

Spectrum Square

Mississauga, Ontario



RETAIL SPACE FOR LEASE

1,900 SF - 7,700+ SF

IMMEDIATE OCCUPANCY

Spectrum Way & Satellite Drive, Mississauga

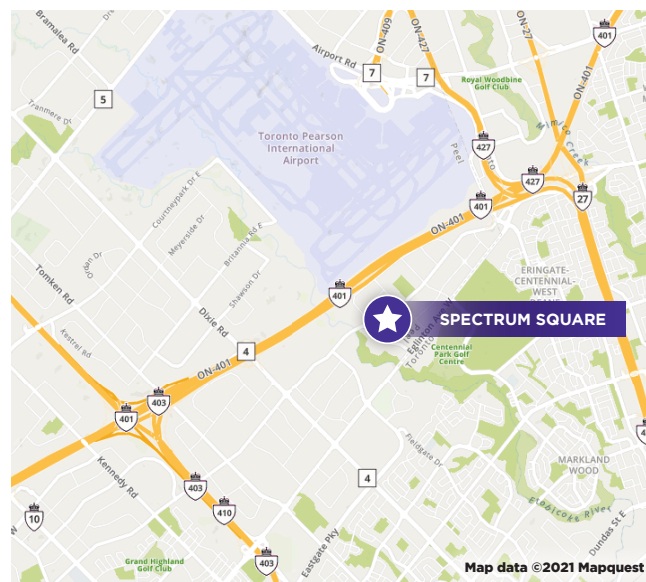
- 1.3M sq. ft. mixed office and retail campus located in Mississauga near Pearson International Airport
- Close proximity to major highways including the 401, 403, 407, 409 and QEW
- New Mississauga Bus Rapid Transit (BRT) system connects Spectrum Square to Kipling Subway
- Over 60,000 sq. ft. of trendy restaurant, retail and service retail space available
- Shuttle bus provide morning and evening rush hour service to and from Kipling Station

Demographic Snapshot

5 KM

10 KM

Total Population	143,415	830,070
Total Households	52,202	302,041
Average Household Income	\$106,266	\$108,469



BUILDING INFORMATION

Total GLA	±60,000 sf
CRU	22

EXISTING TENANTS

Pumpnickel's	Light Tough Med Spa
Pedi N Nails	Teriyaki Experience
Subway	Anytime Fitness Spectrum
Chairacters	Spectrum Square Dentistry
Light Tough Med Spa	South East Mango

OPENING SOON

Union Social	Naan & Kabob
Charminar Indian Cuisine	CheeZaatar
Pizza Land Halal	
Z-teca	
Lyft	

Shahin Zolfaghari

Director, Retail Leasing
Sales Representative
Cell: 416.710.4089
szolfaghari@triovest.com

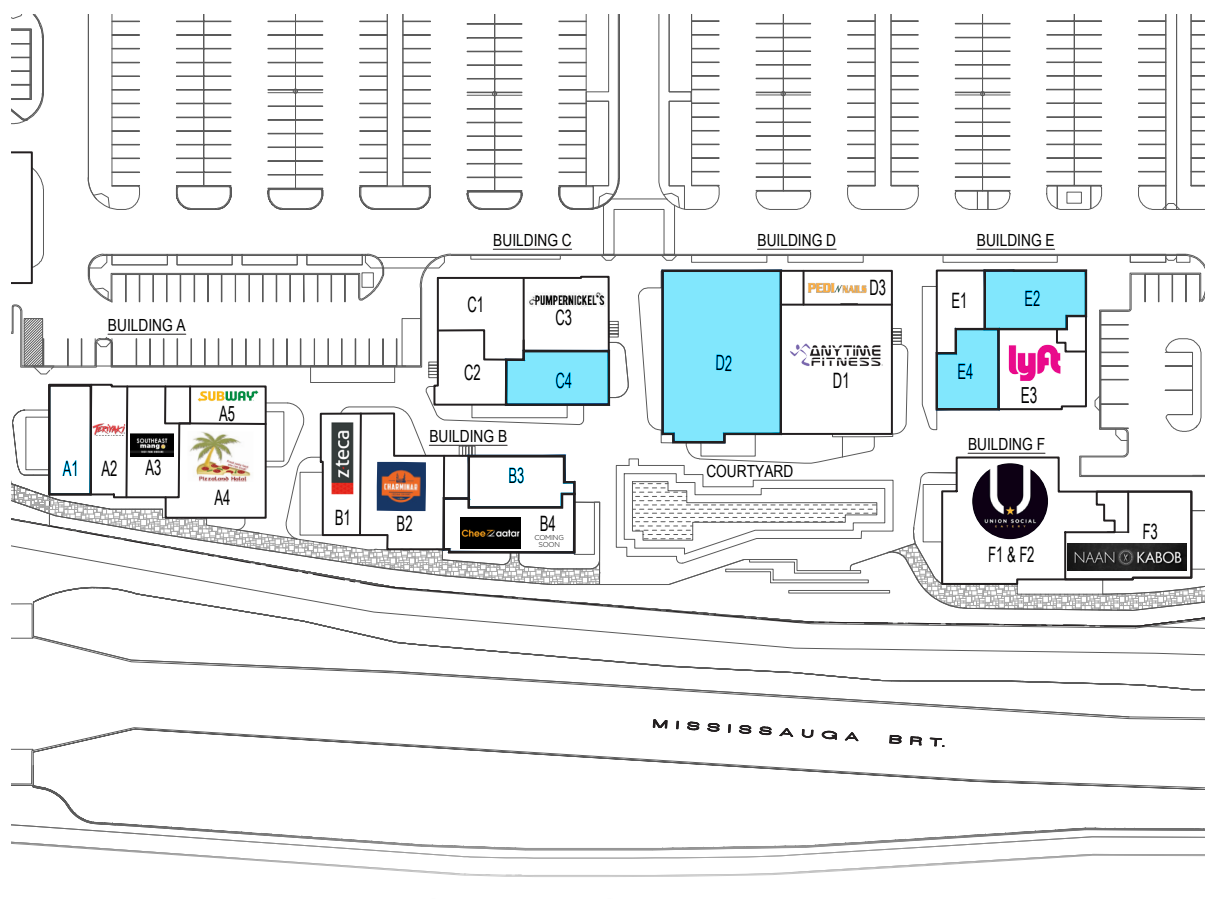
Trioest Realty Advisors Inc. BROKERAGE

40 University Avenue, Suite 1200
Toronto, Ontario M5J 1T1

triovest.com

AVAILABLE SUITES

Site Plan



Retail Tenants

A2	TERIYAKI EXPERIENCE
A3	SOUTHEAST mang
A4	Paradise Hotel
A5	SUBWAY
B1	zteca MEXICAN SATERY
B2	CHADWICK
B4	Chee Z aatar
C1	LightTouch MED SPA
C2	CHAIRACTERS hair & makeup
C3	PUMPERNICKEL'S
D1	ANYTIME FITNESS
D3	PEDI NAILS
E1	SPECTRUM SQUARE DENTISTRY
E3	lyft
F1 & F2	UNION SOCIAL EATERY
F3	NAAN KABOB

Available Retail Space

UNIT	A1	B3	C4	D2	E2	E4
SIZE (SF)	31,680 SF	32,450 SF	32,200 SF	37,700 SF	32,200 SF	31,990 SF
AVAILABILITY	Immediate	Immediate	Immediate	Immediate (Divisible)	Immediate	Immediate

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ABOUT TRIOVEST



8

CORPORATE OFFICES
CANADA-WIDE



500

EMPLOYEES



370

PROPERTIES ACROSS
CANADA



45

MILLION
SQUARE FEET



\$12

BILLION
PORTFOLIO UNDER
MANAGEMENT



\$2

BILLION
UNDER DEVELOPMENT

Triocest Realty Advisors Inc. is a fully integrated commercial real estate company. We provide investment, asset management, leasing and property management services for income properties on behalf of institutional and private investors. Our approach to commercial real estate investment is to continually seek opportunities to improve and enhance properties to achieve their full potential.

Over the years, we have achieved an enviable record of success through our investments and excellence in management. Triocest is a leader in strategic real estate advisory and management services and will continue to be at the forefront of change within our industry. Triocest employs 500 employees to manage 370 properties out of regional offices in Toronto, Montreal, Mississauga, Saskatoon, Edmonton, Calgary, Burnaby and Vancouver.