



**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.
- 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.

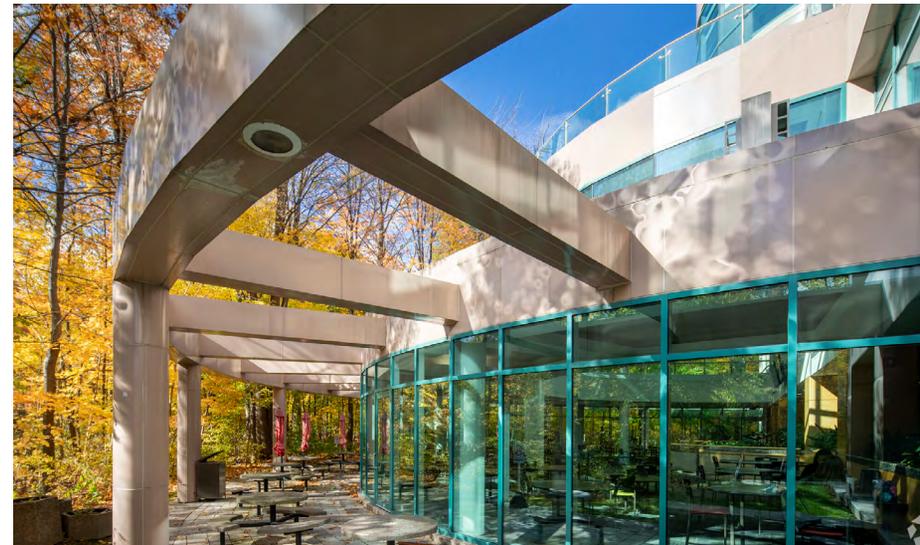
### Property Details

- **Suite 100:** 19,071 SF
- **Suite 400:** 47,958 SF
- **Suite 500:** 23,979 SF
- **Suite 600:** 35,402 SF

 **\$19.50 Net  
Rental Rate**

 **\$17.00 PSF (est. 2025)  
Additional Rent**

 **Immediate  
Occupancy**

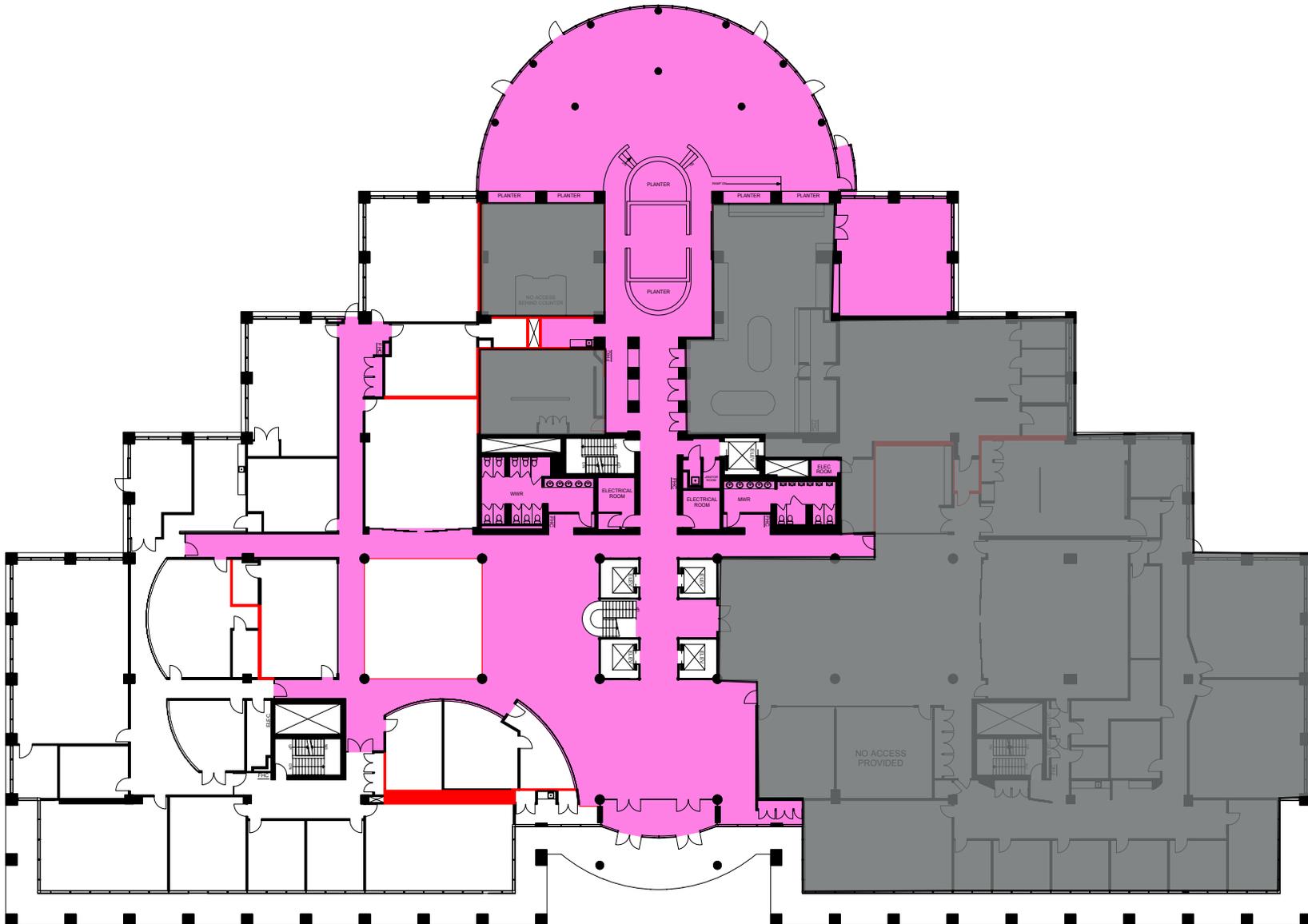


# 5150 SPECTRUM WAY

## MISSISSAUGA, ON

FLOORPLAN

Suite 100 - 19,071 SF

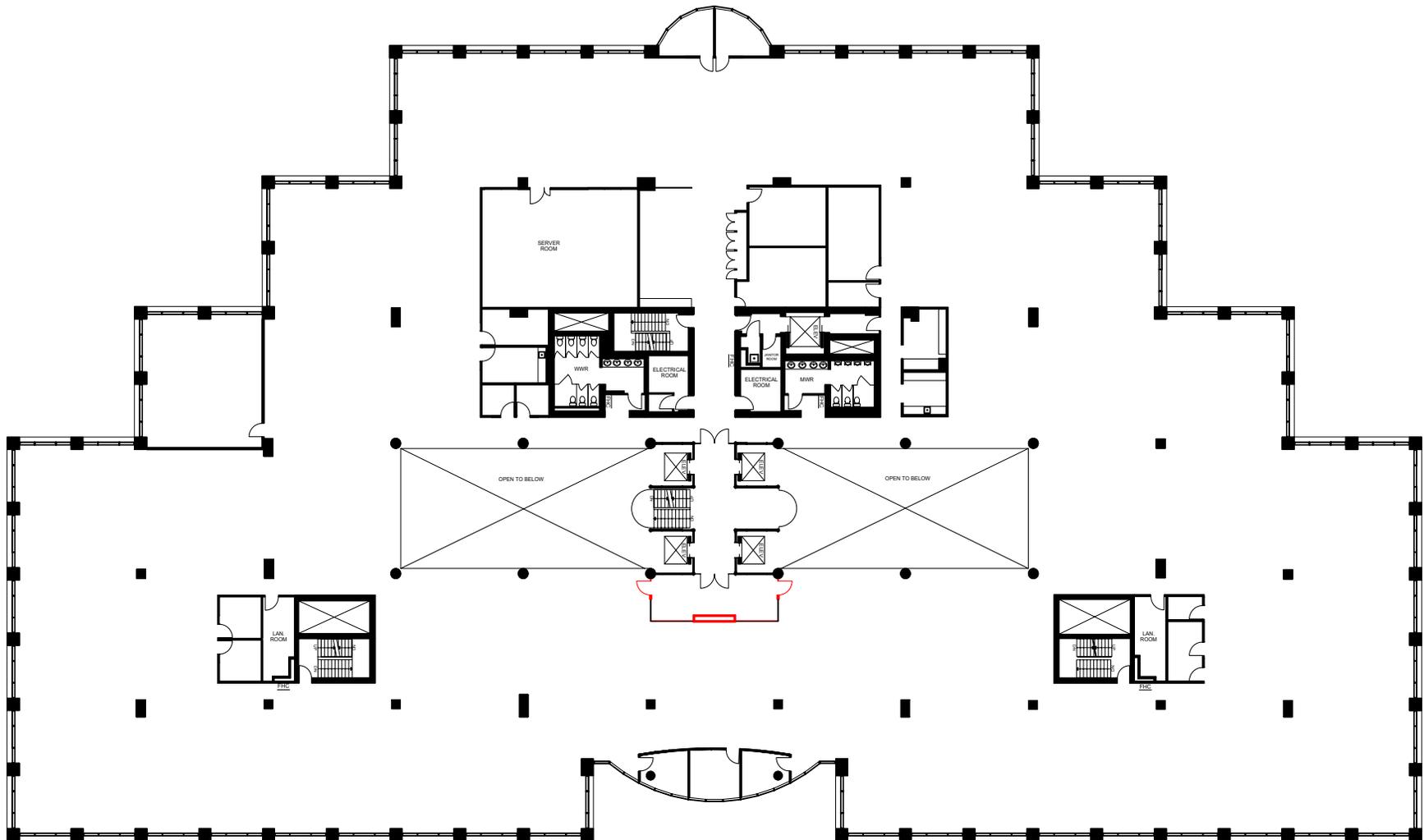


# 5150 SPECTRUM WAY

## MISSISSAUGA, ON

FLOORPLAN

Suite 400 - 47,958 SF

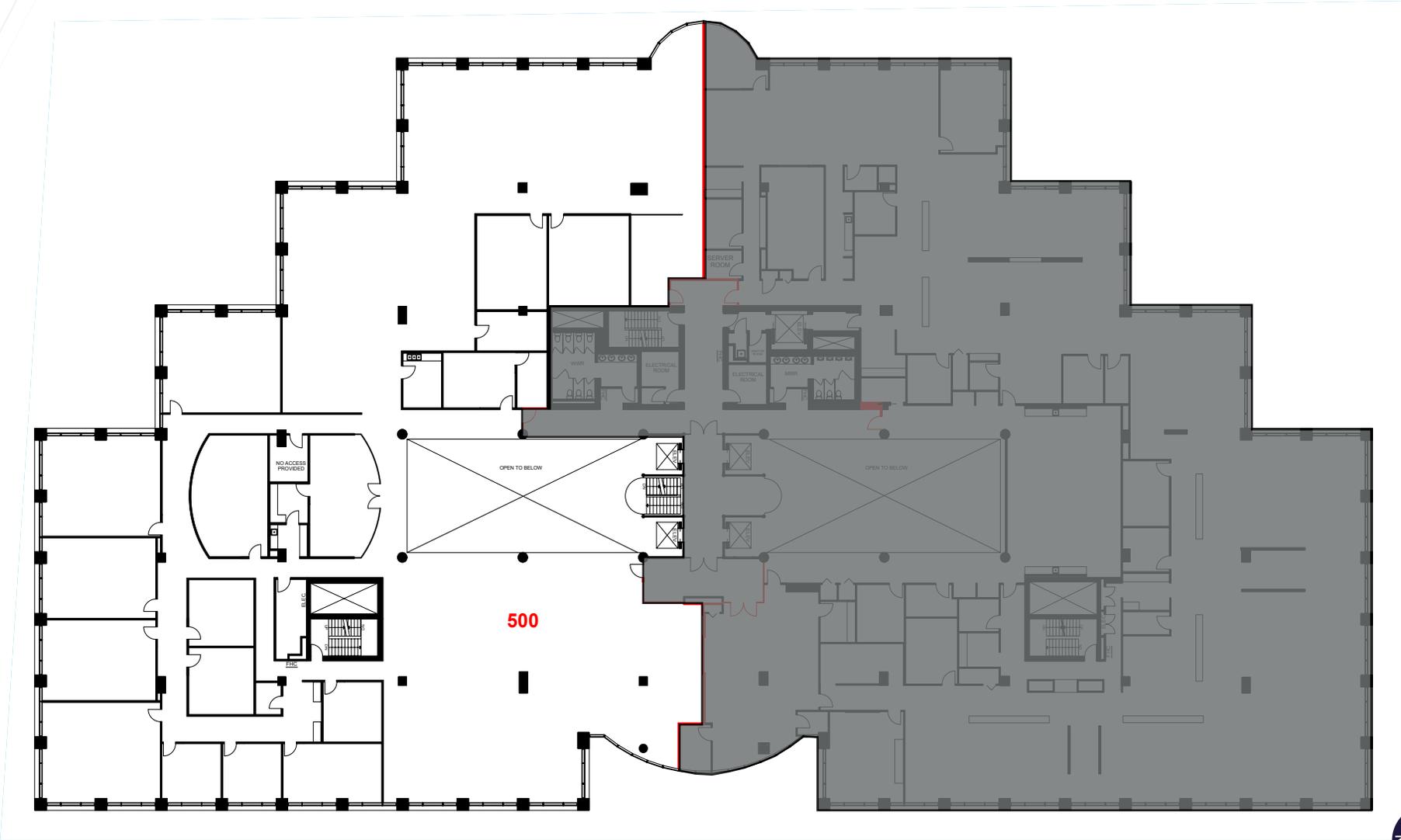


# 5150 SPECTRUM WAY

## MISSISSAUGA, ON

FLOORPLAN

Suite 500 - 23,979 SF

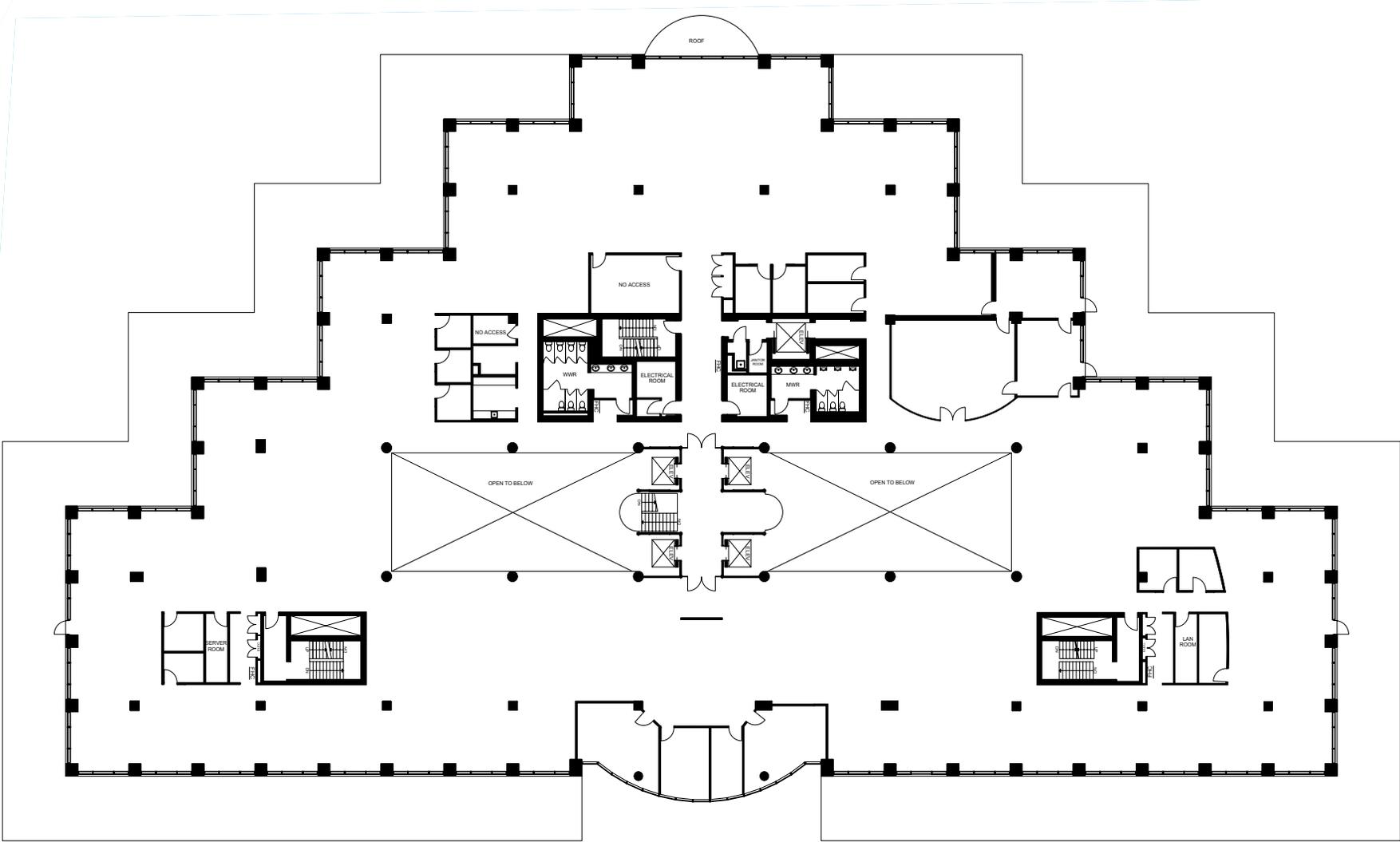


# 5150 SPECTRUM WAY

## MISSISSAUGA, ON

FLOORPLAN

Suite 600 - 35,402 SF



# 5150 SPECTRUM WAY MISSISSAUGA, ON

## Amenities and Transit Map

### Restaurants

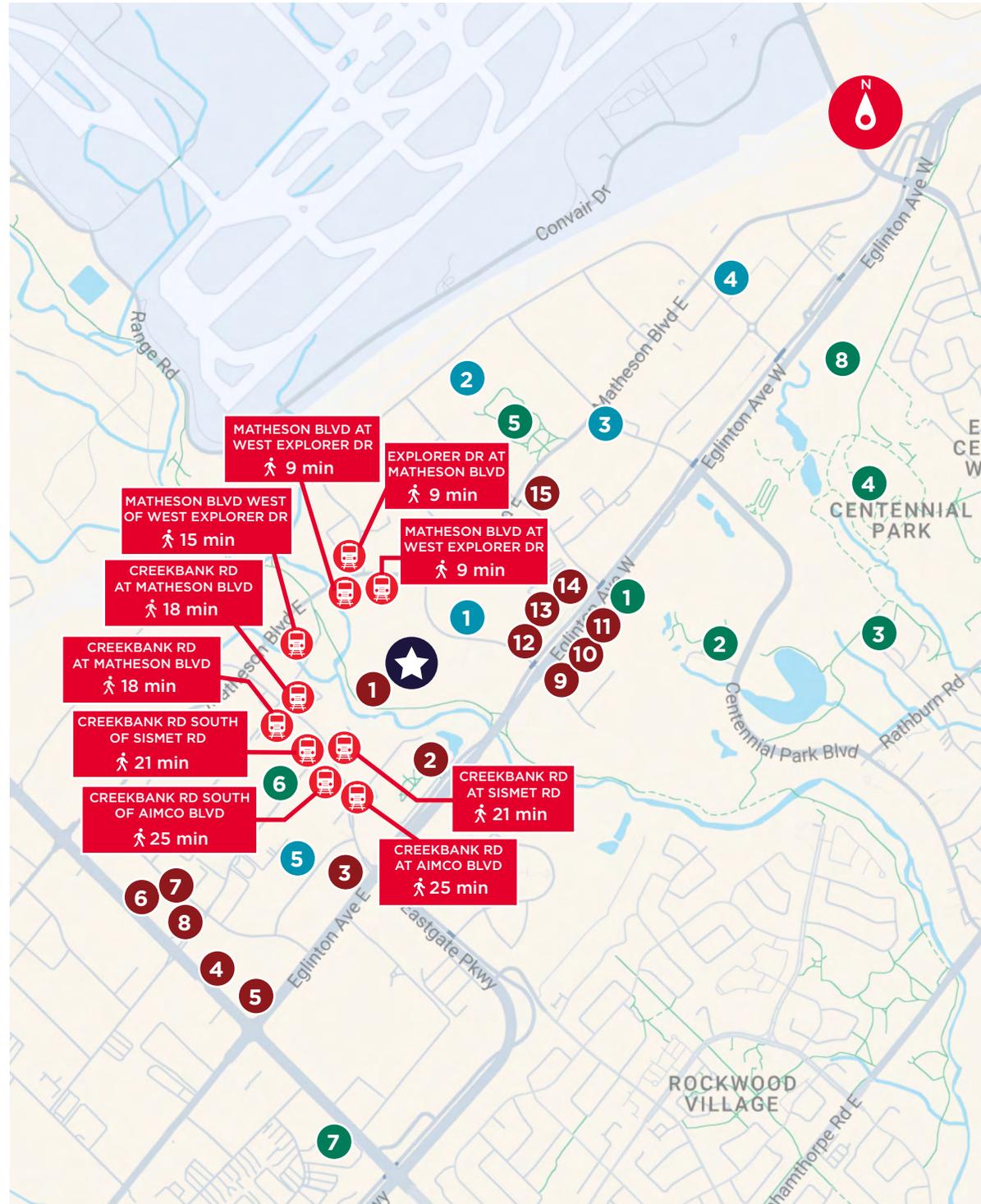
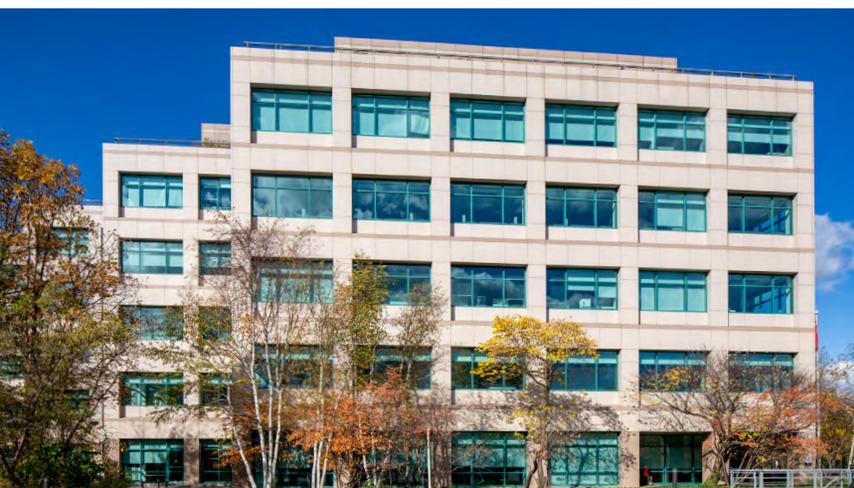
1. PizzaForno
2. Tim Hortons
3. The Bistro - Eat. Drink. Connect.®
4. RAPIZZA Mississauga Dixie
5. Quesada Burritos & Tacos
6. Kandahar Kabab
7. Gladiator Burger & Steak
8. Grillados Grilled Beef Back Ribs & Chicken
9. FiAMMA Restaurant
10. Twin Fish
11. Angara Indian and Hakka Cuisine
12. Eggstatic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

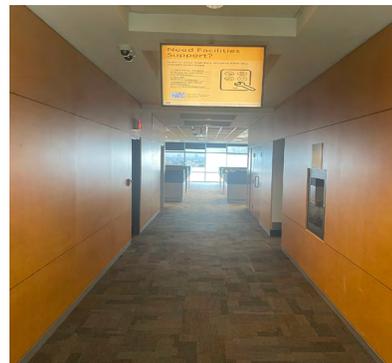
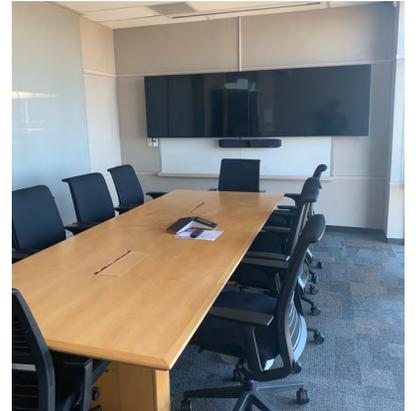
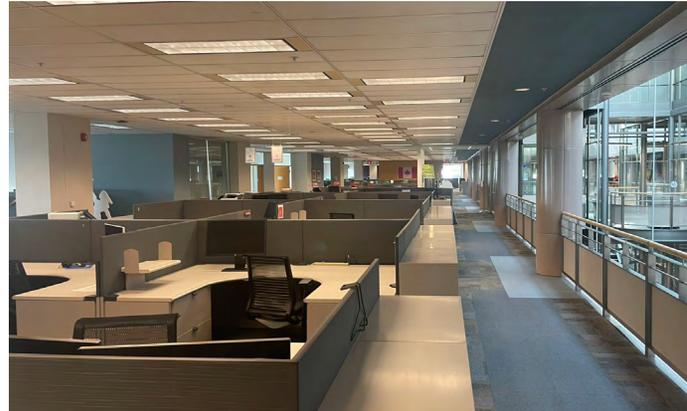
1. Planet Bowl
2. Centennial Park Golf Centre
3. Centennial Park Conservatory
4. Centennial Park Hill
5. Max Ward Park
6. SOFF Cricket Mississauga
7. Kidsports Indoor Playground
8. Centennial Park Cricket Nets



# 5150 SPECTRUM WAY

## MISSISSAUGA, ON

### Gallery





**FOR MORE INFORMATION, CONTACT:**

**BRANDON GARRETT**  
Senior Vice President  
+1 416 835 0132  
brandon.garrett@cushwake.com

**DAVID STEVENS**  
Vice President  
+1 416 756 5420  
david.stevens@cushwake.com

1500 Don Mills Rd, Suite 401  
Toronto, Ontario M3B 3K4  
+1 416 494 9500  
[cushmanwakefield.ca](http://cushmanwakefield.ca)

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

