

5985

EXPLORER
DRIVE
MISSISSAUGA

Norguard

Colliers

FOR LEASE

Freestanding 152,000 SF facility strategically positioned in Mississauga's Airport Corporate Centre node

5985

EXPLORER
DRIVE
MISSISSAUGA

Be part of a network of well-connected corporate head office spaces, minutes from Toronto Pearson International Airport, Canada's largest and busiest airport.



PROPERTY DETAILS

5985 Explorer Drive is a 3-storey Class-A modern glass façade office building. This BOMA BEST Platinum Certified office complex comes equipped with an upgraded indirect lighting system and is exceptionally well located.

AVAILABILITY June 2025

LOT SIZE 12.5 Acres

BUILDING SIZE 152,000 SF

FLOORS 4

PARKING 4.7/1,000 SF

OPERATING COST \$10.25/SF | Excludes janitorial, utilities, snow removal, property landscape maintenance & security

ZONING Commercial



10min Drive from 400 Series Highways



Adjacent to Pearson International Airport



Steps to Public Transit



611 Parking Stalls

LOCAL CONNECTIVITY, GLOBAL ACCESS

The property's location is advantageous being central to drivers commuting from such locations as Orangeville, Markham and Hamilton, translating to a large labour pool access across the GTA and beyond.

Workplace occupancy in the Suburban West as of September 2024: **78.2%**¹

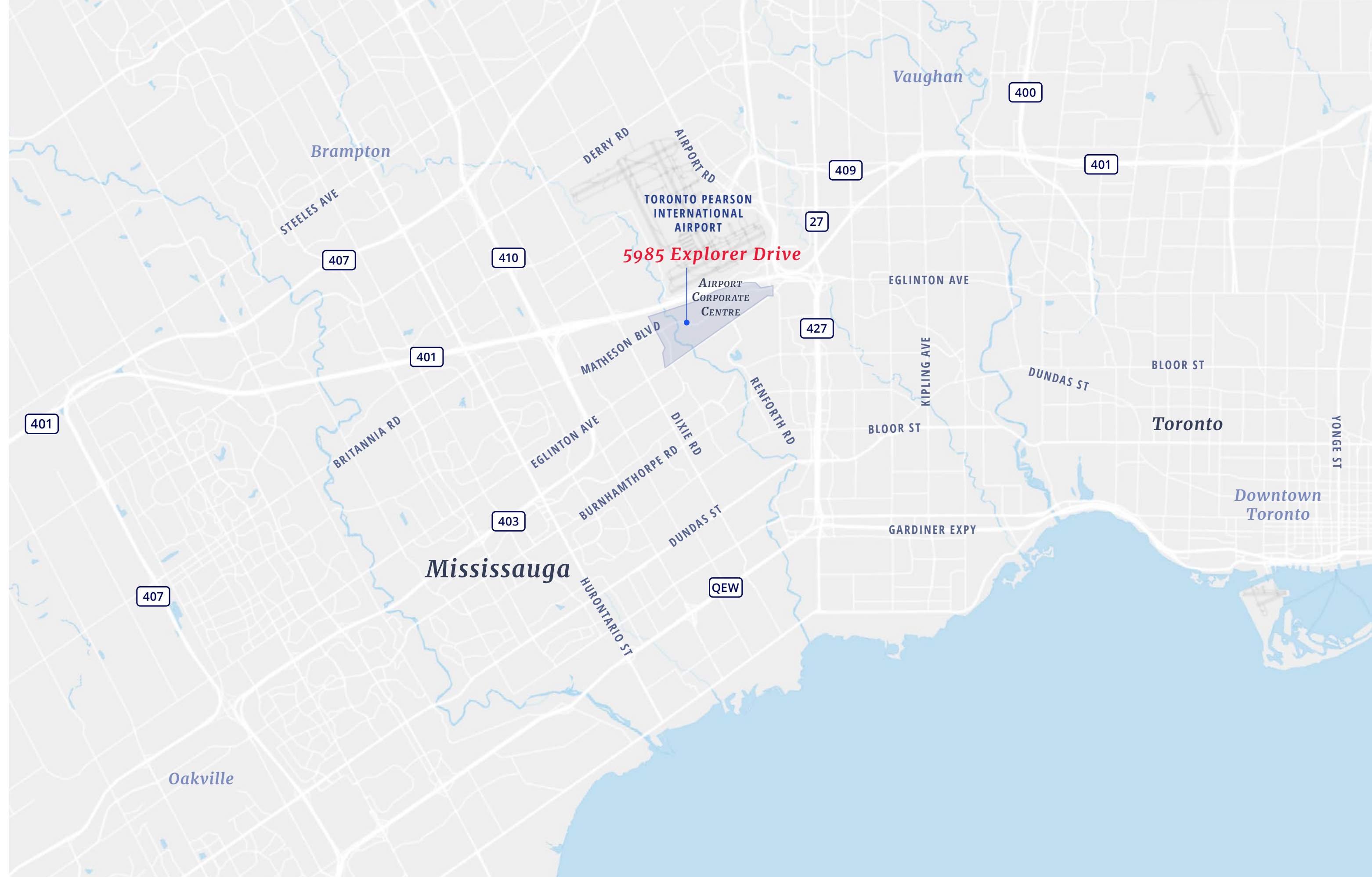
Access 131+ million people within a 1.5-hour flight² and in the year 2023, a daily average of 119,000 people passed through Toronto Pearson Airport⁶. Toronto Pearson has projected more than 1,100 flights on the busiest summer days of 2024⁷.

Within a 1 hour drive, access major cities including Kitchener-Waterloo, Hamilton and the U.S. Border (Buffalo)²

Draws in over 230,000 workers daily from surrounding municipalities³

Peak morning travel from Toronto to Mississauga is expected to grow 5x faster than Mississauga to Toronto within the next 25 years³

Mississauga generates \$55 billion per annum of economic output. That is \$77,000 per person, against \$56,000 for the province⁴



Demographics | Within a 5km Radius of 5985 Explorer Drive



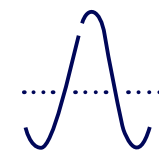
Population

116,170



Avg. Household Income

CA\$127,232.35



Average Age

43.6



Employment Rate

90.8%

*Data pulled from Colliers Hydra. Data as of 2023. Sources:

- Colliers Canada Research, Environics Analytics, 2024
- <https://investmississauga.ca/resources/site-selectors/>
- <https://www.mississauga.ca/wp-content/uploads/2021/09/20134514/Investing-In-All-Day-Two-Way-GO-Service.pdf>
- <https://investmississauga.ca/wp-content/uploads/2020/03/Mississauga-Economic-Development-Strategy-2020-25-Strategic-Framework.pdf>
- https://www.mississauga.ca/wp-content/uploads/2021/02/16170910/Draft_Transportation_Master_Plan_for_Mississauga.pdf
- <https://www150.statcan.gc.ca/t1/tb11/en/tv.action?pid=2310025301>
- <https://www.torontopearson.com/en/corporate/media/press-releases/2024-06-20>

Drive Times

Toronto Pearson Airport	10 min	Mississauga City Centre	17 min
Renforth Transitway Station	6 min	Sherway Mall	15 min
Square One Mall	15 min	Downtown Toronto (Union Station)	38 min
Kipling Station	16 min	U.S. Border	75 min

MISSISSAUGA AT A GLANCE

Mississauga, Ontario, is a busy and diverse city in the GTA along the shores of Lake Ontario. The city has rapidly grown to become the sixth-largest municipality in Canada, with a population exceeding 800,000 residents.

Over 60 Fortune 500 companies have global or Canadian head offices in Mississauga. Some of the strongest industries in the area include pharmaceuticals, banking and finance, electronics and computers, aerospace, and transportation parts and equipment. TD Bank and Royal Bank of Canada have Corporate IT development centers in the city. Additionally, Walmart Canada is headquartered in Mississauga, and other notable companies with a presence in the city include Kellogg's, Panasonic, Hewlett-Packard, and Oracle.

Mississauga is home to the Canadian headquarters of aerospace companies such as Magellan Aerospace and Honeywell Aerospace, making it an aircraft development hub. Mississauga also has good public transportation and highways, facilitating easy movement within the city.

Mississauga places a strong emphasis on education and community development. The city is served by a range of post-secondary institutions like the University of Toronto Mississauga (UTM) and Sheridan College. The presence of these educational institutions fosters a knowledgeable and skilled workforce, further driving the city's growth and innovation.



Toronto Pearson Airport has projected more than 1,100 flights per day on the busiest summer days of 2024²



Within a 1-hour drive, access major cities including Kitchener-Waterloo, Hamilton and the U.S. Border (Buffalo)¹



15 Universities and 17 Colleges are within a 1-hour drive¹

Sources:

- <https://investmississauga.ca/resources/site-selectors/>
- <https://www.torontopearson.com/en/corporate/media/press-releases/2024-06-20>

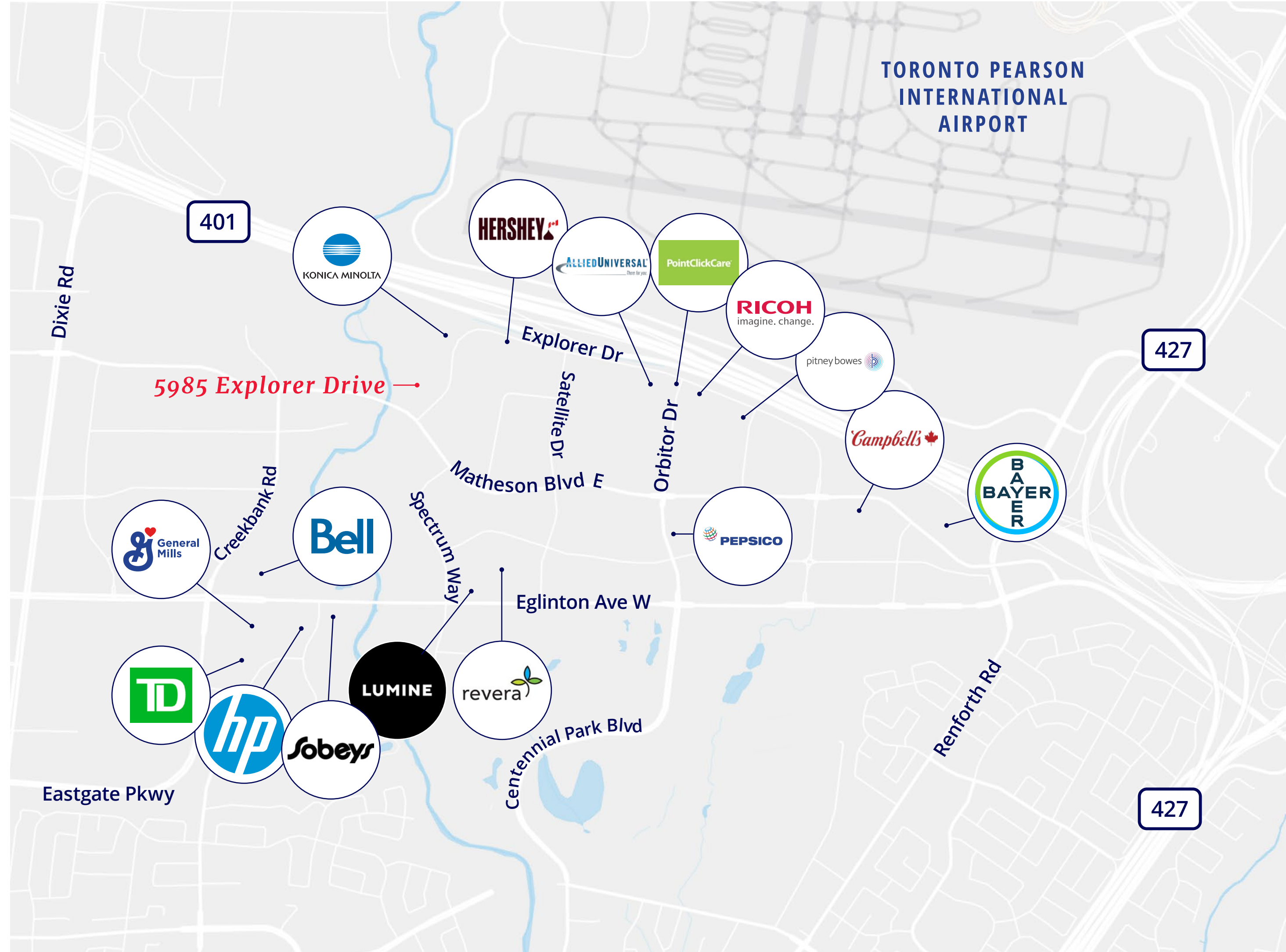


THRIVING BUSINESSES RESIDE IN MISSISSAUGA

Mississauga draws in over 230,000 workers daily from surrounding municipalities. Peak morning travel from Toronto to Mississauga is expected to grow 5x faster than Mississauga to Toronto within the next 25 years¹. This speaks to a thriving in-office work sector; where in-person, staff are building on company culture, strengthening bonds with colleagues, accessing hands-on mentorship and professional coaching from leaders, and much more.

Industry Leaders | Within a 1.5 km Radius of 5985 Explorer Drive

- | | |
|---------------------------------------|----------------------------|
| PointClickCare | Choice Hotels Canada |
| Federal Express Canada Corporation | Herbal Magic Corp |
| PepsiCo Canada | Inforica Inc |
| Investment Planning Counsel | The Sleep Factory |
| Ricoh Canada Inc | Cipher Pharmaceuticals Inc |
| Pitney Bowes | Adeeva Nutritionals |
| Kellogg Canada Inc | Q Logitek |
| Aramark Canada Ltd | Volaris Group Inc |
| Trapeze Group | Hershey Canada Inc |
| Bird Construction Inc | Bayer |
| Allied Universal Canada | Hewlett Packard |
| Konica Minolta Business Solutions Ltd | Bell |
| Lumine Group Inc | TD |
| Revera Inc | Sobeys |
| Complete Purchasing Services Inc | Campbell's |



Source:
1. <https://www.mississauga.ca/wp-content/uploads/2021/09/20134514/Investing-In-All-Day-Two-Way-GO-Service.pdf>

TRANSIT

Mississauga has the second highest local transit ridership per capita in the GTHA – Greater Toronto and Hamilton Area (after Toronto). Mississauga also generates the most GO Train ridership of any municipality, with 21,000 passengers per day, and ridership expecting to further grow as major barriers to transit use, such as long transit commute times versus driving, are increasingly addressed¹. Mississauga also has good public transportation and highways, facilitating easy movement within the city.

The area has a well-developed public transit system, with several rapid transit stations providing access to nearby bus lines. The Mississauga Bus Rapid Transit runs east to west across Mississauga running north of Highway 403 from Winston Churchill Boulevard to Renforth Drive connecting riders to Toronto public transit, GO Transit and other intercity services.

Source:
1. https://www.mississauga.ca/wp-content/uploads/2021/02/16170910/Draft_Transportation_Master_Plan_for_Mississauga.pdf

Future Hazel McCallion Line is a new, environmentally friendly and reliable method of transportation with 19 stops, travelling through two urban growth centres and connecting to major transit systems including GO Transit (Milton and Lakeshore West lines), the Mississauga Transitway, Brampton Transit, ZUM and MiWay.



BUS ROUTES

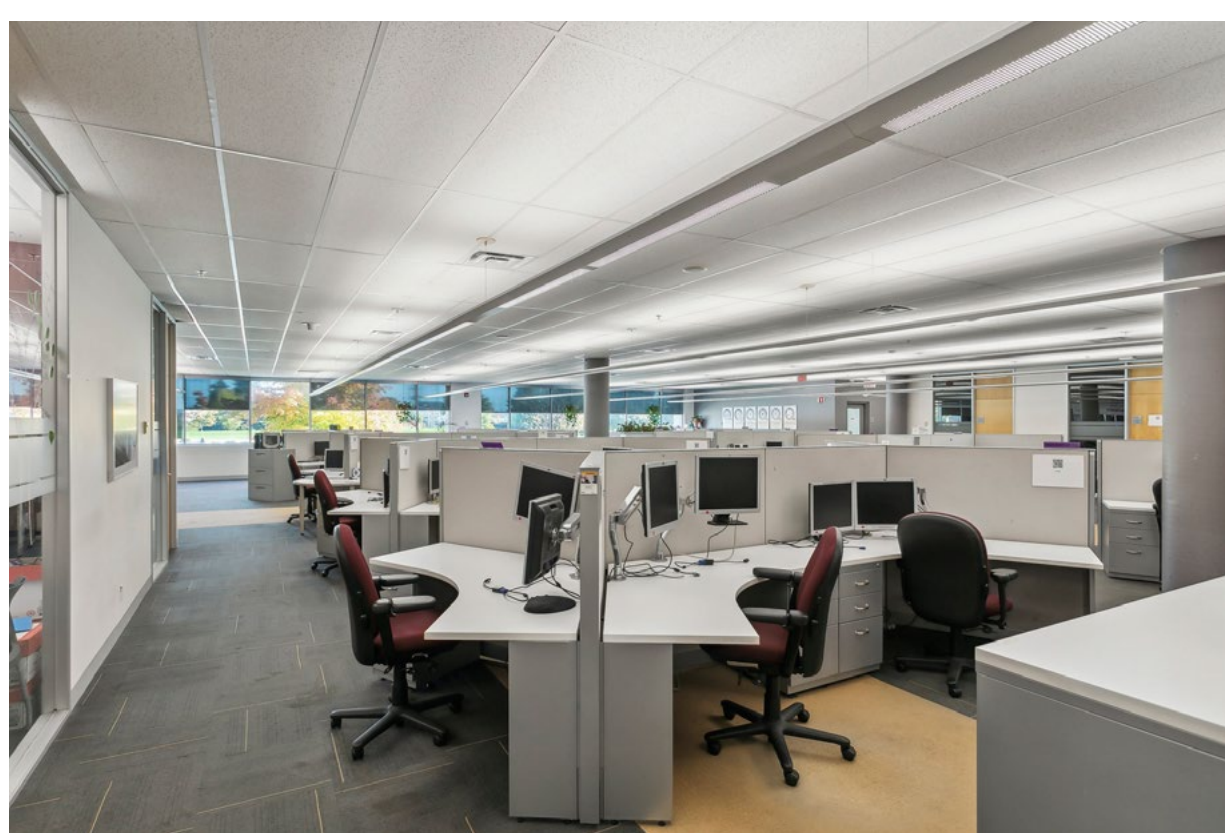
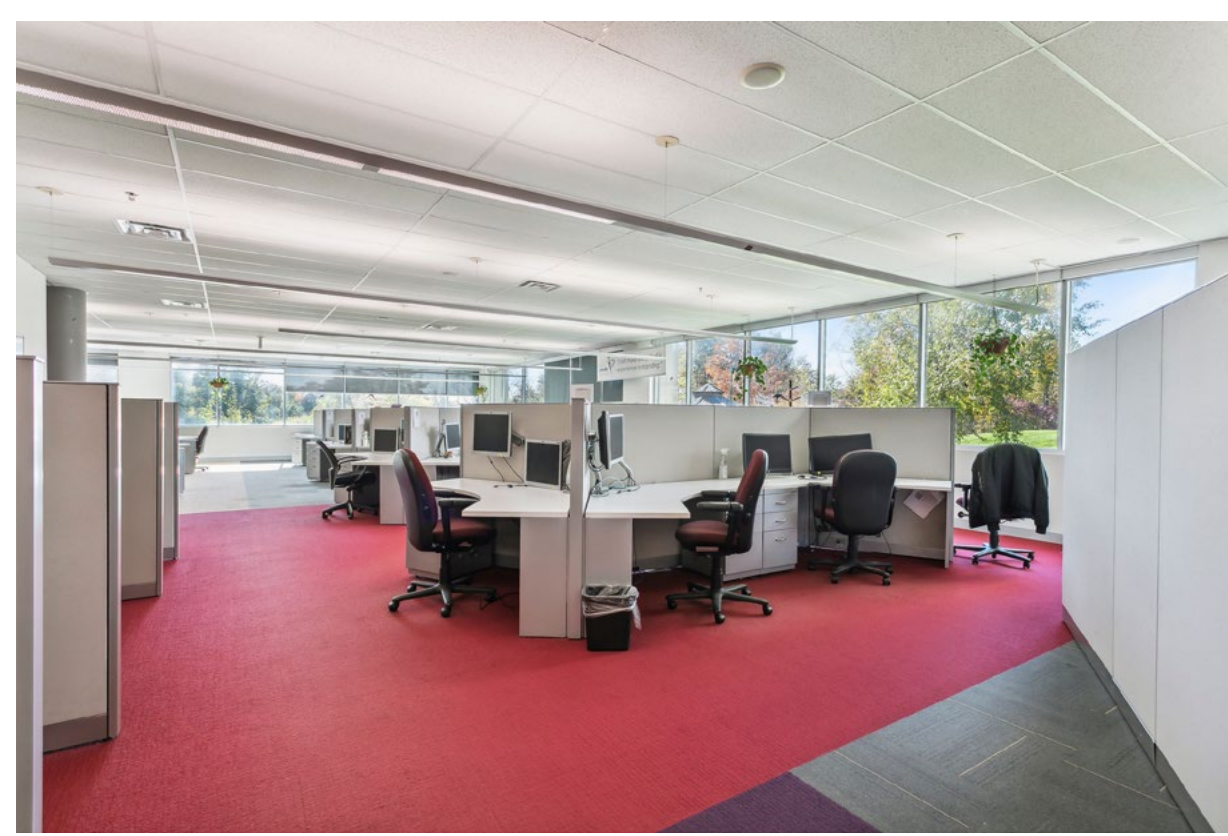
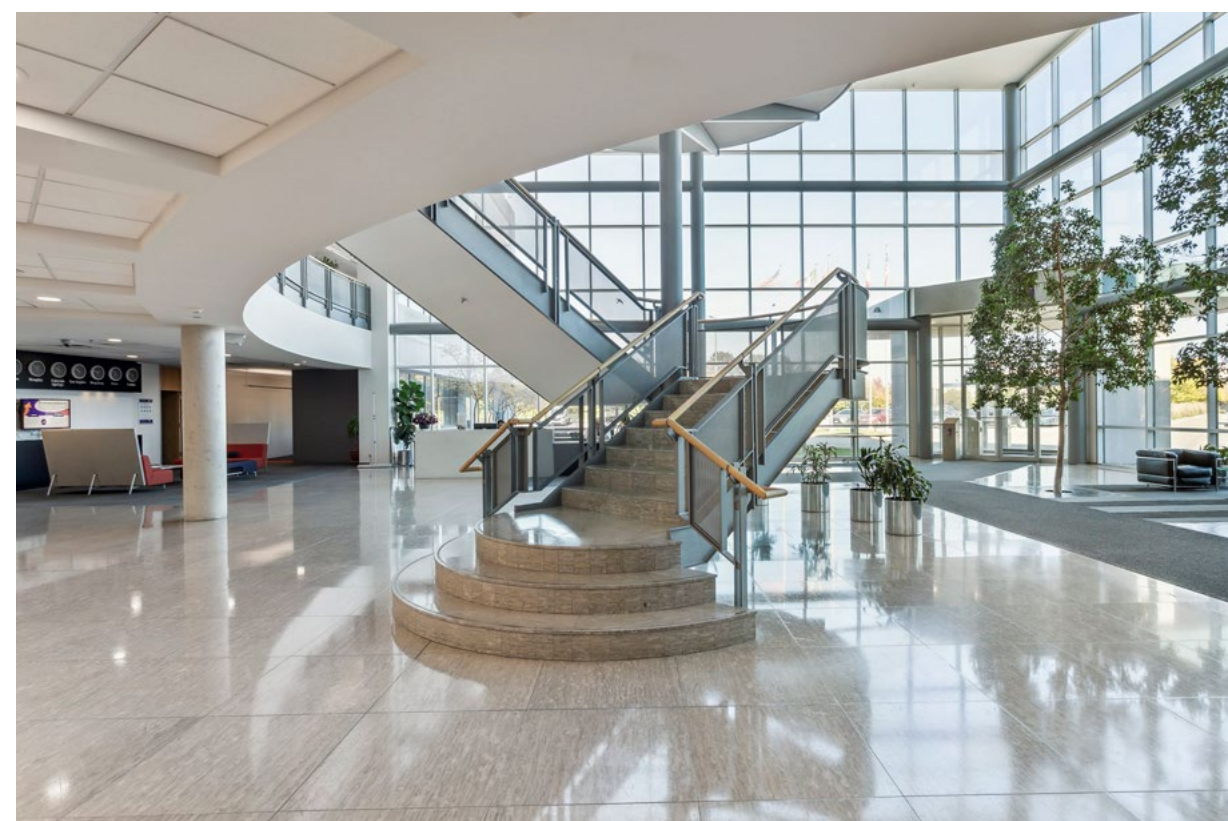
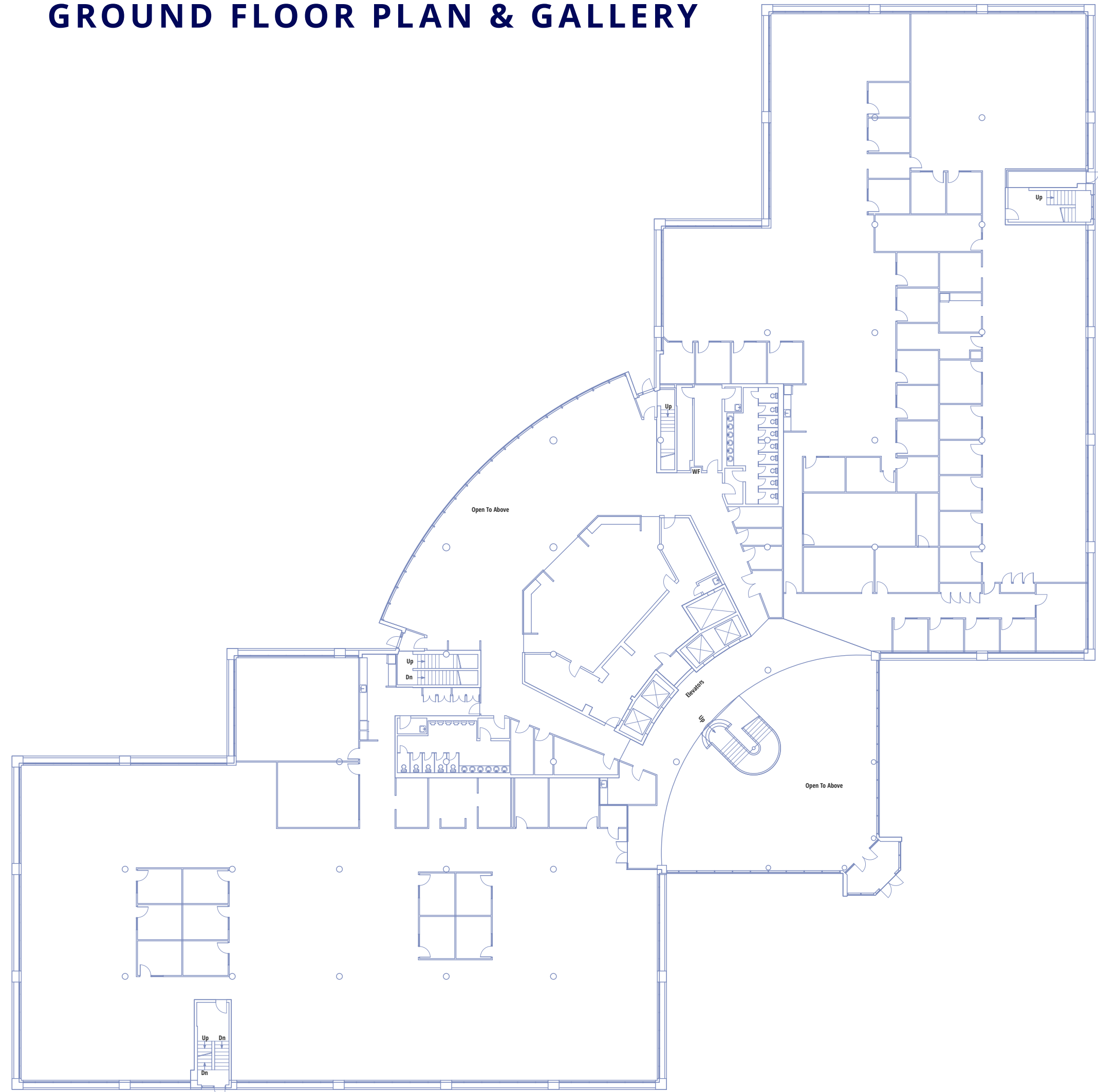
- MiWay Transit**
 - 109 Meadowvale Town Centre to Kipling Station
 - 35 Churchill Meadows Community Centre to Kipling Station
 - 107 Westwood Mall Terminal Platform to City Centre
 - 7 City Centre to Humber College
 - 74 Dixie Transitway Station to Renforth Station
 - 39 Meadowvale Town Centre to Renforth Station
 - 43 Meadowvale Town Centre to Renforth Station
- TTC**
 - 32 Eglinton Station to Renforth Station

AMENITIES

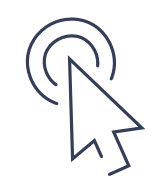
Within a 10-minute drive

<p>Parks & Activities</p> <p>5+</p>	<p>Restaurants/Pubs</p> <p>25+</p>
<p>Gas Stations</p> <p>4+</p>	<p>Retail/Plaza</p> <p>7+</p>
<p>EV Charging Stations</p> <p>8+</p>	

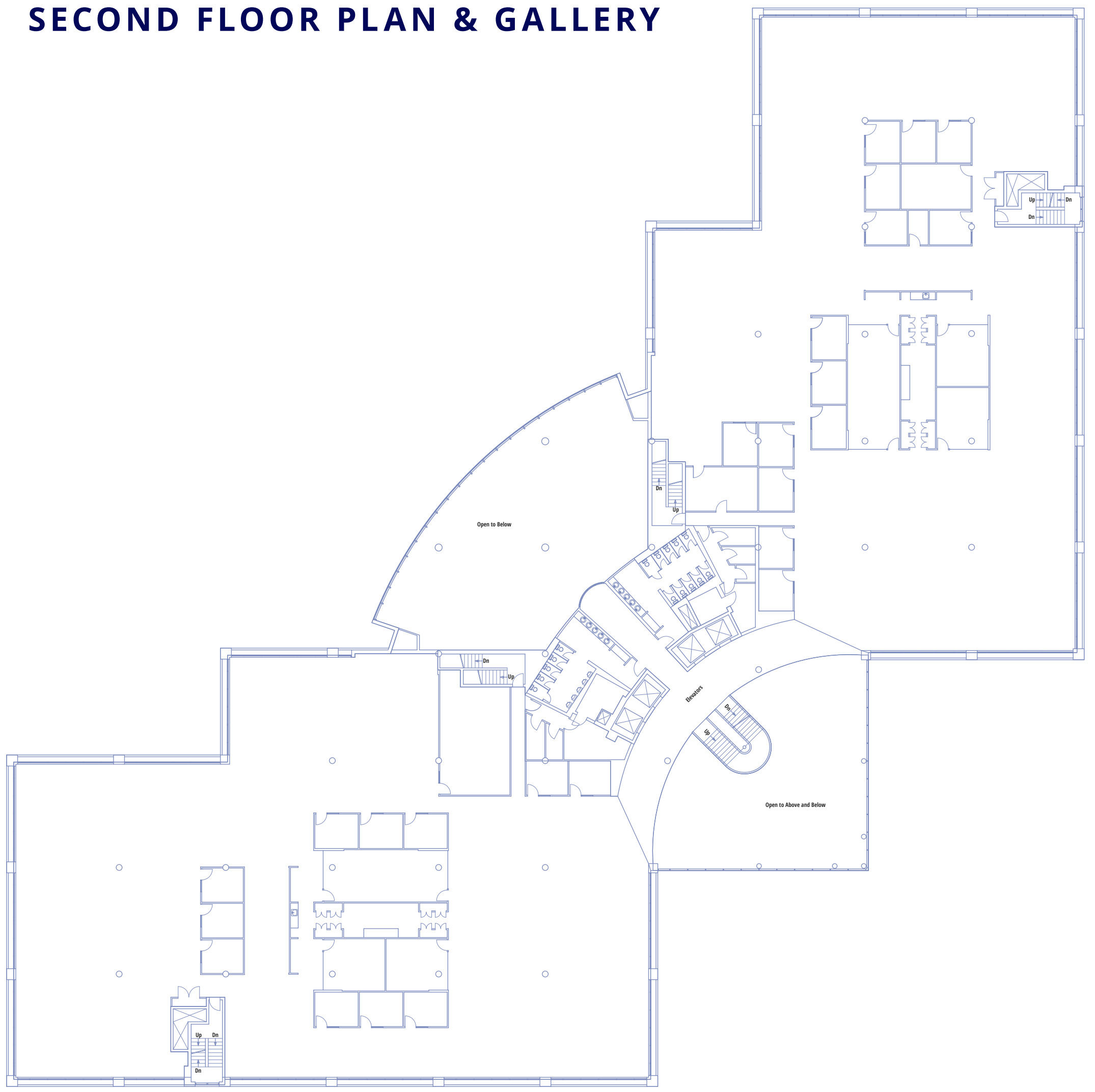
GROUND FLOOR PLAN & GALLERY



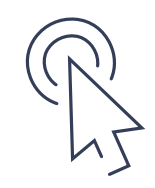
[Click here to view Virtual Tour](#)



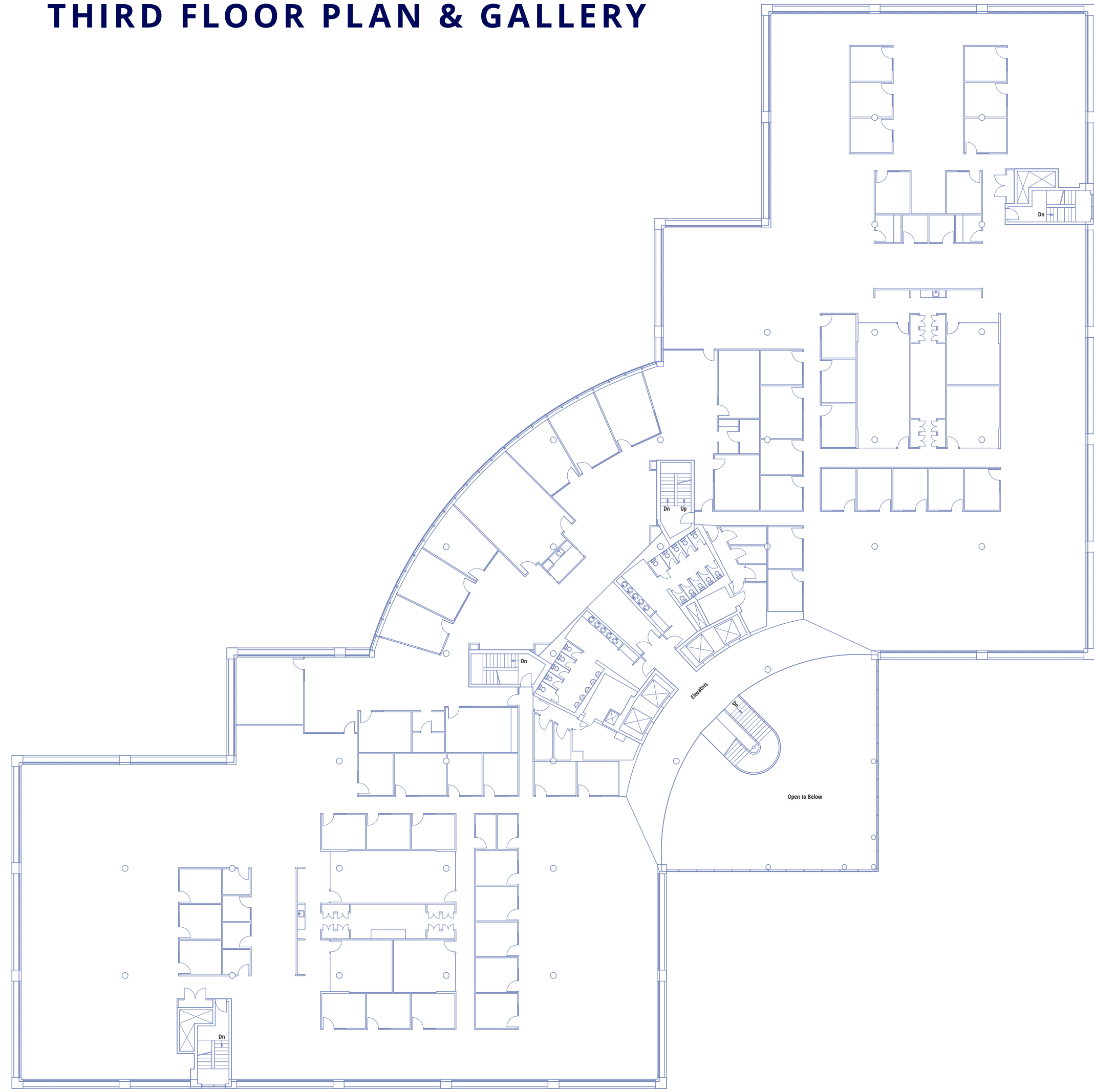
SECOND FLOOR PLAN & GALLERY



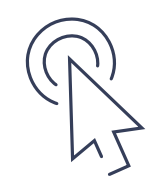
[Click here to view Virtual Tour](#)



THIRD FLOOR PLAN & GALLERY

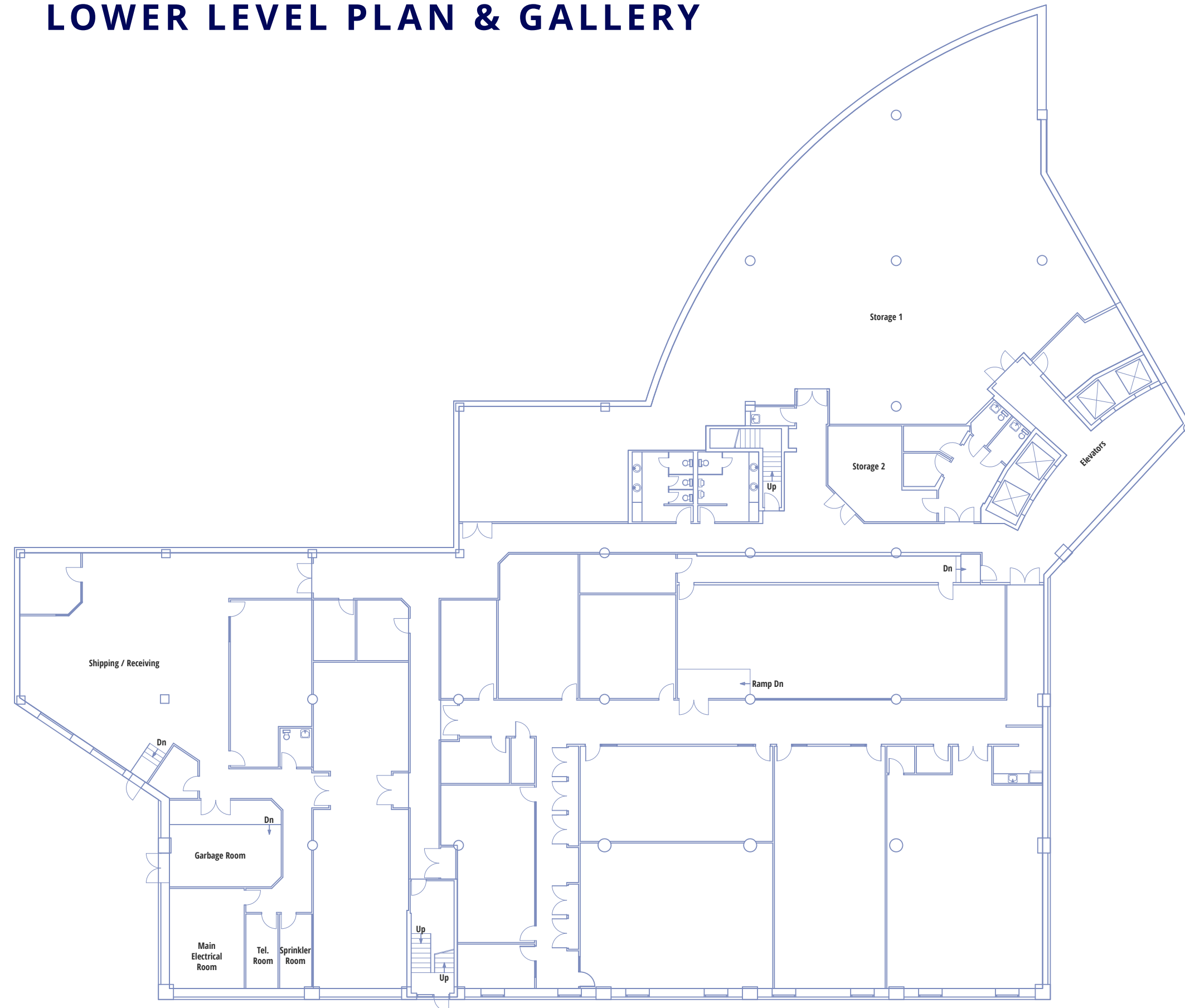


[Click here to view Virtual Tour](#)

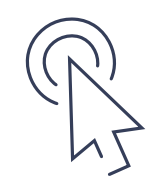


Matterport

LOWER LEVEL PLAN & GALLERY



[Click here to view Virtual Tour](#)



SITE GALLERY





5985

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