

THE HIVE

at

SPECTRUM SQUARE

Mississauga, Ontario

Urbanizing the office park environment.

PRIME RETAIL OPPORTUNITY

Bryon Breau*
Vice President, Retail Leasing
bryon.breau@colliers.com
416.941.1289

Shahin Zolfaghari**
Director, Retail Leasing
shahin.zolfaghari@colliers.com
416.941.1204

*Sales Representative **Broker

spectrumsquare.ca

Colliers



Retail Available

Up to 7,200 sf immediately available

The incredible 60,000 SF+ retail campus provides a central collaborative and social space, trendy restaurants and convenient service options, located right on site. Be part of the next generation of retail at Spectrum Square.

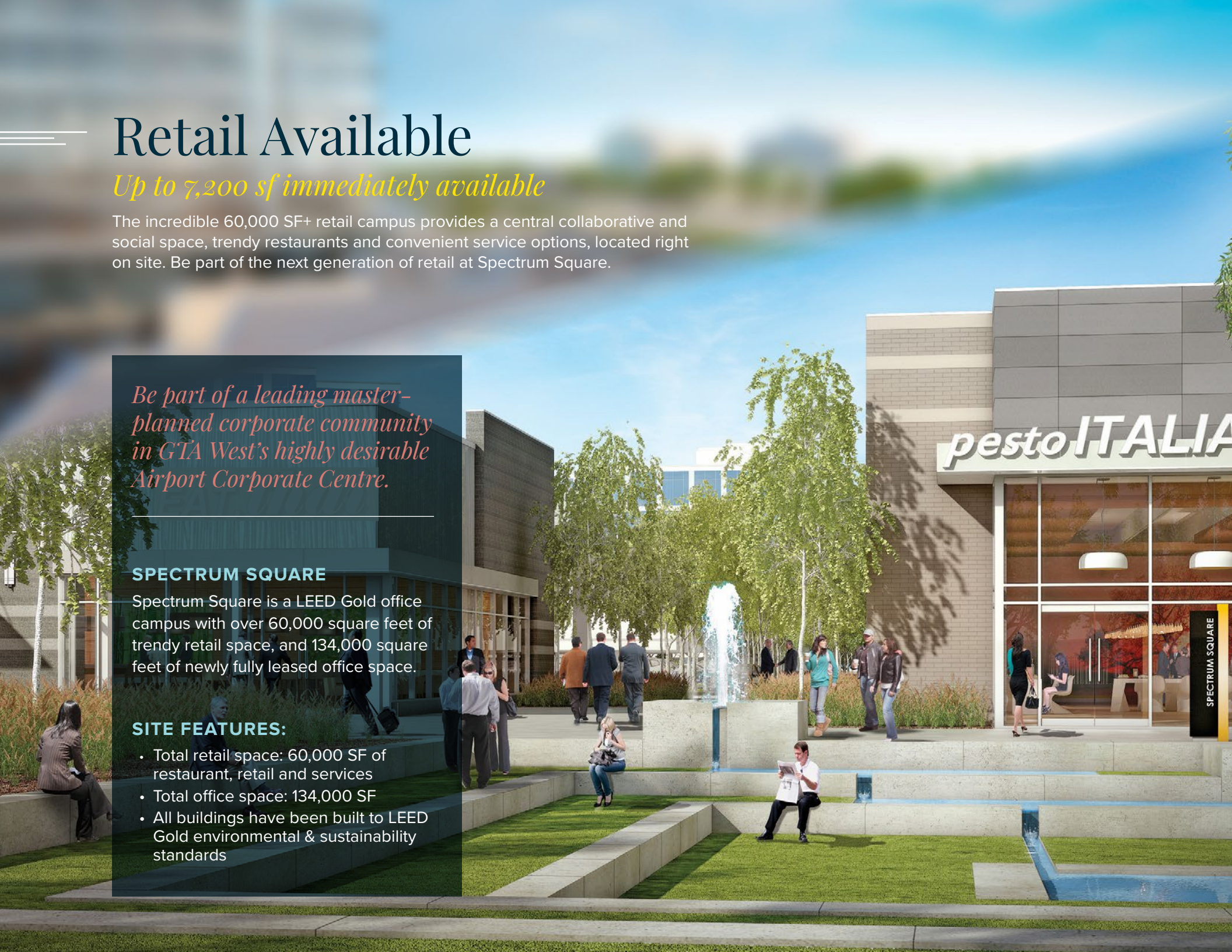
Be part of a leading master-planned corporate community in GTA West's highly desirable Airport Corporate Centre.

SPECTRUM SQUARE

Spectrum Square is a LEED Gold office campus with over 60,000 square feet of trendy retail space, and 134,000 square feet of newly fully leased office space.





SITE FEATURES:

- Total retail space: 60,000 SF of restaurant, retail and services
- Total office space: 134,000 SF
- All buildings have been built to LEED Gold environmental & sustainability standards

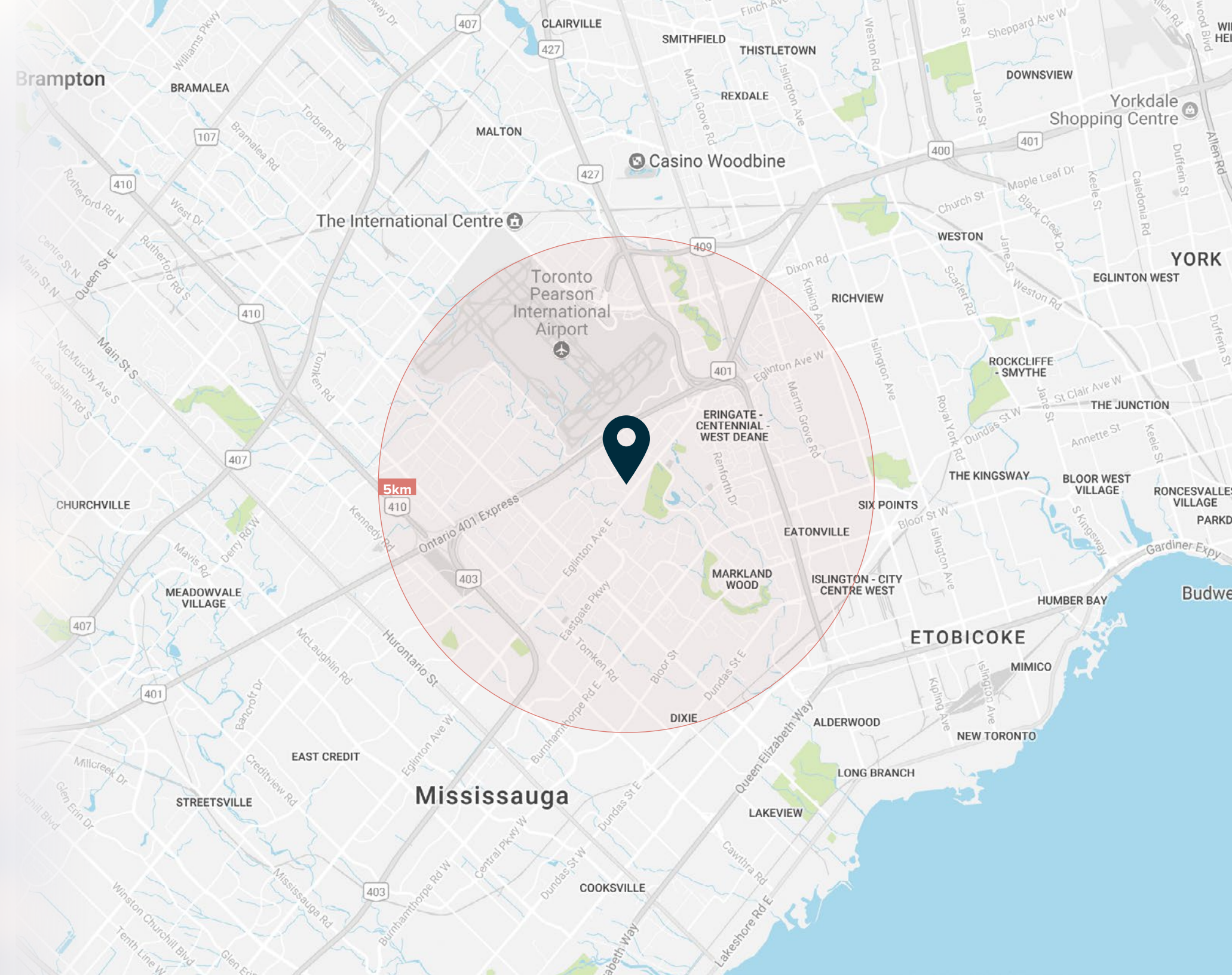


Where Toronto's Business, Travel and Leisure Meet

- Located in the GTA West's desirable Airport Corporate Centre, home to Toronto's major corporations and approximately 40,000 employees daily
- The area is made up of a mix of business and leisure space with offices for enterprising organizations
- The site features an incredible 60,000 SF+ restaurant and retail hub, featuring the latest restaurants and services
- Spectrum Square offers those who visit a relaxing green space including water features
- Tenants and patrons have access to separate outdoor eating areas and abundant glass for natural light
- Surrounded by approximately 7,760 hotel rooms within the 10 minute drive time trade area

	 Total Daytime Population	 Total Households	 Average HH Income	 Average Annual HH Spending
3 km	100,358	14,128	\$126,279	\$109,693
5 km	298,443	48,439	\$116,672	\$101,356

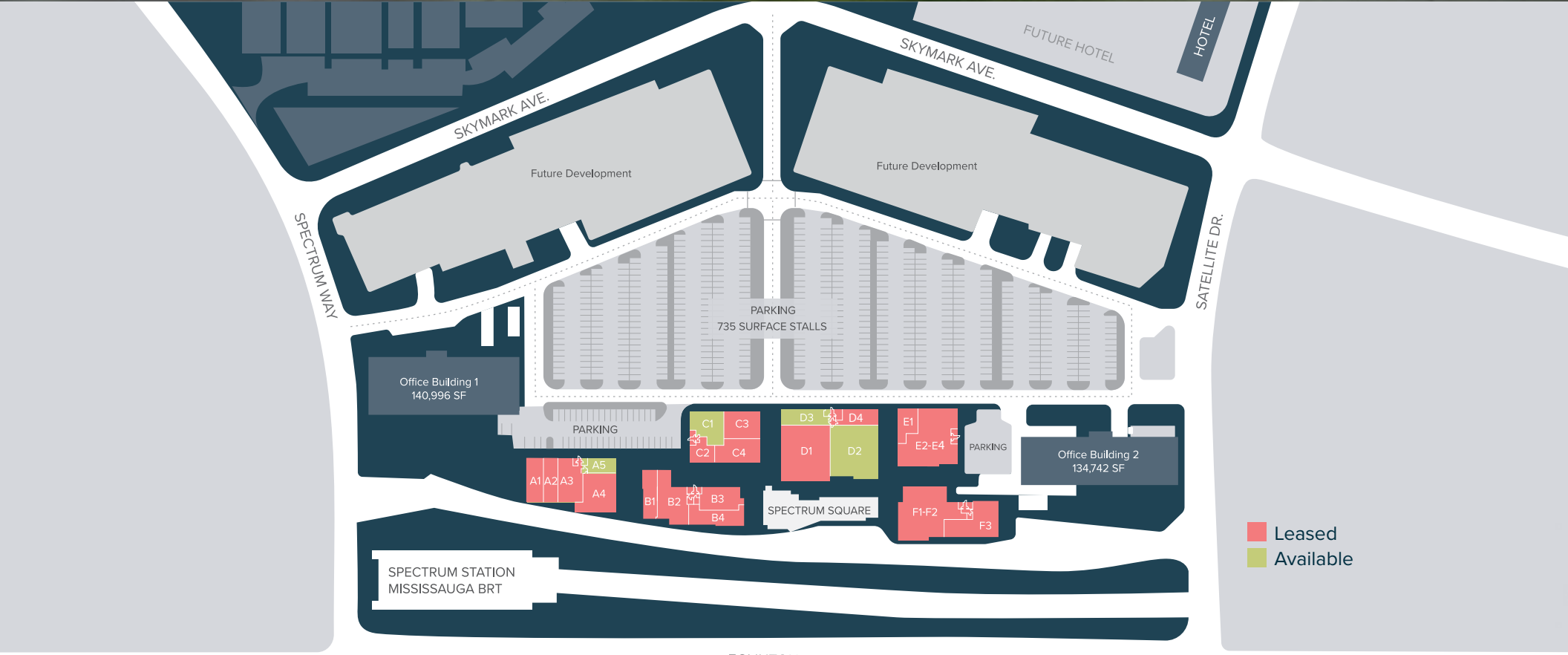
Put your business front and centre and capitalize on this prime location.





Spectrum Square

The newest addition to Mississauga's Airport Corporate Centre



A1 The Burger Alley	A5 Available ±1,061 SF	B4 Zaatargy	C4 Moho Golf	D4 Lumieres Nail Bar	F3 Naan & Kabob
A2 Kish's Roti	B1 Vamos Por Tacos	C1 Available ±2,189 SF	D1 VCA Animal Hospital	E1 Spectrum Square Dentistry	
A3 Ande Ka Funda	B2 Charminar Indian Cuisine	C2 Chairacters Hair & Makeup	D2 Available ±5,739 SF	E2 - E4 Lullaboo Nursery	
A4 Eggstatic	B3 Bonduc Cafe	C3 Pumpernickel's	D3 Available ±2,039 SF	F1-F2 Union Social Eatery	

Amenities & Services

What you will find at Spectrum Square

A pedestrian-friendly restaurant & retail campus, connected by rapid transit lines, aiming to break the conventions of stand-alone, service-less office parks of past.

GETTING AROUND:

With above-grade parking concentrated in the middle of the property and eye-catching walkways and bike paths, Spectrum Square's ambiance is casual European rather than corporate North American in feel.

SPECTRUM SQ AMENITIES:

NEW TRANSIT SYSTEMS
Newly opened Mississauga Bus Rapid Transit system connects Spectrum Square to Kipling Subway and running along Eglinton from Renforth to Winston Churchill.

HYBRID SHUTTLE BUS SERVICE
Spectrum SQ makes everything easy. Our Hybrid Shuttle Buses provide morning and evening rush hour service to and from Kipling Station.

ACCESSIBILITY
Spectrum SQ is proud to offer a comfortable and accessible experience for all its visitors. The site is pedestrian, bicycle, wheelchair, walker and stroller accessible and provides a wide range of services for guests to ensure an easy and pleasant visit.

ZIP CARS
Need to pop out to a meeting? Reserved parking spots for zip cars allow tenants quick and easy access to a car, anytime!

CHARGE & GO
Charging stations are available onsite to charge your vehicle while you work, shop or dine.

QUICK ACCESS
Pearson Intl. Airport = 8min

Highway 403 = 10min Highway 407 = 15min

Highway 427 = 10min Highway 401 = 6min



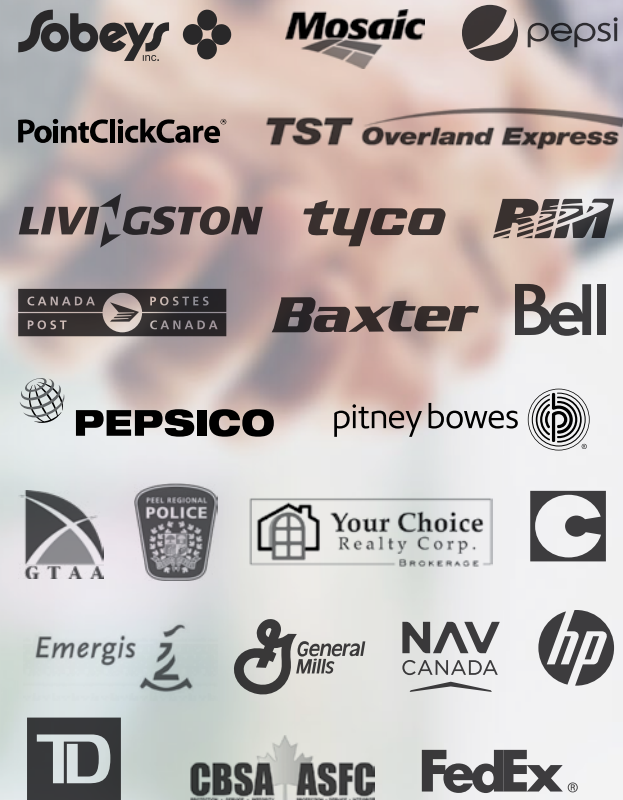
A Suburban Office Park Designed With Urban Thinking

Who's in the neighbourhood? Be in good company.

WITHIN SPECTRUM SQUARE



WITHIN 3KM

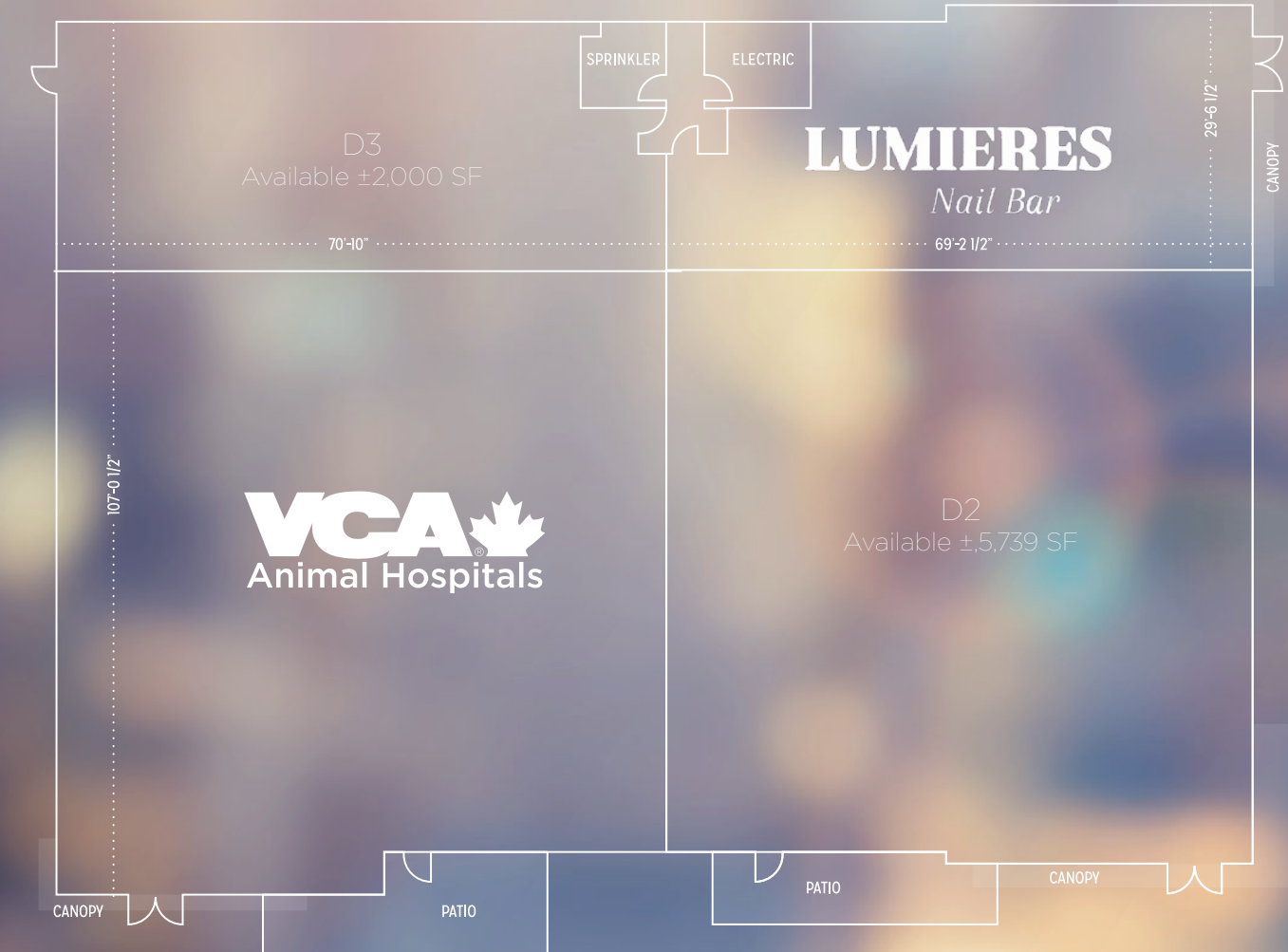


WITHIN 5KM



Building D

Up to 7,200 SF





Over 60,000 SF of open air retail with restaurants and services centered around a collaborative open space.

Bryon Breau*
Colliers Macaulay Nicolls Inc.
Vice President, Retail Leasing
416.720.0201
bryon.breau@colliers.com

Shahin Zolfaghari**
Colliers Macaulay Nicolls Inc.
Director, Retail Leasing
416.710.4089
shahin.zolfaghari@colliers.com

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Colliers Macaulay Nicolls Inc., Brokerage
Toronto Downtown
181 Bay Street, Suite 1400
Toronto, Ontario
M5J 2V1