


SPECTRUM SQUARE

The Evolution of the Workplace

5050



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



- Leased
- Available
- Future Office Development

A1 Starbucks	A5 Subway	B4 CheeZaatar	C4 Available ±2,200	E1 Spectrum Square Dentistry	F1 Union Eatery
A2 Teriyaki Experience	B1 Z-teca	C1 LightTouch Med Spa	D1 Anytime Fitness	E2 Available ±2,200 SF	F3 Naan & Kabob
A3 South East Mango	B2 Charminar Indian Cuisine	C2 Chairacters Hair & Makeup	D2 Available ±7,700 SF	E3 Lyft	D2 Flagship Restaurant
A4 Pizza Land	B3 Available ±2,450 SF	C3 Pumpnickel's	D3 Pedi N Nails	E4 Available ±1,990 SF	

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

PEDI/NAILS



SUBWAY



South East
Mango

Light Touch
MED SPA

CHAIRACTERS
hair/makeup

z-teca

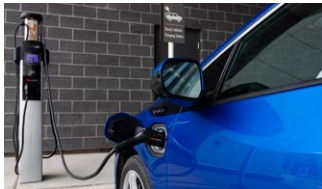


TERIYAKI
EXPERIENCE



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.



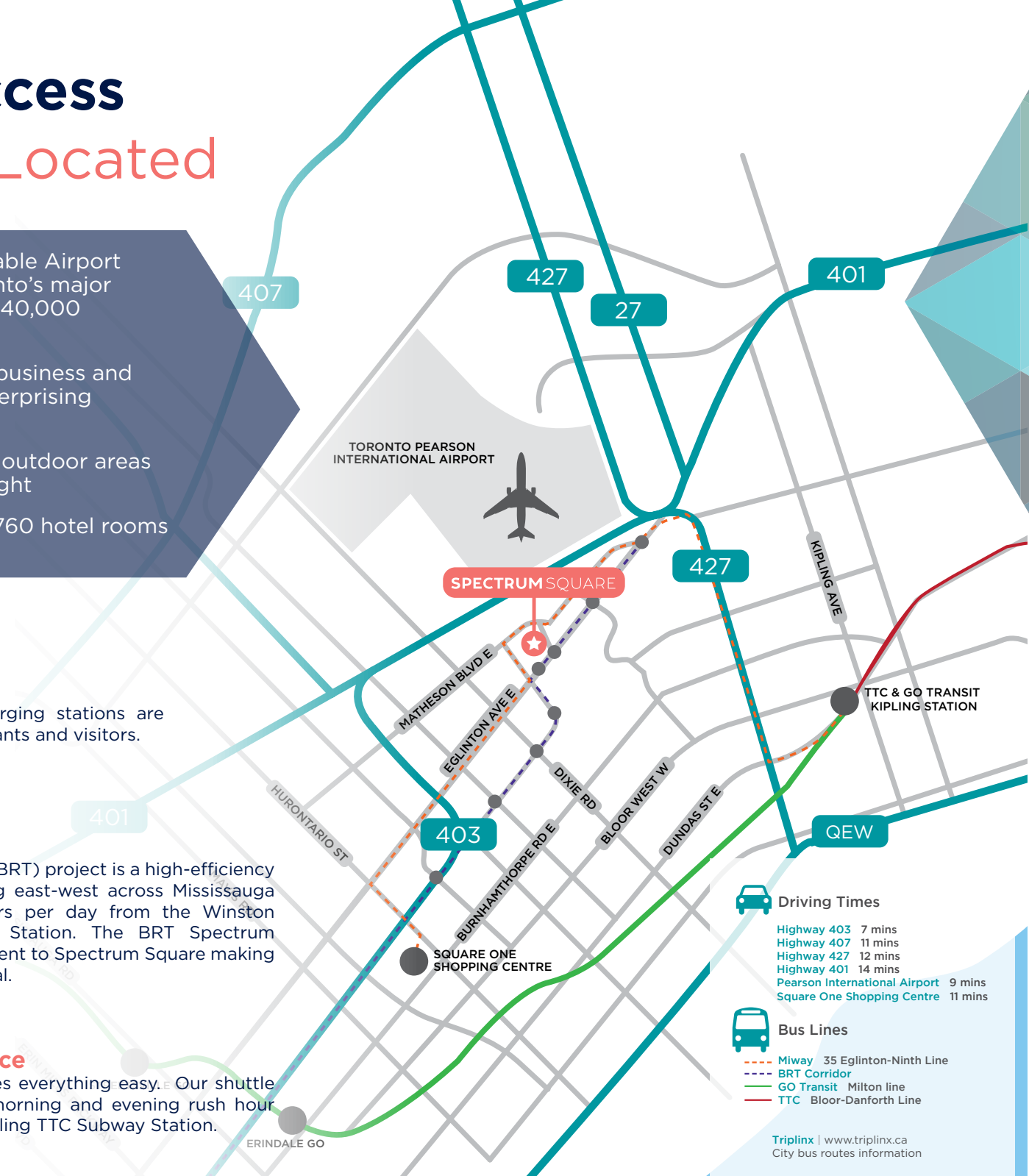
BRT

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.



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

Bus Lines

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



LEED Gold Certified



**Winner of 2020 CREST Award
for Sustainability Excellence**

**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.



CLICK HERE FOR A VIRTUAL TOUR OF OUR EDUCATIONAL PRESENTATION CENTRE @ 5050 SATELLITE DRIVE

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 foreground, there is a large wooden table with several orange chairs. In the background, three people are sitting at a smaller table under a large green umbrella. The terrace has a glass railing and overlooks a cityscape with buildings and a Starbucks sign. The sky is blue with some clouds. There is a decorative geometric pattern in the bottom right corner.

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

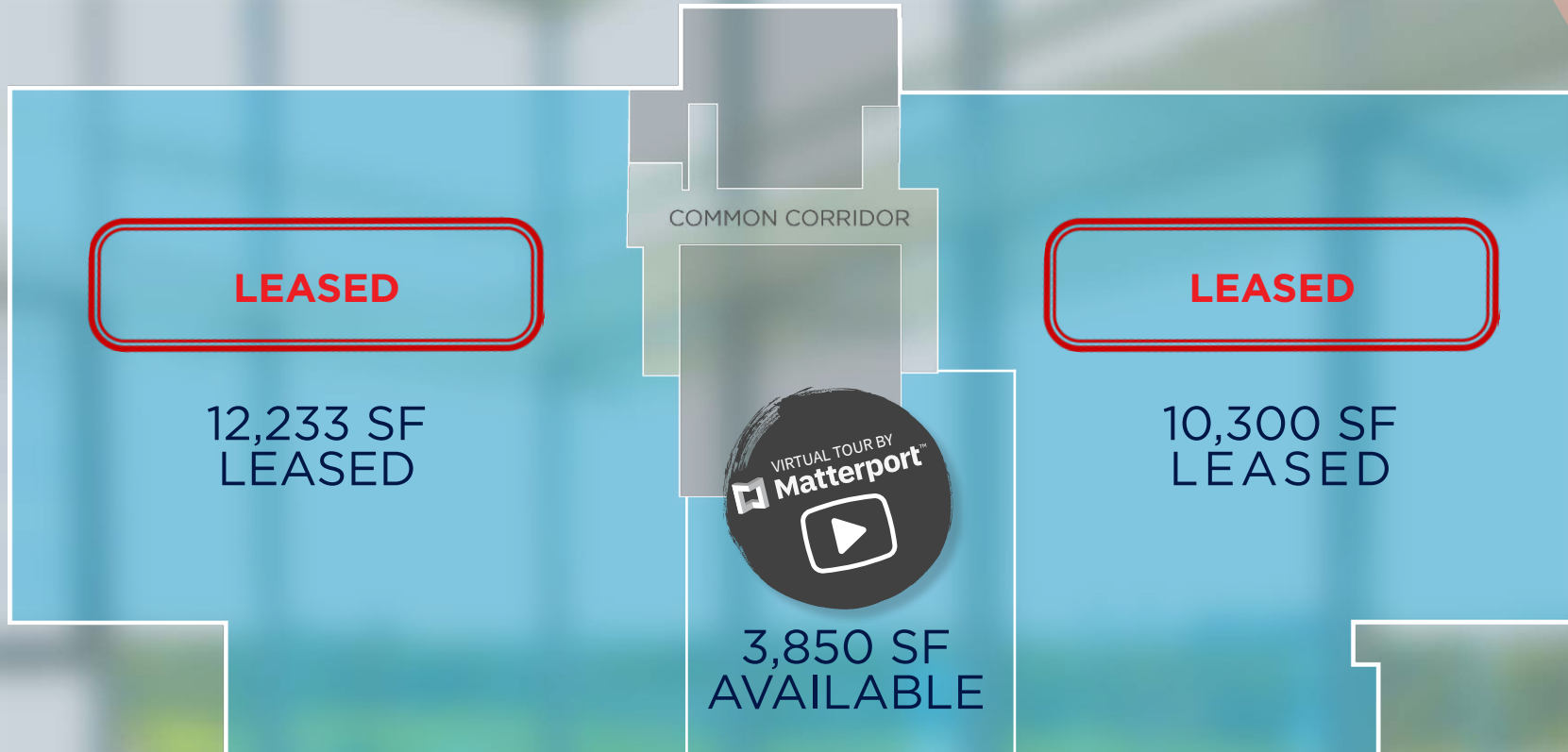
5050 Satellite Drive - 4th Floor



- Up to 30,225 SF available
- Available Immediately
- Additional pocket of 3,850 SF available on 5th Floor



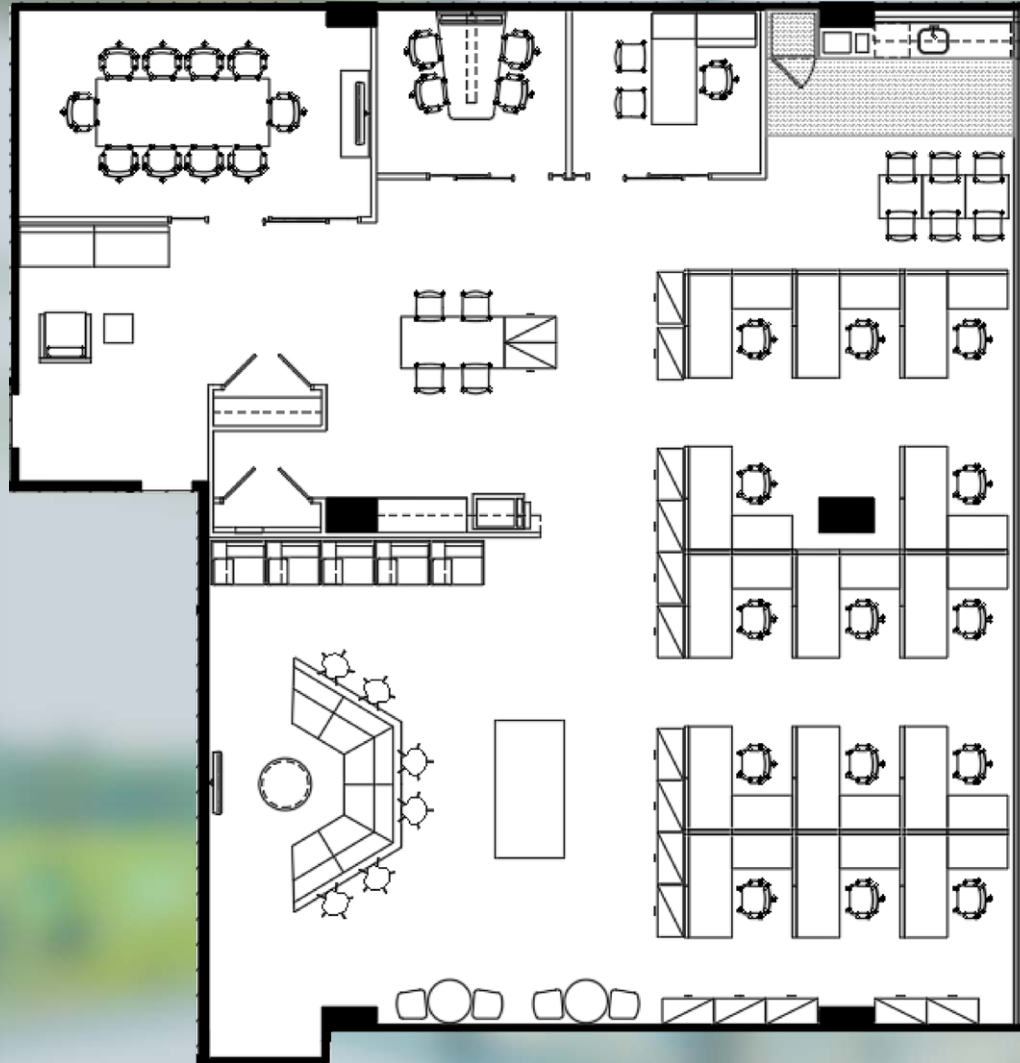
5050 Satellite Drive - 5th Floor



- Up to 30,225 SF available
- Model Suite Available Immediately
- Entire 4th Floor of 26,375 SF also available
- Click to Watch Virtual Tour of Model Suite



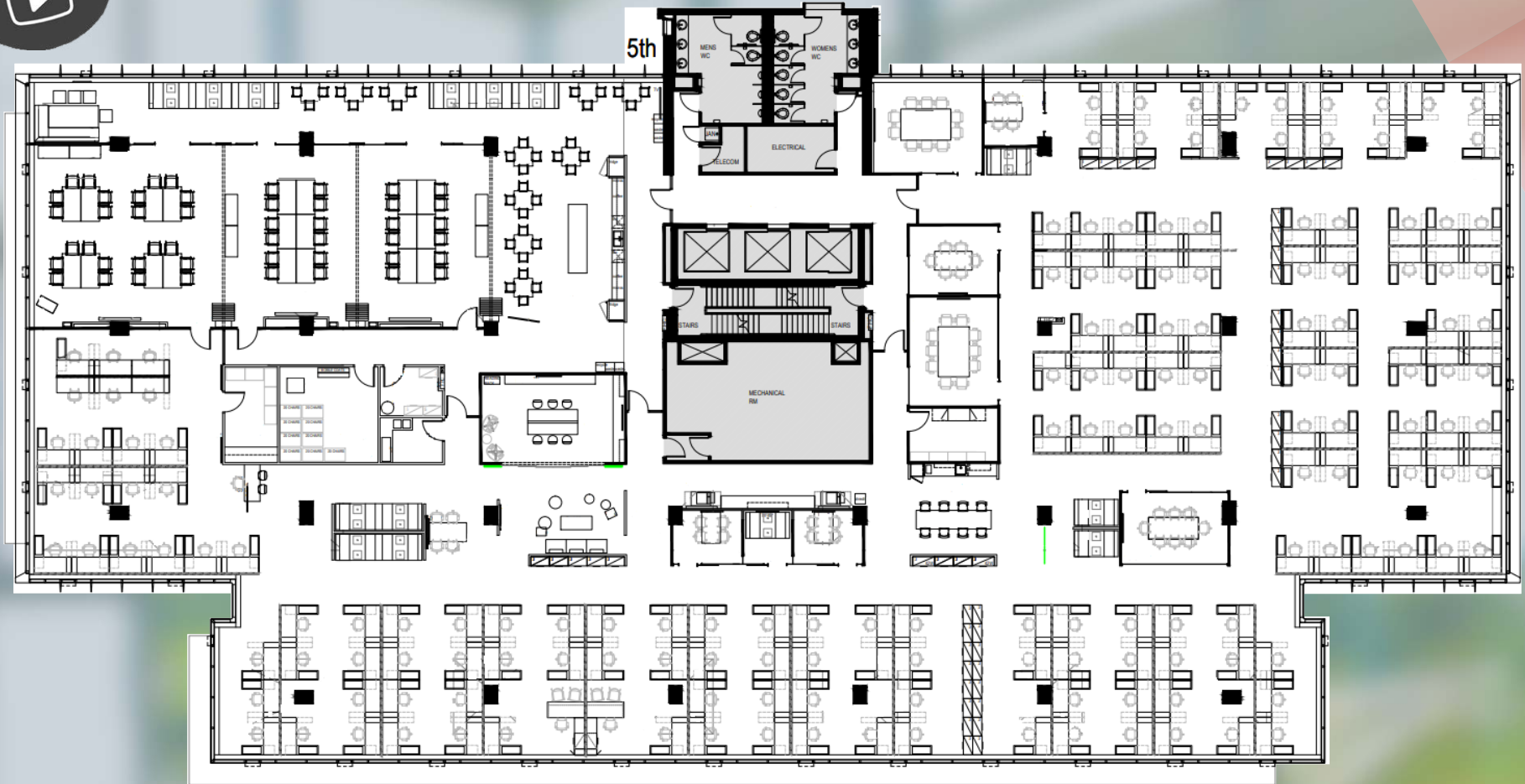
5050 Satellite Drive - 5th Floor Model Suite



- 3,850 SF available
- Available Immediately



5015 Spectrum Way - 5th Floor



- Full Floor of 26,176 SF
- Available May 1, 2022
- Move-in ready space (furniture can potentially be made available)
- Open concept layout
- Features large “town hall” area with kitchen area and 3 meeting rooms with moveable walls.
- Exterior signage potentially available



OWNERSHIP



Created in 1960, HOOPP is a multi-employer contributory defined benefit plan for Ontario's hospital and community-based healthcare sector with over 610 participating employers. HOOPP's membership includes nurses, medical technicians, food services staff and housekeeping staff, and many other people who work hard to provide valued Ontario healthcare services. In total, HOOPP has more than 400,000 active, deferred, and retired members.

HOOPP is one of Canada's largest property owners and developers with over \$15.5 billion dollars in global real estate assets as of 2020. In total, HOOPP owns more than 46.5 million square feet of commercial, retail, industrial, and multi-residential buildings, with an additional 6.7 million square feet under development. These assets are located in approximately 200 locations throughout Canada, the United States, the United Kingdom and Western Europe.

HOOPP's strategy is to invest in healthy, efficient and high-performing buildings that deliver a quality product to its tenants as well as investment returns to its plan members. HOOPP applies leading global sustainability practices to protect and enhance the value of its portfolio and reduce the environmental impact of both existing buildings and new developments. To learn more, visit www.hoopp.com.

MANAGEMENT



TrioVest Realty Advisors Inc. (www.triovest.com) is a fully integrated commercial real estate company, providing investment, asset management, leasing and property management services for income properties on behalf of institutional and private investors. TrioVest's approach to commercial real estate investment is to continually seek opportunities to improve and enhance properties to achieve their full potential. TrioVest manages a 41 million square foot portfolio across Canada in excess of \$11 billion. Over the years, TrioVest has achieved an enviable record of success through our investments and excellence in management. TrioVest is a leader in strategic real estate advisory and management services and will continue to be at the forefront of change within the industry. TrioVest employs approximately 565 employees to manage 430 properties out of 8 corporate offices Canada-wide located in Toronto, Montreal, Mississauga, Saskatoon, Edmonton, Calgary, Burnaby and Vancouver.

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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