



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

\$17.87 (2025 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.

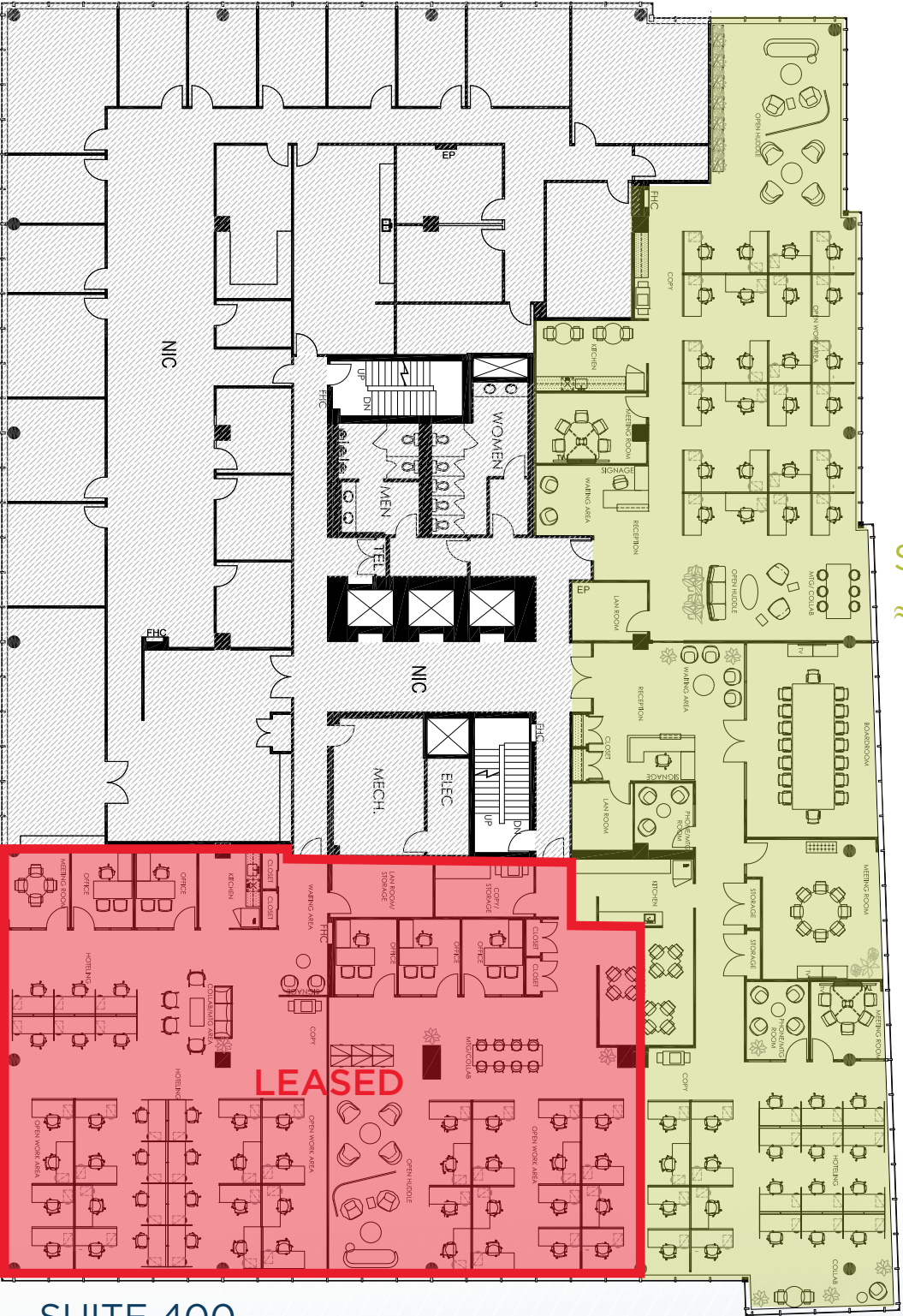
HEATING, VENTILATION & AC

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 400

FLOOR PLAN - 15,044 SF (Divisible)

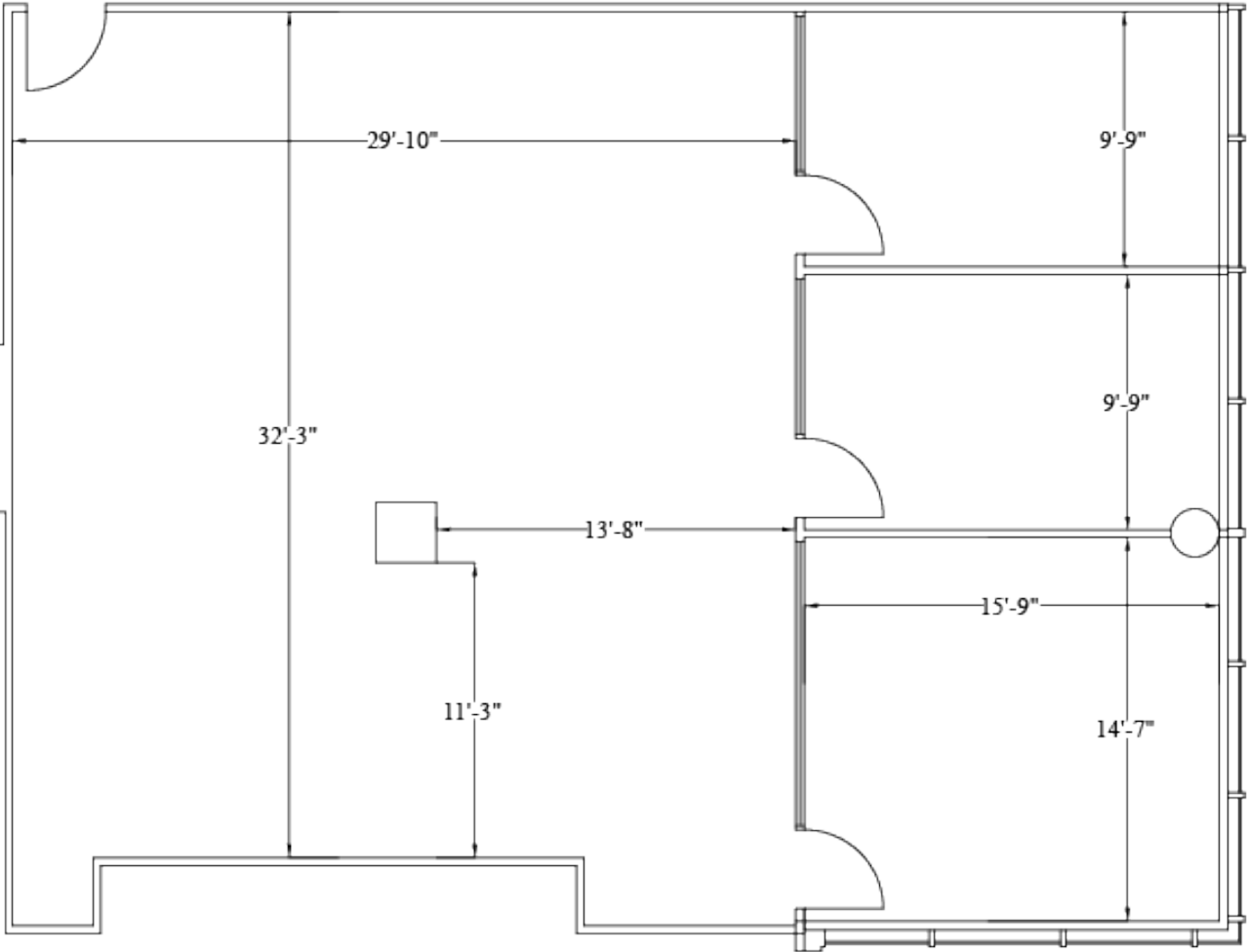


SUITE 401
≈ 8,409 SF

SUITE 400
6,635 SF

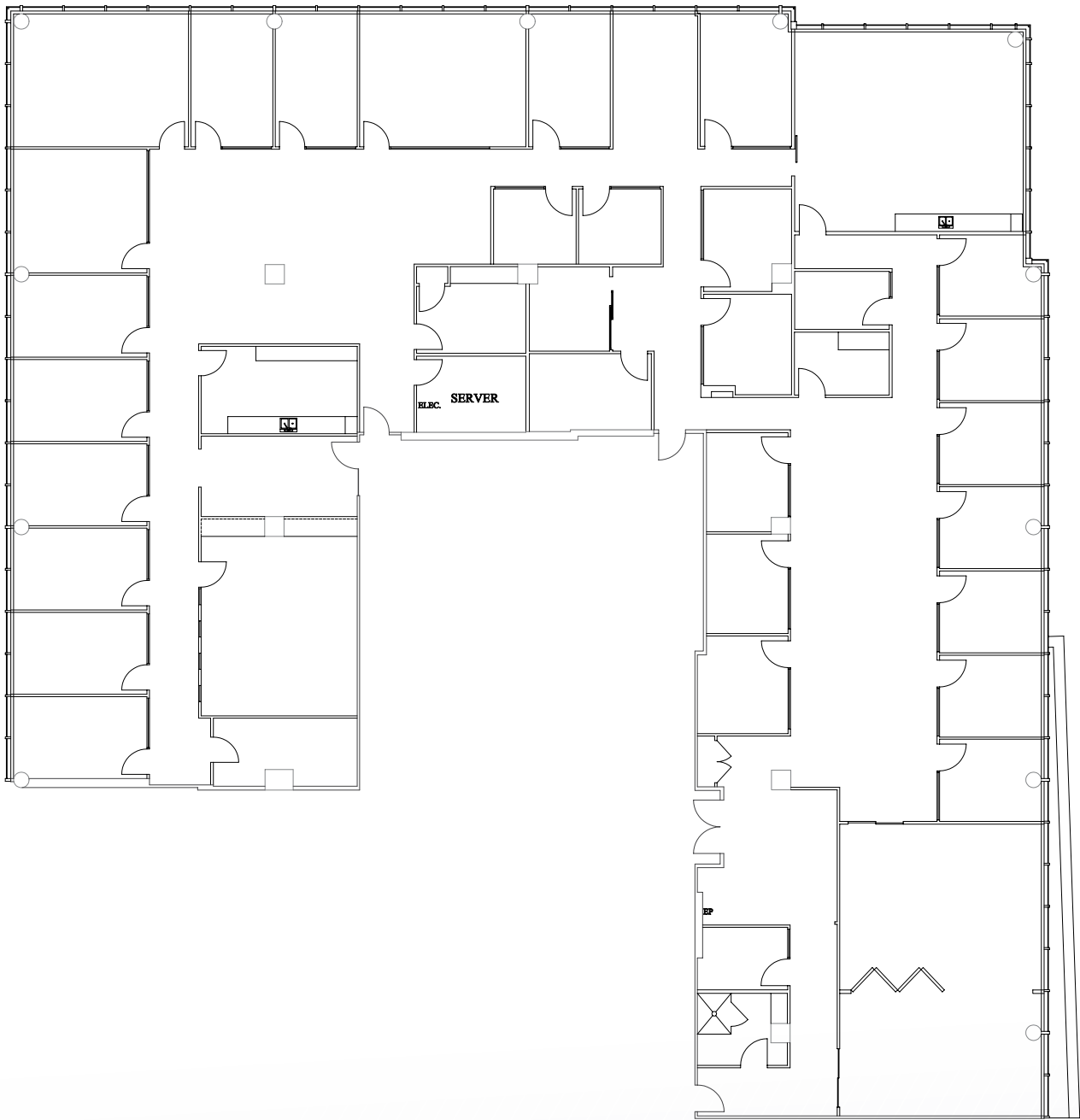
SUITE 510

FLOOR PLAN - 1,962 SF



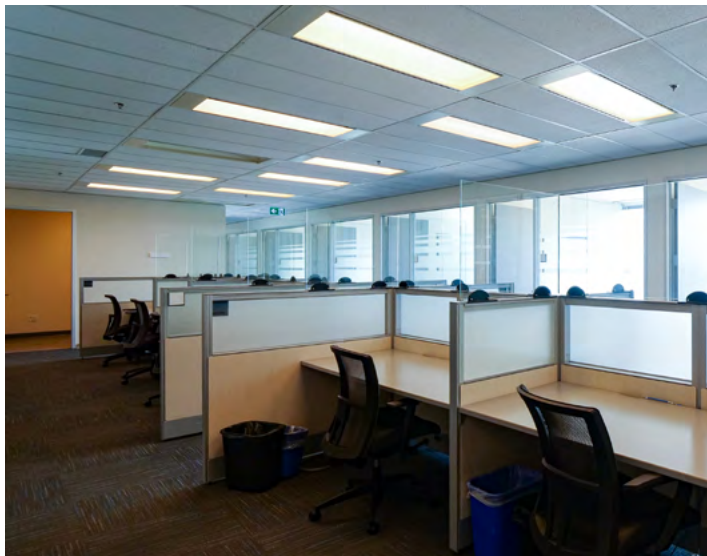
SUITE 505

FLOOR PLAN - 13,693 SF



INTERIOR PHOTOS

5060
SPECTRUM WAY
MISSISSAUGA, ON



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



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



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SPECTRUM WAY

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



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



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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SPECTRUM WAY

MISSISSAUGA, ON

CONTACT

BRANDON GARRETT*

Senior Vice President

+1 905 501 6440

brandon.garrett@cushwake.com

DAVID STEVENS*

Vice President

+1 416 756 5420

david.stevens@cushwake.com

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