

SUSSEX CENTRE

Office Space For Lease

50-90 BURNHAMTHORPE ROAD W. MISSISSAUGA



YOUR EVERYDAY IN ONE PLACE

Located in the heart of Mississauga City Centre, Sussex Centre offers quick access to Highway 403 and is just a short walk away from Square One Shopping Centre and the MiWay transit hub. A multitude of amenities are right within the building's premises, from on-site restaurants and cafés, to a dental office, dry cleaner, daycare and so much more. Access plenty, right at your place of work, contributing to an enhanced employee experience and fulfilling work environments, which boost productivity.



BUILDING SPECIFICATIONS

ADDRESS	50-90 Burnhamthorpe Road W.
LOCATION	Mississauga, Ontario
YEAR BUILT	1987
FLOORS	16
APPROX FLOOR PLATE	21,000 SF
BASIC RENT RATE	\$18.50 PSF Net
ADDITIONAL NET RENT	50 Burnhamthorpe: \$22.36 PSF 90 Burnhamthorpe: \$22.90 PSF
PARKING STALLS	1,606
TOTAL SF	Approx. 650,000 SF

BUILDING FEATURES

- MiWay Bus Stop at Doorstep
- 8'5" Ceiling Height (slab to T-bar)
- Fibre Optic Capability: Zayo, Cogeco, Bell, Rogers, Telus, Cogent
- Shipping & Receiving
- Satellite Dish Capability
- HVAC Dist System: Central distribution system
- Fire Detection System
- Sprinkler System
- 24/7 Manned Security
- Underground Parking

ONSITE AMENITIES

- Simply South Restaurant
- Bibab Express
- Turtle Jack's (coming soon)
- Gong Cha
- Gyu-Kaku Japanese BBQ
- Fun Time Day Care
- Mississauga Smiles Dentistry
- Vogue Optical
- Chai Pani (coming soon)

NEARBY AMENITIES

- Square One Shopping Centre
- Kariya Park
- Walmart
- Starbucks

BUILDING CERTIFICATIONS



BOMA Certified Gold



LEED Certified Gold



WELL Health and Safety



LOCATION OVERVIEW

The area surrounding Sussex Centre, adjacent to Square One Shopping Centre in Mississauga, is one of the most dynamic and accessible business hubs in the Greater Toronto Area. Conveniently, Burnhamthorpe Rd. W is at a 20-minute drive from downtown Toronto and a 15-minute drive to Pearson Airport. As well, the property is less than 90 minutes from Niagara Falls and the US border. The nearby Mississauga Transit, GO Transit, and the upcoming Hurontario LRT provide outstanding public transit options.

Positioned in the heart of Mississauga's city centre, the property is well-located, offering exceptional connectivity and convenience for businesses looking to establish or expand their presence in one of Canada's fastest-growing cities, Mississauga. The proximity to major highways, including the 403, 401, and QEW, ensures that businesses have easy access to Toronto, the surrounding Greater Horseshoe Area regions, and beyond.

THE SQUARE ONE PROJECT

The Square One District in Mississauga, Ontario, is a transformative 130-acre mixed-use development that will feature 18 million square feet of space, including new office towers, and enhanced retail and entertainment spaces around the existing Square One Shopping Centre.

Click to view
location & amenities





LOCATION AMENITIES

RESTAURANTS & RETAIL

- | | |
|----------------------|----------------------|
| 1 Square One | 8 Walmart |
| 2 Whole Foods Market | 9 Dollarama |
| 3 Scaddabush | 10 LCBO |
| 4 Starbucks | 11 Shopper Drug Mart |
| 5 The Keg | 12 Pet Value |
| 6 Dollarama | 13 Circle K |
| 7 Simons | 14 Metro |



18 min. Drive to Pearson International



13 min. Bus to Square One GO Station



7 min. Walk to Square One



29 min. Bus to Dixie GO Station



20 min. Bus to Cooksville GO Station



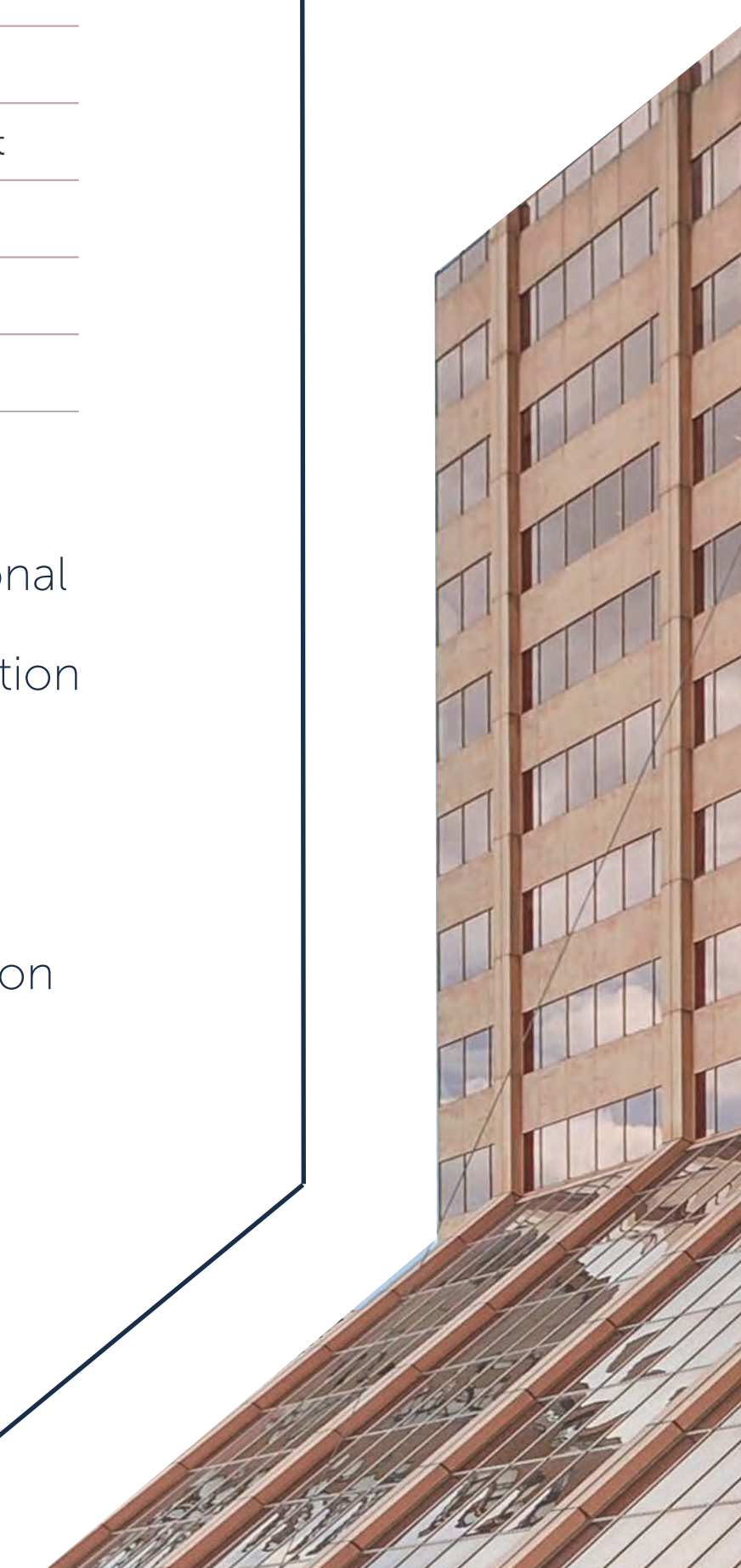
GO Transit Line



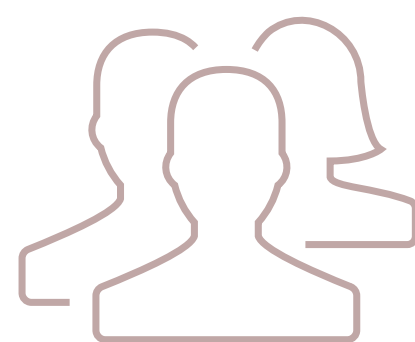
Future LRT - Hazel McCallion Line



MiWay Transit Line



LOCATION DEMOGRAPHICS



POPULATION
280,416



TOP 3 EMPLOYMENT SECTORS
Professional, Scientific and Technical Services
Retail Trade
Health Care and Social Assistance



LABOUR EMPLOYMENT RATE
91.8%



EDUCATION GRADUATED FROM POST-SECONDARY SCHOOL (AS OF 2020)
142,097
have a College, CEGEP or Other Certificate or Diploma or University

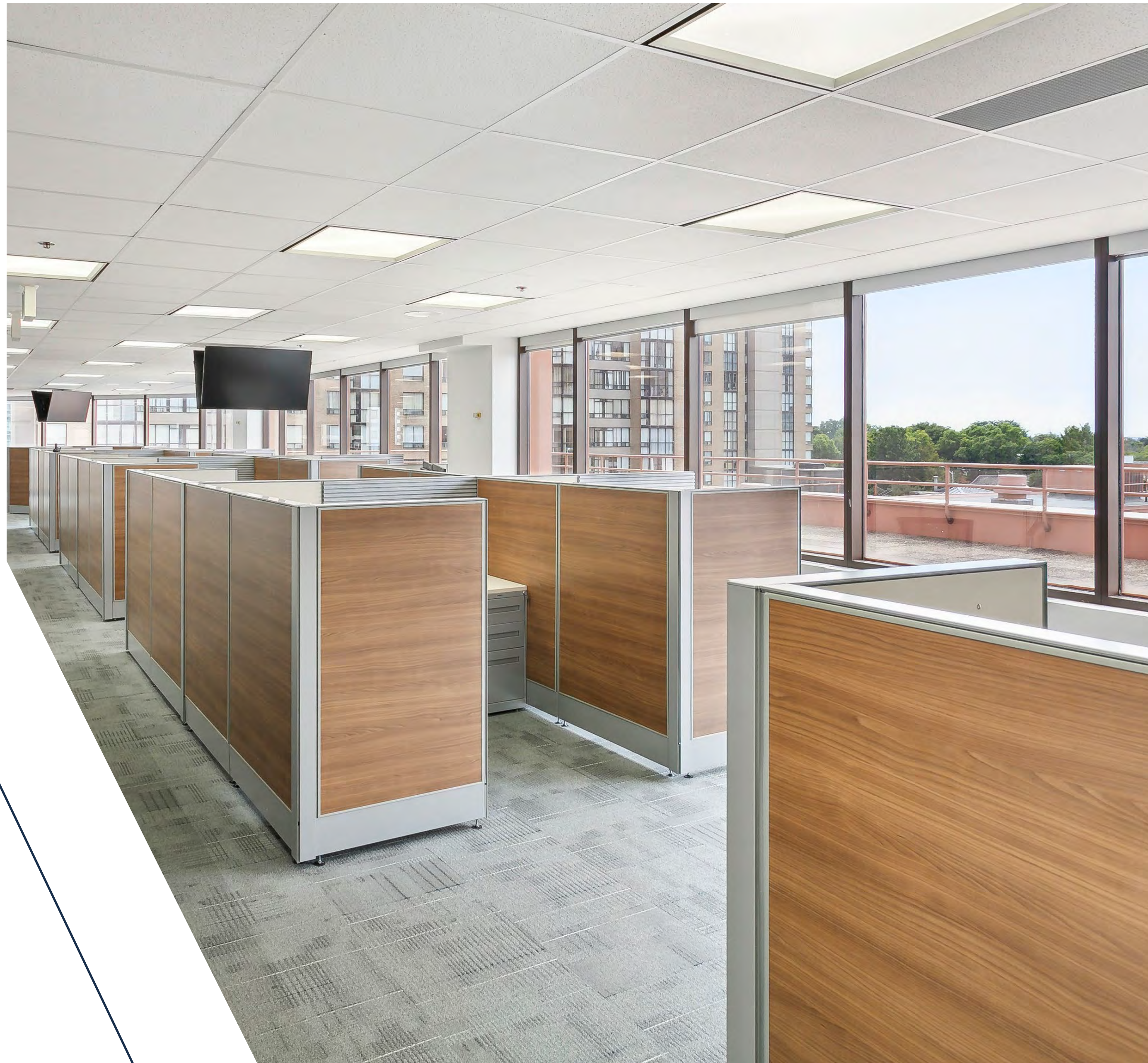


AVERAGE HOUSEHOLD INCOME
CA\$152,263

*Data pulled from Colliers Hydra. Data as of 2023



GALLERY



AVAILABILITY

Click on suite to view floor plan



50 BURNHAMTHORPE ROAD WEST

Suite 68 (Retail)	5,126 SF	Suite 600 ◇	12,902 SF
Suite 202	1,616 SF	Suite 601 ◇	8,493 SF
Suite 312	8,050 SF	Suite 1000	19,601 SF
Suite 316	24,759 SF	Suite 1100	5,814 SF
Suite 401/406	12,217 SF	Suite 1102	15,590 SF
Suite 402	5,487 SF	Suite 1402	12,000 SF
Suite 404	2,542 SF	Suite 1500A	14,387 SF
Suite 500/505	10,016 SF		

◇ Suites 600 and 601 are contiguous for a full floor opportunity

◇ Large block of space available over floors 10-12 & 14-15 at 67,392 SF

90 BURNHAMTHORPE ROAD WEST

Suite 408	9,833 SF	Suite 1102	3,531 SF
Suite 500*	21,804 SF	Suite 1210	1,595 SF
Suite 600*	21,804 SF	Suite 1504	5,607 SF
Suite 700*	21,804 SF	Suite 1506	4,744 SF

*Suites 500,600 and 700 are contiguous to a total of 65,412 SF

UNIQUE SPACES

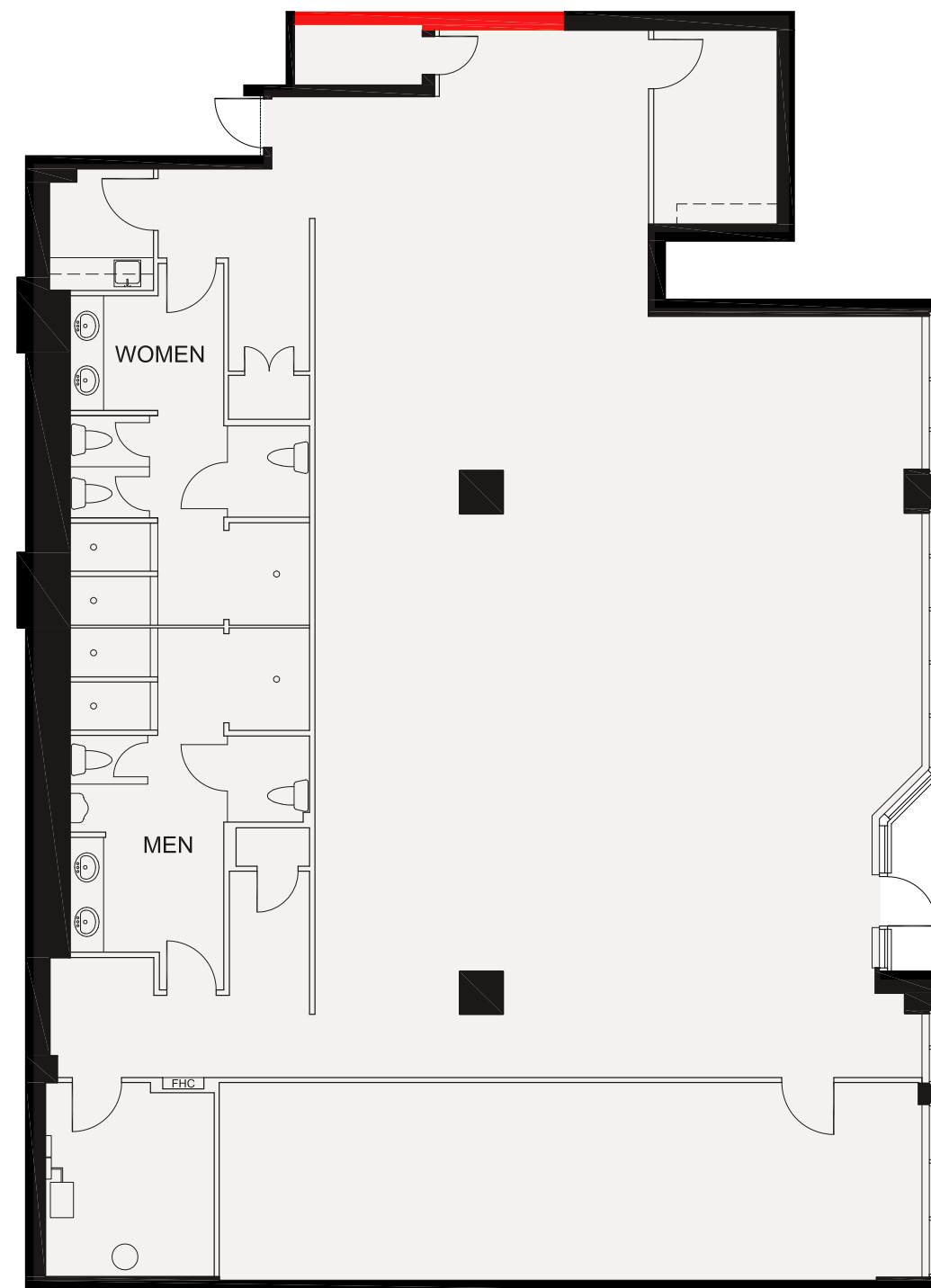
50 Burnhamthorpe Suite 206	7,639 SF
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SUITE 68 (RETAIL)

50 BURNHAMTHORPE ROAD WEST

5,126 SF

- Retail unit
- Washrooms in-unit
- Plenty of open space

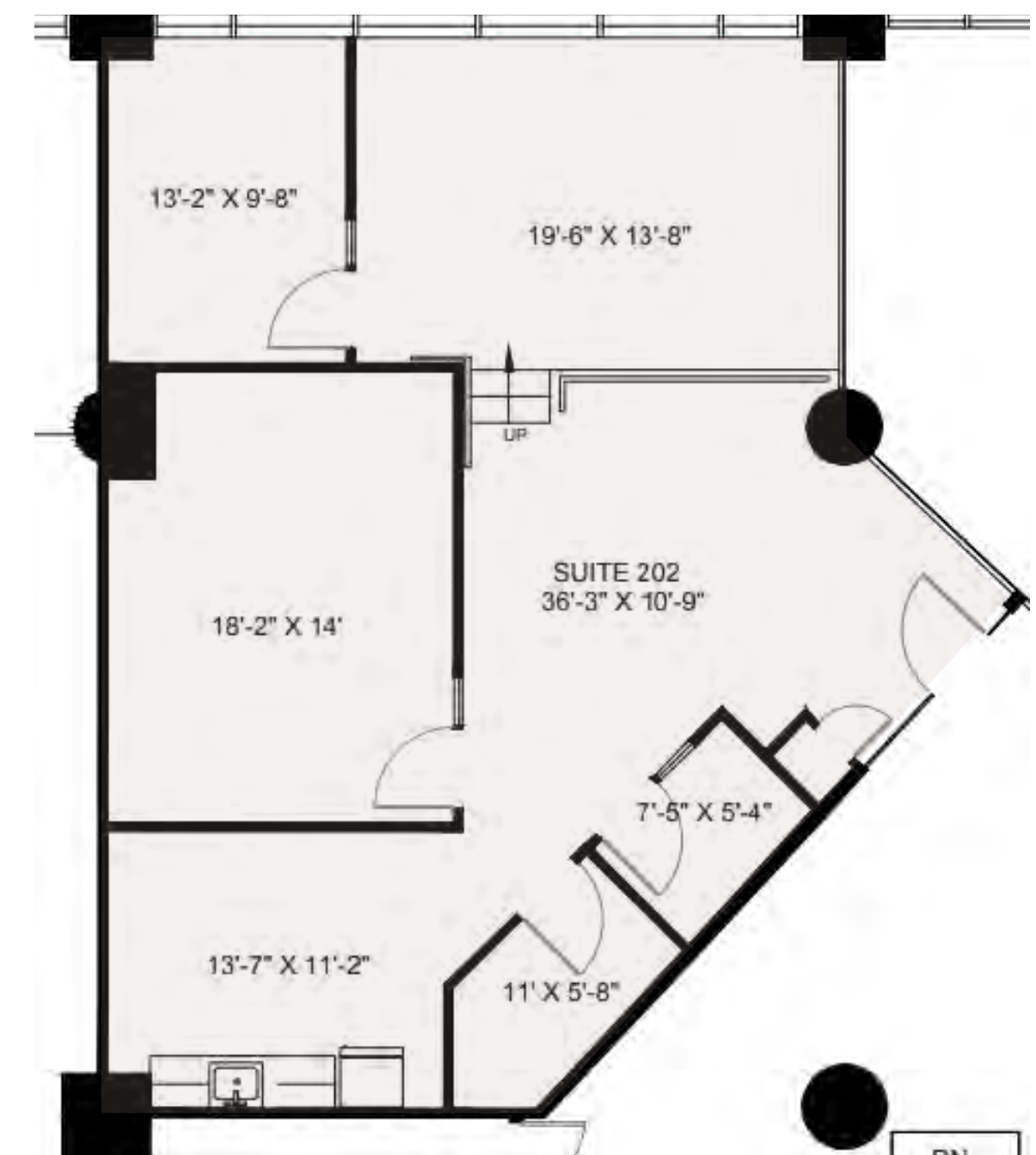


SUITE 202

50 BURNHAMTHORPE ROAD WEST

1,616 SF

- Built out suite with two offices, one meeting room and kitchenette



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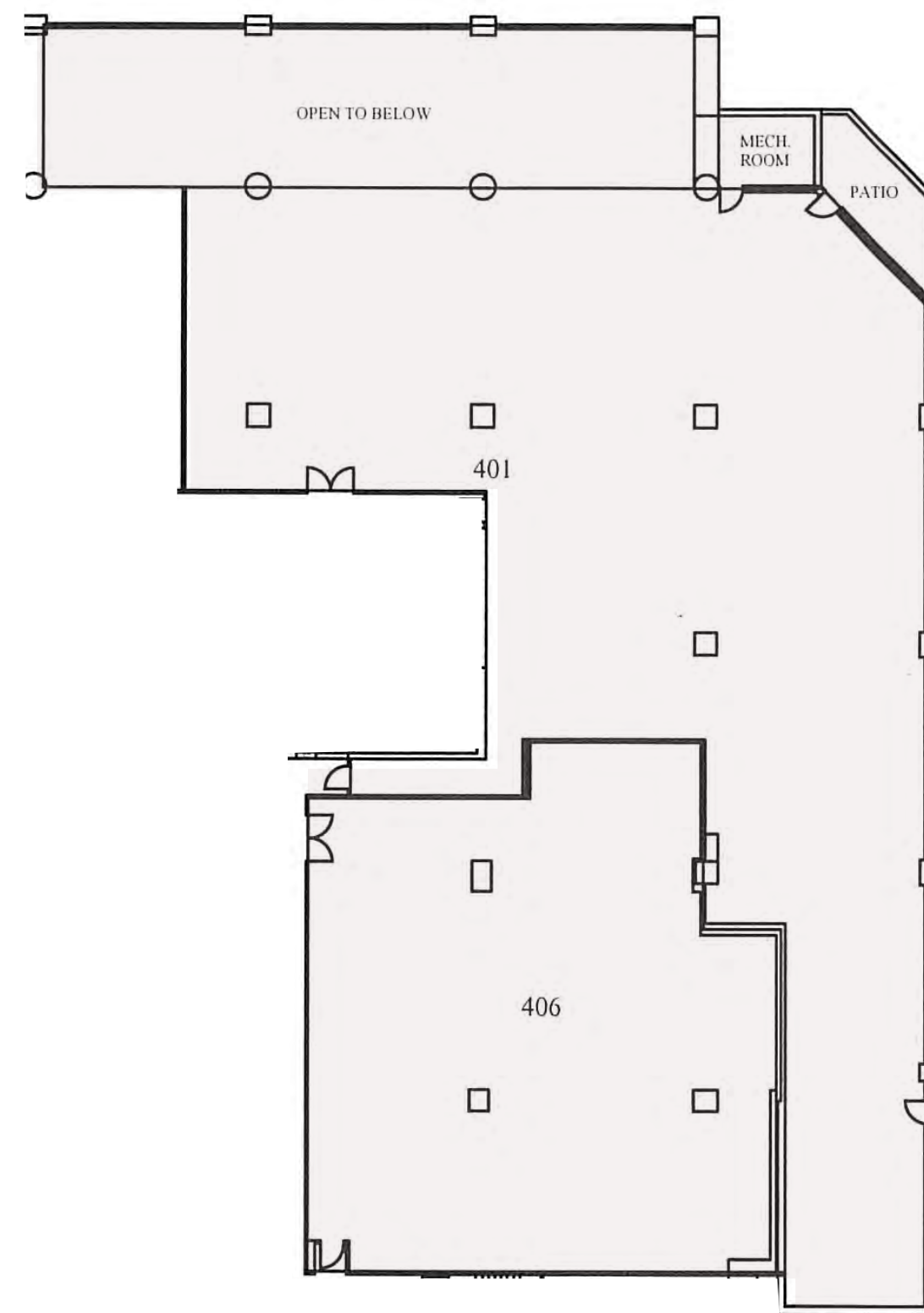


SUITE 401/406

50 BURNHAMTHORPE ROAD WEST

12,217 SF

- White boxed suite



MODEL SUITE

SUITE 402

50 BURNHAMTHORPE ROAD WEST

5,487 SF

- Model suite
- Corner unit
- Private offices
- Boardroom
- Reception area
- Kitchenette

VIRTUAL TOUR



Click to return to floor plans



MODEL SUITE

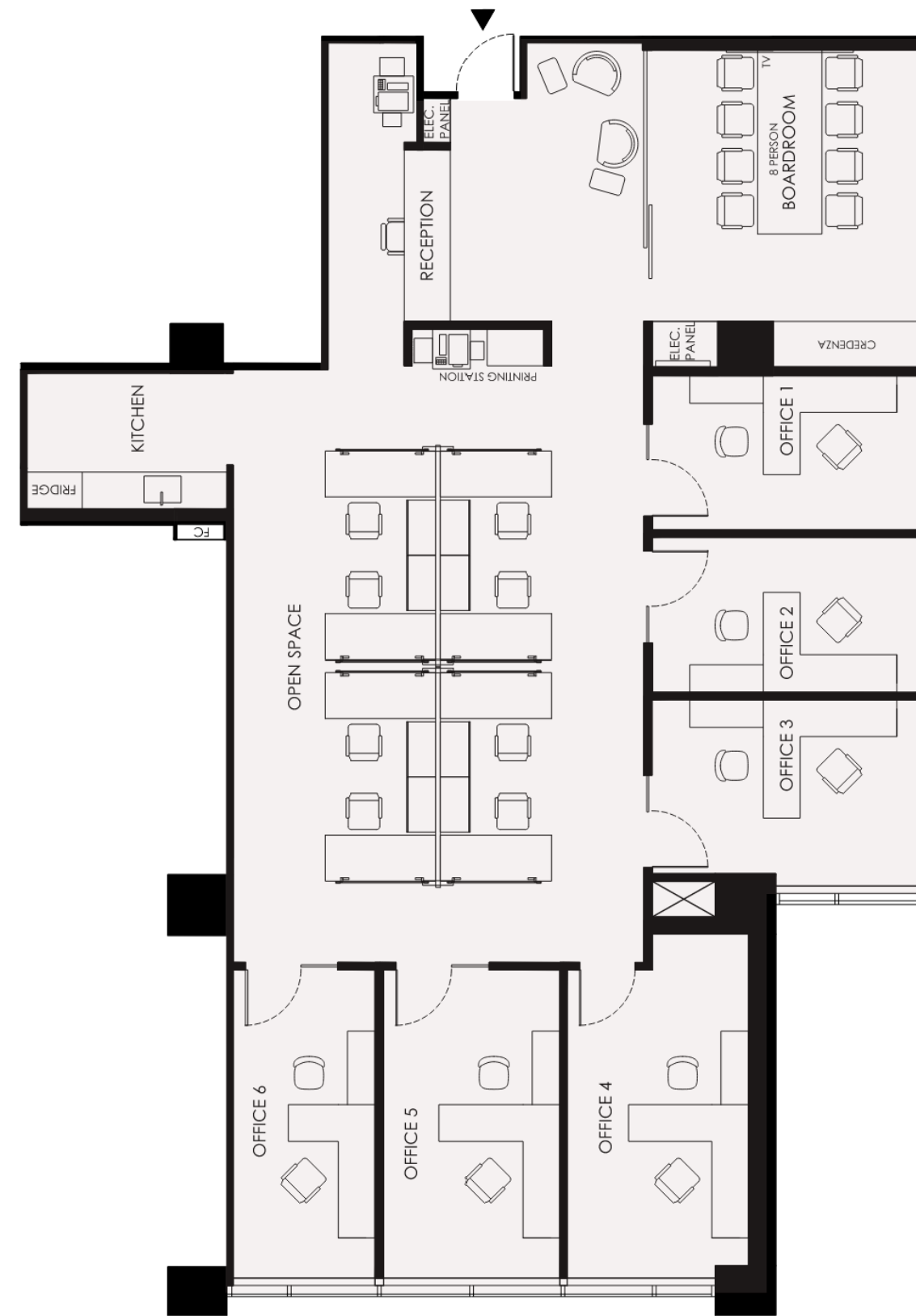
SUITE 404

50 BURNHAMTHORPE ROAD WEST

2,542 SF

- Model suite
- Reception area
- Boardroom
- Private offices
- Kitchen

VIRTUAL TOUR

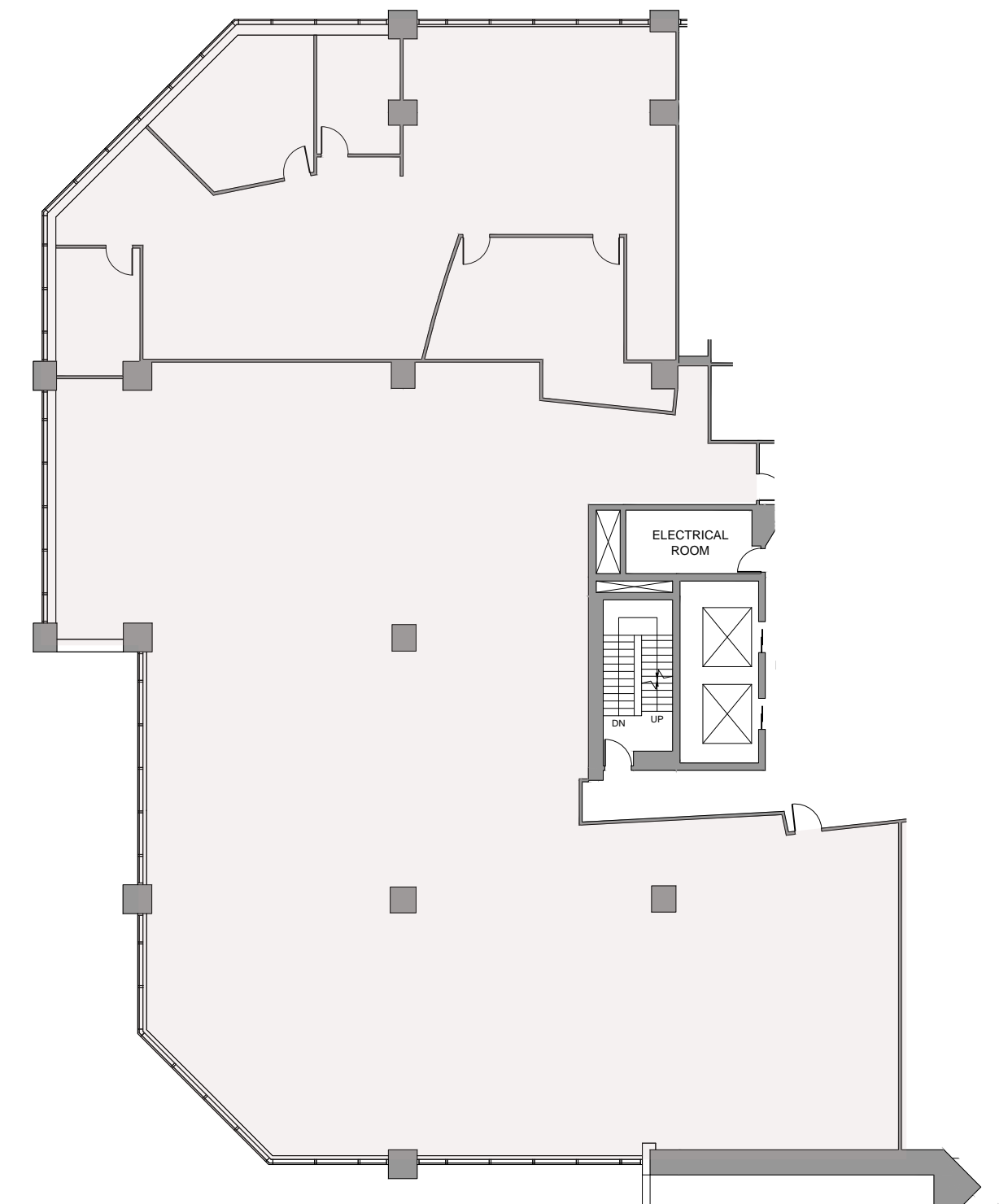


SUITE 500/505

50 BURNHAMTHORPE ROAD WEST

10,016 SF

- Large corner unit with open area



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SUITE 600

50 BURNHAMTHORPE ROAD WEST

12,902 SF

- Double glass door entry
- Brand new finishes with a mix of private offices meeting rooms, kitchen and open area
- Contiguous with Suite 601 for a full-floor opportunity
- Possibility of retaining existing furniture
- Suites 600 and 601 are contiguous for a full floor opportunity

VIRTUAL TOUR



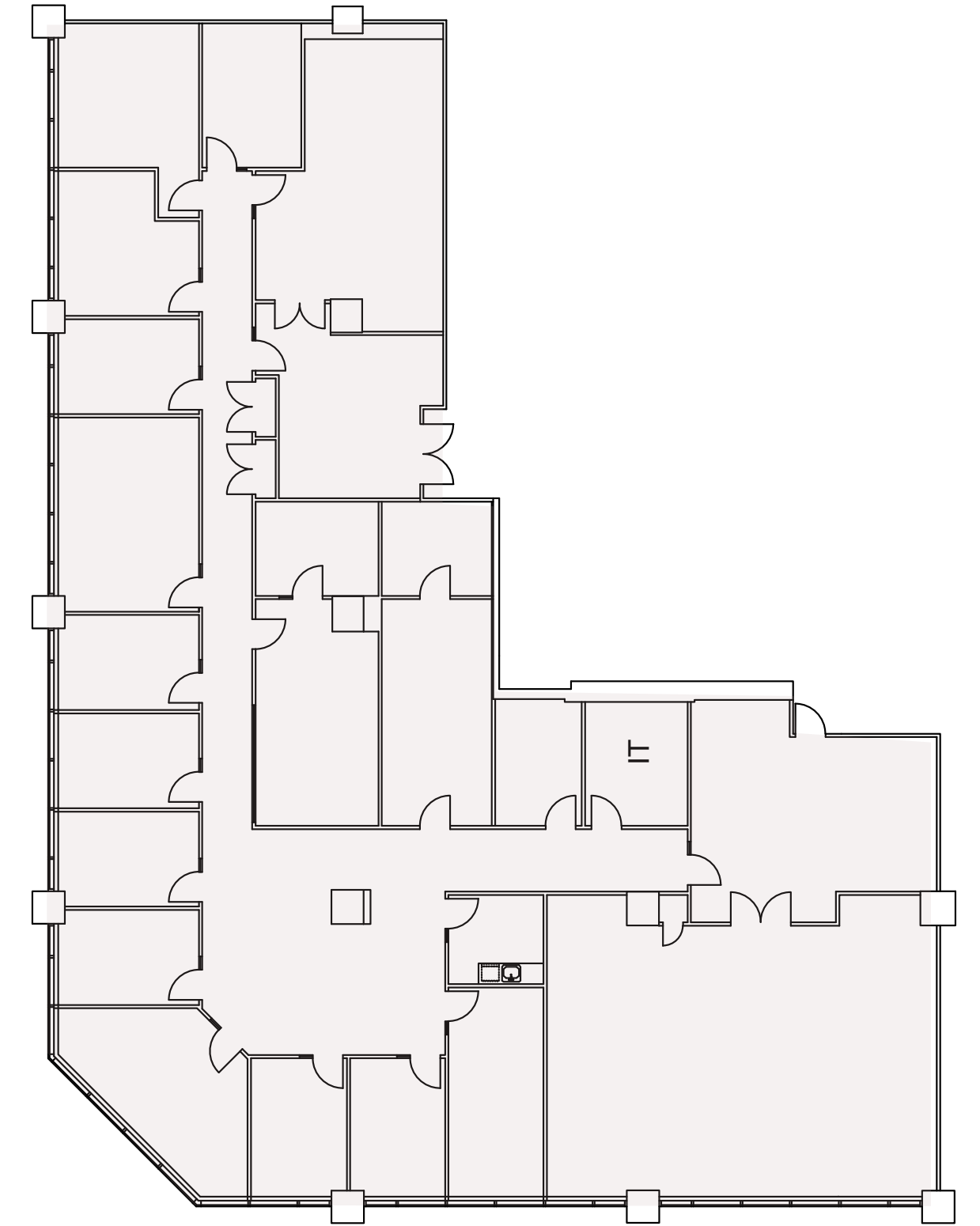
SUITE 601

50 BURNHAMTHORPE ROAD WEST

8,493 SF

- Double door elevator exposure
- Suites 600 and 601 are contiguous for a full floor opportunity

VIRTUAL TOUR



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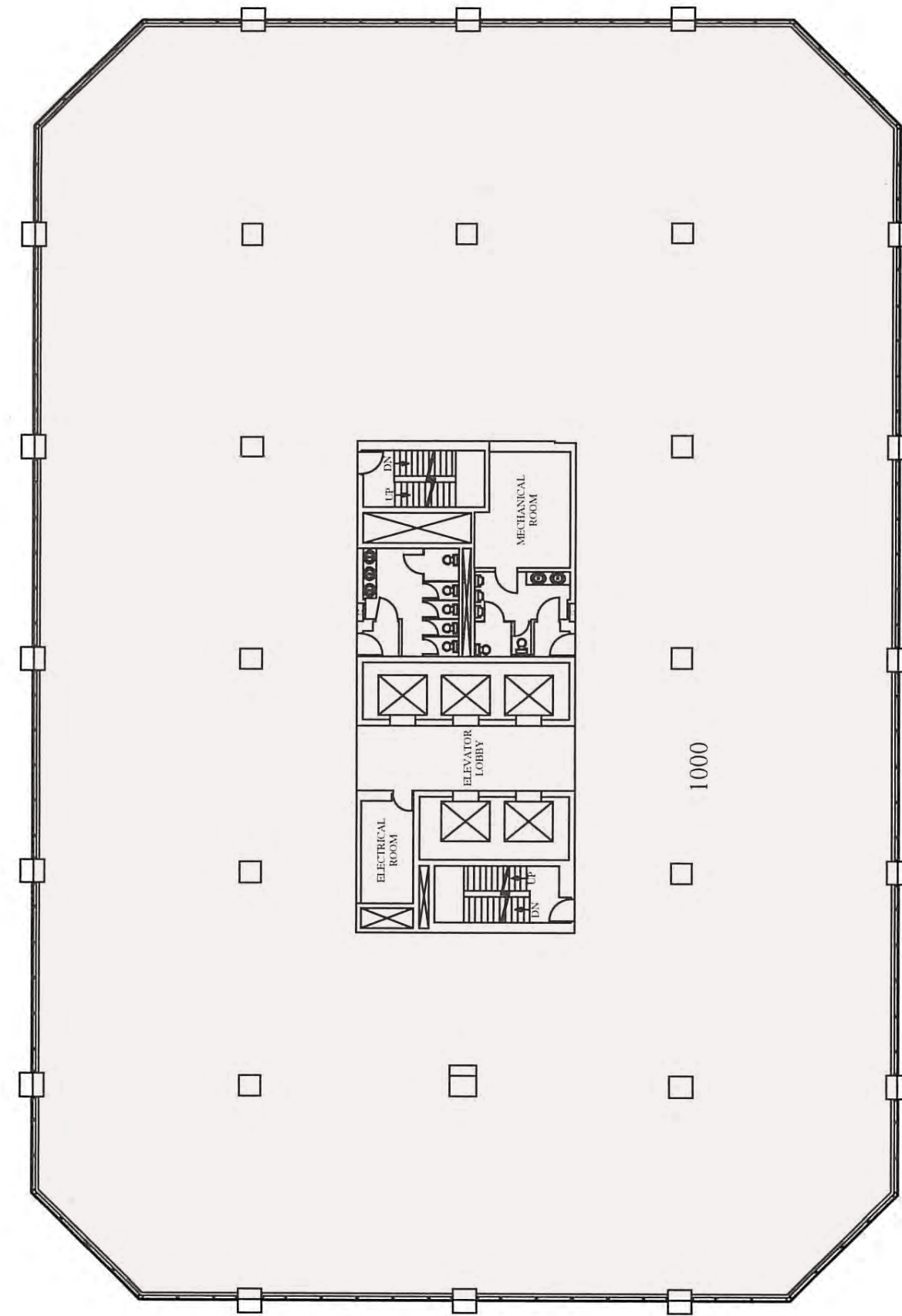


SUITE 1000

50 BURNHAMTHORPE ROAD WEST

19,601 SF

- Full floor opportunity



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MODEL SUITE

SUITE 1100

50 BURNHAMTHORPE ROAD WEST

5,814 SF

- Model suite
- Built out with 4 offices, boardroom, open area and kitchen

VIRTUAL TOUR

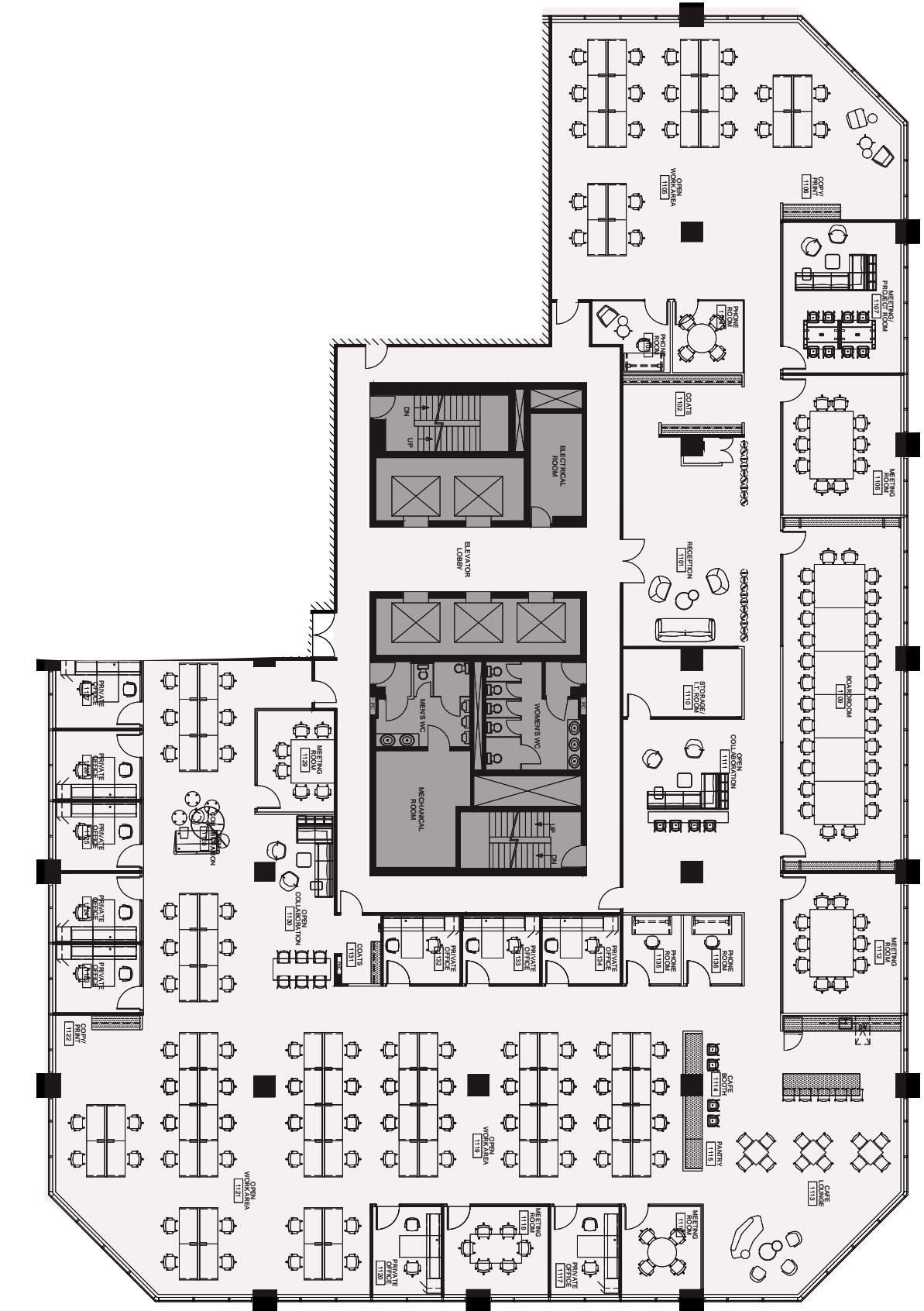


SUITE 1102

50 BURNHAMTHORPE ROAD WEST

15,590 SF

- Model suite (coming soon)
- Built out with large boardroom, meeting rooms, cafe/lounge, phone rooms, private offices and open area



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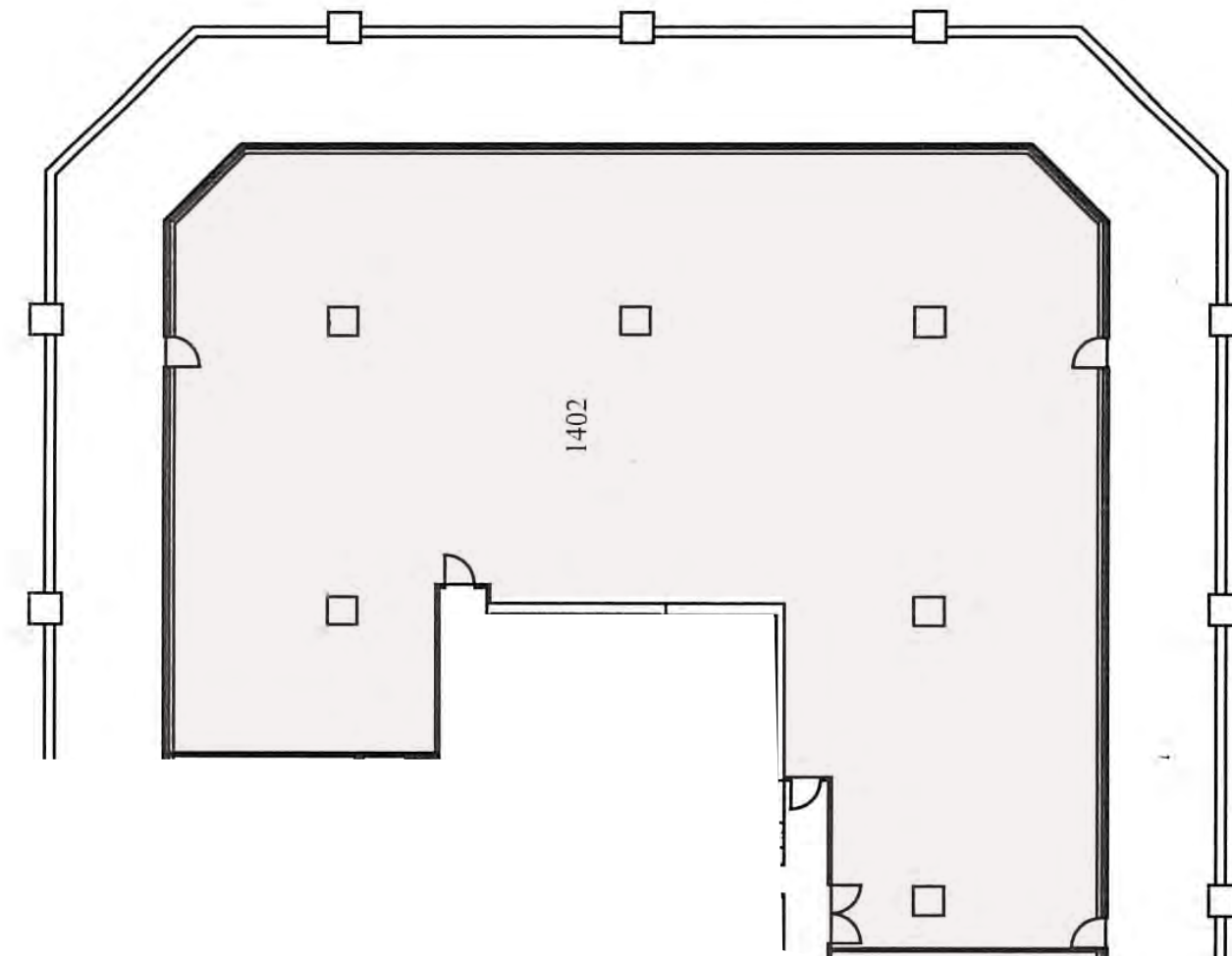


SUITE 1402

50 BURNHAMTHORPE ROAD WEST

12,000 SF

- Full floor opportunity.
- Currently a mix of separate reception area and a mix of perimeter offices and open area



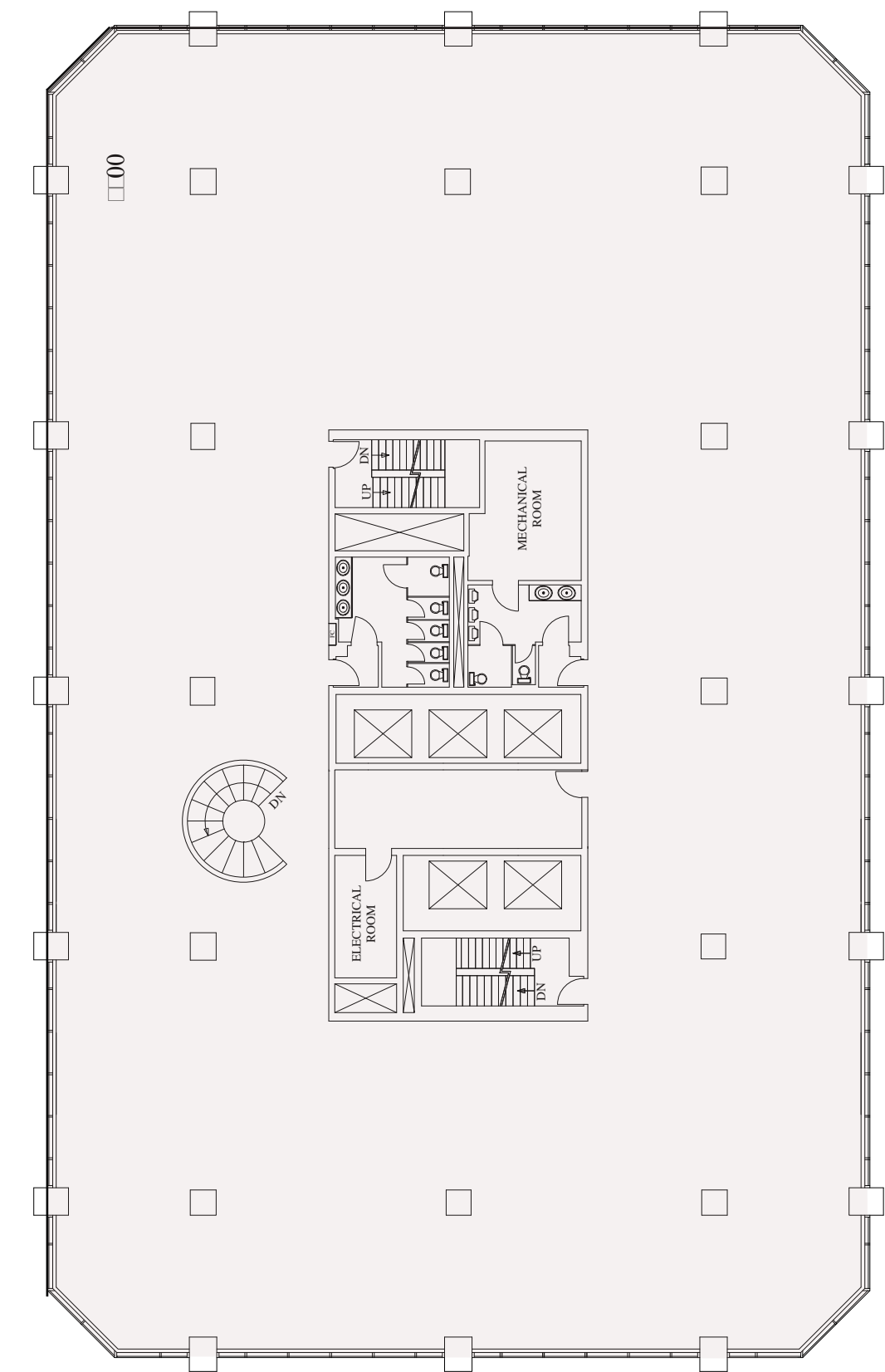
SUITE 1500A

50 BURNHAMTHORPE ROAD WEST

14,387 SF

- Full floor opportunity.
- Currently a mix of separate reception area and a mix of perimeter offices and open area

VIRTUAL TOUR



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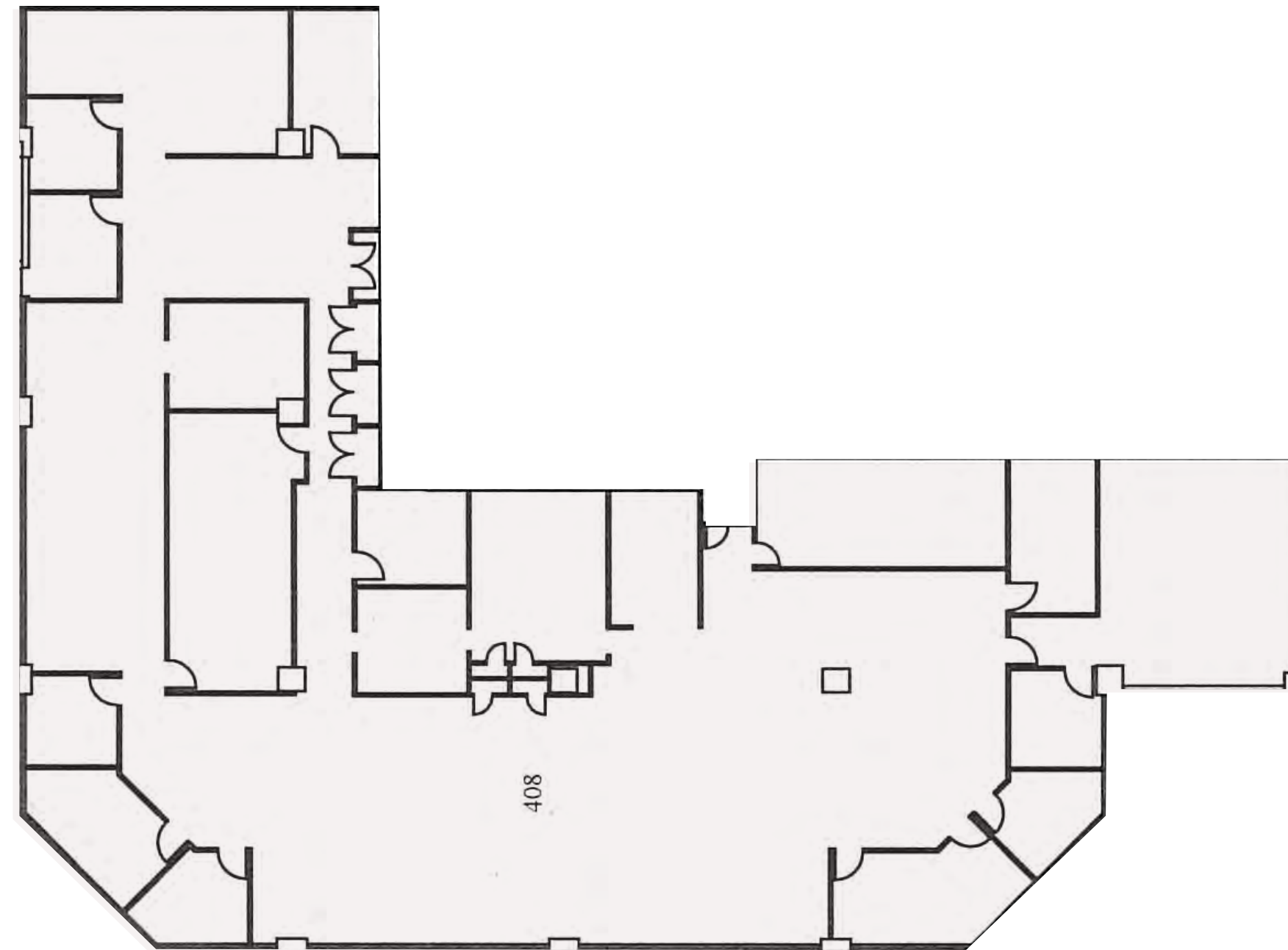


SUITE 408

90 BURNHAMTHORPE ROAD WEST

9,833 SF

- Good mix of private offices and open work spaces



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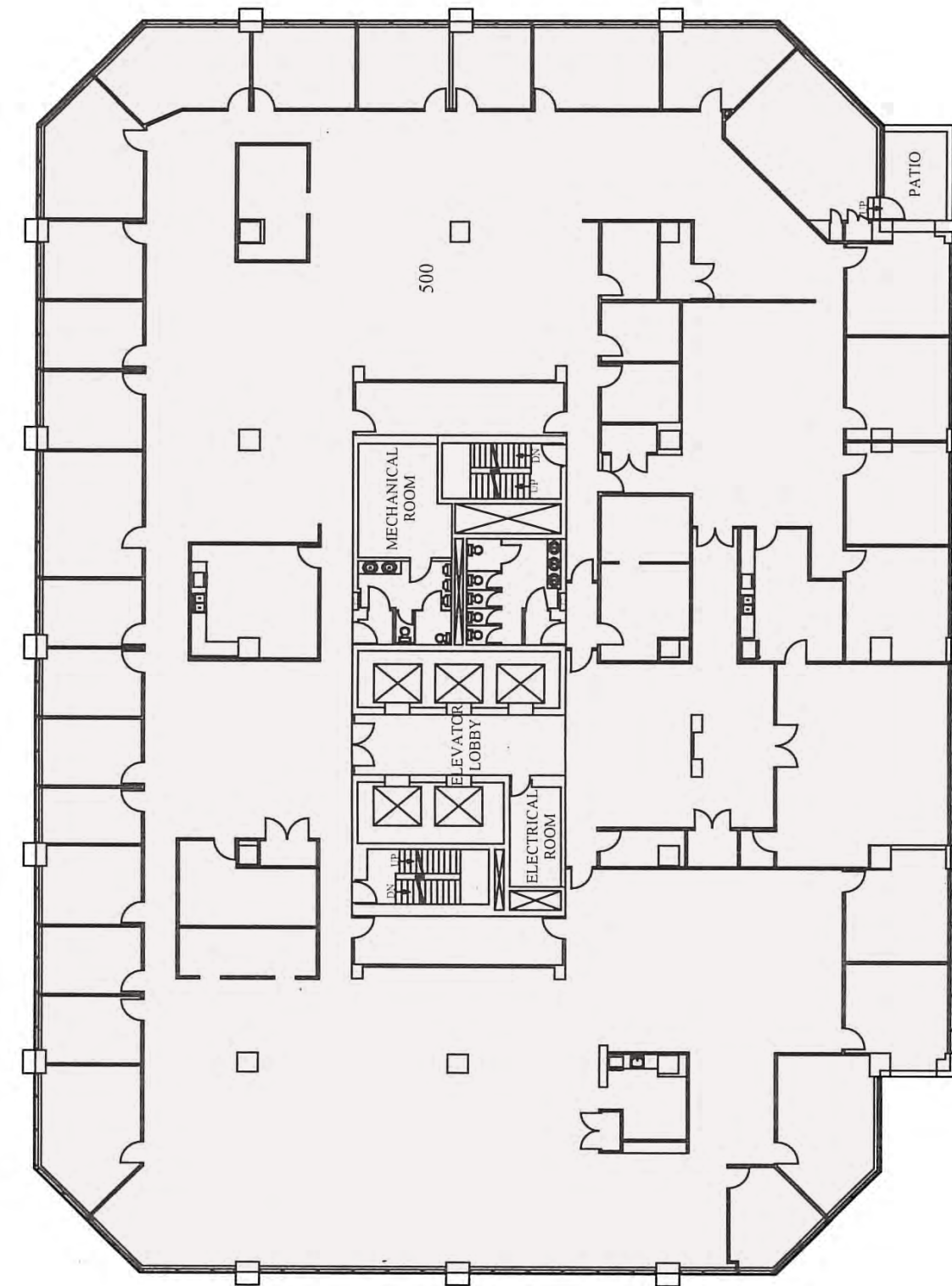


SUITE 500

90 BURNHAMTHORPE ROAD WEST

21,804 SF

- Full floor opportunity. Can be combined with the 6th and 7th floor for a contiguous total of 65,412 SF



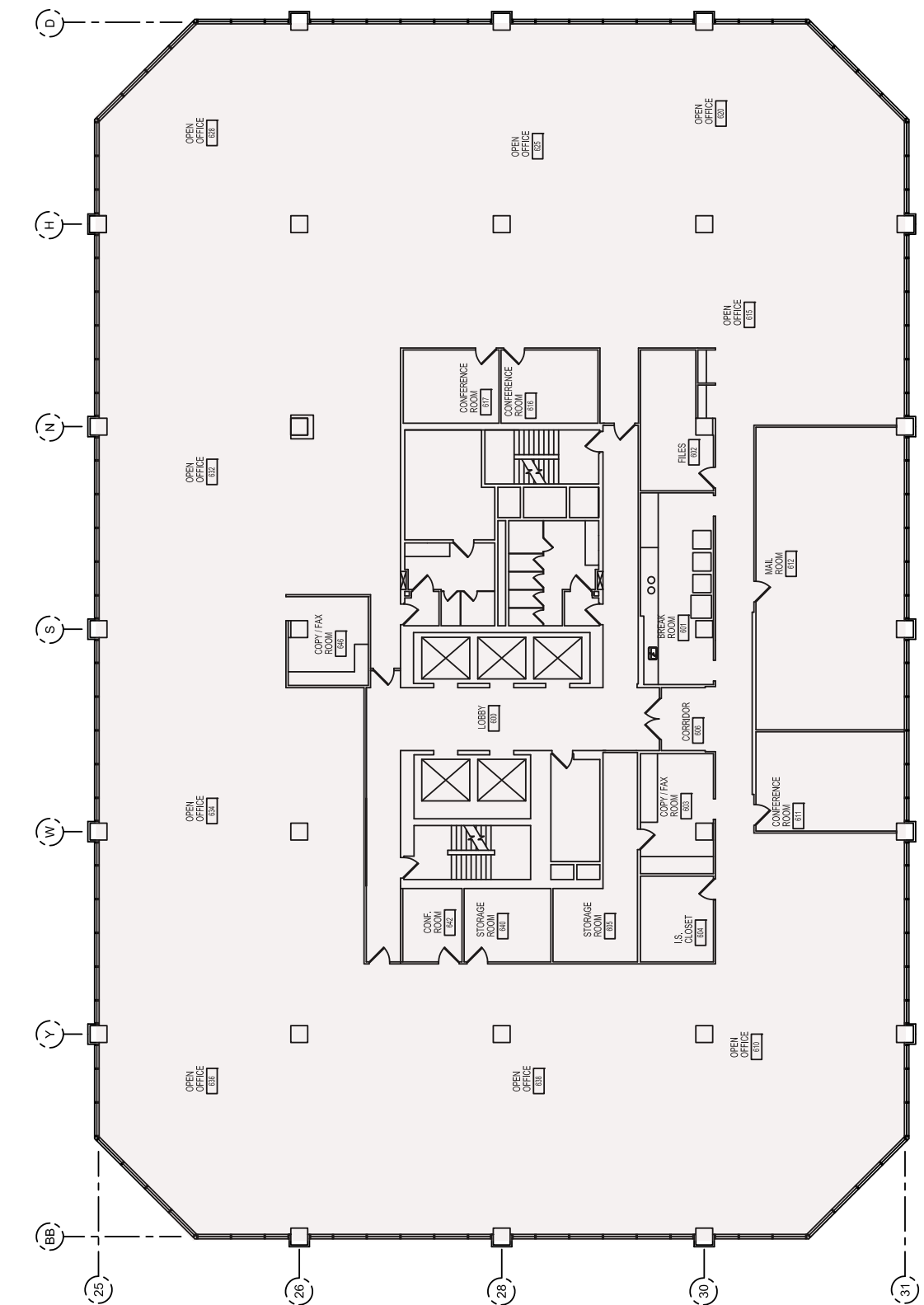
SUITE 600

90 BURNHAMTHORPE ROAD WEST

21,804 SF

- Full floor opportunity. Can be combined with the 5th and 7th floor for a contiguous total of 65,412 SF

VIRTUAL TOUR



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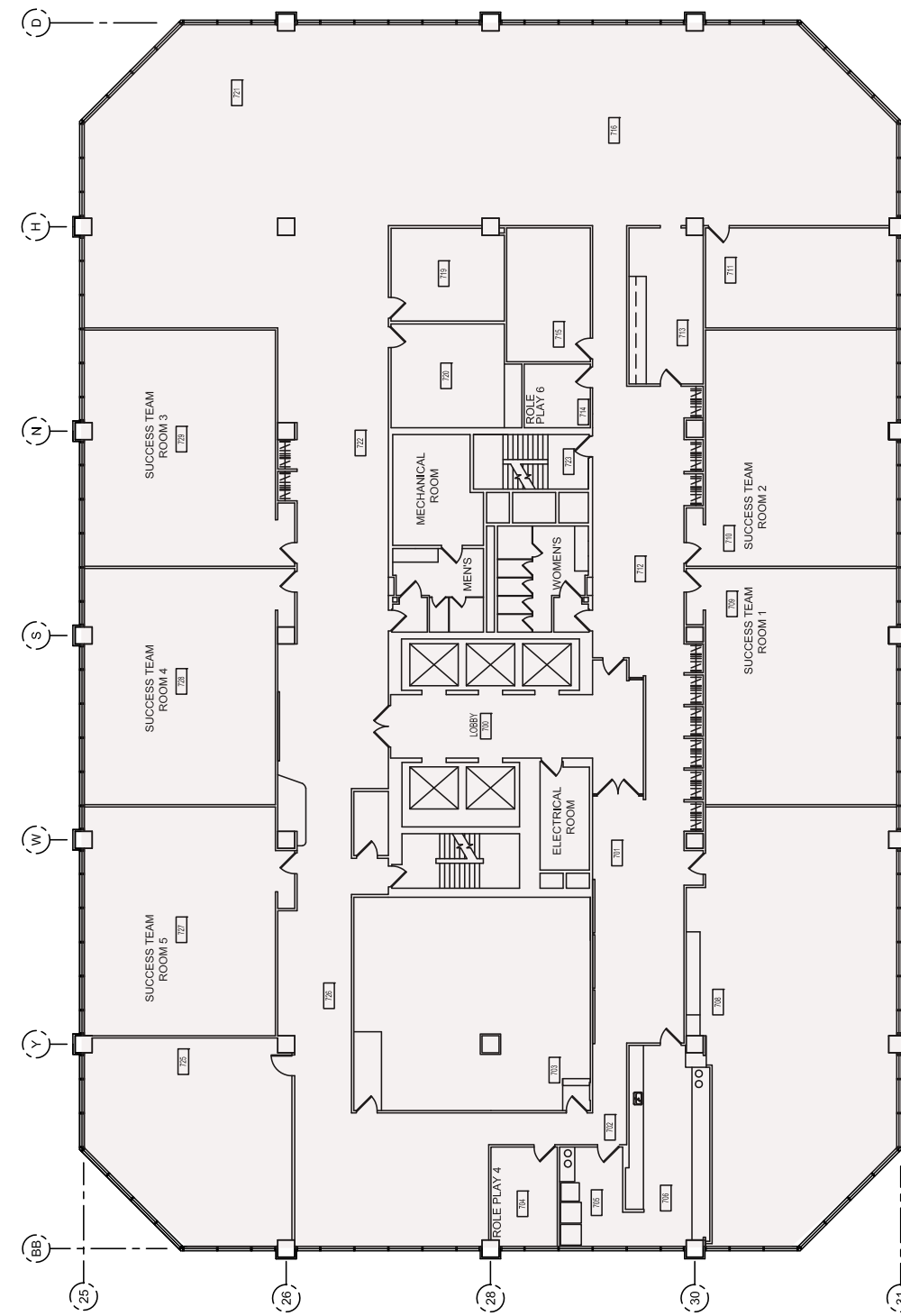


SUITE 700

90 BURNHAMTHORPE ROAD WEST

21,804 SF

- Full floor opportunity. Can be combined with the 5th and 6th floor for a contiguous total of 65,412 SF

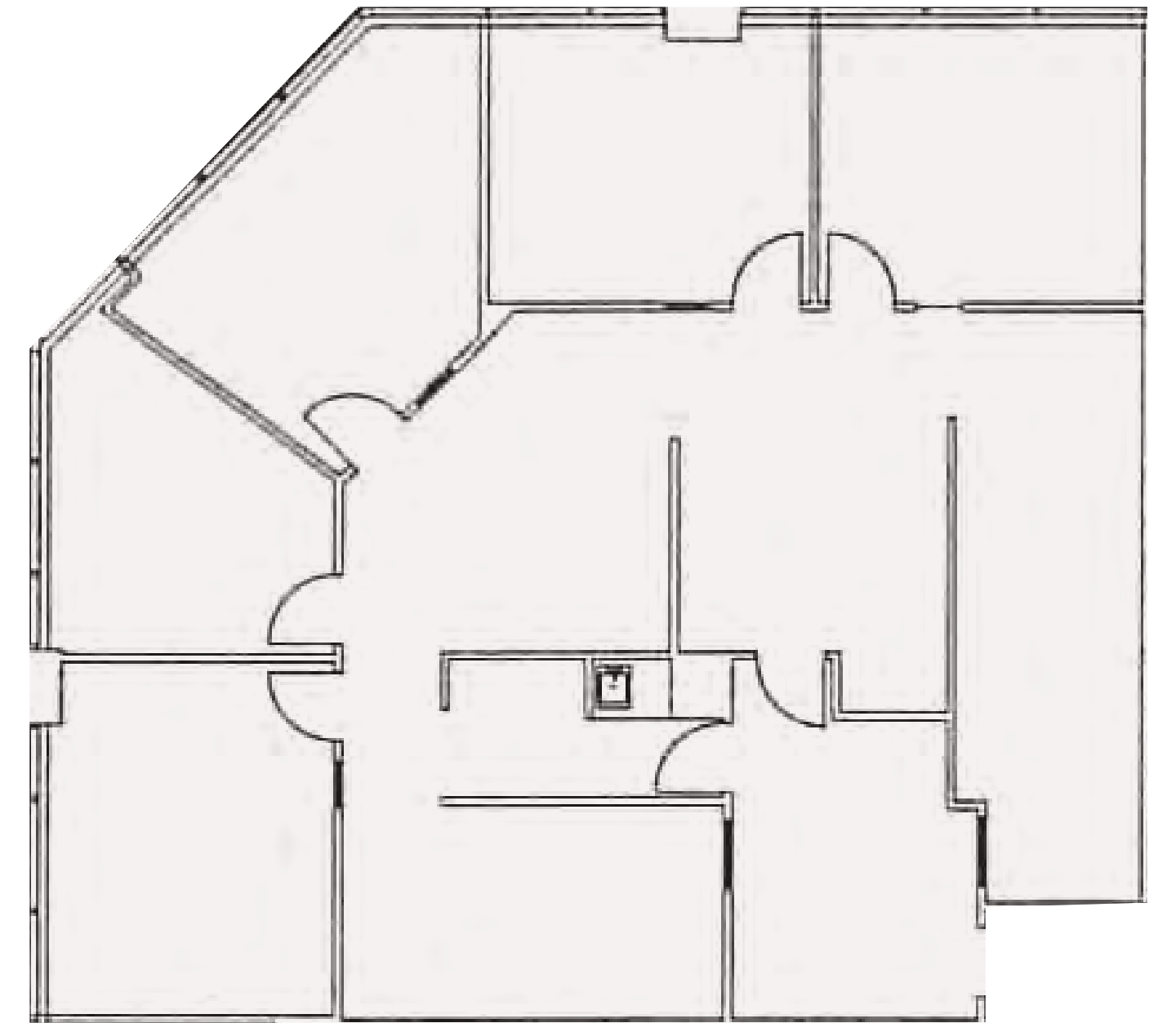


SUITE 1210

90 BURNHAMTHORPE ROAD WEST

1,595 SF

- Kitchenette
- Plenty of offices



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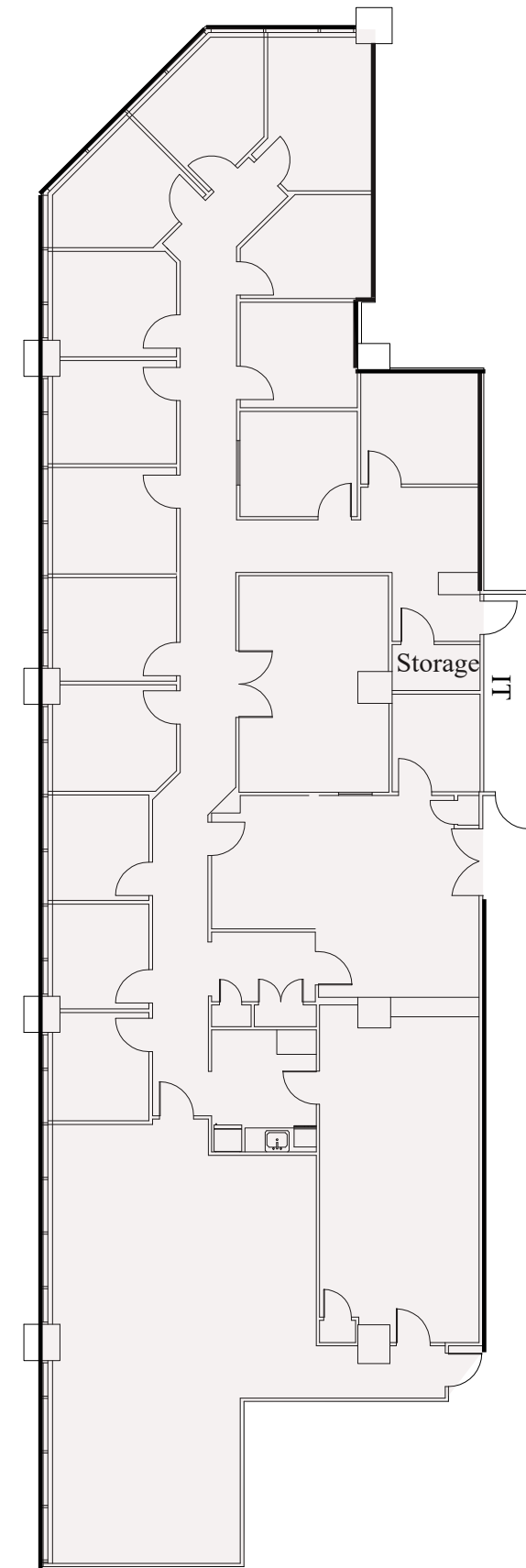
SUITE 1504

90 BURNHAMTHORPE ROAD WEST

5,606 SF

- Double glass door entry with elevator exposure.
- Heavily built out with enclosed reception, perimeter offices and large meeting rooms with IT and storage.

VIRTUAL TOUR

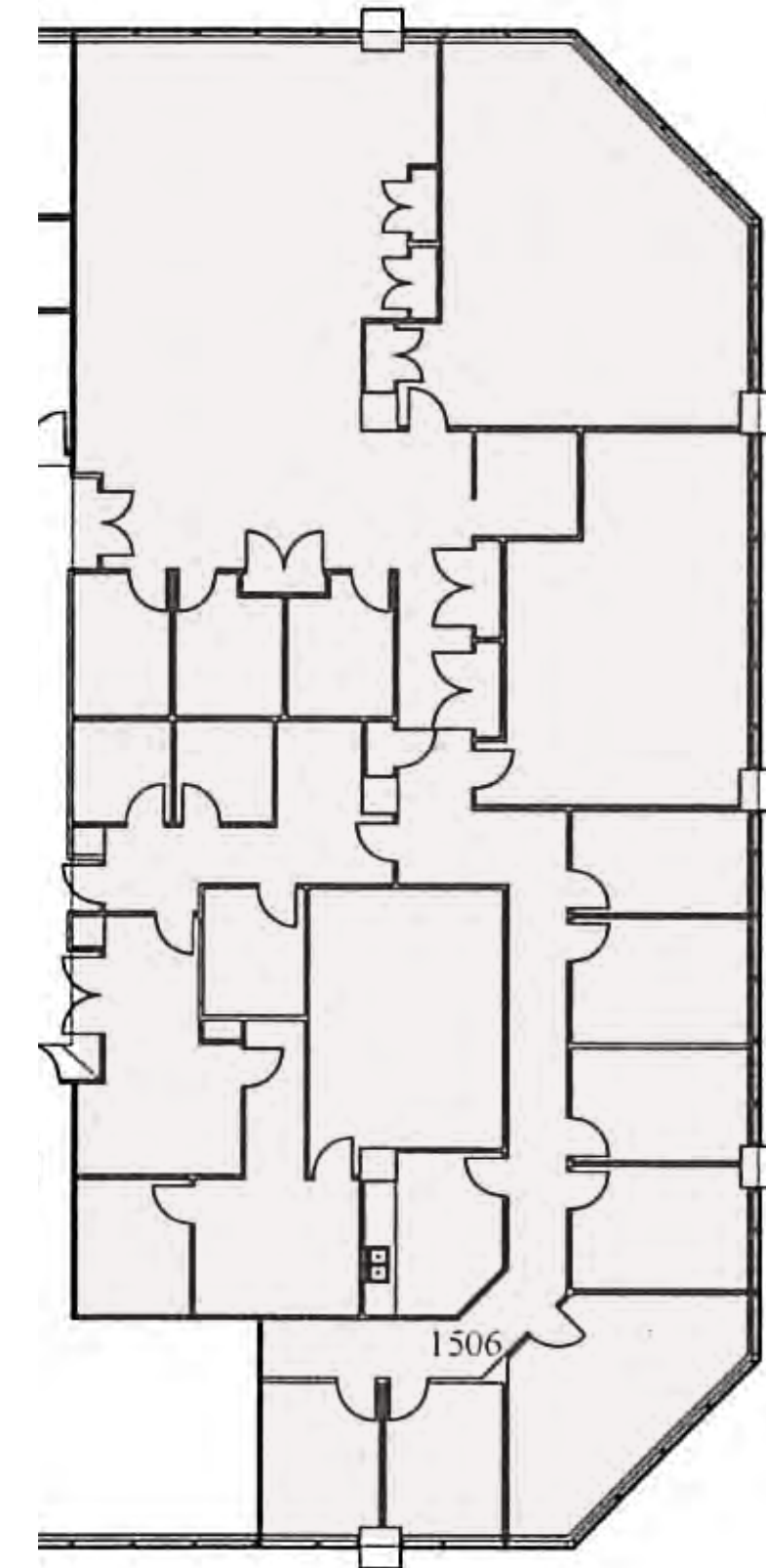


SUITE 1506

90 BURNHAMTHORPE ROAD WEST

4,744 SF

- Heavily built out suite
- Plenty of private offices



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UNIQUE SPACES

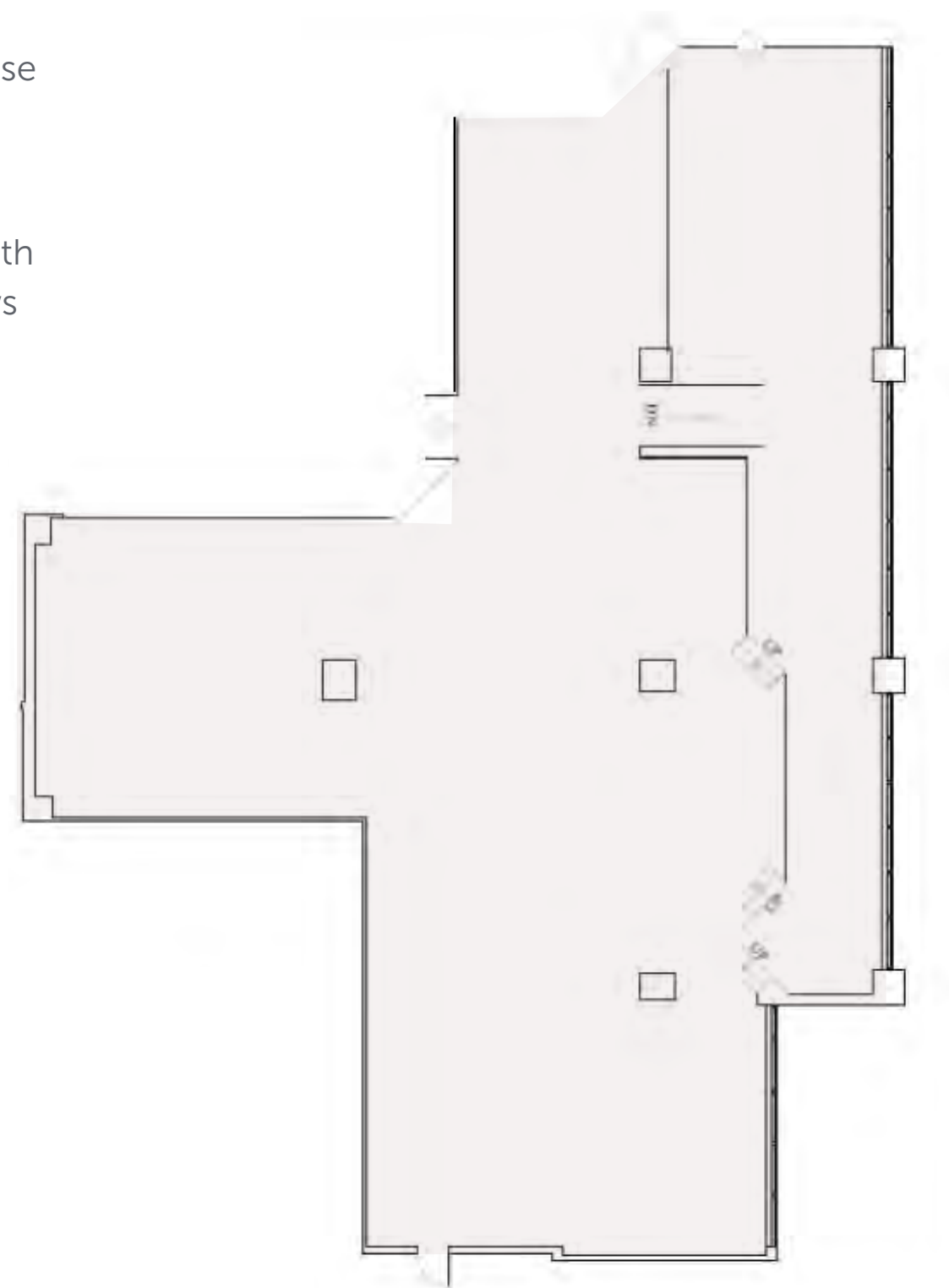
SUITE 206

50 BURNHAMTHORPE ROAD WEST

7,639 SF

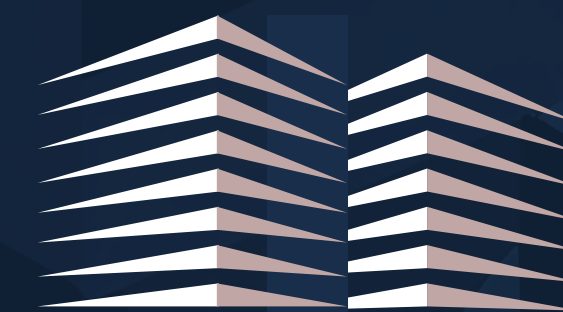
- Unique space currently in Base building condition
- Tenant allowance included.
- Including step-down area with large floor to ceiling windows acting as a solarium

VIRTUAL TOUR



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