



172,488 SF REMAINING

5025

CREEK
BANK
ROAD

///
Configurations
down to
24,000 sf
available
///

PLUG IN & POWER UP

- ////// FLEXIBLE SUBLEASE TERMS
- ////// ADJUSTABLE SIZES & CONFIGURATIONS
- ////// EXTENSIVE ON-SITE AMENITY NETWORK



PLUG INTO THE CAMPUS & POWER UP YOUR WORKFORCE

PLAY

VIDEO



& Discover the
Campus @ Creekbank



» 5025

CREEKBANK ROAD

TOTAL – 172,488 sf remaining
Floorplates are approx. 74,000 sf
Divisible to 24,000 sf

[VIEW DETAILS](#)



A
POWERED UP
CAMPUS
OFFICE
LOCATION

5025
CREEKBANK ROAD

Today's future forward companies recognize that the dynamics that accelerate decisions, achieve innovation, or generate ideas hinge on collaboration between groups. The campus setting and accompanying amenities at 5025 Creekbank Road are perfectly suited to facilitate those connections and cooperation. A day on a corporate campus is filled with positive interactions that fuel cooperation and collaboration, moving your organization beyond good ideas toward real innovation.

BUILDING DETAILS

5025 Creekbank Road – Total – 172,488 sf

→ Floorplates are approx. 74,000 sf

- 2nd Floor: Approx. 24,150 sf
- 4th Floor: 74,495 sf
- 5th Floor: 73,843 sf

Divisible

can be demised - see floorplans on page 10

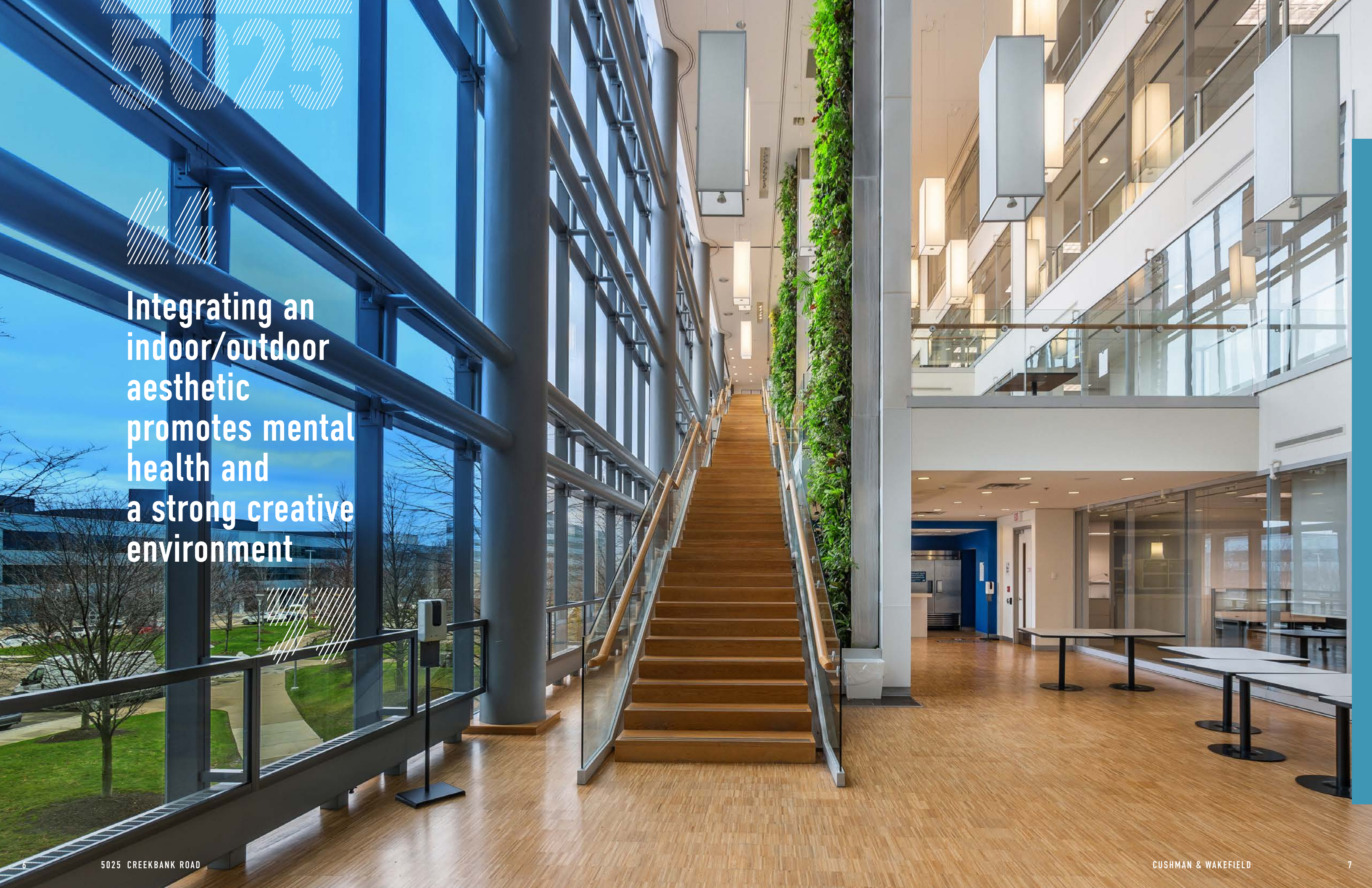
- Impressive atrium lobby with security desk onsite
- Cafeteria space with indoor and outdoor seating with Starbucks in building- can be used for large townhall and event space
- Building signage opportunities for large user + planned podium signage on Eglinton

PROPERTY INFORMATION

- Sublease Rate: Negotiable
- Additional Rent: \$18.20 psf

5025

Integrating an
indoor/outdoor
aesthetic
promotes mental
health and
a strong creative
environment





Elevator lobby area

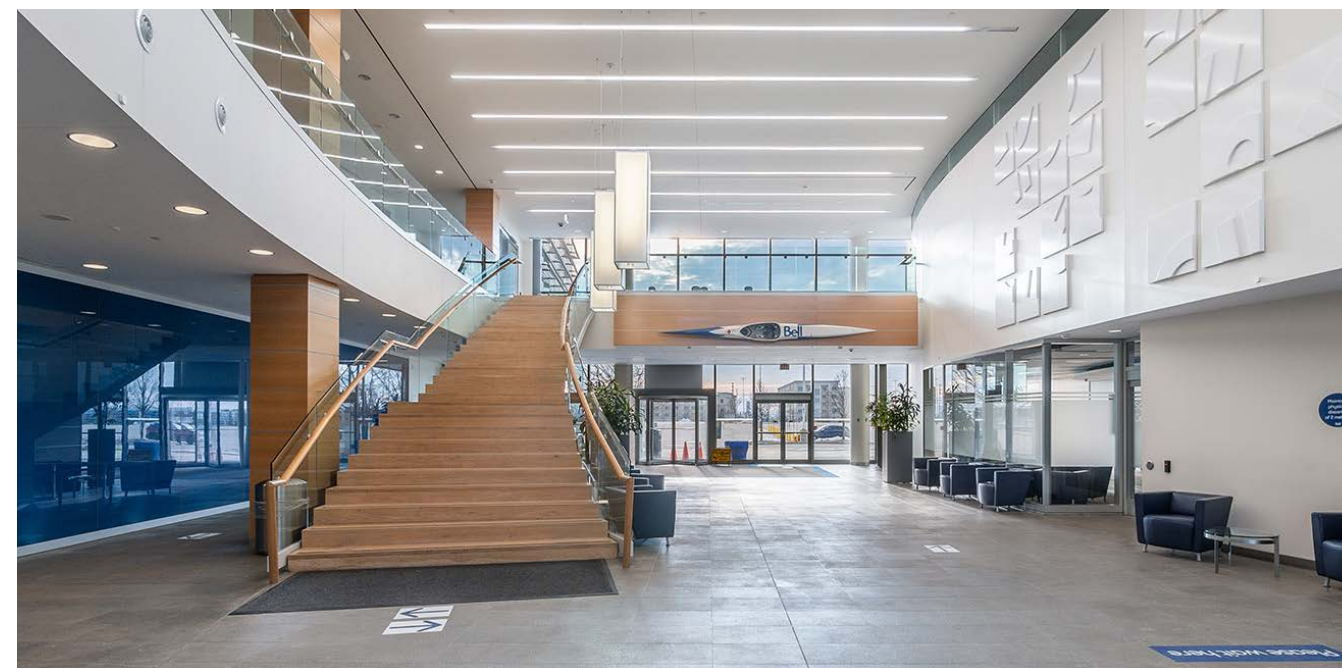


Built out spaces with
furniture in place

Open work stations

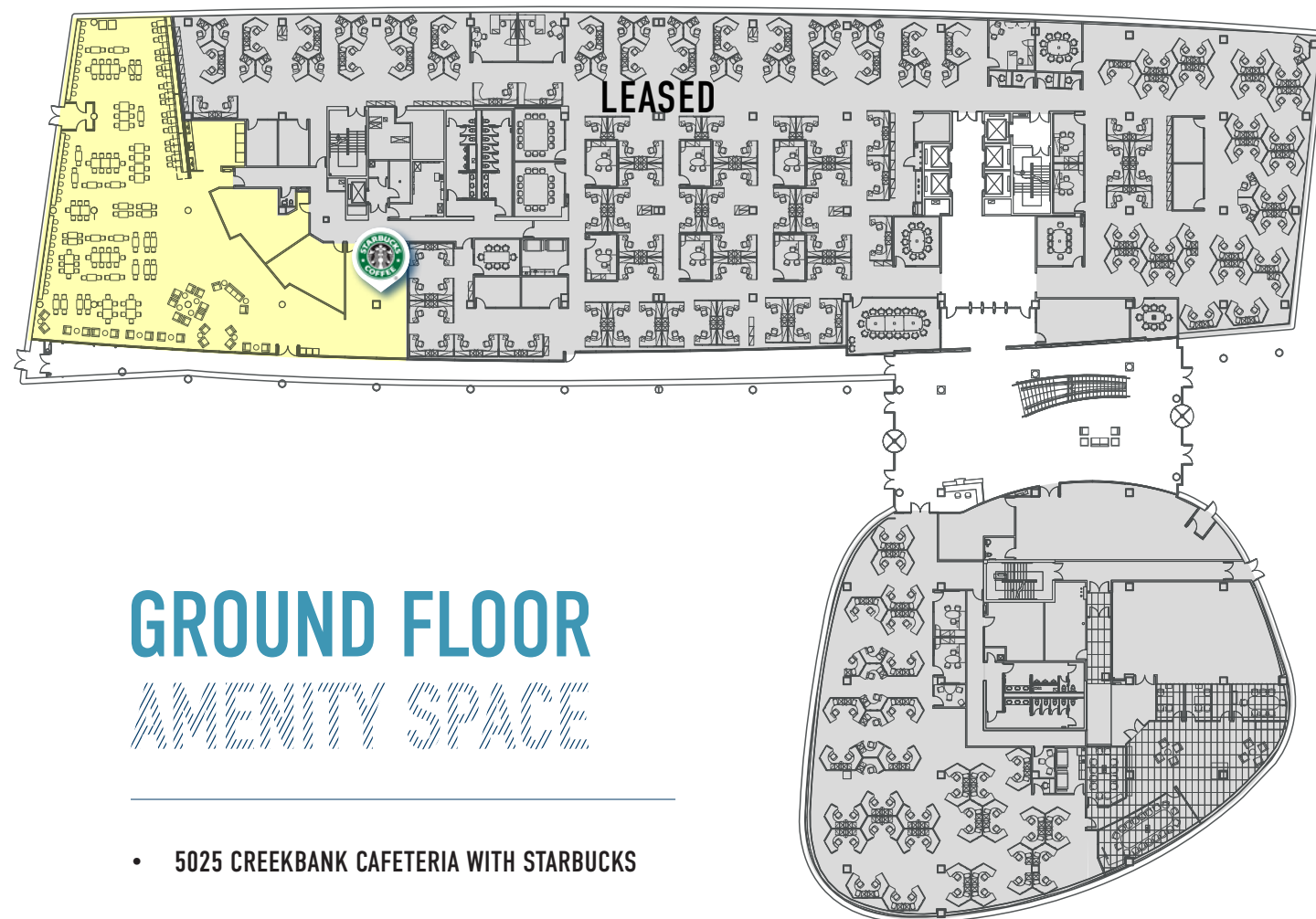


Executive boardroom



Ground floor lobby

5025



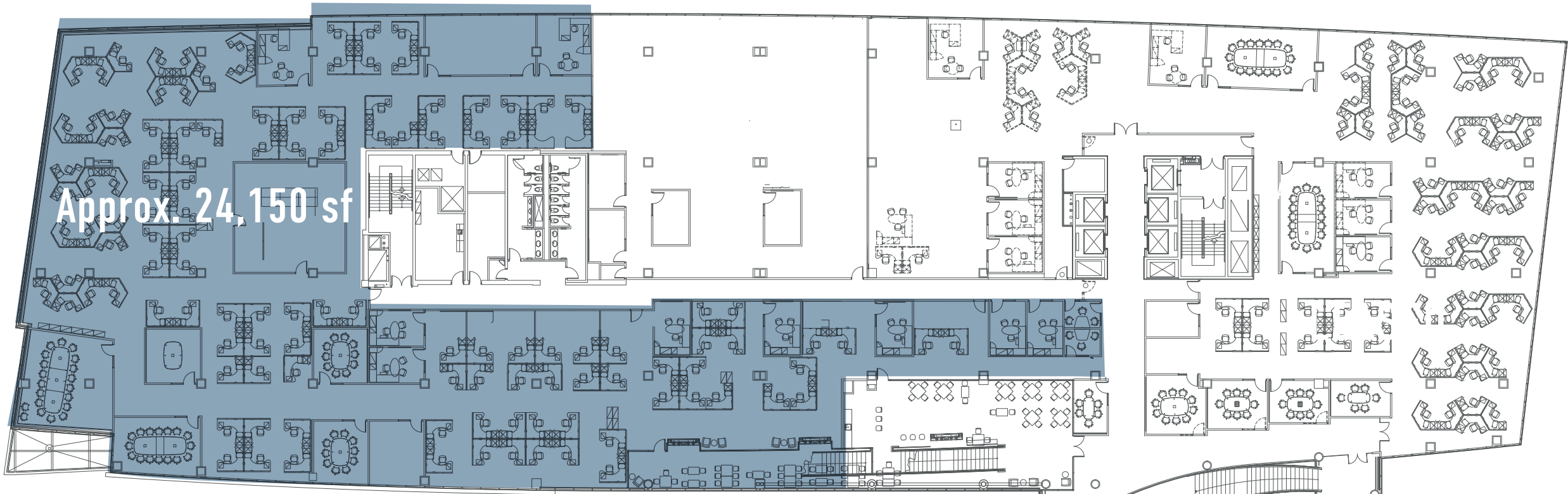
GROUND FLOOR

MEET SPACE

- 5025 CREEKBANK CAFETERIA WITH STARBUCKS
- TOWNHALL SPACE WITH OUTDOOR PATIO FOR EVENTS



AVAILABLE NOVEMBER 1, 2026

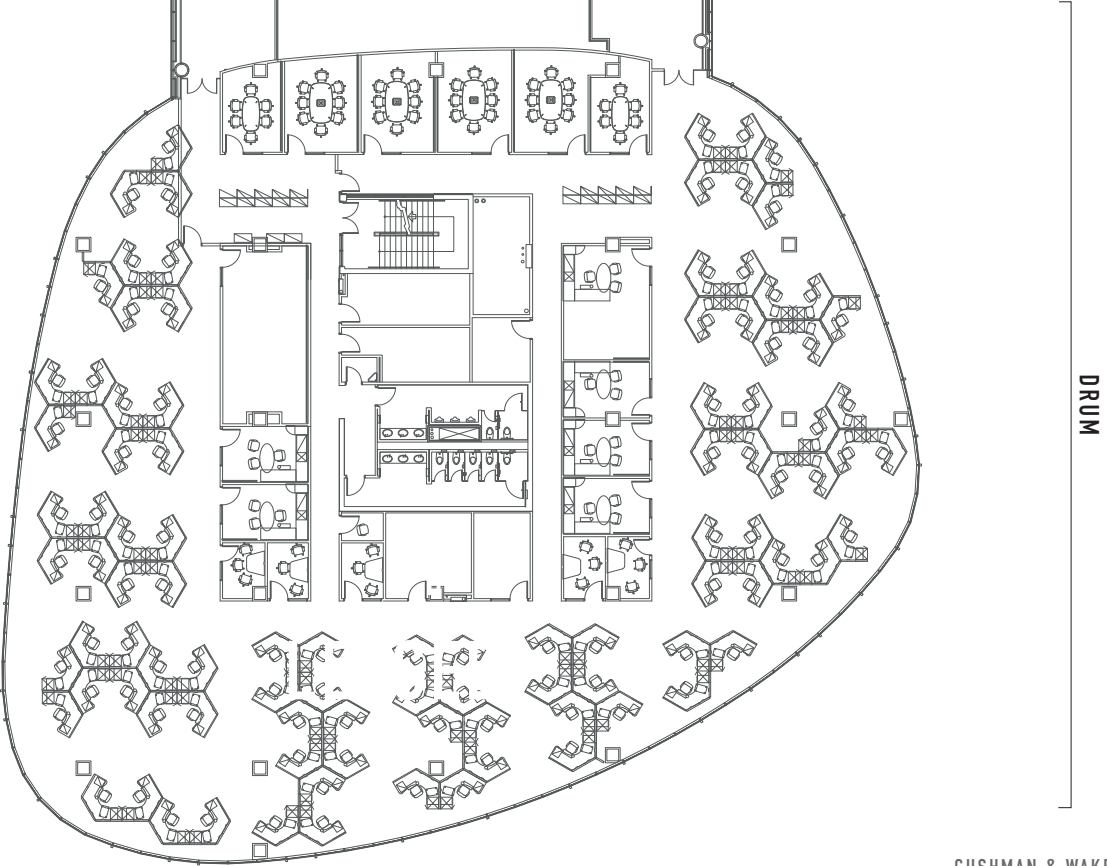
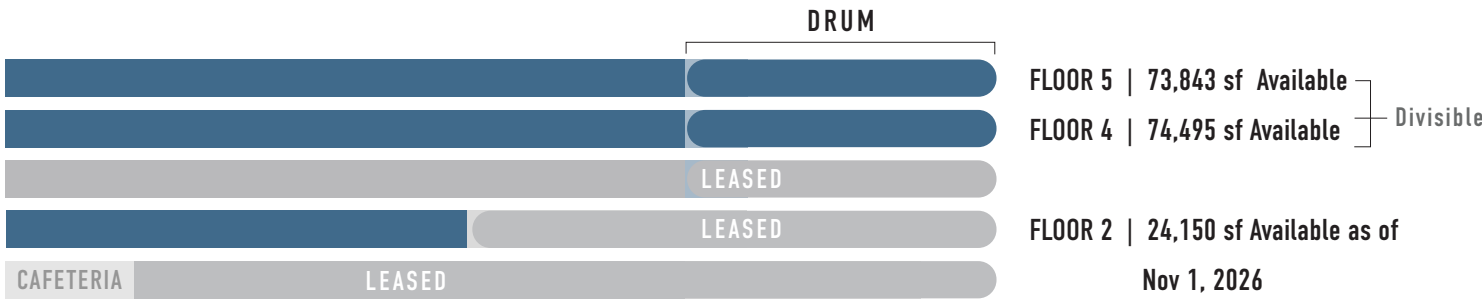


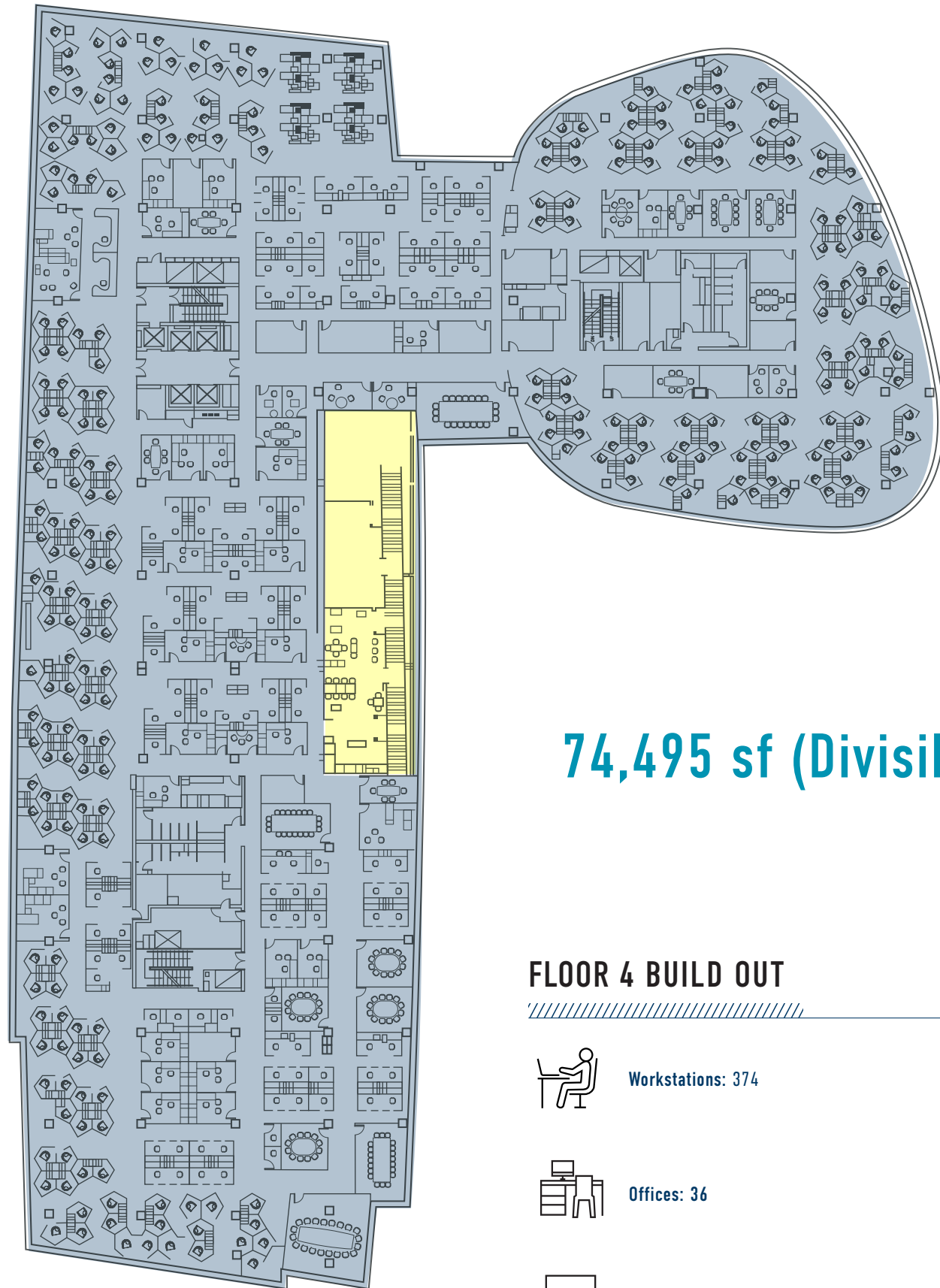
FLOOR 2 BUILD OUT

-  Workstations: 117
-  Offices: 08
-  Meeting Rooms/ Huddle : 10 + 1 (TRAINING ROOM)

5025 CREEKBANK STACKING PLAN

TOTAL AVAILABLE AREA: 172,488 sf





74,495 sf (Divisible)

FLOOR 4 BUILD OUT



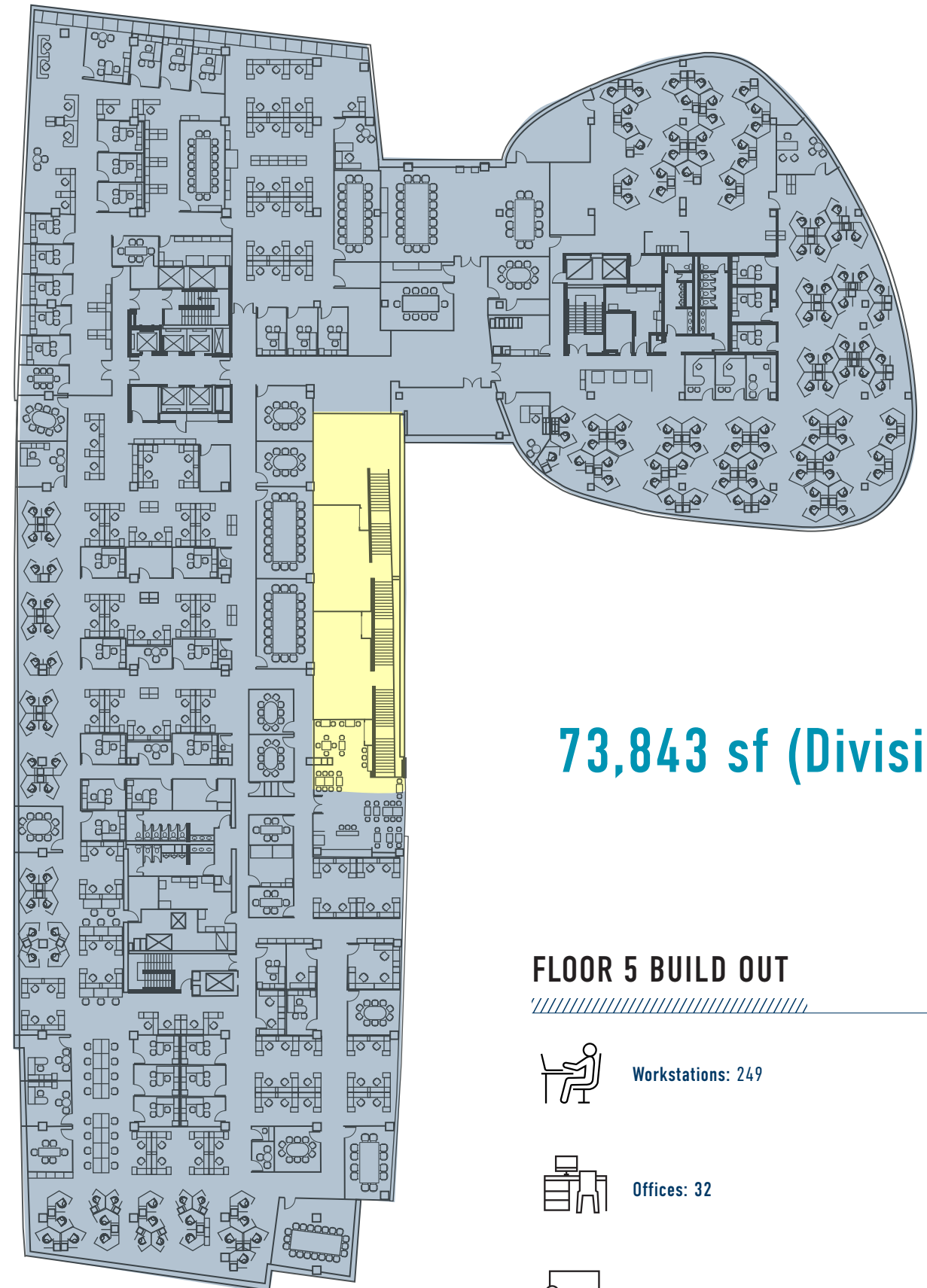
Workstations: 374



Offices: 36



Meeting Rooms/ Huddle : 30



73,843 sf (Divisible)

FLOOR 5 BUILD OUT



Workstations: 249

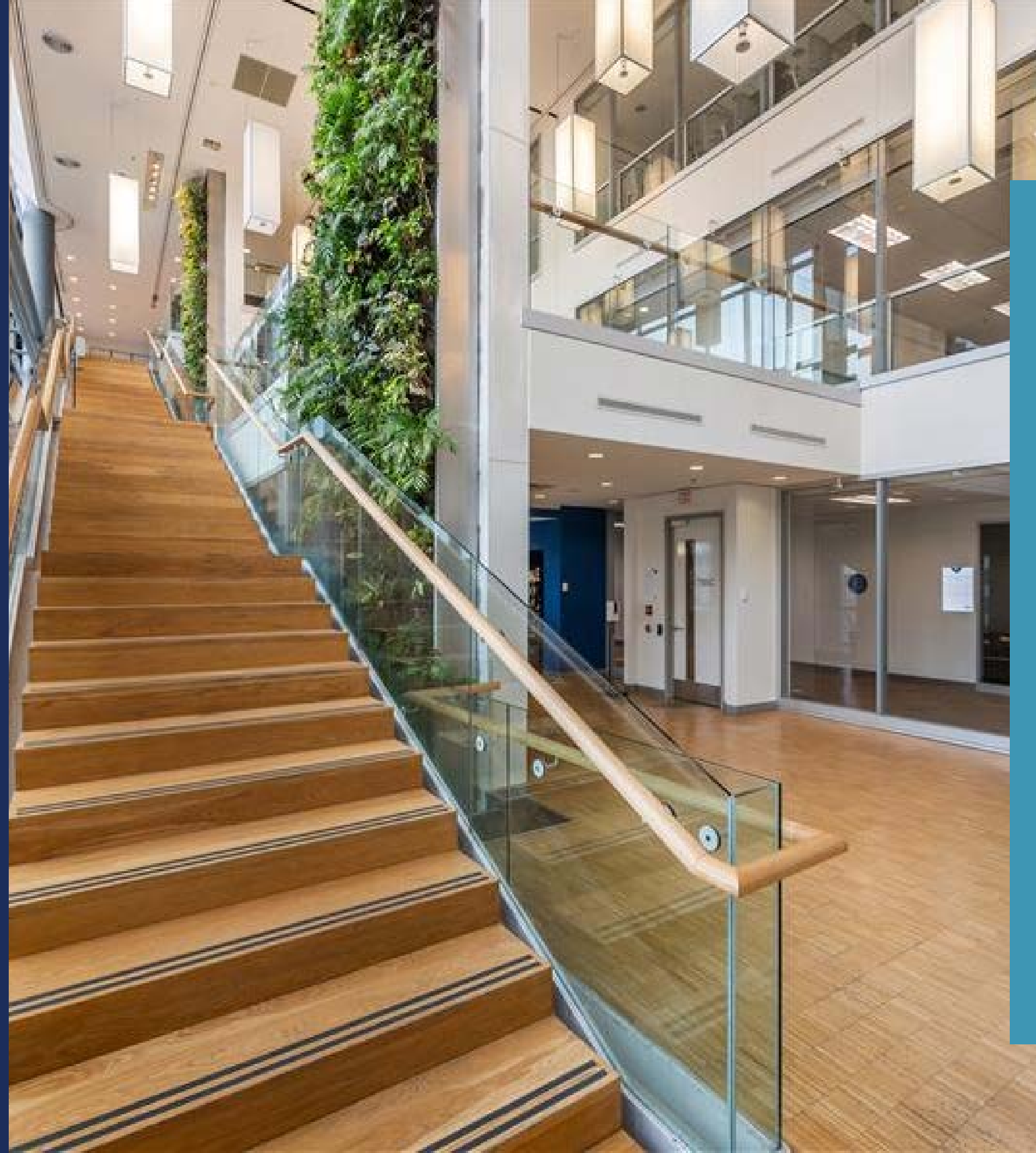


Offices: 32

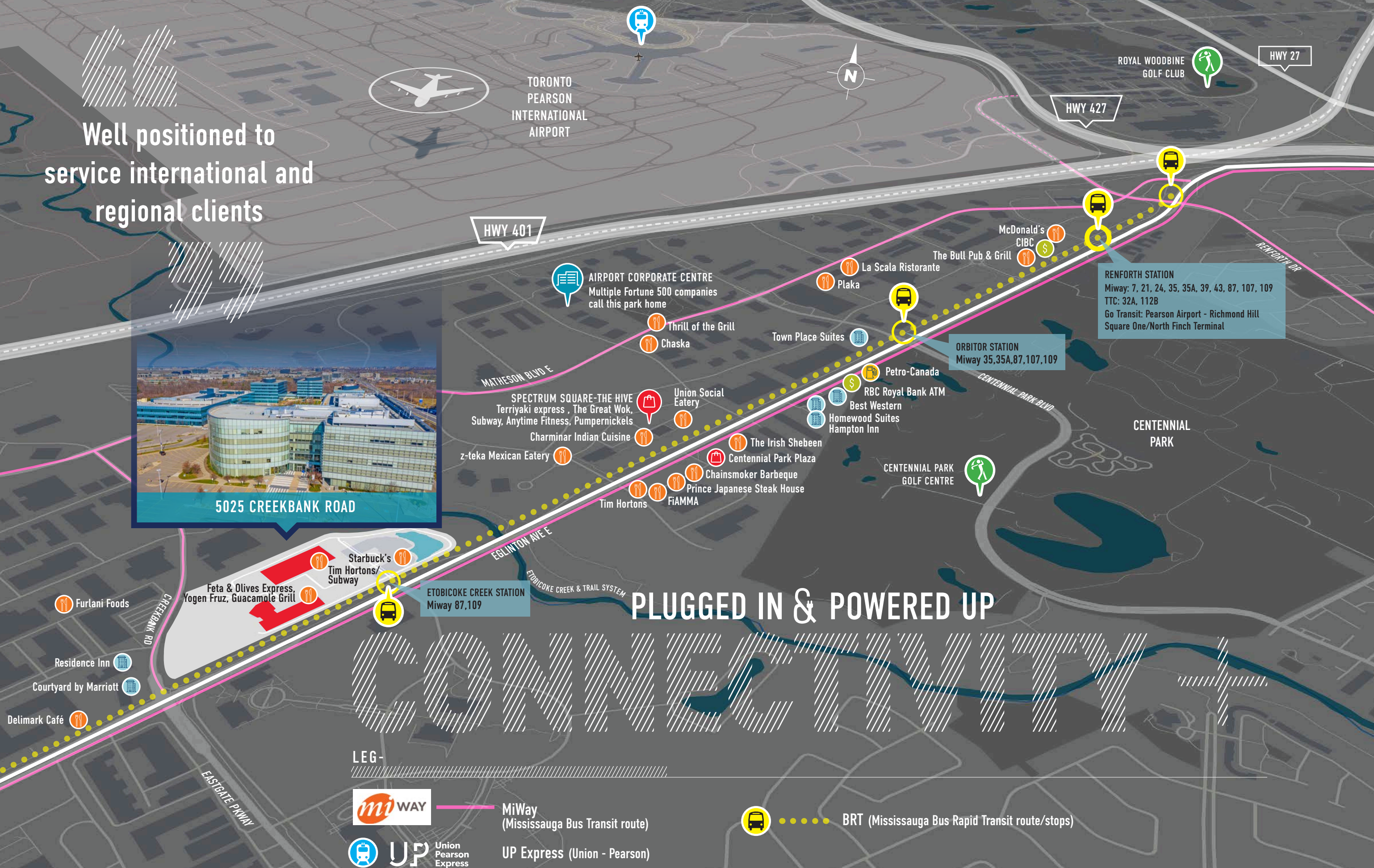


Meeting Rooms/ Huddle : 25

5025
CREEK
BANK
ROAD



Well positioned to
service international and
regional clients



PLUGGED IN & POWERED UP

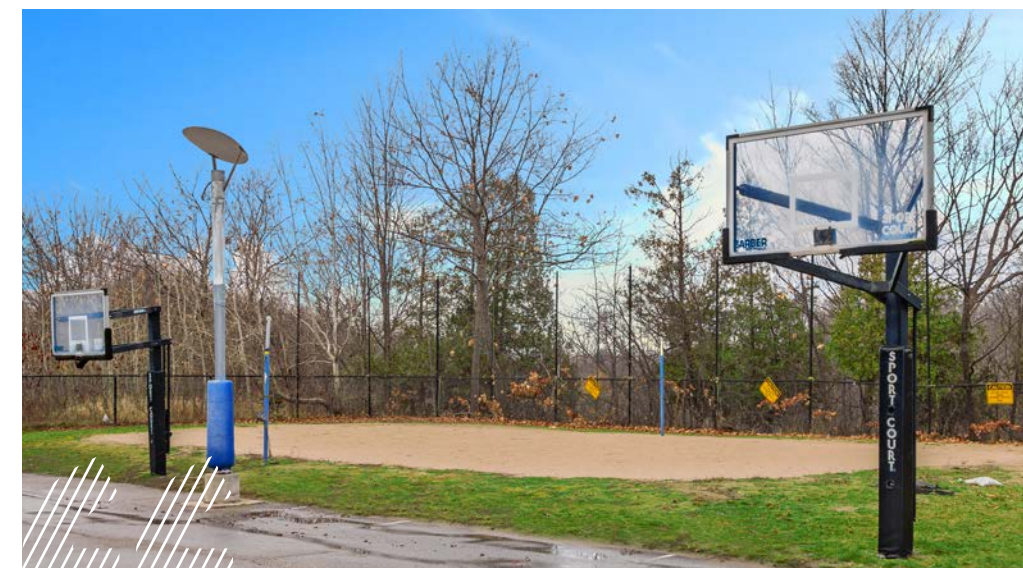


PLUG IN TO A
WORKLIFE

Campus path system provides outdoor “think spaces” & collaborative areas



Direct access to the Etoibicoke Creek walking trails



Basketball/volleyball courts for employee team building

Proximity to natural greenspace, water, and outdoor amenities stimulates creativity and well-being for employees.



WORK

AMENITIES

The Campus @ Creekbank
has all the amenities a forward
thinking company could provide its
employees and more...

Fitness centre (gym, showers, yoga studio)
with available outdoor fitness areas: basketball
courts, volleyball court, walking trails, pond,
patio courtyard for summertime BBQ's.

AMENITIES

The Campus at Creekbank offers all the amenities to keep your employees energized. From multiple options to fuel your body, to powering up at the gym, Creekbank has it all.

- Two cafeterias with self-serve options and fresh meals prepared on-site
- “Micro-Market” Collaboration Space for casual meetings plus larger conference spaces with 500 capacity



Full service food court



Yoga studio



15,000 SF fitness area



“Micro-market” collaboration space



Ample free underground parking



Dedicated BRT and Miway stop





CREEK
BANK
ROAD

PLUG IN & POWER

The Campus @ Creekbank

5025/5115

CREEK BANK ROAD

FOR MORE INFORMATION ON THIS OPPORTUNITY, CONTACT:

PLAY

VIDEO



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