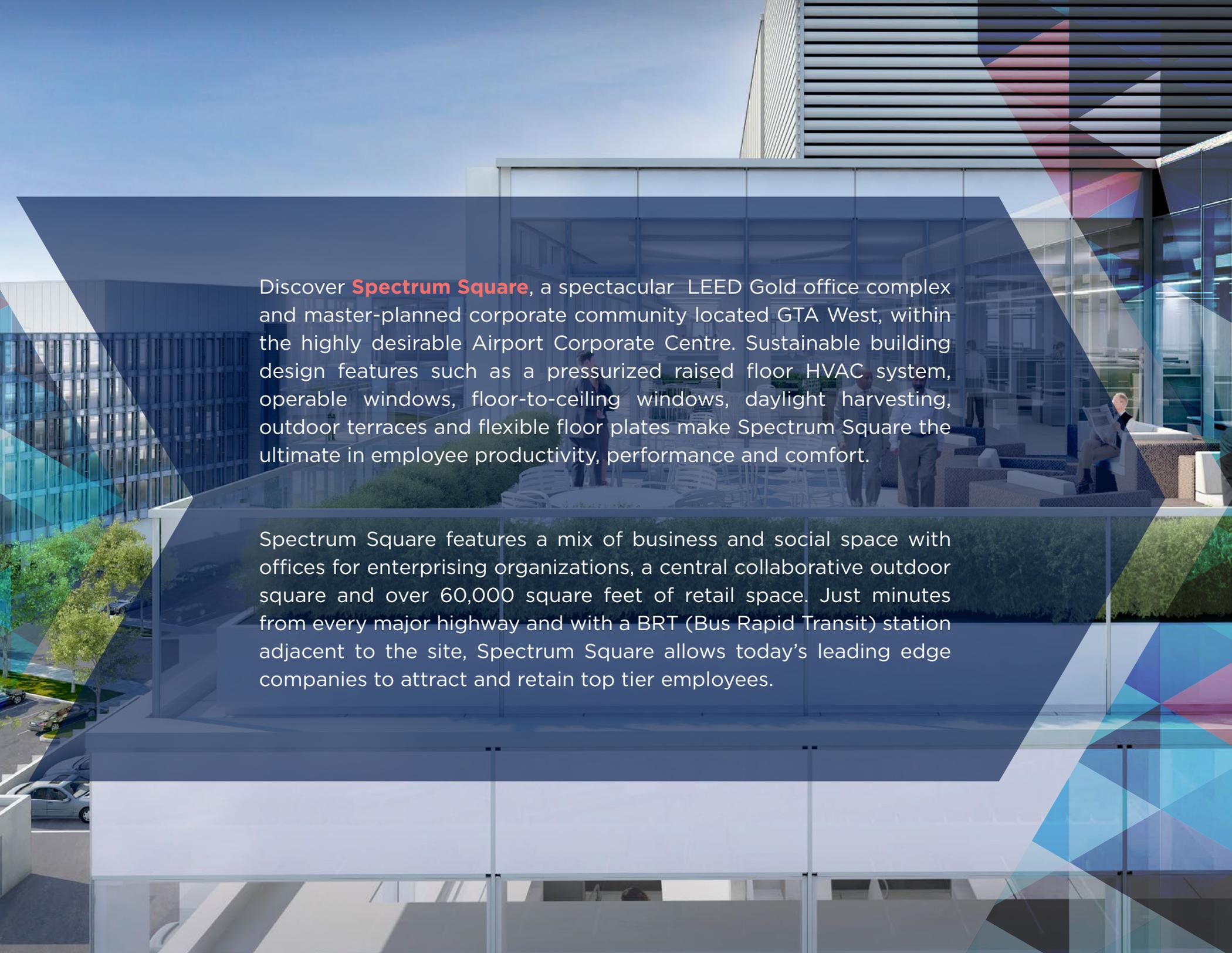


# SPECTRUM SQUARE

The Evolution of the Workplace



Discover **Spectrum Square**, a spectacular LEED Gold office complex and master-planned corporate community located GTA West, within the highly desirable Airport Corporate Centre. Sustainable building design features such as a pressurized raised floor HVAC system, operable windows, floor-to-ceiling windows, daylight harvesting, outdoor terraces and flexible floor plates make Spectrum Square the ultimate in employee productivity, performance and comfort.

Spectrum Square features a mix of business and social space with offices for enterprising organizations, a central collaborative outdoor square and over 60,000 square feet of retail space. Just minutes from every major highway and with a BRT (Bus Rapid Transit) station adjacent to the site, Spectrum Square allows today's leading edge companies to attract and retain top tier employees.

# Corporate Community

The newest addition to Mississauga's Airport Corporate Centre



A1 Starbucks	A3 South East Mango	C1 LightTouch Med Spa	C3 Pumpernickel's	E1 Spectrum Square Dentistry
A2 Teriyaki Experience	A5 Subway	C2 Chairacters Hair & Makeup	D1 Anytime Fitness	F1/ F2 Union Social (coming soon)

Concept only, development plans and layout subject to change

# THE HIVE

at

## SPECTRUM SQUARE

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



PUMPERNICKEL'S

SUBWAY

ANYTIME FITNESS

Light Touch  
MED SPA

South East  
Mango

CHAIRACTERS  
hair spa & day

TERIYAKI  
EXPERIENCE



# Unsurpassed Access Conveniently Located

- 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
- Tenants have access to separate outdoor areas and abundant glass for natural light
- Surrounded by approximately 7,760 hotel rooms within the 10 minute drive



## EV Chargers

Electronic Vehicle charging stations are available onsite for tenants and visitors.



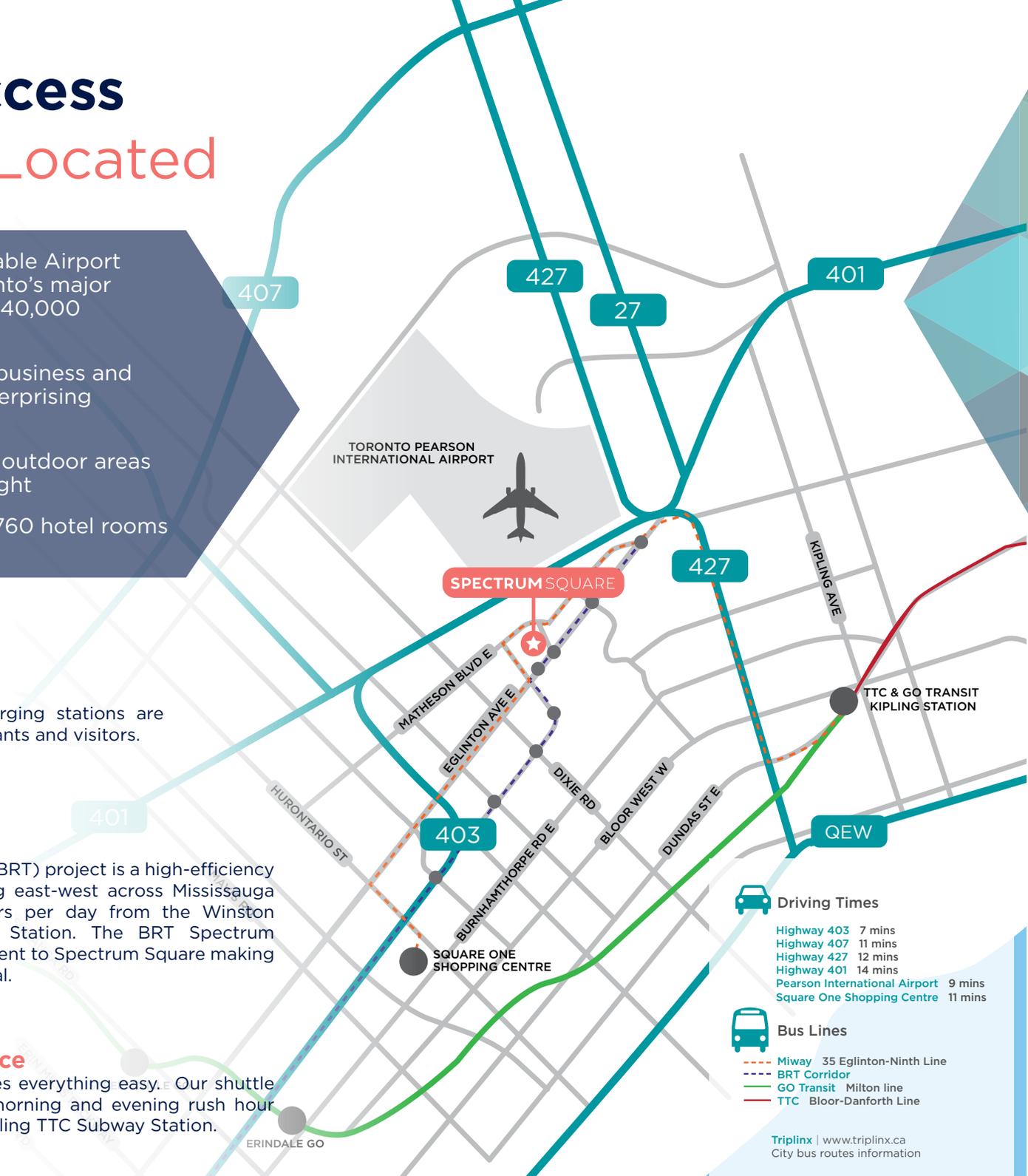
## BRT

The Bus Rapid Transit (BRT) project is a high-efficiency transit corridor running east-west across Mississauga for thousands of riders per day from the Winston Churchill to Renforth Station. The BRT Spectrum Station is directly adjacent to Spectrum Square making transit accessibility ideal.



## Shuttle Bus Service

Spectrum Square makes everything easy. Our shuttle bus service provides morning and evening rush hour service to and from Kipling TTC Subway Station.



Mode	Destination	Driving Time
Driving Times	Highway 403	7 mins
	Highway 407	11 mins
	Highway 427	12 mins
	Highway 401	14 mins
	Pearson International Airport	9 mins
	Square One Shopping Centre	11 mins

Mode	Line
Bus Lines	Miway 35 Eglinton-Ninth Line
	BRT Corridor
	GO Transit Milton line
	TTC Bloor-Danforth Line



## **A new generation of high performance office, designed to increase employee productivity.**

Leveraging its rich history of successful sustainable projects, HOOPP has designed Spectrum Square to exceed all previous benchmarks for environmental, sustainable and building performance standards for LEED Gold status while elevating tenants' brands and employee comfort. Spectrum Square enables companies to attract and retain the best, and increase productivity of their most valuable asset - their people!

**A pressurized raised floor HVAC system** allows each employee to control their own climate, delivering fresh air throughout the day.

**Daylight harvesting and floor-to-ceiling windows** offer an abundance of natural light penetration.

- **Increase Employee Comfort:** 14" raised floor with individual controls pump 100% fresh air into the office in contrast to the recirculated air found in almost any other office environment, increasing employee comfort, wellness and ultimately, productivity.
- **Reduce Harmful Toxins:** Non-VOC construction materials are used and the space is later "flushed" to eliminate odours from new materials. This ensures that there is superior clean indoor air quality.
- **Reduce Costs:** All tenant voice, data and electrical cables are delivered through the 14" raised floor ensuring flexible and adaptable floor plans to suit evolving needs, reducing leasehold improvement costs when compared to traditional buildings.
- **Reduce Absenteeism:** Sustainable design features result in happier and healthier employees, shown to reduce the number of sick days per year and increasing an organization's bottom line.

- **Views for all:** All employees enjoy greater access to natural light with 10'6" floor-to-ceiling glass.
- **Harness the Sun:** Exterior light shades and internal light shelves reduce the amount of sun directly penetrating the office, decreasing heat load and the need for cooling.
- **Save Energy:** Glare free indirect lights with light sensors provide a comfortable environment while reducing energy costs.
- **Increase Productivity:** Proximity to natural light, greater occupancy control over light levels and less lighting glare means healthier, happier and more productive employees.



A photograph of an outdoor terrace on a rooftop. In the background, three people are seated at a table under a large green umbrella, looking at documents. Another green umbrella is closed in the foreground. The terrace has a glass railing and overlooks a cityscape with a Starbucks building. The foreground shows a wooden table and chairs on a tiled patio. A colorful geometric overlay is on the right side.

**Outdoor terraces** provide fresh air, natural light and employee collaboration and meeting space.

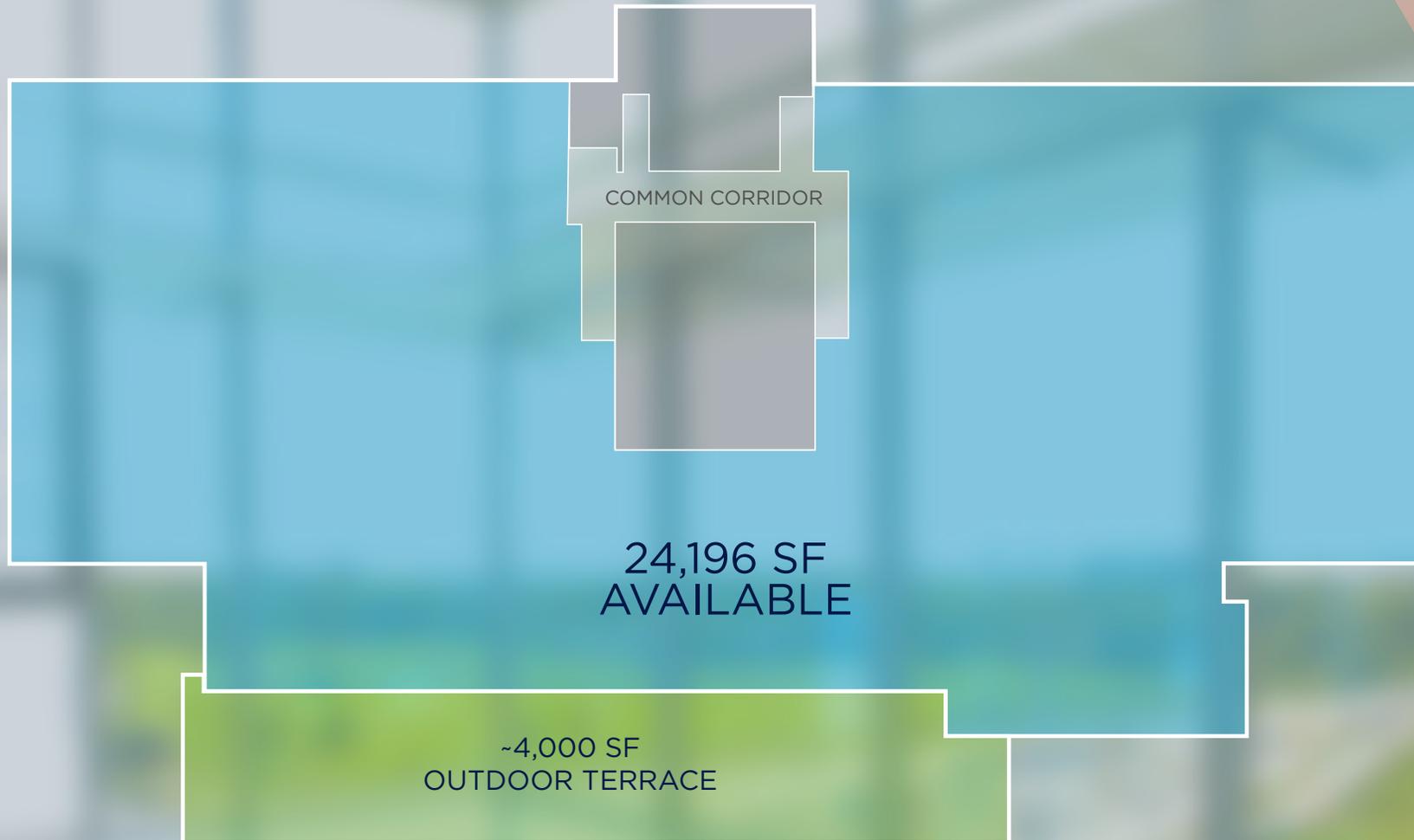
# 5015 Specturm Way - FULLY LEASED



- 130,880 SF - Fully Leased
- ~26,176 SF typical floor plates
- Home to:
  - IPC
  - Asics
  - Risk Control Technologies
  - Revera
  - Choice Hotels



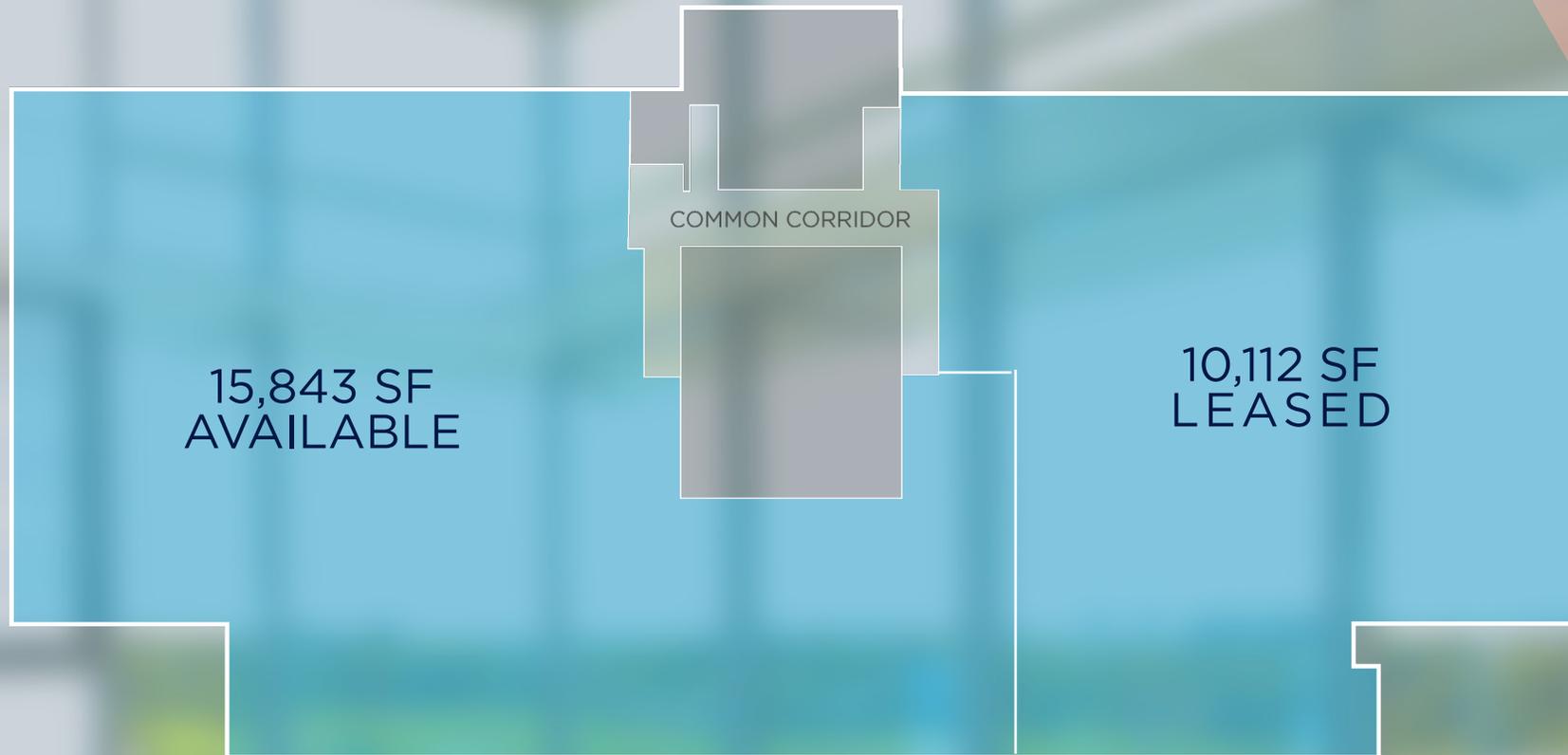
# 5050 Satellite Drive - 2<sup>nd</sup> Floor



- Up to ~95,000 available
- ~26,176 SF typical floor plates
- Pocket of 10-15,000 SF available on 5th floor
- Available Q4 2019
- ~4,000 SF outdoor terrace available for a 50,000 SF tenant



# 5050 Satellite Drive - 5<sup>th</sup> Floor



- Up to ~95,000 available
- ~26,176 SF typical floor plates
- Available Q4 2019
- Pocket of 15,843 SF available on 5th floor



## OWNERSHIP



Healthcare of Ontario Pension Plan is one of Canada's largest property owners and a long term owner of high quality real estate with a commitment to sustainability and happier, healthier work spaces.

HOOPP Real Estate manages the HOOPP pension fund's allocations to real estate investments and owns over 40 million square feet of commercial, retail, industrial, and multi-residential buildings in approximately 200 locations in Canada, the United States, the United Kingdom and Europe. HOOPP's 2014 real estate portfolio was valued at \$9 billion and its strategy is to invest in healthy, efficient and high-performing buildings that deliver a quality product to its tenants and investment returns to its plan members. It applies leading global sustainability practices to protect and enhance the value of its portfolio and reduce the environmental impacts of both existing buildings and new developments.

## MANAGEMENT



Trioest is an entrepreneurial leader in institutional real estate creating sustainable places that enhance communities and enrich relationships. Our platform offers capital and advisory services with over \$10 billion in assets under management and \$2 billion in development. From offices in each major market across Canada, Trioest combines local intelligence with deep expertise to drive superior returns.

## LEASING



The JLL team specializes in high performance office buildings and challenge traditional methods of workplace value analysis by demonstrating how investments in healthy, sustainable workplaces offer the most profound opportunity for cost savings. While most organizations focus on reducing utilities and rent costs, JLL's approach focuses on the impact that the workplace environment can have on an organization's most valuable (and costly) asset: their people and their productivity.

# SPECTRUM SQUARE



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