



CUSHMAN &  
WAKEFIELD

**FOR LEASE**

**5060**

**SPECTRUM WAY**

MISSISSAUGA, ON

# PROPERTY HIGHLIGHTS

## CLASS "A" BUILDING

Five-storey office building with excellent exposure, efficient floor plates, state of the art building systems.

## WELL CONNECTED

In close proximity to all major highways - 401, 403, 407, 409, 410 and QEW.

## EXCELLENT LOCATION

Ideally situated in close proximity to restaurants, banking, fitness centres and shopping on Dixie Road.

## DETAILS

### AVAILABLE SUITES

Suite 401 - 8,409 SF  
Suite 505 - 13,693 SF  
Suite 510 - 1,962 SF

### NET RENT

\$18.00 PSF

### ADDITIONAL RENT

\$18.08 PSF (2026 Est.)

### OCCUPANCY

Immediate (unless noted otherwise)



## BUILDING SPECIFICATIONS

### ELEVATORS

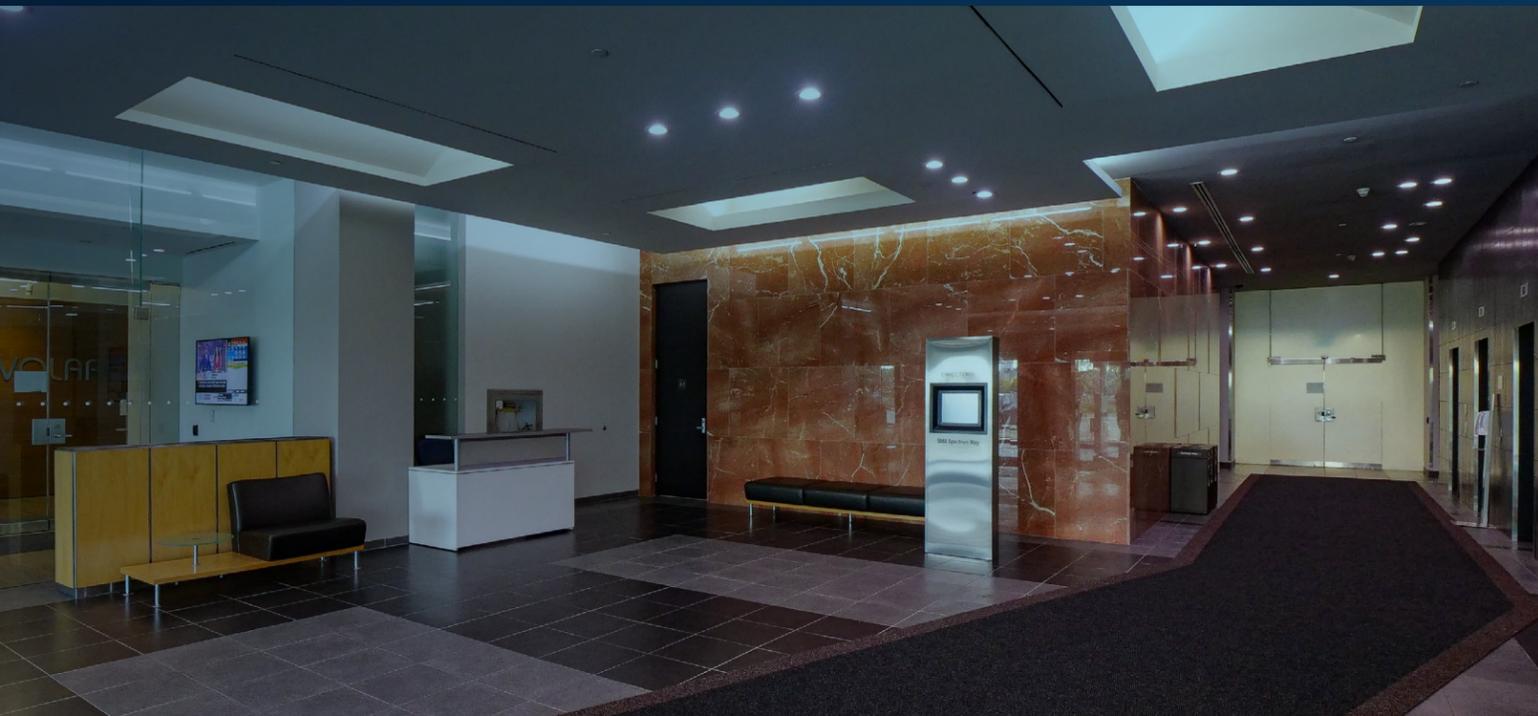
Vertical transportation consists of three traction passenger elevators installed in 2002 which are currently maintained by ThyssenKrupp Elevator.

### SECURITY

The building is outfitted with a 'Intercom' card reader system installed on all perimeter entrance doors and elevators. There is CCTV, consisting of approximately seven cameras and a digital recording system.

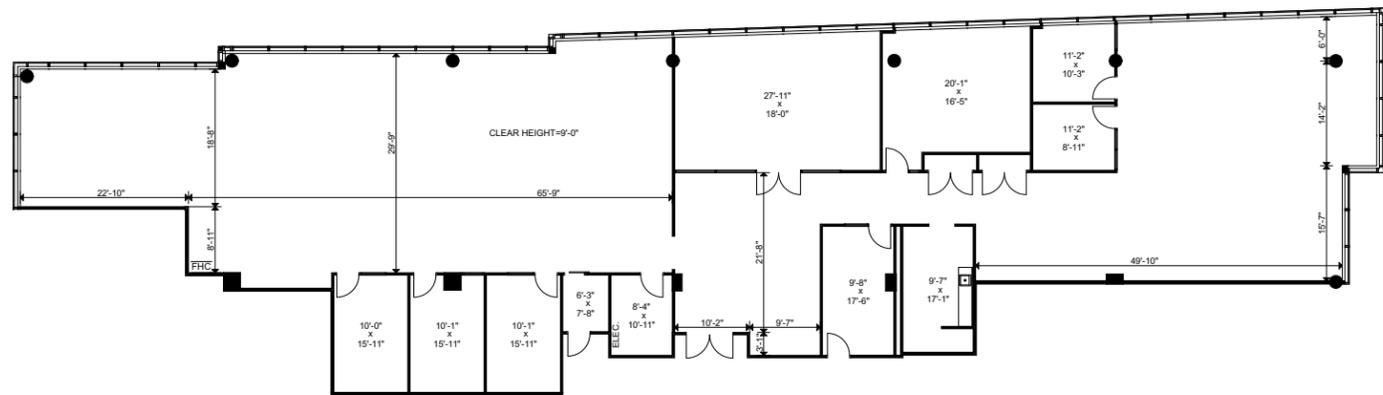
### HEATING, VENTILATION & AC

HVAC is provided by a central air handling unit that supplies treated air to compartmental units located on each floor. Heating is provided by gas-fired boilers for tenant spaces, while the common areas are heated through electric or hydronic unit heaters. Cooling is provided by a fluid cooler (cooling tower) located on the roof.



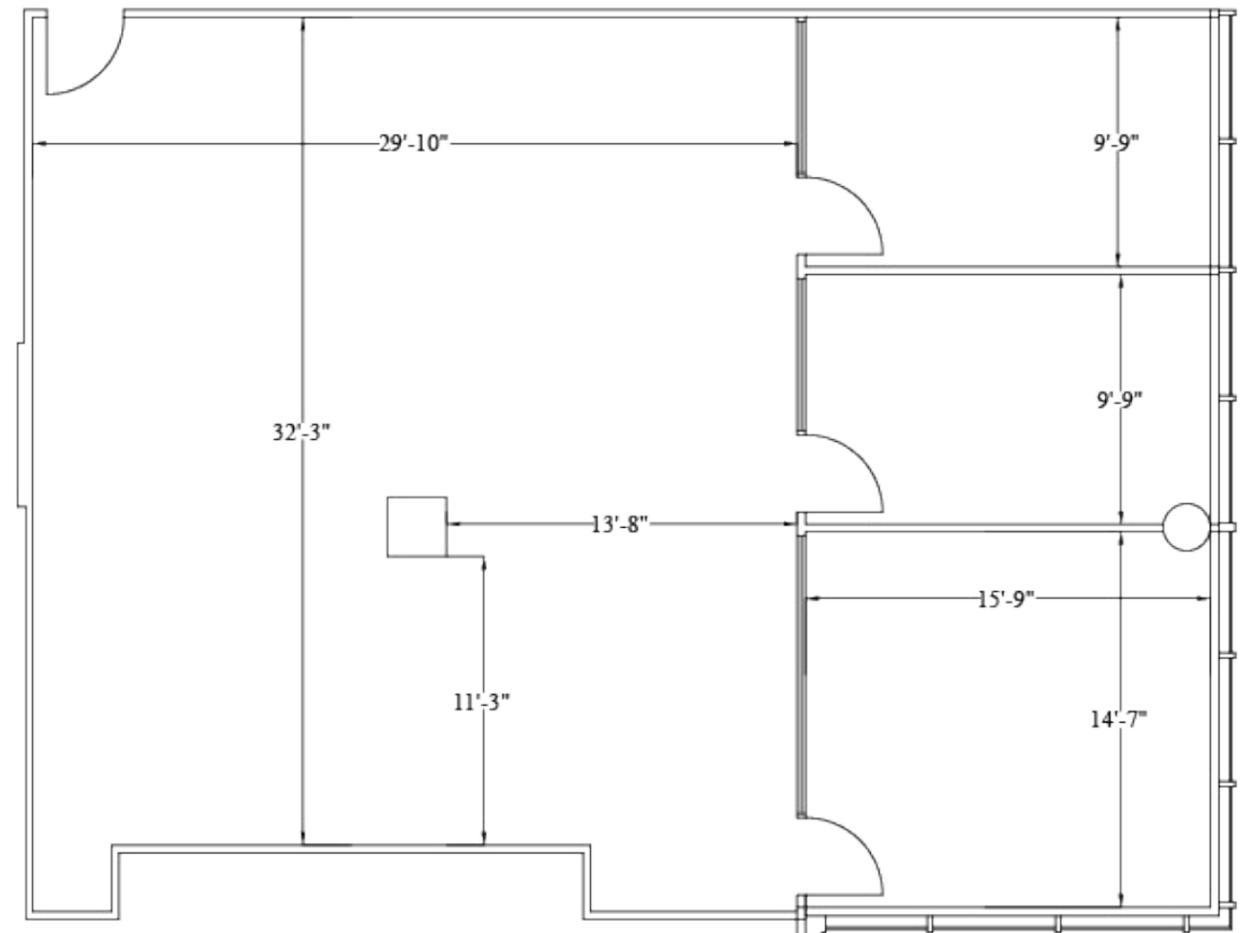
# SUITE 401

FLOOR PLAN - 8,409 SF



# SUITE 510

FLOOR PLAN - 1,962 SF

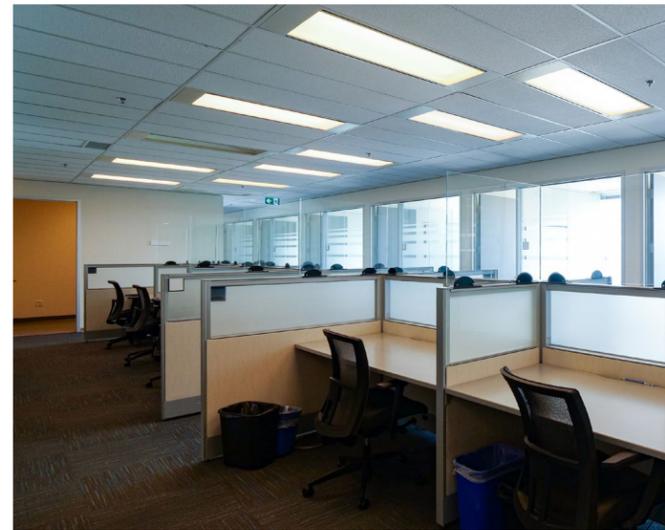
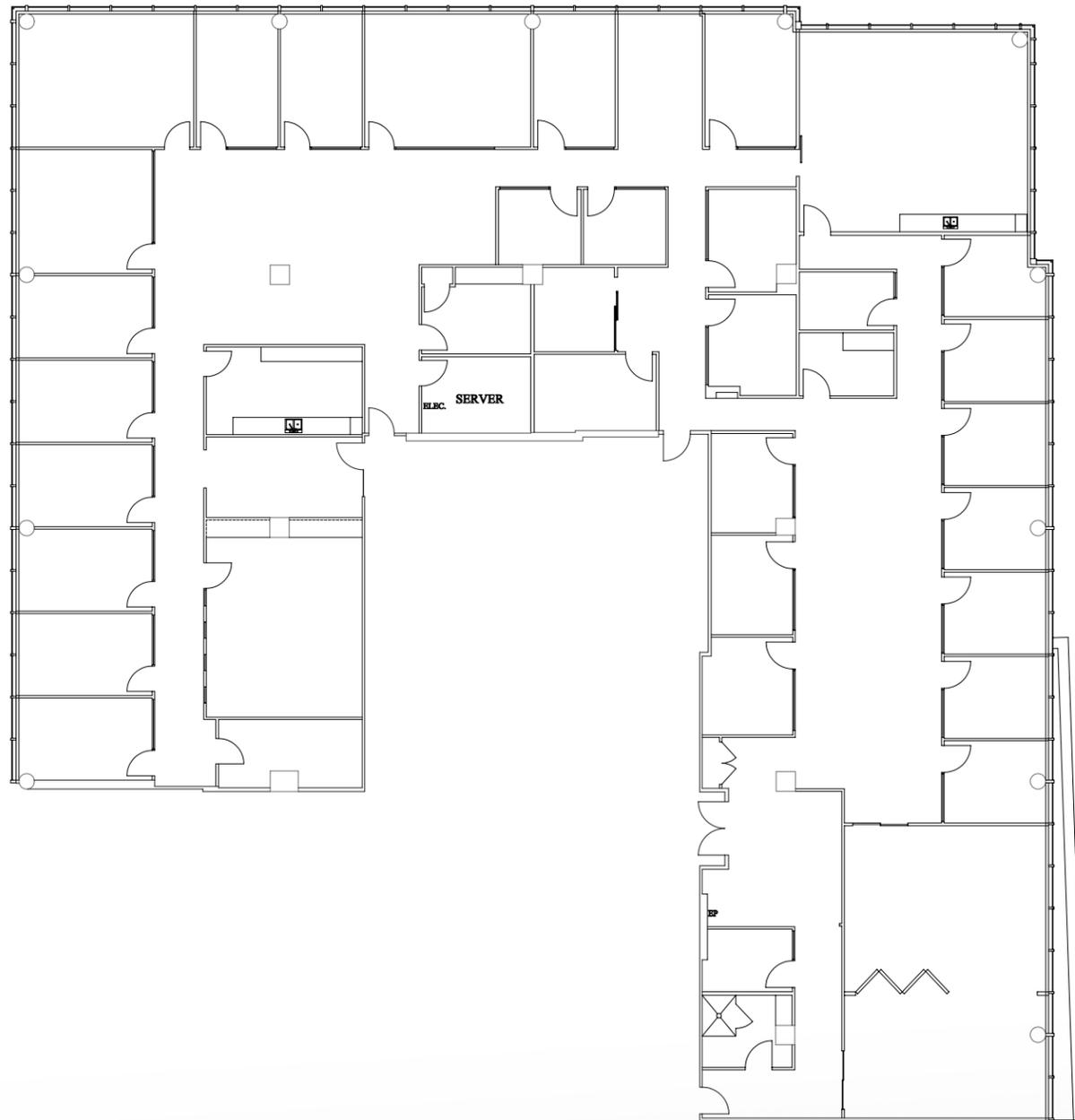


# SUITE 505

FLOOR PLAN - 13,693 SF

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## INTERIOR PHOTOS



# AMENITIES MAP



**Dixie Square**

- Burger Factory
- Zauq
- Bamiyan Kabob
- Mandi Afandi
- ChickQueen
- KK Sushi Japanese
- Samaka Mediterranean
- Shawarma Mazaya
- Gospel Cafe & Restaurant
- Coconut Grove Foods
- A.C. Soccer & Sports
- Victoria Elite Spa
- Advanced Healing Centre
- TPH The Printing House

Icons: Restaurant, Coffee, Yoga, Printing

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SPECTRUM WAY

**Centennial Park Plaza**

- Tim Hortons
- Prince Japanese Steak House
- The Irish Shebeen
- FiAMMA Restaurant
- Palmyra Mediterranean House
- Master Cooking House
- Chain smoker Urban Barbecue
- Twin Fish
- Mecairo's Cake Co.
- Sunrise Dentistry
- Eglinton Chiropractic & Massage
- Planet Bowl

Icons: Restaurant, Coffee, Dental, Yoga

**Tomken Plaza**

- Char'd Grill
- Pizza Hut
- Desi Bar & Grill
- Eggsmart
- Subway
- Dairy Queen
- No Frills
- Bulk Barn
- G G Convenience
- Tomken Dental
- 20/20 Eye Care
- Hush Lash Studio
- Happy Nail
- Power Yoga
- Tomken Cleaners
- TD Canada Trust

Icons: Restaurant, Shopping, Dental, Yoga, Money

**Rockwood Mall**

- Tim Hortons
- Chuck E. Cheese
- Cora
- Burger King
- Wild Wing
- Village Taste
- Food Basics
- Winners
- Dollarama
- Hairmasters Hair Salon
- Fido
- Rockwood Dental Group
- Olympia Muscle & Fitness
- RBC Royal Bank
- The Beer Store
- Real Fruit Bubble Tea

Icons: Shopping, Coffee, Yoga, Money, Dental

## TRAVEL TIMES

### Centennial Park

4 mins / 2 km

### Pearson Airport

10 mins / 6 km

### Square One Mall

13 mins / 8 km

### CF Sherway Gardens

13 mins / 11 km

### Dixie GO Station

13 mins / 7 km

### Malton GO Station

18 mins / 10 km

### Downtown Toronto

30 mins / 27 km

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## CONTACT

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