

SPECTRUM SQUARE THE EATERY

SPECTRUM WAY AND EGLINTON AVENUE WEST, MISSISSAUGA, ON
AIRPORT CORPORATE CENTRE



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OVERVIEW

SPECTRUM WAY AND EGLINTON AVENUE EAST, MISSISSAUGA, ON AIRPORT CORPORATE CENTRE



OVERVIEW:

Spectrum SQ is a 1.3M SF mixed use restaurant and office campus located in Mississauga near Pearson International Airport. Over 60,000 SF of trendy restaurant, retail and service retail space is available.

Phased development totaling seven office buildings or 1.3 million square feet which will house upwards of 6,000 employees.

The project offers inviting places to gather both indoors and outdoors centred around a collaborative square.

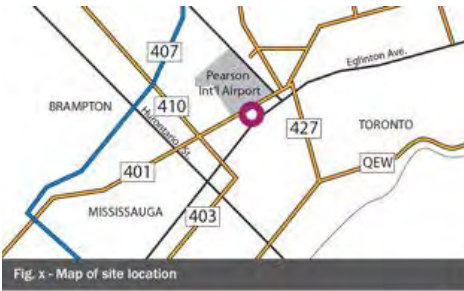
Phase 1 office fully leased 134,000 SF.

Phase 2 office lead tenant signed for 36,000 SF, under construction.



AREA DETAILS

SPECTRUM WAY AND EGLINTON AVENUE EAST, MISSISSAUGA, ON AIRPORT CORPORATE CENTRE



AREA DETAILS:

- Approximately 143,000 people residing within 5 km
- Immediate area (3 km's) average household incomes in excess of \$106,000 annually
- Total daytime population within 5 km's totaling 236,000 people
- Over 3,000 high occupancy hotel rooms in close proximity
- 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
- New Mississauga Bus Rapid Transit (BRT) system will connect Spectrum Square to Kipling Subway and run along Eglinton from Renforth to Winston Churchill (Spectrum Square station NOW OPEN).

*Source: Environics Analytics 2016

SITE PLAN

SPECTRUM WAY AND EGLINTON AVENUE EAST, MISSISSAUGA, ON AIRPORT CORPORATE CENTRE



The Eatery:

- Units range from 1,400 - 9,950 square feet with ample 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 - 1,990 SF or 3,150 SF
- Building B - 990 to 9,964 SF
- Building C - 2,355 SF
- Building D - 1,436 or 7,500 SF
- Building E - Up to 6,300 SF
- Building F - 2,690 to 9,450 SF

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