



SPECTRUM SQUARE



CORY ROSEN*
SENIOR VICE PRESIDENT
(416) 523-7749
CROSEN@CUBECOM.CA

COOPER BLUME*
(416) 566-8217
CBLUME@CUBECOM.CA



CUBECOM
FULL SERVICE REALTY



SPECTRUM SQUARE **Triovest**






CUBECOM COMMERCIAL REALTY INC. BROKERAGE | #101-212 KING ST W, TORONTO. ON, M5H 1K5 | CUBECOM.CA

Cubecom Commercial Realty Inc. Brokerage. The contents of this package are based on the information furnished by principals and sources which we deem reliable, but for which we can assume no responsibility, which may change at any time. * Sales Representative

SITE OVERVIEW

Spectrum SQ is an impressive mixed use restaurant, retail and office campus located in Mississauga near Pearson International Airport. Boasting over 60,000 SF of trendy restaurant, retail and service retail offerings, the project attracts daytime employment traffic as well as local residential visitors and hotel patrons. The site is being developed in multiple phases planned to eventually total up to seven office buildings or 1.3 million square feet and house upwards of 6,000 employees. The project offers inviting places to gather both indoors and outdoors centred around a collaborative central square with ample parking and immediate access to public transit.

DEMOGRAPHICS

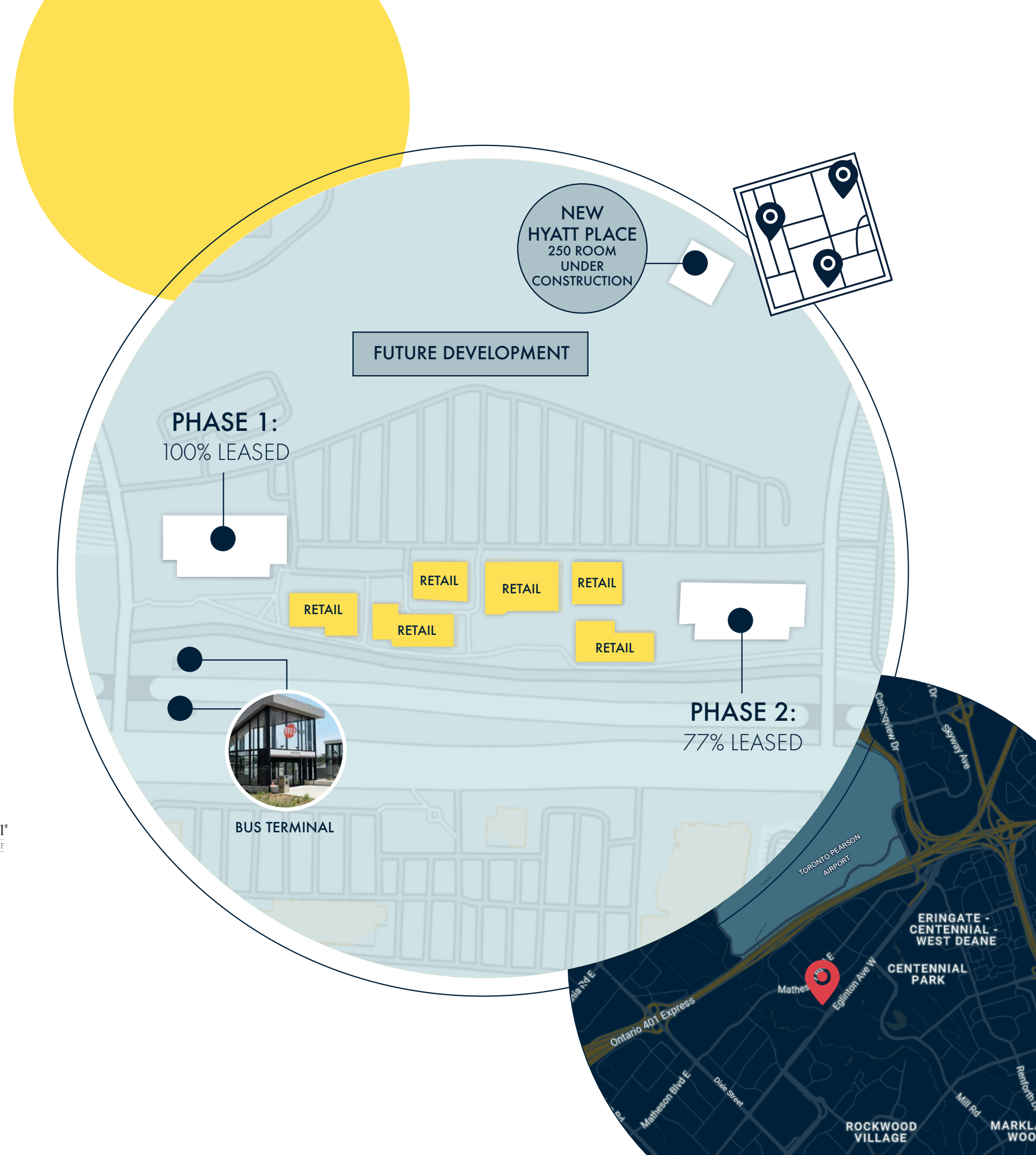
-  POPULATION
0 - 3 KM - 38,028 | 0 - 5 KM - 139,625
-  DAYTIME POPULATION
0 - 3 KM - 72,731 | 0 - 5 KM - 217,324
-  HOUSEHOLDS
0 - 3 KM - 14,112 | 0 - 5 KM - 51,158
-  AVG. HOUSEHOLD INCOME
0 - 3 KM - \$115,273 | 0 - 5 KM - \$103,654
-  MEDIAN AGE
0 - 3 KM - 46.5 | 0 - 5 KM - 42.6

SOURCE: COSTAR, 2022



AREA DETAILS

- Approximately 140,000 people residing within 5 km
- Immediate area (3 km's) average household incomes in excess of \$115,000 annually
- Total daytime population within 5 km's totaling 217,324 people
- Surrounded by approximately 7,760 hotel rooms within the 10 minute drive
- Over 5.5 million square feet of existing office space in the Airport Corporate Centre estimated to house approximately 40,000 employees
- Airport Corporate Centre is home to many major corporation such as Bell Canada, Pepsi, HP, FedEx, Kraft, General Mills, TD Bank Group, and Sobey's.
- Proximity to major highways including the 401, 403, 407, 409 and QEW
- Mississauga Bus Rapid Transit (BRT) system will connect Spectrum Square to Kipling Subway and run along Eglinton from Renforth to Winston Chrchill (Spectrum Square station NOW OPEN).



PHASE 1



PHASE 2





SITE PLAN

THE HIVE

- Units ranging from 1,490 SF – 7,229 SF with patio space available
- Large outdoor common areas, walkways & amenities
- Excellent exposure and access to Eglinton, Satellite Drive and Spectrum Way
- Ample surface parking
- Immediate possession available

UNITS AVAILABLE

BUILDING A

- Unit A5 – 1,065 SF

BUILDING B

- Unit B1 – 1,760 SF
- Unit B3 – 2,429 SF

BUILDING C

- Unit C1 – 2,271 SF

BUILDING D

- Unit D2 – 5,739 SF
- Unit D3 – 1,490 SF
- Unit D4 – 2,039 SF
- Units D1 & D3 - 7,229 SF Combined

BUILDING E

- **UNDER OFFER UNITS - E2, E3 & E4**

BUILDING F

- **FULLY LEASED**



LEASED
 AVAILABLE
 UNDER OFFER



CORY ROSEN*
SENIOR VICE PRESIDENT
(416) 523-7749
CROSEN@CUBECOM.CA

COOPER BLUME*
(416) 566-8217
CBLUME@CUBECOM.CA



CUBECOM
FULL SERVICE REALTY

CUBECOM COMMERCIAL REALTY INC. BROKERAGE.
#101-212 KING ST W, TORONTO. ON, M5H 1K5 | CUBECOM.CA

The contents of this package are based on the information furnished by principals and sources which we deem reliable, but for which we can assume no responsibility, which may change at any time. *Sales Representative