



OFFICE SPACE FOR LEASE

**5060 SPECTRUM WAY**

**MISSISSAUGA, ON**



**CUSHMAN &  
WAKEFIELD**

# 5060 SPECTRUM WAY

## MISSISSAUGA, ON

### Property Highlights

- Five-storey class A office building with excellent exposure, efficient floor plates, state of the art building systems.
- In close proximity to all major highways - 401, 403, 407, 409, 410 and QEW.
- Ideally situated in close proximity to restaurants, banking, fitness centres and shopping on Dixie Road.

### Property Details

- **Suite 305:** 9,474 SF
- **Suite 401:** 8,409 SF
- **Suite 510:** 1,962 SF
- **Suite 515:** 5,564 SF



\$18.00 Net  
**Rental Rate**



\$18.08 PSF (Est. 2026)  
**Additional Rent**



Immediate (unless noted otherwise)  
**Occupancy**



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### Building Specifications

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#### **ELEVATORS**

Vertical transportation consists of three traction passenger elevators installed in 2002 which are currently maintained by ThyssenKrupp Elevator.

#### **SECURITY**

The building is outfitted with a 'Intercom' card reader system installed on all perimeter entrance doors and elevators. There is CCTV, consisting of approximately seven cameras and a digital recording system.

#### **HEATING, VENTILATION & AC**

HVAC is provided by a central air handling unit that supplies treated air to compartmental units located on each floor. Heating is provided by gas-fired boilers for tenant spaces, while the common areas are heated through electric or hydronic unit heaters. Cooling is provided by a fluid cooler (cooling tower) located on the roof.

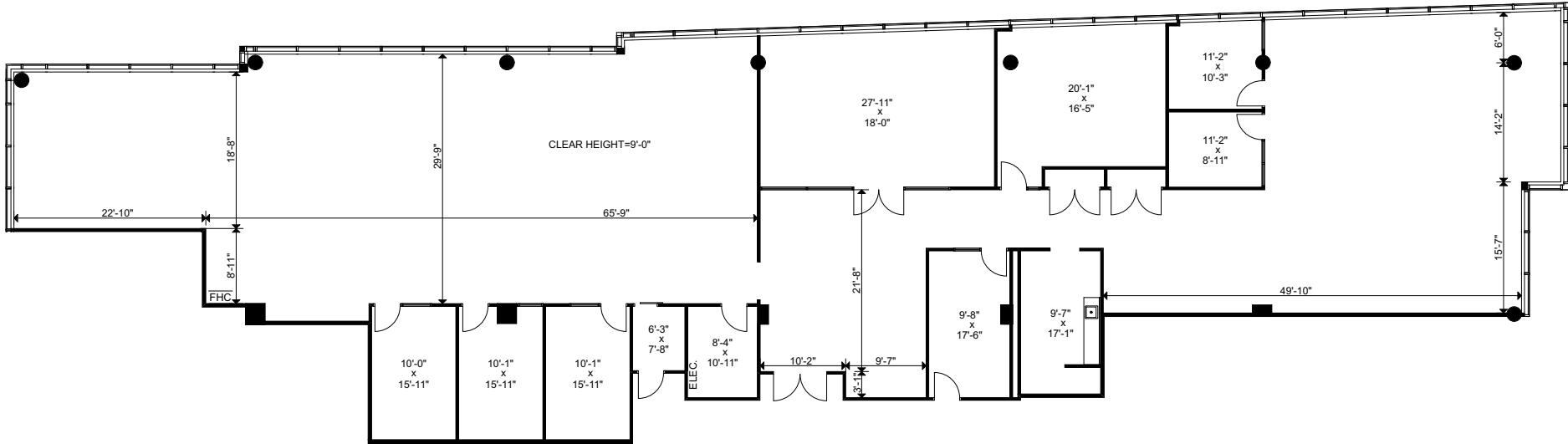




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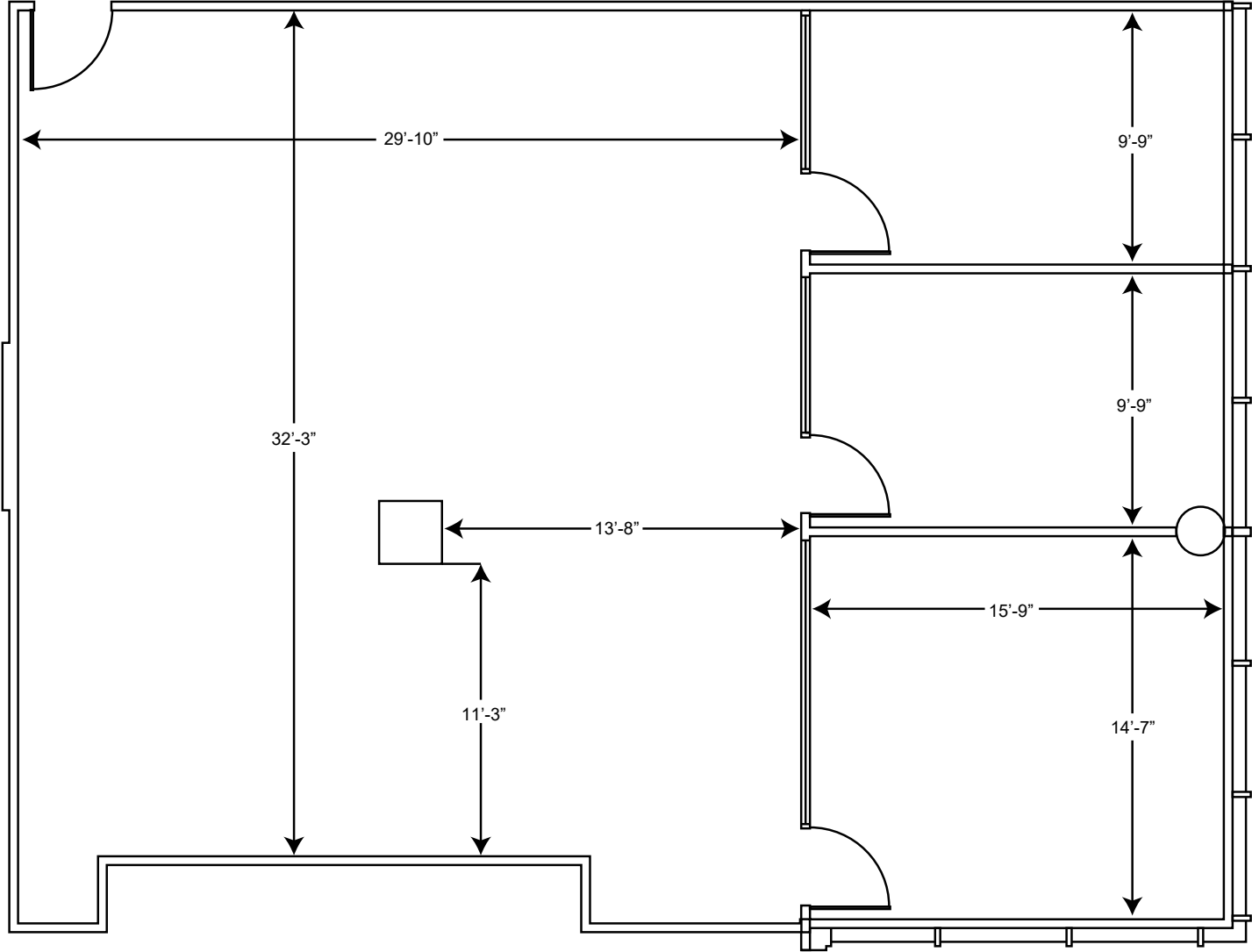
Suite 401 - Plan | 8,409 SF



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Suite 510 - Plan | 1,962 SF



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Suite 515 - Plan | 5,564 SF



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## 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. SOFF Cricket Mississauga
6. Kidsports Indoor Playground
7. Centennial Park Cricket Nets





**FOR MORE INFORMATION, CONTACT:**

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