

OFFICE FOR SUBLEASE

# 5580

EXPLORER DRIVE

MISSISSAUGA, ON.



**SUITE 200 • 2<sup>ND</sup> FLOOR • 5,208 SF**

**HIGH-END OFFICE SUITE**  
in the Prestigious Aerocentre Complex



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TURNKEY OFFICE SPACE

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5580 Explorer Drive is situated in Mississauga's prestigious AeroCentre complex. Offering abundant parking, a high-end fitness facility, on-site food service, and a newly constructed tenant amenity space. Suite 200 delivers 5,208 square feet of move-in ready space with premium finishes and a fully built-out layout.



Suite  
**200**



Add. Rent 2026:  
**\$21.59 PSF**



Size:  
**5,208 SF**



Sublease Expiry:  
**April 29<sup>th</sup>, 2029**

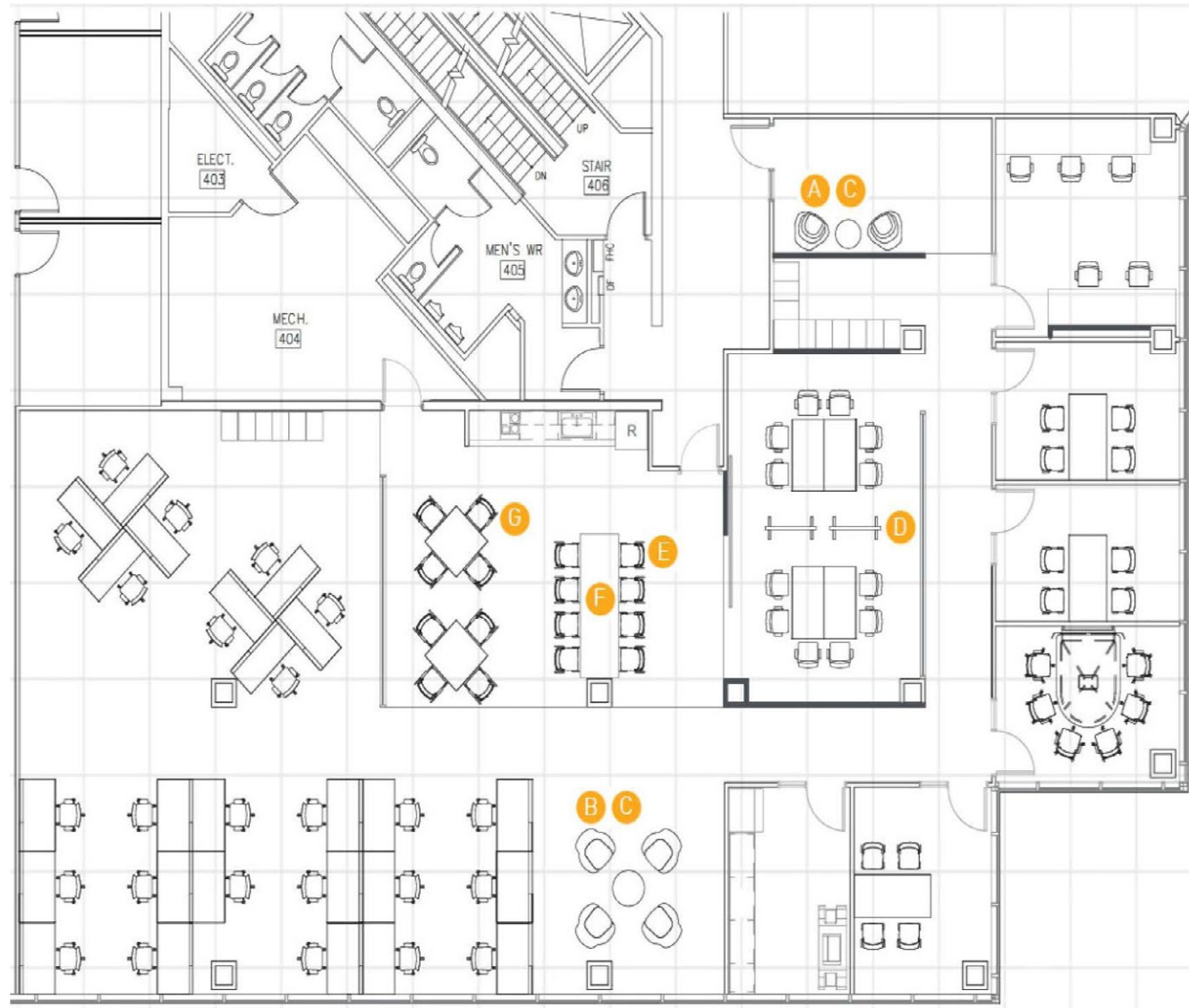


Furniture:  
**Negotiable**

- Move-in ready with high-end leasehold improvements throughout
- Built out with 5 private offices, boardroom, several meeting rooms, kitchenette, and large open area
- Abundant parking on-site with a ratio of 4 per 1,000 SF
- Furnished can be made available
- High-end on-site fitness facility
- Newly constructed tenant amenity space
- On-site food service operator
- Public transit options include an on-site MiWay bus stop and a hybrid shuttle service to Kipling TTC Station
- Quick access to Highways 401, 427, & 409

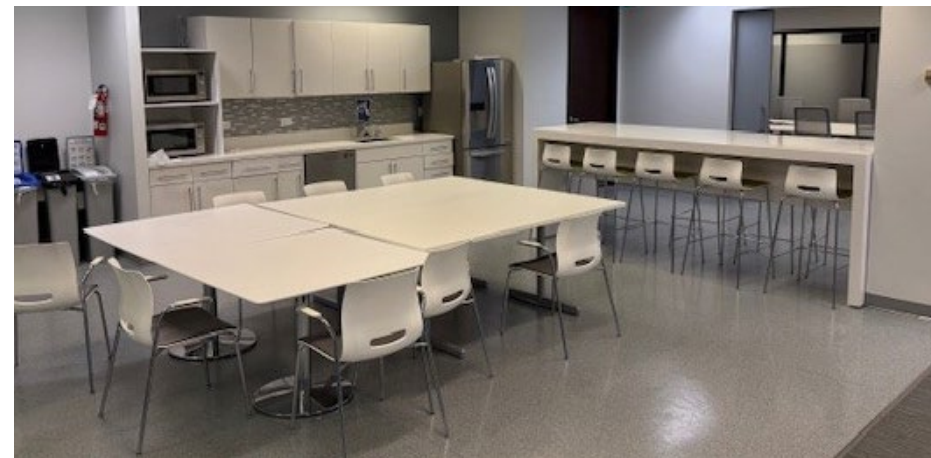


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# LOCATION MAP

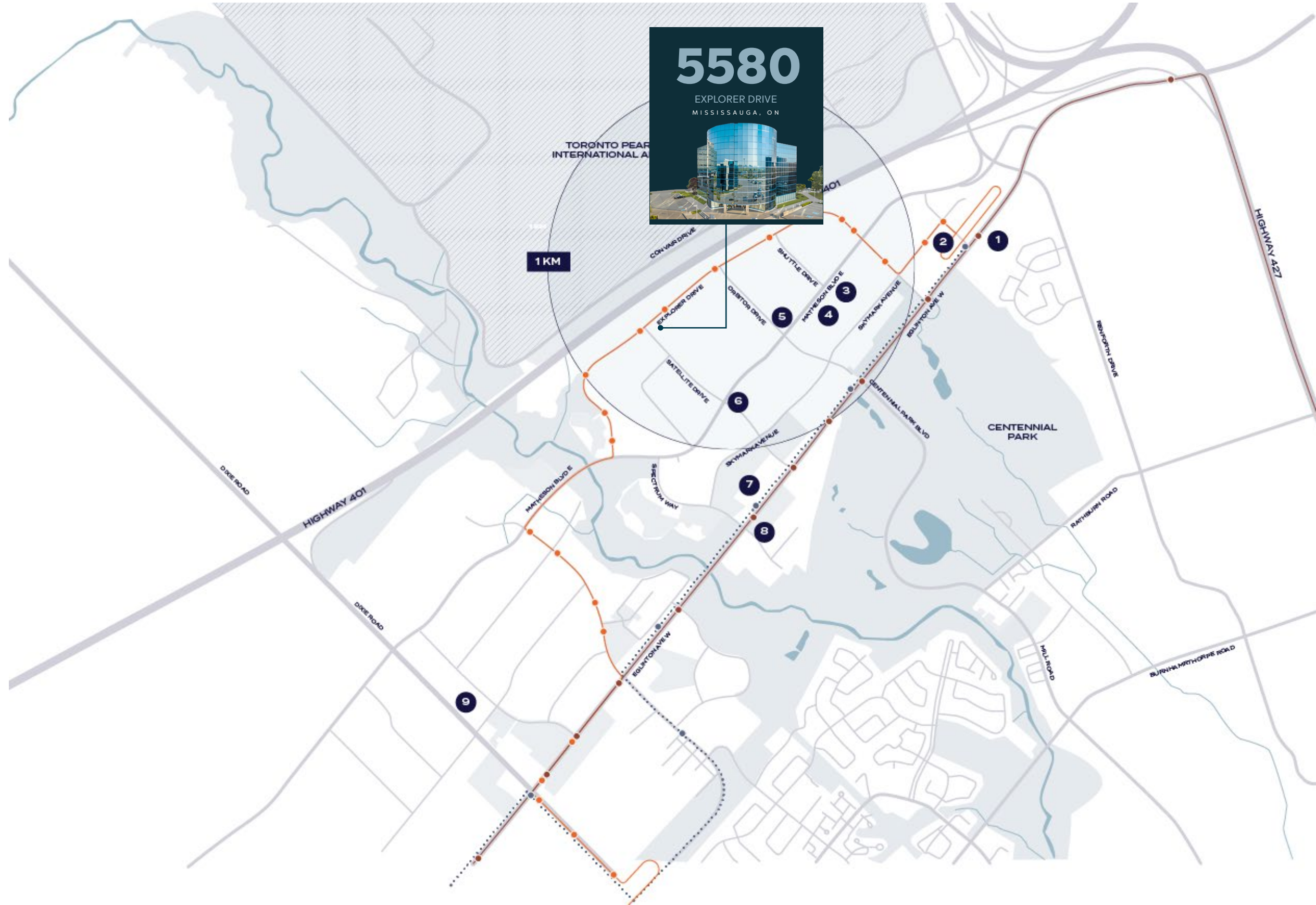
## TRANSIT



- Mississauga Bus Rapid Transitway
- Mississauga MiWay Bus Route 35
- Mississauga MiWay Bus Route 74

## RESTAURANTS

- 1** Porta Via
  - 2** CIBC  
McDonald's
  - 3** La Scala Italian Restaurant
  - 4** Plaka Greek Restaurant
  - 5** Bravo Bistro
  - 6** La Prep  
Pita Lite
  - 7** Union Social  
Eggstatic  
Pumpernickel's  
South East Mango  
Subway
  - 8** Chainsmoker  
FiAMMA Restaurant  
The Irish Shebeen
  - 9** Booster Juice  
Boston Pizza  
Chipotle Mexican Grill  
Crown Pasties  
Freshii  
Mr. Greek  
Nando's Dixie  
Osmow's Shawarma  
Pizza Studio Canada
- The Bull Pub & Grill
  - The Lunch Bag Deli
  - Chaska  
Subway
  - Charminar Indian Cuisine  
CheeZaatar  
Naan & Kabob  
Pumpernickel's
  - Tim Hortons  
Prince Japanese Steak House
  - Popeye's Louisiana  
San Francisco Foods Dixie  
Sunset Grill  
Thai Express  
Tim Hortons  
Wendy's  
Zoup!



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