

**AVISON
YOUNG**

For Sublease

5110 Creekbank Road | Airport Corporate Centre
Mississauga, ON

**\$19.00 per
square foot
gross**



Premium Sublease

Potential Single Tenant Opportunity

Up to 94,962 sf space available

Andrew Boyd*

Principal, Senior Vice President
Practice Lead Toronto Office Leasing
+1 416 673 4024
andrew.boyd@avisonyoung.com

Yris Van der Ploeg*

Senior Associate
+1 416 673 4048
yris.vanderploeg@avisonyoung.com

Chris Pearce

Associate
+1 647 252 4156
chris.pearce@avisonyoung.com

*Sales Representative

Opportunity

This is a rare opportunity for a single tenant to lease up to 95,000 sq. ft. in a fully renovated, single-story building with prominent exterior signage. Zoned E2, the property is versatile, supporting a variety of uses beyond traditional office space.

The current build-out is ideal for education, conference facilities, and office use, featuring large training rooms, a fully equipped cafeteria, and move-in-ready office spaces with premium finishes. High ceilings and full-height windows create a bright, inspiring environment.

The property offers flexibility, with suites ranging from 2,300 to 43,000 sq. ft., over 400 free parking spaces, and a Mississauga Transit stop directly in front. The landlord is open to extending lease terms beyond the current sublease, which ends February 28, 2028.

This property is perfect for organizations seeking high-quality, functional space with excellent amenities and accessibility. Furniture can be made available.

Property highlights

-  Wheelchair accessible
-  400+ parking spaces
-  On-site Wellness Centre
-  Transit-friendly location
-  Cafeteria
-  Furniture available
-  Abundance natural Light

Property details

TOTAL AVAILABILITY

Up to 94,962 sf

TERM EXPIRY

February 28, 2028

GROSS RENT

\$19.00 psf

PARKING

4:1,000 sf leased

CLEAR HEIGHT

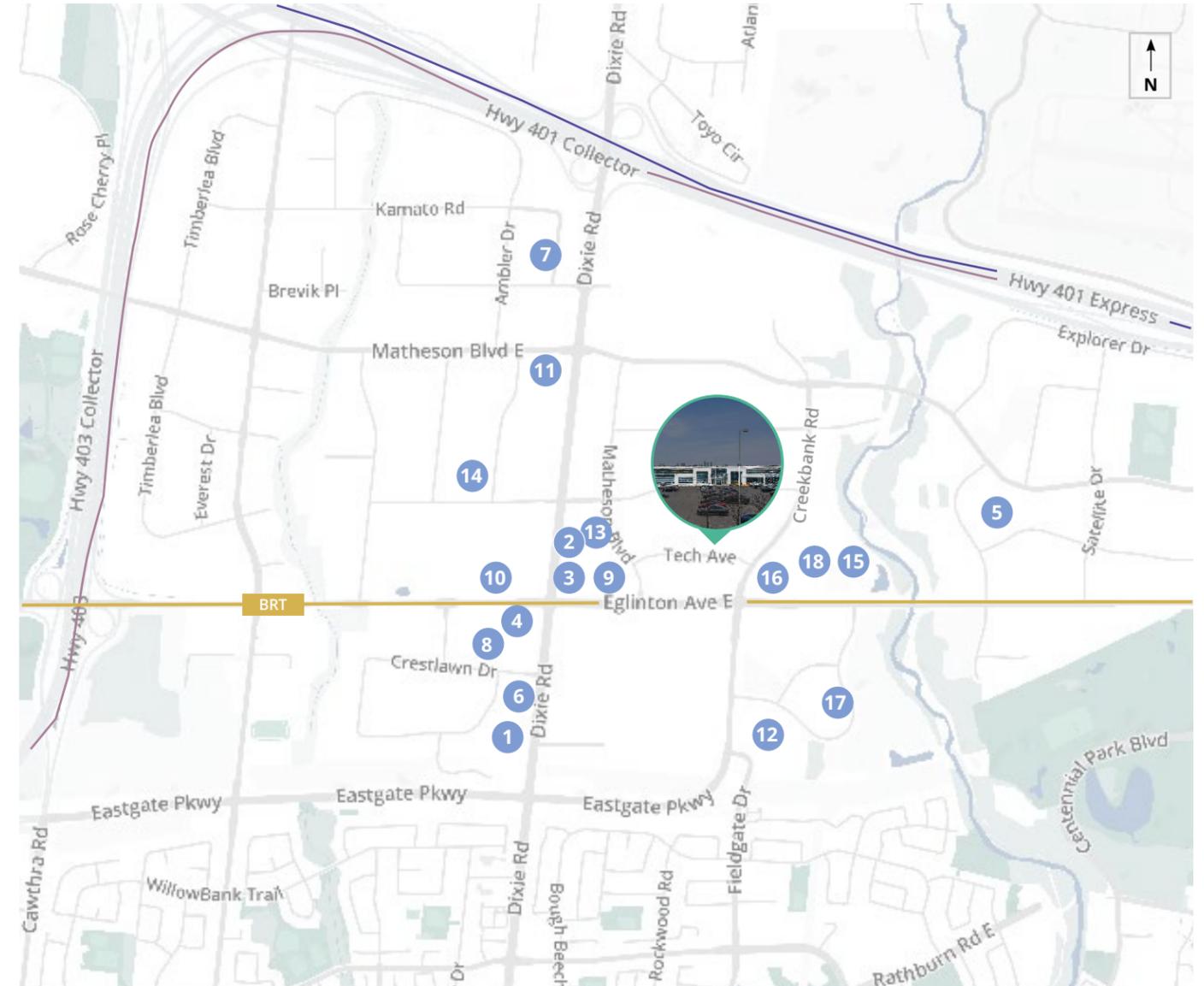
16.5 ft (approx.)

SLAB TO CEILING

18 ft (approx.)



On-site cafeteria



Nearby amenities

- | | | | | |
|-----------------|------------------|-----------------------|------------------|---------------------|
| 1. BMO | 5. Eggstatic | 9. LA Fitness | 13. Staples | 17. TD Canada Trust |
| 2. Boston Pizza | 6. Free Bird Gym | 10. La Sem Patisserie | 14. Smash Sports | 18. Tim Hortons |
| 3. Chipotle | 7. Ice Flame | 11. McDonald's | 15. Starbucks | |
| 4. CIBC | 8. K1 Speed | 12. Scotiabank | 16. Subway | |

Drive times

15 min

UP Express and Pearson Airport

12 min

Dixie GO Station

16 min

Cooksville GO Station

30 min

Union Station / Downtown Toronto

For Sublease

SUITE	SIZE (sf)	DESCRIPTION
100	23,336	<ul style="list-style-type: none"> - Versatile layout with multiple meeting rooms and private offices - Ideal for a conference centre, coworking space, or classroom use - Includes a kitchenette
100A	1,874	Subleased
200	2,351	<ul style="list-style-type: none"> - Open office space - Includes storage area and a private office - Features ample natural light - Includes a kitchenette
300 & 400	46,982	Base building condition. Up to 46,982 sf contiguous
500	14,711	<ul style="list-style-type: none"> - Turnkey office space ready for immediate occupancy - Open concept with multiple offices and meeting rooms - Includes a kitchen and reception area
600	7,582	<ul style="list-style-type: none"> - Flexible open-concept space with bifolding doors to subdivide into three areas - Well-suited for a conference centre, training facility, or classroom setting - Features a large reception area and abundant natural light throughout
700	4,781	Subleased
Total	94,962 RSF	

Site and floor plans

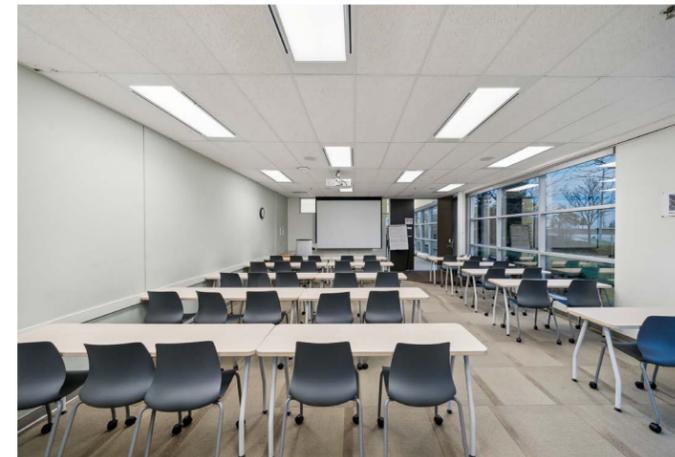
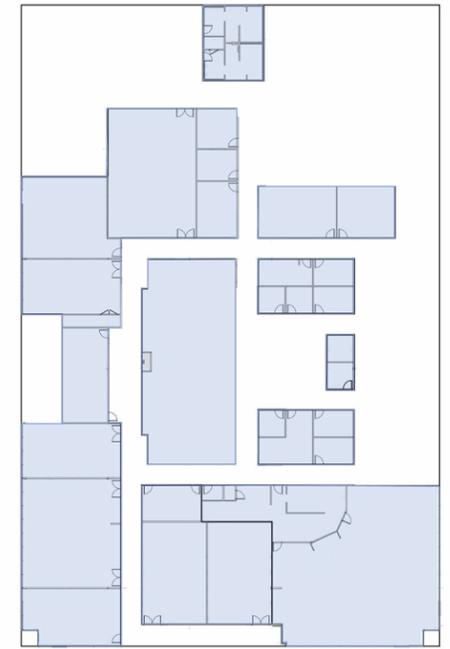


Suite 100

23,336 RSF

5110 Creekbank Road

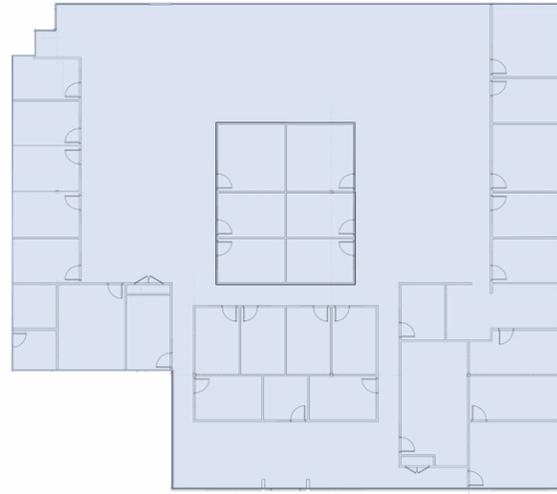
Mississauga, ON



For Sublease

Suite 500

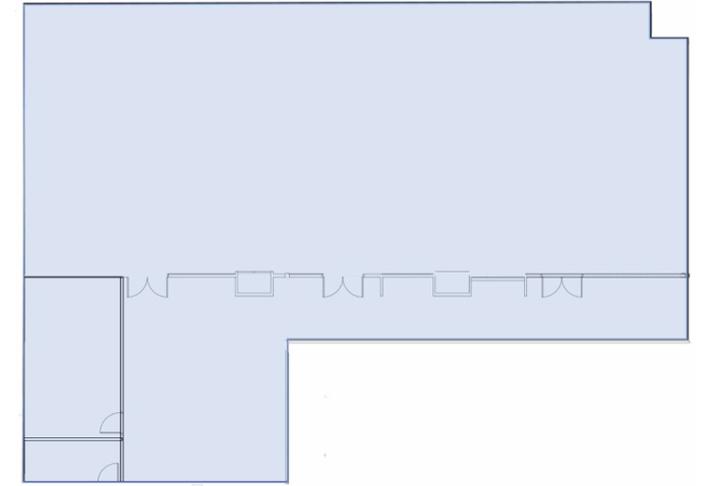
14,711 RSF



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Suite 600

7,582 RSF



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2500-222 Bay Street
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Toronto, ON M5K 1J5
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