



PLUG & PLAY

FOR
SUBLEASE

5150

SPECTRUM
WAY

MISSISSAUGA ON



- New Bonus Commission \$2.50 PSF Per Year of Sublease Term
- Rental Rate Reduction
- Flexible Term, Minimum 12 Months
- Flexible Space Offering, Minimum 8,000 - 10,000 SF



GROUND FLOOR WALKTHROUGH



FOURTH FLOOR WALKTHROUGH

5150 SPECTRUM WAY

OFFICE FOR SUBLEASE

DETAILS

AVAILABLE SPACES ~~1ST FLOOR - 16,598 SF*~~ - OFF THE MARKET
4TH FLOOR - 22,239 SF*

TOTAL **38,837 SF**
*Flexible Space Offering
Minimum 8,000 SF

PARKING 4 Spaces per 1,000 SF

OCCUPANCY Immediate

NET RENT **\$5.00 PSF Net**

ADDITIONAL RENT \$17.04 PSF (2022)

SUBLEASE TERM EXPIRY Until October 30, 2025
Flexible Term, Minimum 12 months

CONTACT:

MICHAEL HAGERTY*

Vice President

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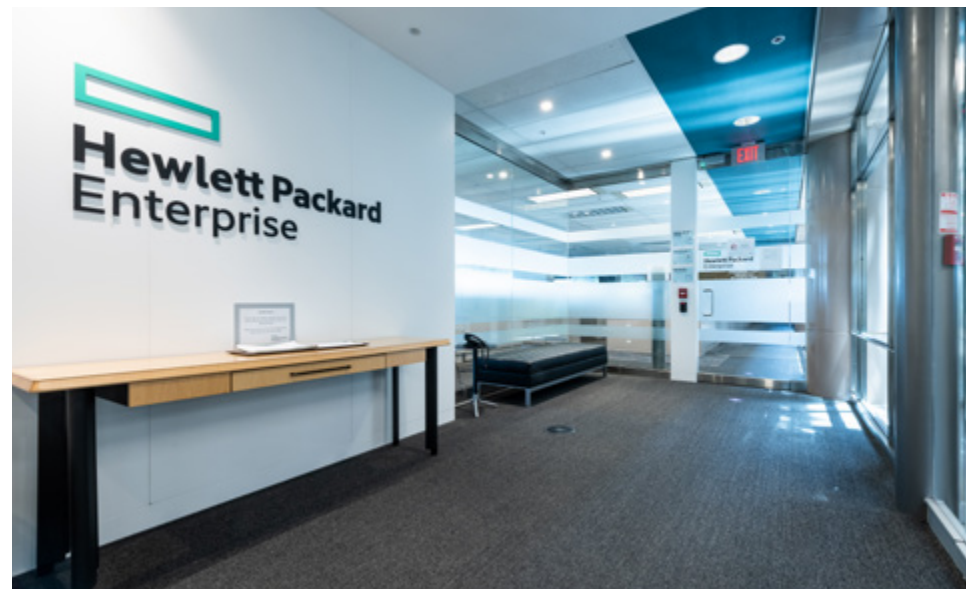
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Vice President

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HIGHLIGHTS

- Plug and play sublease opportunity, fully furnished.
- Ground floor built out with open concept atrium area, multiple meeting rooms, training rooms, and workstation sections.
- 4th floor built out with large open areas, small meeting rooms, large conference room, large server room, call rooms, lunch room, and collaboration space.
- Dedicated storage space located on the Lower Level.
- Unique atrium exposure throughout building. On-site food service, common area cafeteria overlooking conservation lands, fully equipped fitness centre with showers and lockers, fully staffed on-site operations team and 24/7 manned security.
- Close proximity to multiple 400 Series highways (401, 427, 407, 403 & 409)



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GROUND FLOOR PHOTOS

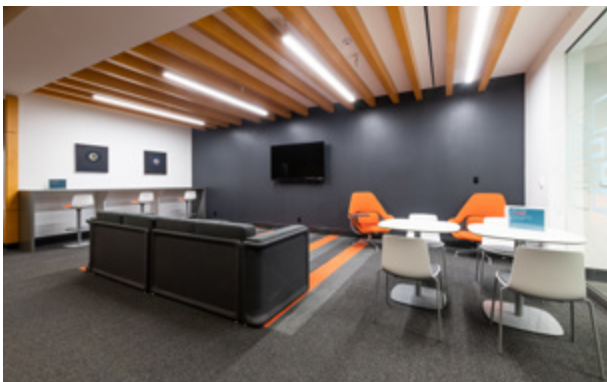


OFF THE MARKET

5150 SPECTRUM
WAY

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FOURTH FLOOR PHOTOS



5150 SPECTRUM
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EXTERIOR/COMMON AREA PHOTOS



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FLOOR PLANS



GROUND FLOOR WALKTHROUGH

1st FLOOR
16,598 sq ft

FLOOR PLANS



- 111 6 x 8 workstations
- 17 manager workstations
- 21 6 x 6 workstations
- Total of 149 workstations



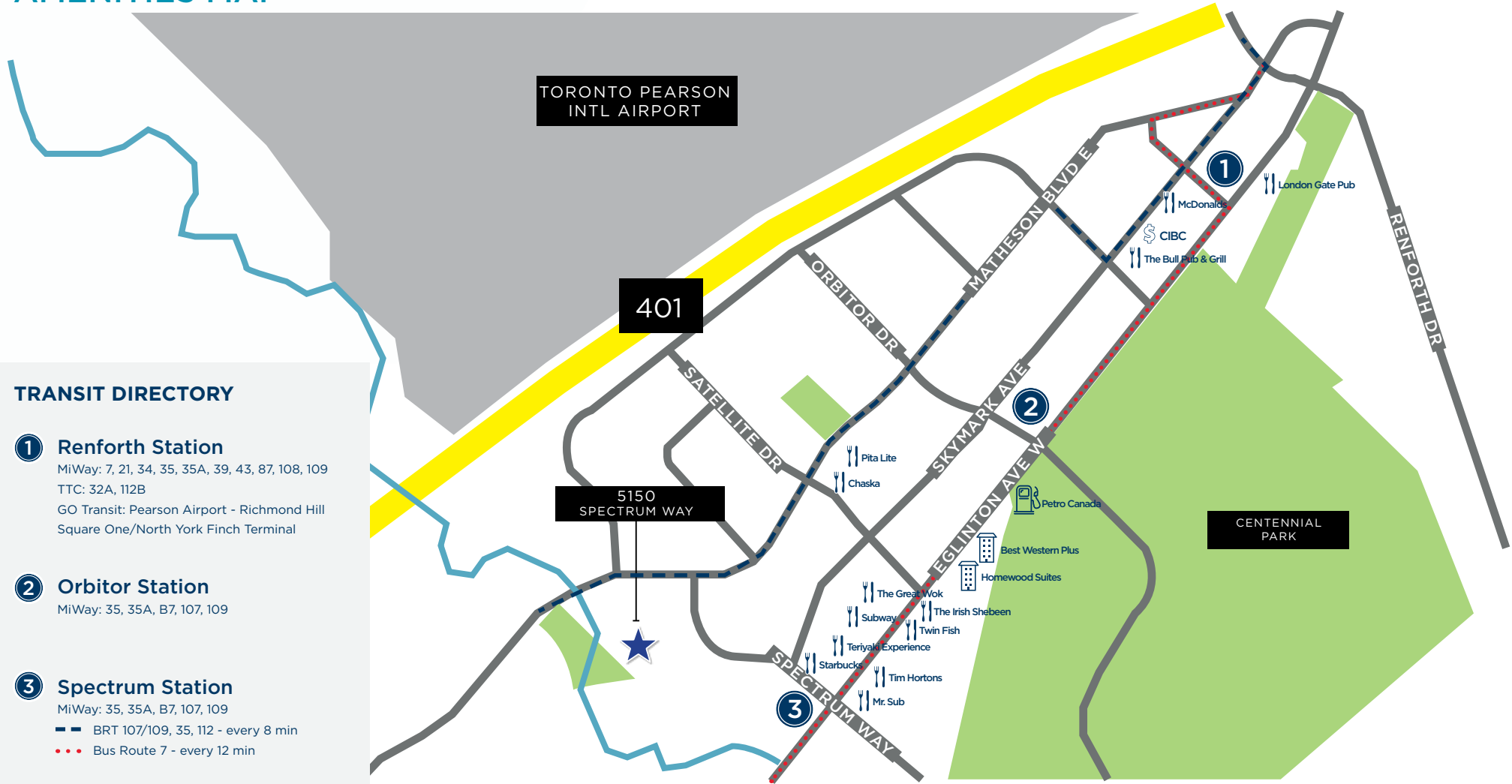
FOURTH FLOOR WALKTHROUGH

4th FLOOR
22,239 sq ft

5150 SPECTRUM WAY

OFFICE FOR SUBLEASE

AMENITIES MAP



TRANSIT DIRECTORY

- 1 Renforth Station**
 MiWay: 7, 21, 34, 35, 35A, 39, 43, 87, 108, 109
 TTC: 32A, 112B
 GO Transit: Pearson Airport - Richmond Hill
 Square One/North York Finch Terminal
- 2 Orbitor Station**
 MiWay: 35, 35A, B7, 107, 109
- 3 Spectrum Station**
 MiWay: 35, 35A, B7, 107, 109
 - - BRT 107/109, 35, 112 - every 8 min
 . . . Bus Route 7 - every 12 min



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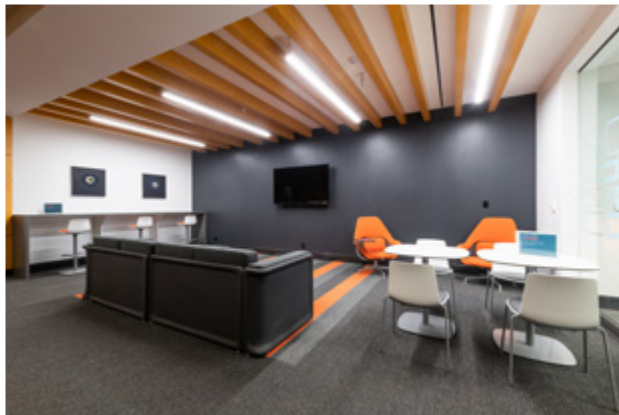
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