



OFFICE SPACE FOR LEASE

5150 SPECTRUM WAY

MISSISSAUGA, ON



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Property Highlights

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

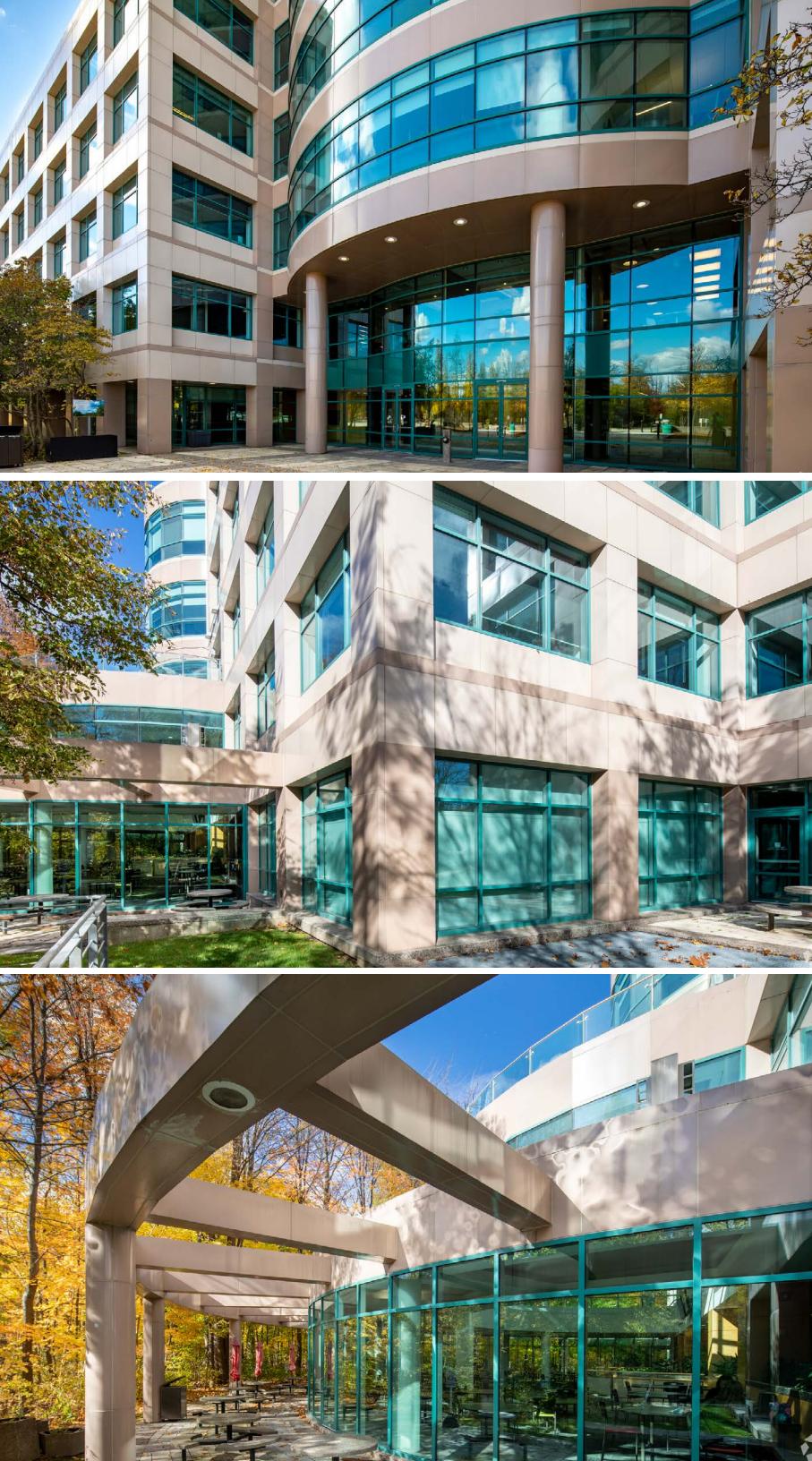
Property Details

- **Suite 100:** 19,071 SF
- **Suite 400:** 47,958 SF
- **Suite 500:** 17,305 SF
- **Suite 600:** ~~35,402 SF~~ Leased

 \$19.50 Net
Rental Rate

 \$17.00 PSF (est. 2025)
Additional Rent

 Immediate
Occupancy

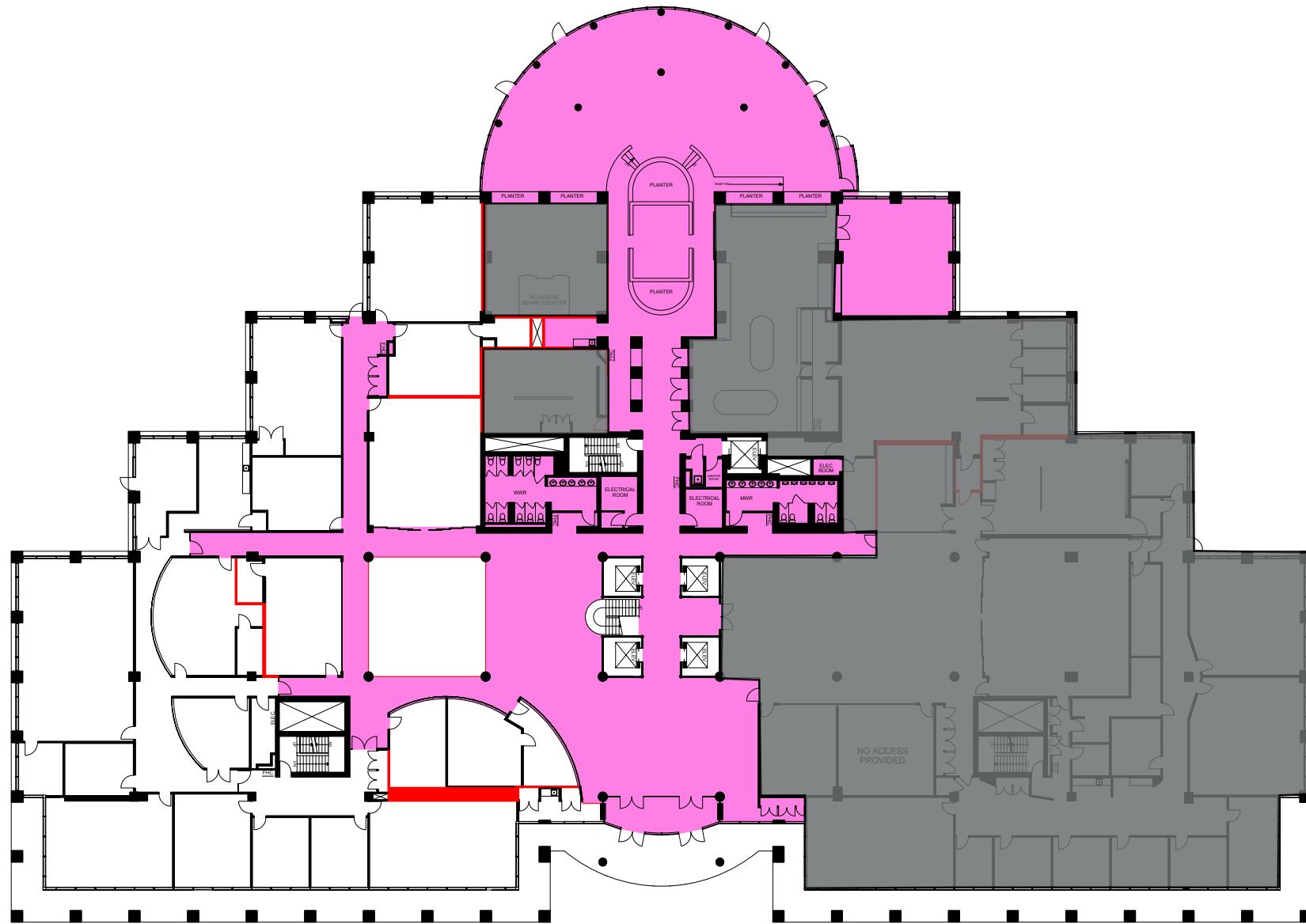


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FLOORPLAN

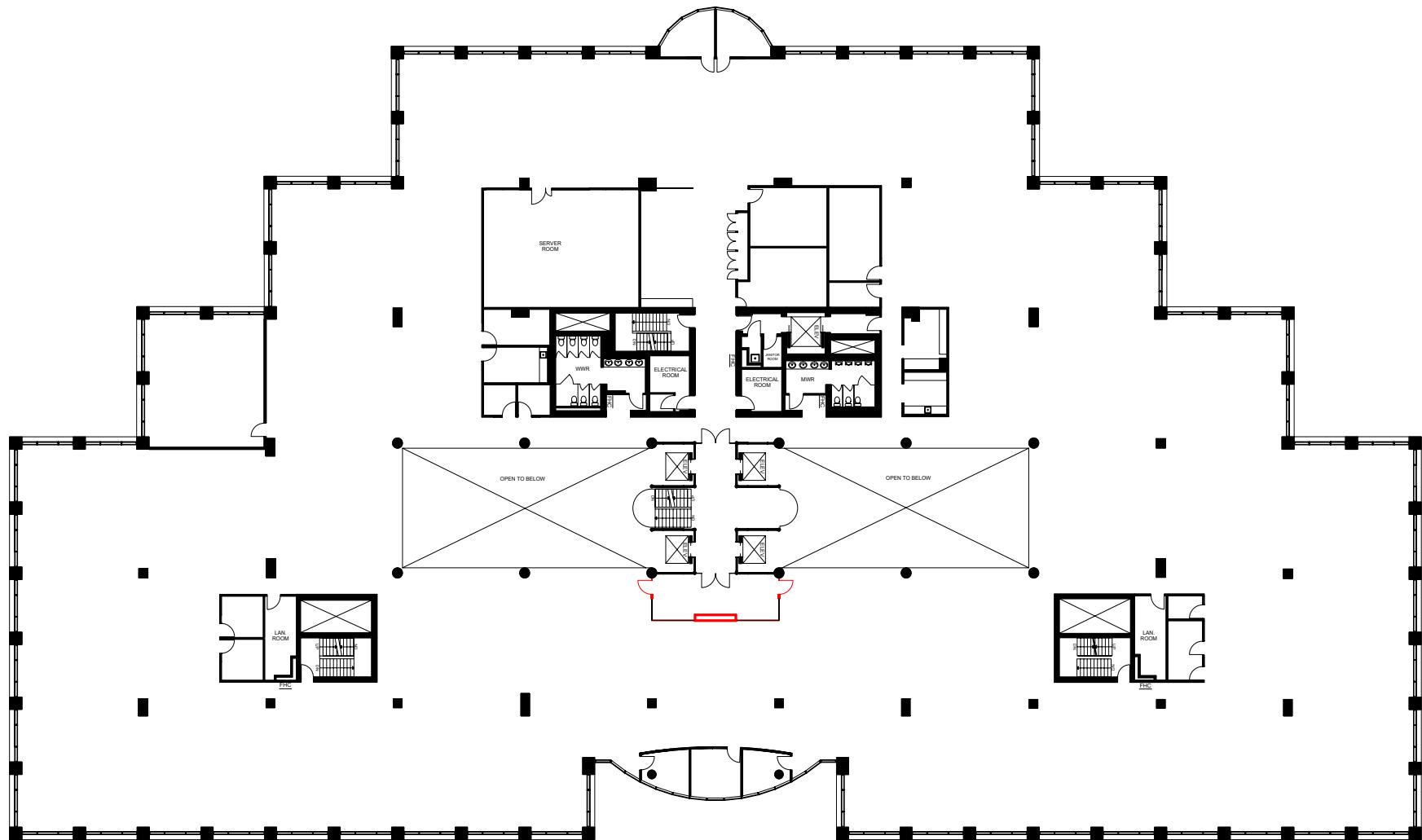
Suite 100 - 19,071 SF



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FLOORPLAN

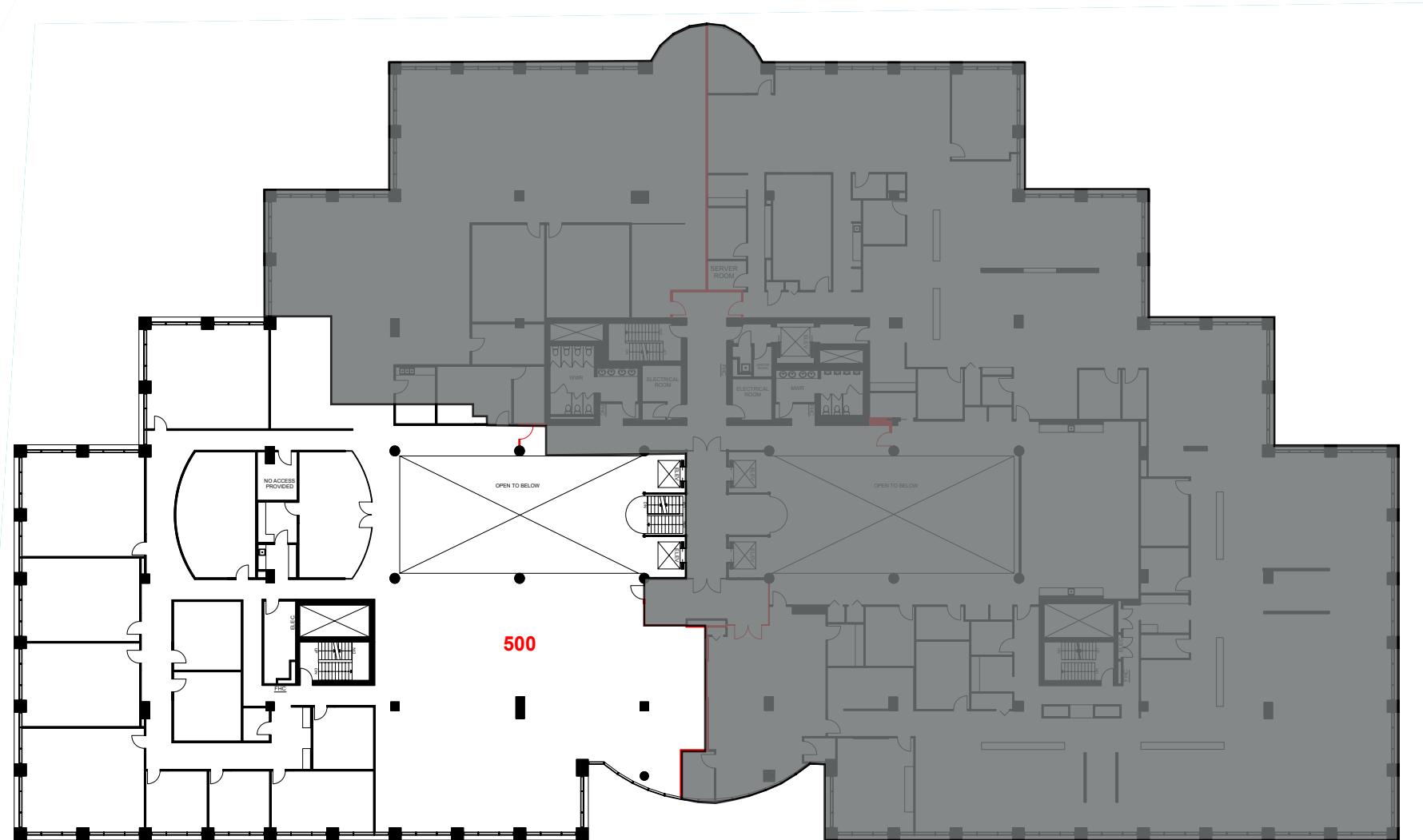
Suite 400 - 47,958 SF



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FLOORPLAN

Suite 500 - 17,305 SF



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Amenities and Transit Map

Restaurants

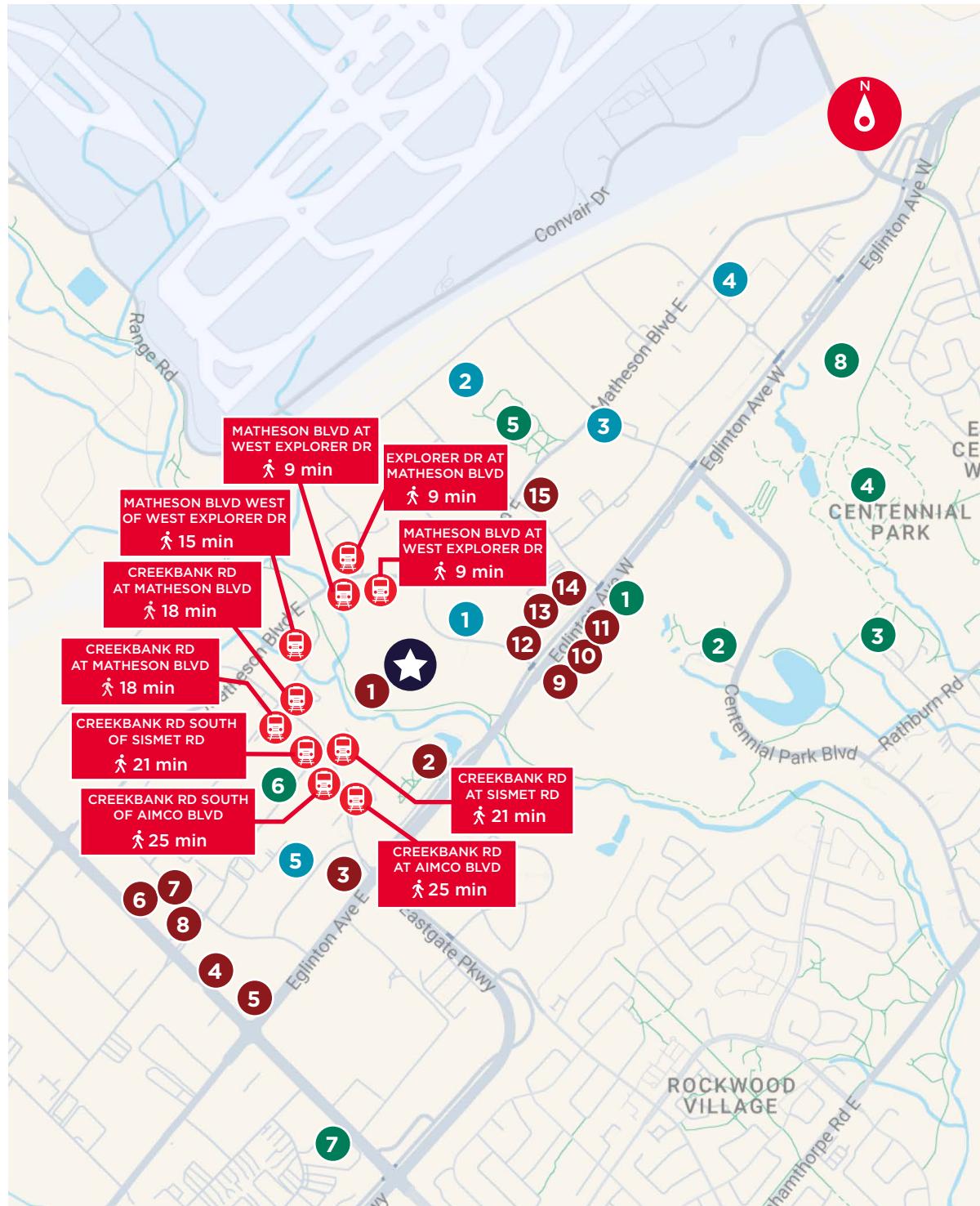
1. PizzaForno
2. Tim Hortons
3. The Bistro - Eat. Drink. Connect. ®
4. RAPiZZA Mississauga Dixie
5. Quesada Burritos & Tacos
6. Kandahar Kabab
7. Gladiator Burger & Steak
8. Grillados Grilled Beef Back Ribs & Chicken
9. FiAMMA Restaurant
10. Twin Fish
11. Angara Indian and Hakka Cuisine
12. Eggstatic 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

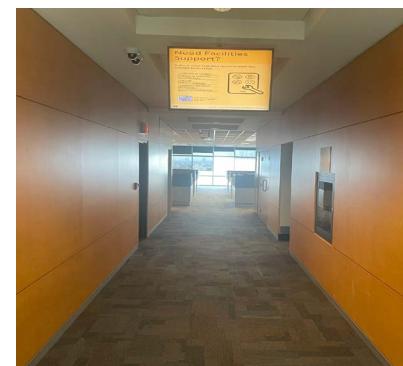
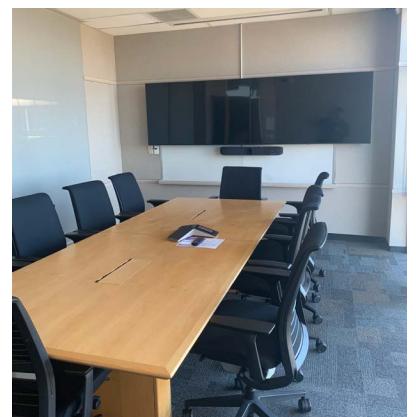
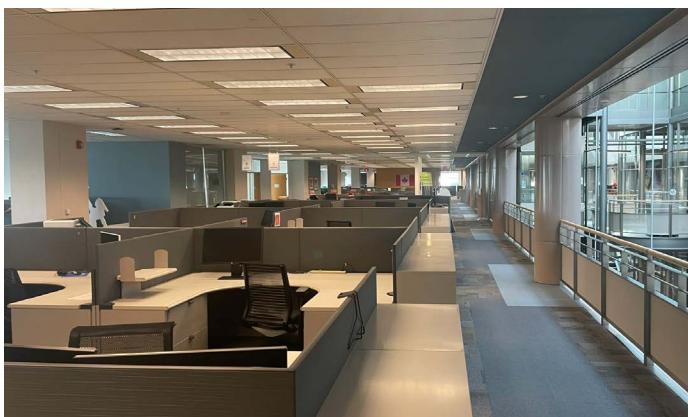
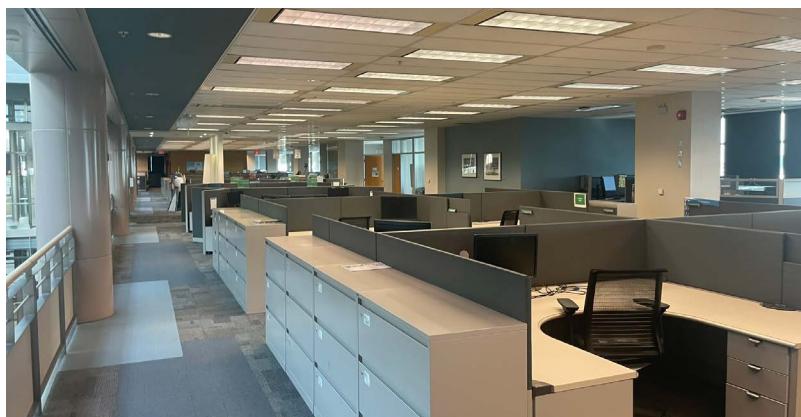
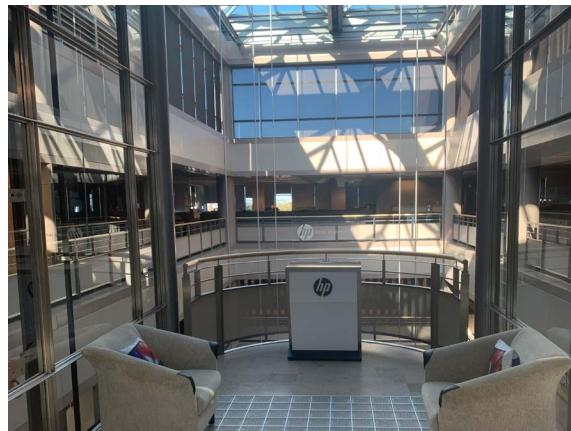
1. Planet Bowl
2. Centennial Park Golf Centre
3. Centennial Park Conservatory
4. Centennial Park Hill
5. Max Ward Park
6. SOFF Cricket Mississauga
7. Kidsports Indoor Playground
8. Centennial Park Cricket Nets



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Gallery





FOR MORE INFORMATION, CONTACT:

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