5520 EXPLORER DRIVE

AEROCENTREOFFICES.COM EVERY DAY IN FIRST CLASS
Spend every day in first-class at Aero-Centre, an award-winning office community offering many on-site amenities. AeroCentre’s prime location offers branding opportunities with exposure to Highway 401 in the prestigious Airport Corporate Centre. Easy access to Highways 401, 427 and 403 and minutes away from Pearson International Airport. Located within walking distance or short drive to numerous amenities and adjacent to Max Ward Park.

### Real Estate Tax Details

- **REalty Taxes:** $4.92 PSF
- **Operating Costs:** $10.10 PSF
- **Tenant Hydro Costs:** $1.30 PSF
- **AdditionRal REnt:** $16.32 PSF (2018)

### Space Information

<table>
<thead>
<tr>
<th>Floor</th>
<th>Suite</th>
<th>SF</th>
<th>Availability</th>
<th>Asking Rate</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground Floor</td>
<td>101</td>
<td>10,014</td>
<td>Immediate</td>
<td>$17.50 Net</td>
<td>Ground floor suite with entrance off main lobby, ready for tenant improvements.</td>
</tr>
<tr>
<td>Ground Floor</td>
<td>102</td>
<td>11,488</td>
<td>Immediate</td>
<td>$17.50 Net</td>
<td>Ground floor suite with entrance off main lobby, ready for tenant improvements.</td>
</tr>
<tr>
<td>Third Floor</td>
<td>300</td>
<td>25,508</td>
<td>Immediate</td>
<td>$17.50 Net</td>
<td>Full floor suite ready for tenant improvements. Signage opportunity available. Willing to demise.</td>
</tr>
<tr>
<td>Fourth Floor</td>
<td>402</td>
<td>4,812</td>
<td>Immediate</td>
<td>$17.50 Net</td>
<td>Unique finished model suite with exposed ceilings and skylight. Open plan. Move-in ready.</td>
</tr>
</tbody>
</table>
BUILDING SPECIFICATIONS

<table>
<thead>
<tr>
<th>Specification</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Floors:</td>
<td>4</td>
</tr>
<tr>
<td>Total SF:</td>
<td>97,676 SF</td>
</tr>
<tr>
<td>Year Built/Refurb:</td>
<td>2000</td>
</tr>
<tr>
<td>Typical Floor Plate:</td>
<td>25,248 SF</td>
</tr>
<tr>
<td>Parking:</td>
<td>3.2/1,000 SF</td>
</tr>
</tbody>
</table>

EXTERIOR
The exterior of the building consists primarily of double glazed blue vision glass and single glazed blue spandrel panels set on aluminum framed curtain wall assembly with precast decorative panels. The roof is an inverted roof membrane assembly.

SUSTAINABILITY
The building is BOMA BEST Gold certified. A risk management program run by RiskCheck Inc. provides Environmental, Health and Safety (EHS) Risk Management Service by correctly identifying, managing, and monitoring risks, and helping to establish the procedures to eliminate or control hazards. Monthly reports in addition to annual inspections provide updates on the status of current levels of statutory compliance plus a general summary of current and planned initiatives.

TELECOMMUNICATIONS
The building is equipped with Bell and Rogers communications fibre optics.
SECURITY
After-hours access to the building is provided through pass cards and they are programmed for limited access to the building. There are three CCTV cameras, one located at each entrance of the building and one exterior camera facing the driveway, all backed up into a digital video recorder.

MECHANICAL
Nine gas fired rooftop air handling units provide heating and cooling throughout the building. The on floor temperature is controlled and distributed by variable temperature, variable volume air distribution boxes (WT). These in turn are controlled by the Johnson Controls Metasys BAS complete with night set back controls for energy efficiency. Supplemental heating is provided by electric heaters located at the perimeter walls of the building. Washrooms are equipped with water efficient and hands-free toilets, faucets, soap dispensers and in the men’s washrooms, there are water efficient and hands-free urinals.

LIGHTING
The building standard lighting is T8 and electronic ballast technology, LED lamps in lobby and LED exit lights. Interior lights are managed by a computerized lighting control system. Override switches allow tenants to turn lights on in various work areas should they require additional lighting outside of regular business hours. These fixtures will automatically turn off after the override has been activated within two hours for added energy conservation. All washroom lights are on motion sensors for energy conservation.

ELECTRICAL
The electrical power supply is provided from a transformer located on the ground floor in the electrical room providing 1200 amps and 347/600 volts of power.

EMERGENCY GENERATOR/BACK UP POWER
In the event of a power failure, emergency lighting will illuminate for a span of 30 minutes. The management office located in 5580 Explorer is set up with emergency generator power to allow the management team to maintain consistency and operations in the event of a power failure.

FIRE LIFE SAFETY SYSTEMS
The building is equipped with sprinklers and a standpipe system. There are typically two fire hose cabinets, with extinguishers, per floor. The Simplex fire alarm panel controls detection points throughout the building and is monitored 24/7. Smoke and heat detectors and pull stations are located throughout the building.

ELEVATORS
Three hydraulic elevators provide speed and convenience to all floors and include hands free communication to the emergency monitoring station.

TENANT SERVICES
Menkes uses Angus AnyWhere™ Tenant Service Request. This is a fully web enabled service management solution specifically designed for commercial real estate. Detailed service requests are submitted by tenants through the Menkes website and sent to the appropriate party for action. The real-time application interacts with hand held wireless messaging device to speed service delivery and ensure prompt service action. The management team reviews reports regularly to monitor the types and frequency of various service requests.
SUITE 101
RENTABLE AREA = 10,014 SF

ABOVE INFORMATION ESTABLISHED
ACCORDING TO BOMA / ANSI Z65.1 1996

SUITE 102
RENTABLE AREA = 11,488 SF

ABOVE INFORMATION ESTABLISHED
ACCORDING TO BOMA / ANSI Z65.1 1996
SUITE 300
RENTABLE AREA = 25,508 SF

ABOVE INFORMATION ESTABLISHED
ACCORDING TO BOMA / ANSI Z65.1 1996

SUITE 402
RENTABLE AREA = 4,812 SF

ABOVE INFORMATION ESTABLISHED
ACCORDING TO BOMA / ANSI Z65.1 1996