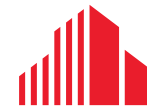




OFFICE SPACE FOR LEASE

5150 SPECTRUM WAY

MISSISSAUGA, ON



**CUSHMAN &
WAKEFIELD**

5150 SPECTRUM WAY

MISSISSAUGA, ON

Property Highlights

- Modern class A office building in an exceptional location in airport corporate centre.
- Building signage available.
- 738 surface and 109 underground parking spots.
- Easy access to highway and transit.
- On-site food and fitness amenities.
- Property backs onto etobicoke creek conservation lands with walking trails.

Property Details

- **Suite 102:** 12,242 SF
- **Suite 400:** 47,958 SF
- **Suite 502:** 16,238 SF
- **Suite 600:** 35,402-SF Leased



\$19.50 PSF Net
Rental Rate



\$17.21 PSF (est. 2026)
Additional Rent



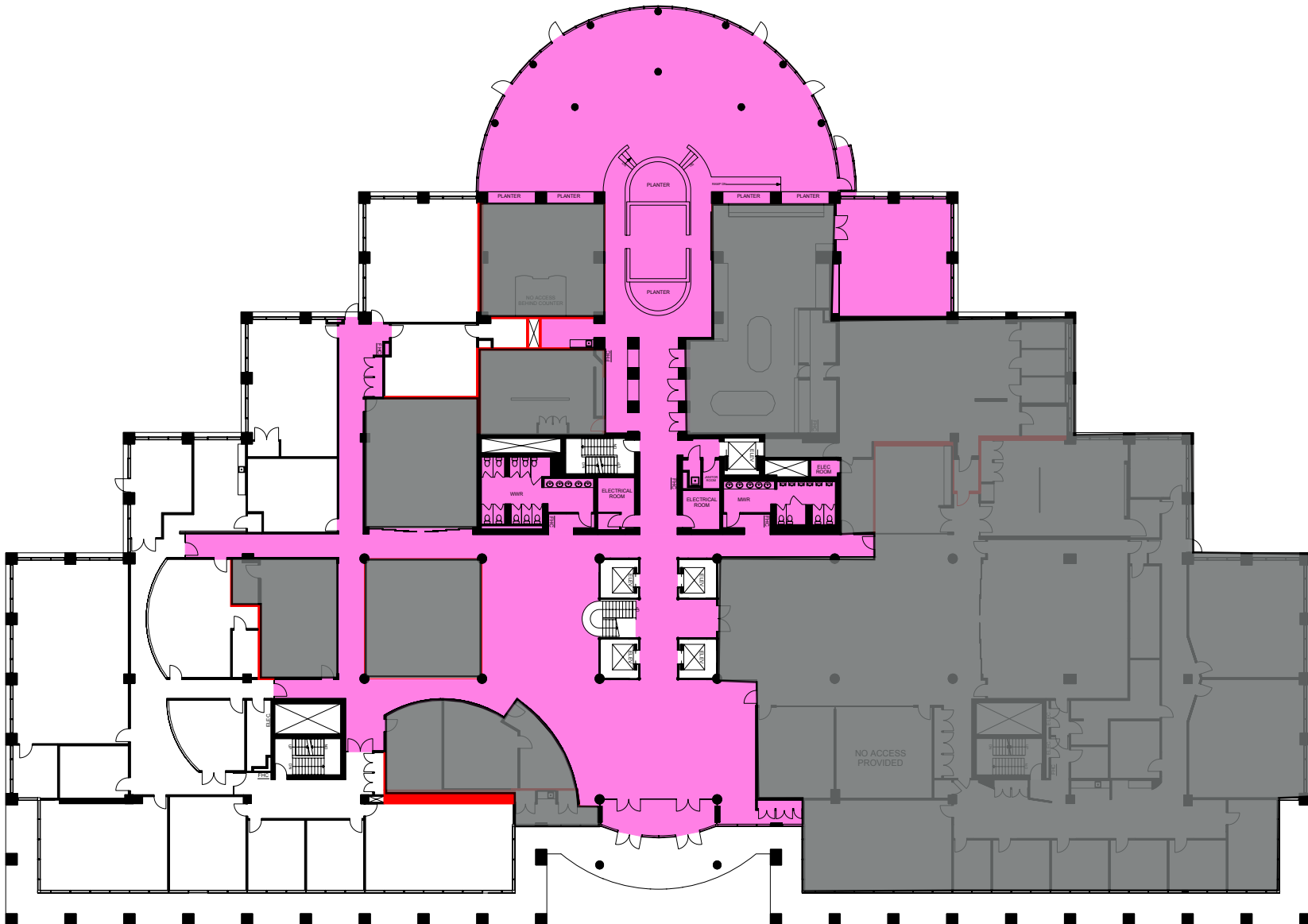
**Immediate
Occupancy**



5150 SPECTRUM WAY MISSISSAUGA, ON

FLOORPLAN

Suite 102 - 12,242 SF

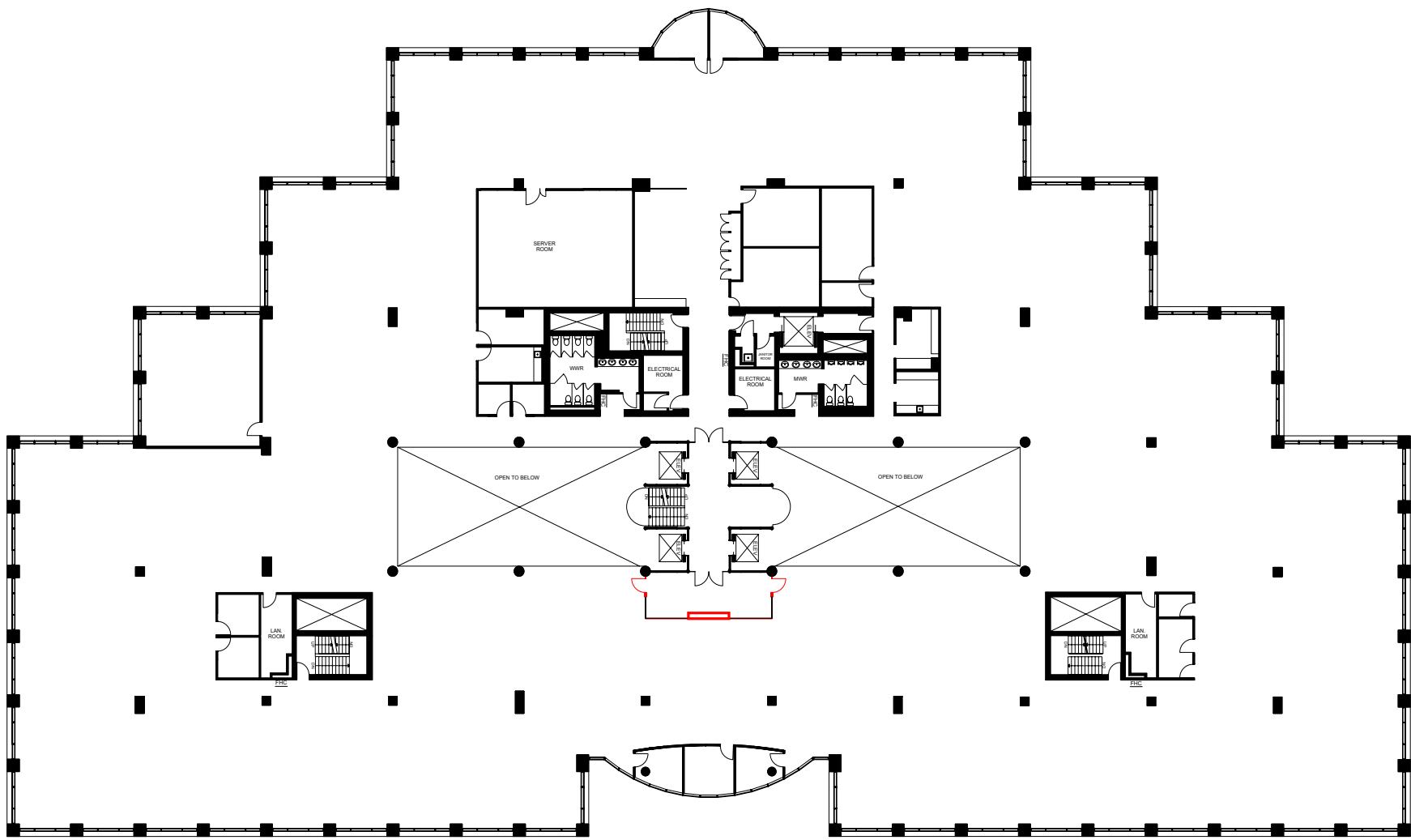


5150 SPECTRUM WAY

MISSISSAUGA, ON

FLOORPLAN

Suite 400 - 47,958 SF



5150 SPECTRUM WAY

MISSISSAUGA, ON

FLOORPLAN

Suite 502 - 16,238 SF



5150 SPECTRUM WAY MISSISSAUGA, ON

Amenities and Transit Map

Restaurants

1. PizzaForno
2. Tim Hortons
3. The Bistro - Eat. Drink. Connect.®
4. RAPIZZA Mississauga Dixie
5. Quesada Burritos & Tacos
6. Kandahar Kabab
7. Gladiator Burger & Steak
8. Grillados Grilled Beef Back Ribs & Chicken
9. FiAMMA Restaurant
10. Twin Fish
11. Angara Indian and Hakka Cuisine
12. Eggstatic Mississauga
13. Union Social Eatery
14. NAAN KABOB
15. Chaska Indian Street Food

Pharmacies

1. SimpliPharm Pharmacy
2. MemberRx Pharmacy
3. Canadian Health&Care Mall
4. CareRx Mississauga
5. Specialty Health Network

Parks and Attractions

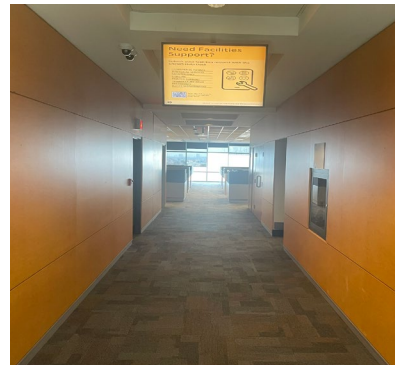
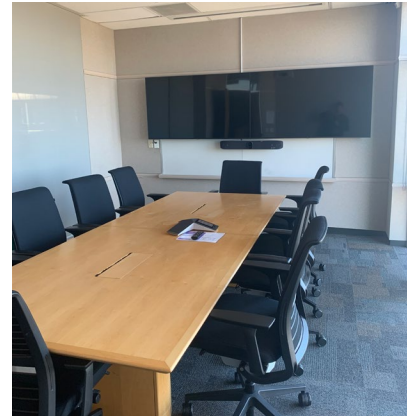
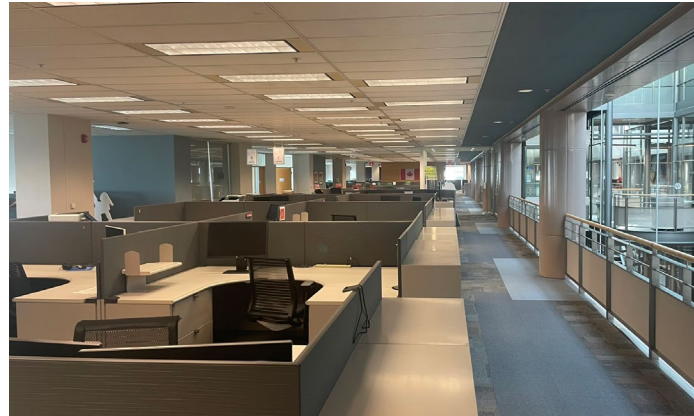
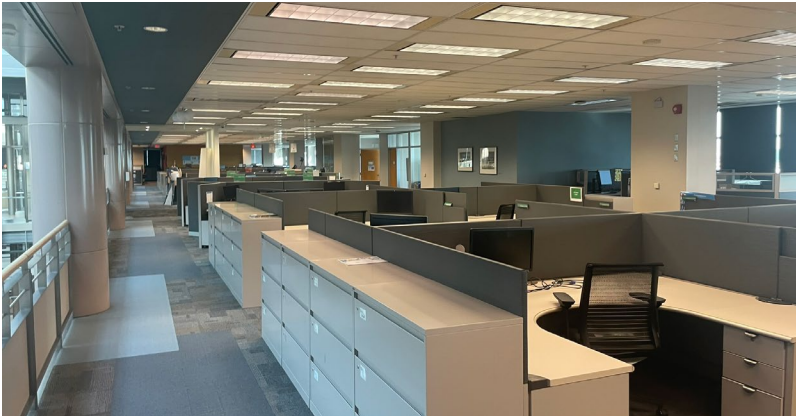
1. Planet Bowl
2. Centennial Park Golf Centre
3. Centennial Park Conservatory
4. Centennial Park Hill
5. Max Ward Park
6. SOFF Cricket Mississauga
7. Kidsports Indoor Playground
8. Centennial Park Cricket Nets



5150 SPECTRUM WAY

MISSISSAUGA, ON

Gallery





FOR MORE INFORMATION, CONTACT:

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