



Manulife Investment Management x CBRE

# 5090 Explorer Drive

A glistening glass-clad tower in the heart of the GTA's west end - this property offers unbeatable access to Toronto Pearson International Airport, major 400 series highways and is within walking distance of local transit and Centennial Park .

*5090 Explorer Drive, Mississauga, ON*



5090 Explorer Drive

# An Adaptable Workplace.

5090 Explorer is a classic 10-storey office building located in the heart of the Airport Corporate Centre - the largest office submarket in Toronto West - just south of Highway 401. As part of a greater multi-national corporate office community with access to a wide selection of local amenities, including; sit-down restaurants, quick lunch options, fitness facilities, services, and hotels, 5090 Explorer offers a premium suburban office experience.

5090 Explorer's office spaces are designed with your tenant's flexibility in mind. With customizable floor plans and flexible leasing options, all offices can be transformed to accommodate businesses of all sizes and types.

5090 Explorer is the embodiment of sustainable and healthy office design, having achieved several prestigious certifications including BOMA BEST and LEED Gold certifications, as well as Fitwel approved.

The needs of our tenants are important to us. To that end, we have built an exceptional environment for businesses and their employees to be well, productive and grow at 5090 Explorer.



## Certifications



[Click Here to View Property Marketing Video](#)



5090 Explorer Drive

# A Robust Amenities Platform.

We know amenities play a crucial role in enhancing the overall experience and productivity of employees – that’s why we have curated a meaningful amenities platform to support our office workers.

Our tenant-exclusive patio, conference facility and tenant WiFi lounge help our tenants cultivate both of their in and out of office connections, while also providing a convenient and accessible space for employees to prioritize their wellness, collaborate with one another and create meaningful connections.

For commuters, 5090 Explorer has ample surface parking, with a small number of underground parking stalls, and indoor bike parking.

A short walk away from public transportation, 5090 Explorer offers excellent connectivity to two bus stations located across the street. Serviced by the Renforth BRT Station you have access to one of Mississauga’s major transit hubs connecting MiWay, Go buses, and TTC routes.

Whatever you need, 5090 Explorer can support you.



Onsite fitness



Tenant exclusive conference facility



Exclusive patio space for tenant-use



Tenant lounge



Ample surface parking



Onsite recreation center



Short walk to green space



Quick access to Renforth BRT Station

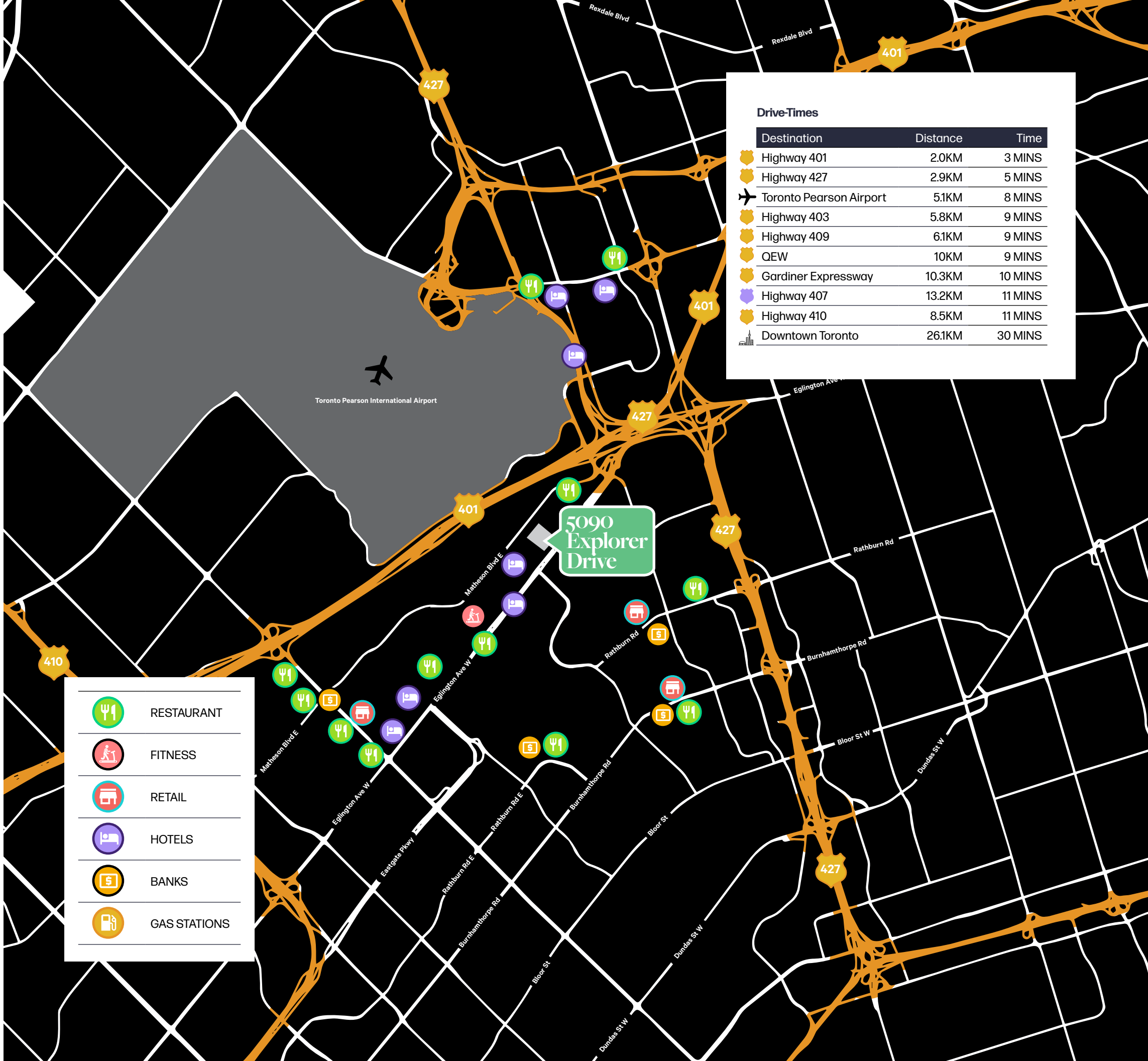


# Connected to Downtown, the Suburbs, and the World.


Located in the heart of the GTA's west end, 5090 Explorer is surrounded by an excess of community amenities including Centennial Park to its south, while also benefiting from unparalleled access to transit, and close proximity to major 400 series highway and Toronto Pearson International Airport.


Explore the best of the many diverse dining options in the neighbourhood, ranging from sit-down restaurants to grab-and-go lunch options, or even enjoy a stroll in the park with friends or colleagues.


With easy access to major highways and public transportation, 5090 Explorer is the perfect destination for your next office space. Come and experience the convenience and luxury of 5090 Explorer - your premier work destination and neighbourhood.





Drive-Times		
Destination	Distance	Time
Highway 401	2.0KM	3 MINS
Highway 427	2.9KM	5 MINS
Toronto Pearson Airport	5.1KM	8 MINS
Highway 403	5.8KM	9 MINS
Highway 409	6.1KM	9 MINS
QEW	10KM	9 MINS
Gardiner Expressway	10.3KM	10 MINS
Highway 407	13.2KM	11 MINS
Highway 410	8.5KM	11 MINS
Downtown Toronto	26.1KM	30 MINS


 RESTAURANT

 FITNESS

 RETAIL

 HOTELS

 BANKS

 GAS STATIONS



5090 Explorer Drive

Your chance to join an exclusive community of premium office spaces in the heart of the West end.


**Timing**  
Immediate




**Asking Rent**  
\$18.50 PSF

**Additional Rent**  
\$21.26 PSF

**Parking**  
4:1,000 SF

 [Click Here to Download Floor Plans](#)

 [Click suite for a virtual tour](#)

- Suite 600-602 - 5,398 SF
-  \*Suite 510 – 3,290 SF  
(Available with 30 Days Notice)
-  Suite 402 – 10,209 SF
- Suite 300 – 19,857 SF
-  Suite 101 – 3,484 SF



Reach out to learn  
more about how you  
can discover your  
options at **5090  
Explorer.**

**5090  
Explorer**

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