

5400 EXPLORER DRIVE



New Development Opportunity

Location

On Explorer Drive with direct exposure onto Highway 401

Building Description

Twin office towers which will be connected by a stunning glass atrium

Availability

18-24 months from lease execution

Comments

- Best office site remaining in Airport Corporate Centre
- Prime Highway 401 signage opportunity
- Technical specifications available upon request
- Part of Polaris Realty's 1 million square foot Airport Corporate Centre office portfolio

Total Available Space

125,000 SF up to 330,000 SF
Typical floor plate 33,470 rentable SF

Lease Term

Minimum 10 year term

Parking

4:1,000 SF leased
Combination of surface and underground parking

Commission

- \$5.00 PSF on a 5 yr term*
- \$8.00 PSF on a 10 yr term*
(subject to our exclusive listing agreement)

Contact

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Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility



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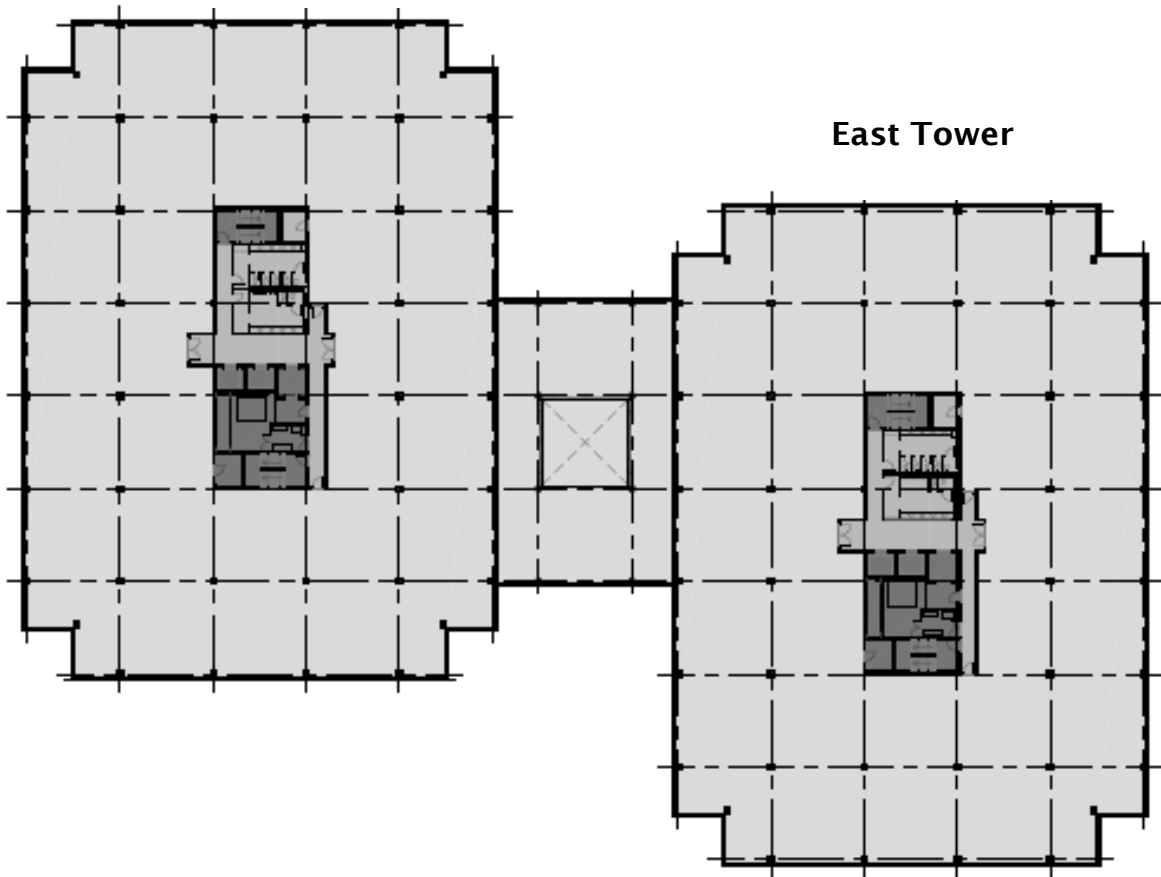
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Typical Floor Plate

West Tower

East Tower



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Building Rendering



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Aerial View



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