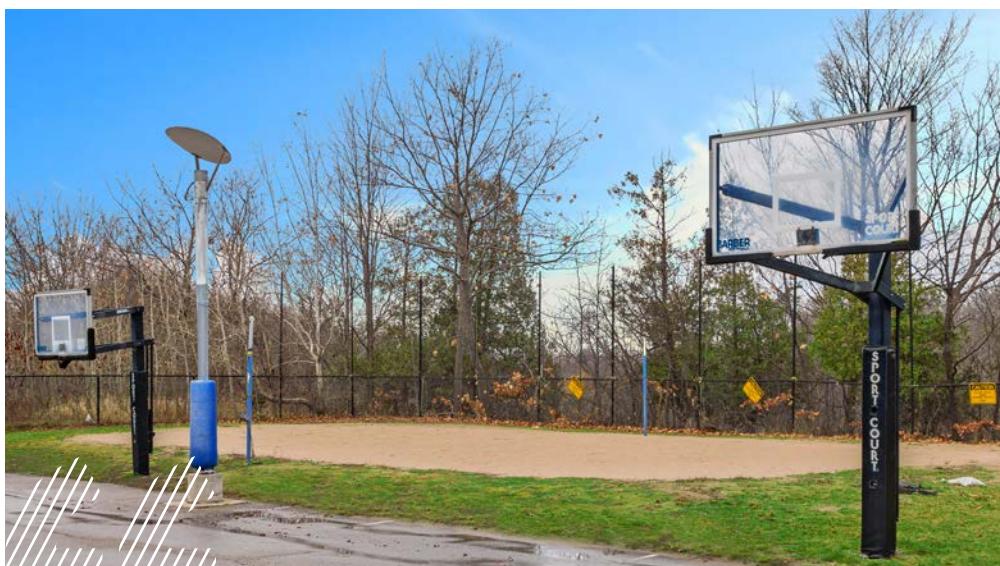


PLUG IN TO A
WORKLIFE

Campus path system provides outdoor “think spaces” & co



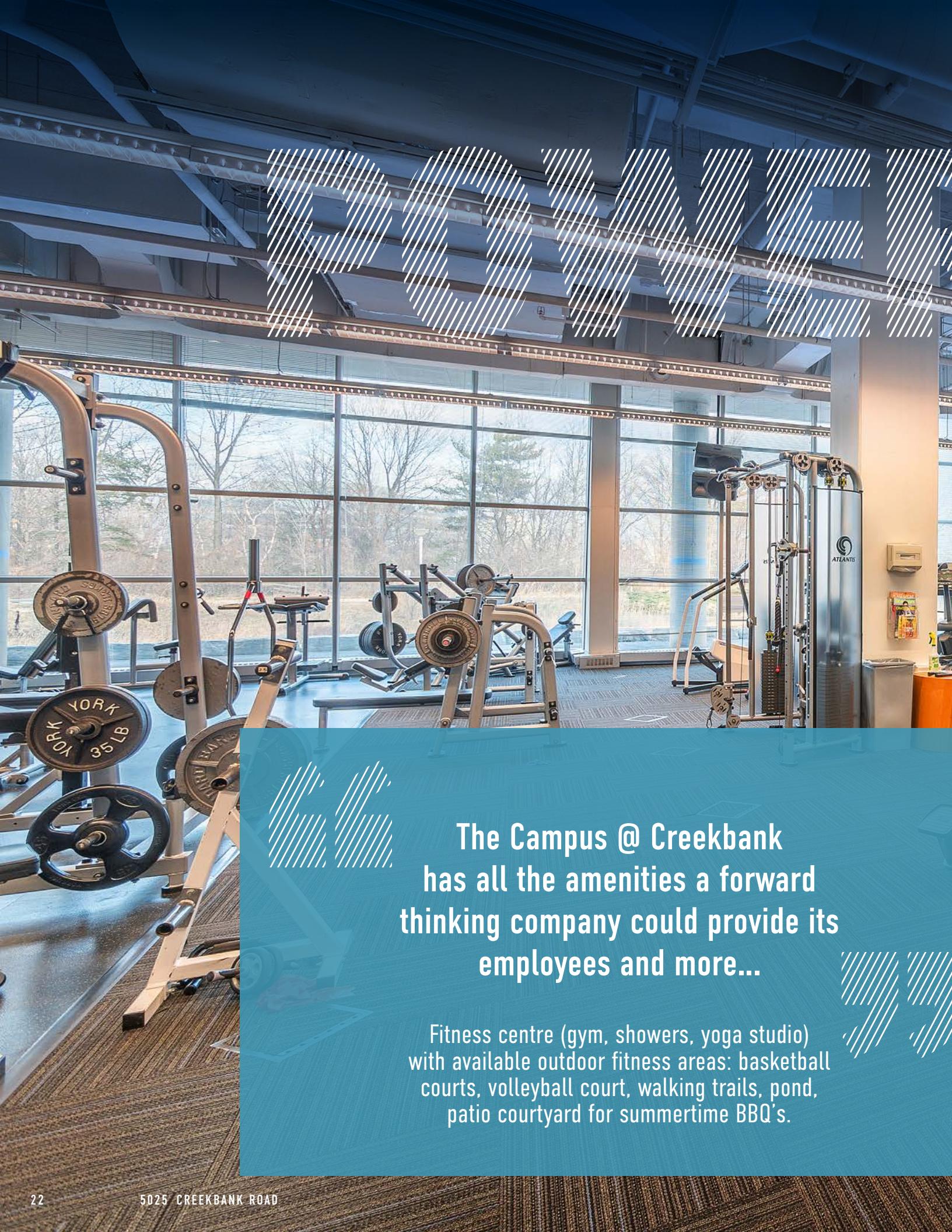
Direct access to the Etobicoke Creek walking trails



Basketball/volleyball courts for employee team building

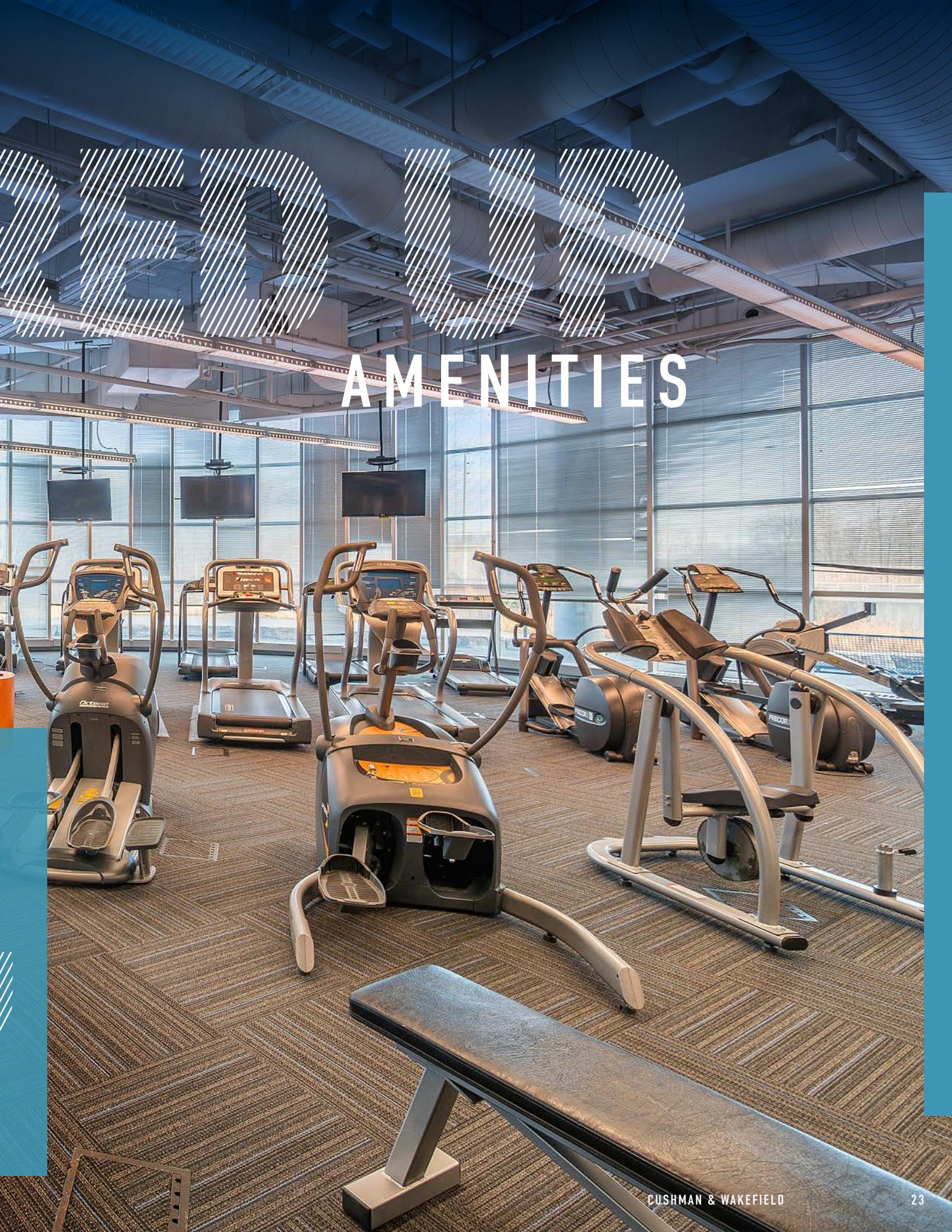
Proximity to natural greenspace, water, and outdoor amenities stimulates creativity and well-being for employees.





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

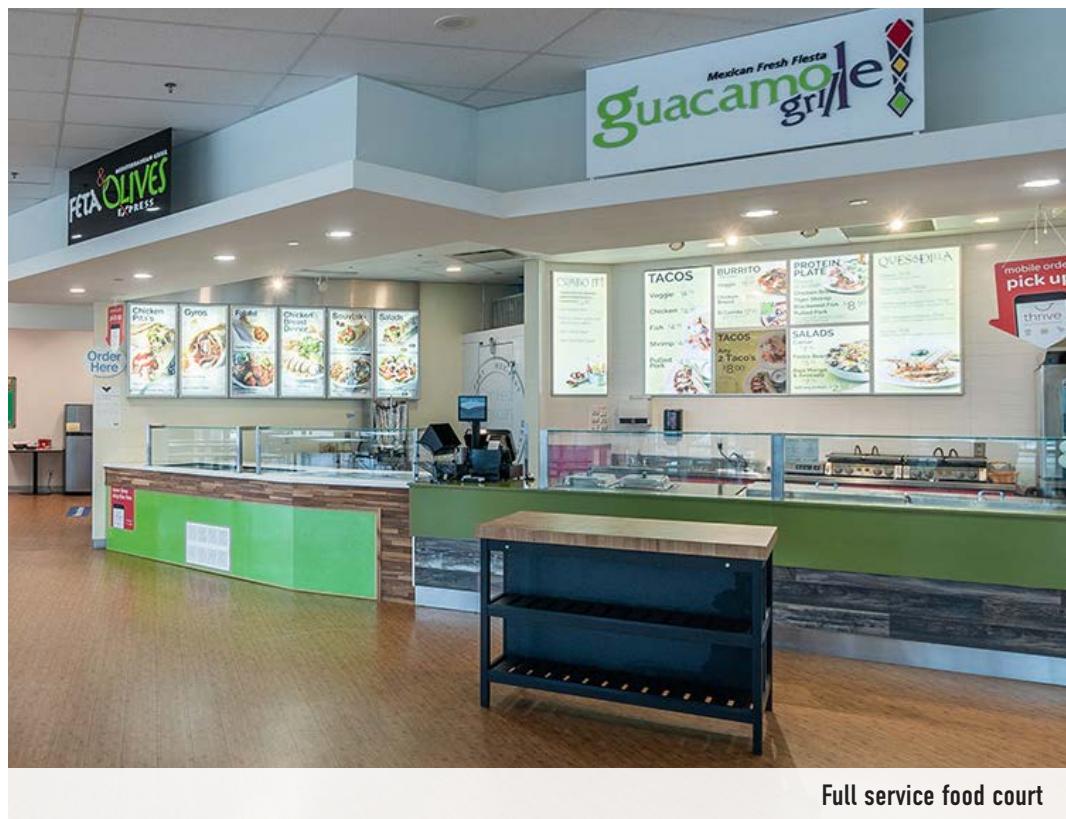
Fitness centre (gym, showers, yoga studio)
with available outdoor fitness areas: basketball
courts, volleyball court, walking trails, pond,
patio courtyard for summertime BBQ's.



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 500 capacity





Yoga studio



"Micro-market" collaboration space

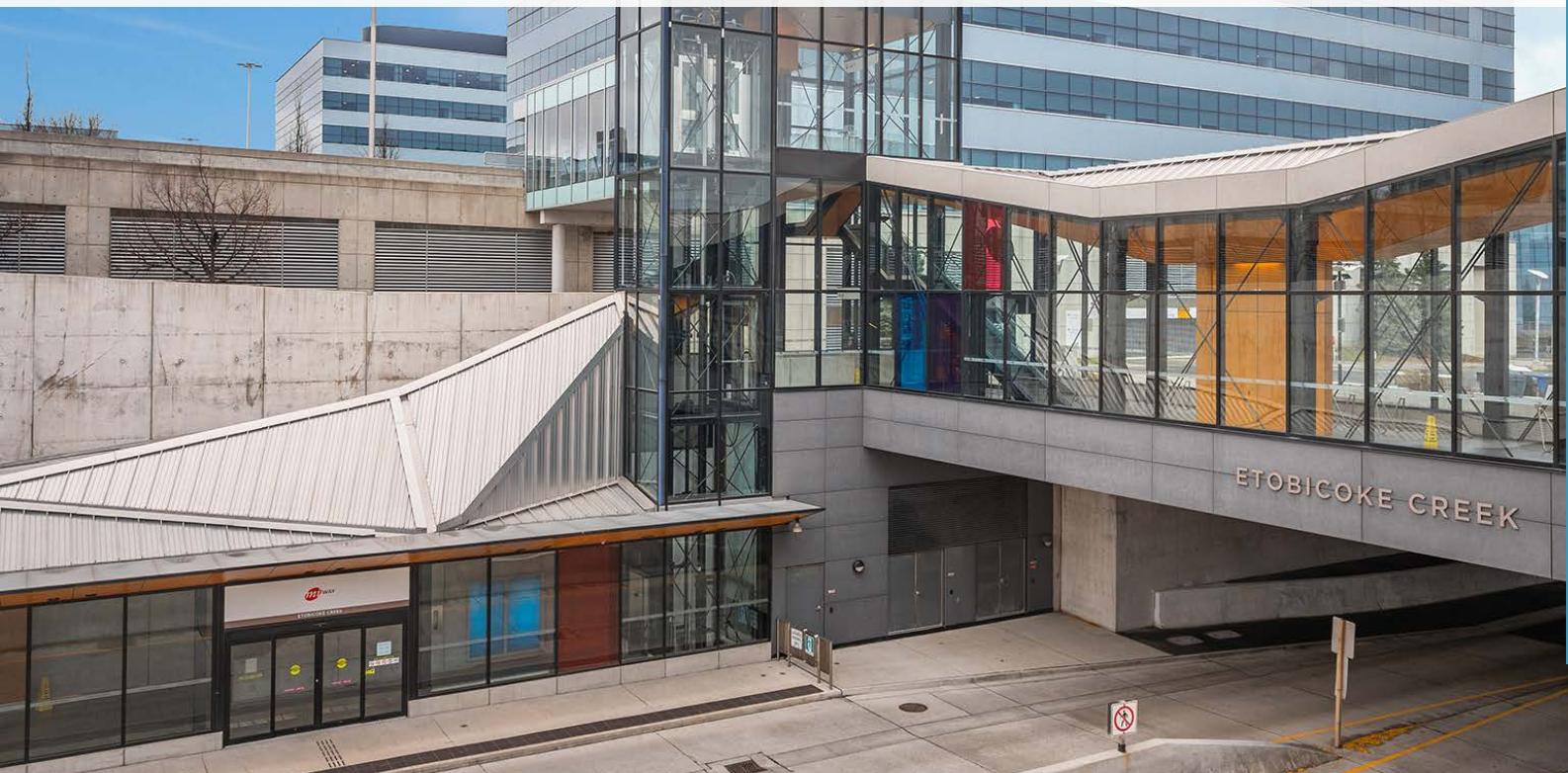


15,000 SF fitness area

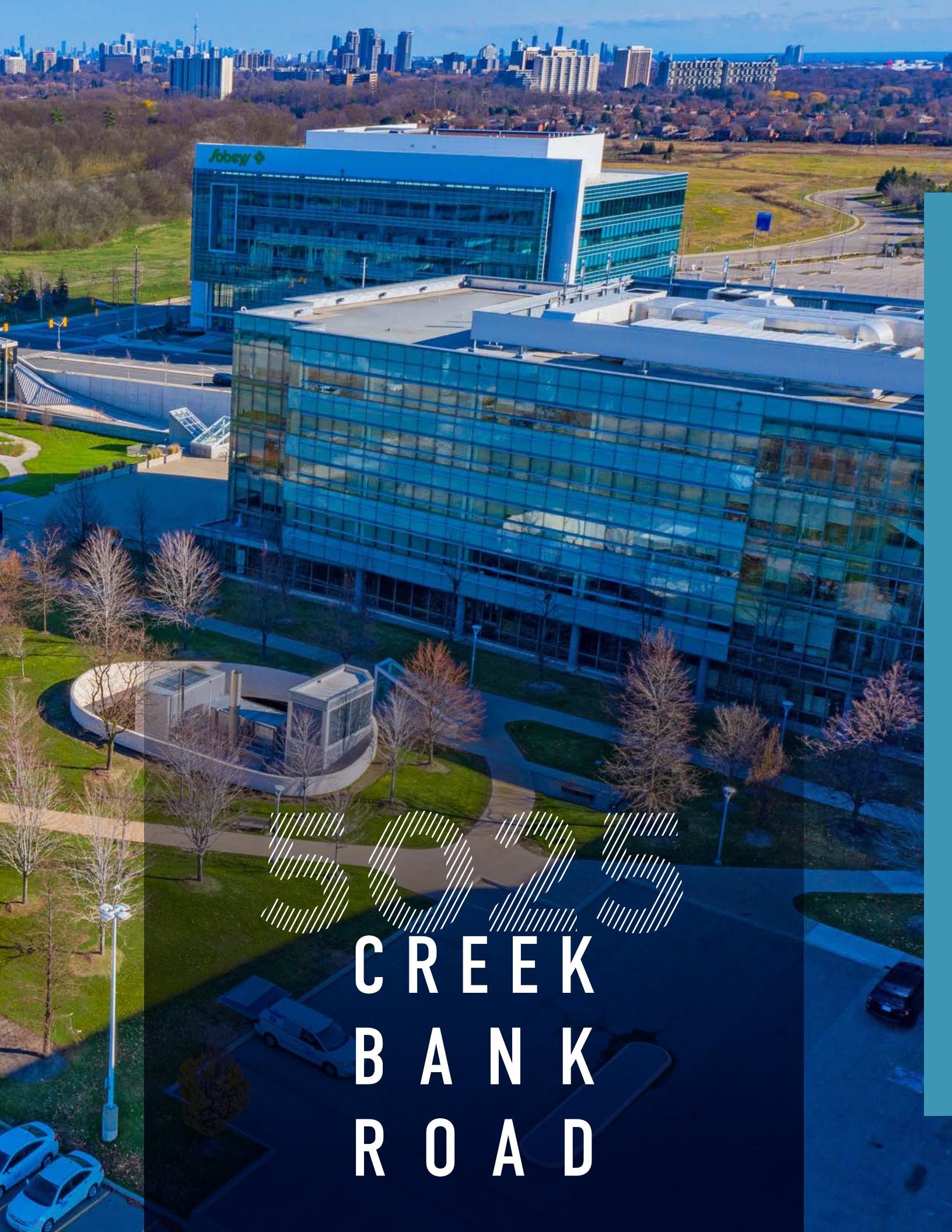


Ample free underground parking

Dedicated BRT and Miway stop







CREEK
BANK
ROAD

PLUG IN & POWER

The Campus @ Creekbank



C R E E K
B A N K
R O A D

FOR MORE INFORMATION ON THIS OPPORTUNITY, CONTACT:



PLAY

VIDEO



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