

MISSISSAUGA —

Sussex Centre

50 & 90 Burnhamthorpe Rd. West

REFINED SPACES FOR WORK & PLAY



DREAM
COLLECTION
GTA DISTRICT



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GTA DISTRICT

The past is present & the future is here

You don't need a downtown address to do great work. For many businesses, it's a better choice than being located in the city core. Especially for people living in the so-called 905, working in the Greater Toronto Area District is a great alternative to a daily commute downtown. Situated near a variety of vibrant mixed-use communities, our GTA office spaces keep employees close to home and make it easier to get to work. Whether you go west to Mississauga or east of the core in Scarborough, you'll find that business is booming.

[Learn more about Dream Collection](#) ↩

A revolutionary experience

Online service requests

From service requests to setting comfortable building temperatures, our advanced web enabled response service allows tenants to submit and monitor their requests in real time.

Live property updates

(COMING SOON)

Our Tenant Experience d+ app connects teams with the community around them, brings together everything from building notifications, events, exclusive discounts and special neighbourhood programs.

Seamless online payments

Making constant bank runs and cheque handling a thing of the past, our custom dreamConnect payment solution enables tenants to make instant online payments and bank transfers quickly and securely.

[Log in to Dream+](#) ↩

[Download the Dream+ App](#) ↩

[About DreamConnect](#) ↩

THE BUILDING —

Sussex Centre

Located in the heart of Mississauga City Centre, Sussex Centre offers quick access to Highway 403 and is just a short walk away from Square One Shopping Centre and the MiWay transit hub.

Sussex Centre offers several onsite amenities, including Tenant Conference Centre, Tenant Lounge and Fitness Centre, Bibab Express, Goodfella's Wood Oven Pizza, Gyu Kaku Japanese BBQ, Railroad Coffee, a print shop, and services such as banking, medical, and dental.

Building specs

Size	652,244 SF
Year built	1987
Number of floors	16
Additional rent	50 Burnhamthorpe: \$21.41 90 Burnhamthorpe: \$21.89
Asking rent	Negotiable

[Learn more](#) ↗



Amenities

Onsite amenities

- Goodfella’s Wood Oven Pizza
- Gyu-Kaku Japanese BBQ
- The Coop Wicked Chicken (Coming Soon)
- Gong Cha
- Railroad Coffee
- F45 Training
- ProBeauty Suites
- Postnet
- Optometrist
- Dentist
- State of the art Conference Centre
- Tenant Gym (*coming soon*)
- Lounge (*coming soon*)

Nearby amenities

- Square One Shopping Centre
- Whole Foods Market
- LCBO
- Metro
- Kariya Park
- The Delta Hotel
- The Keg
- Moxie’s Grill & Bar
- Earls Kitchen & Bar
- The Food District
- The Rec Room
- Jack Astor’s Bar & Grill
- Scaddabush Italian Kitchen & Bar
- Reds Wine Tavern
- La Carnita
- Boston Pizza
- Aroma Espresso Bar
- Canyon Creek

Sustainability & certifications



LEED Gold Certified



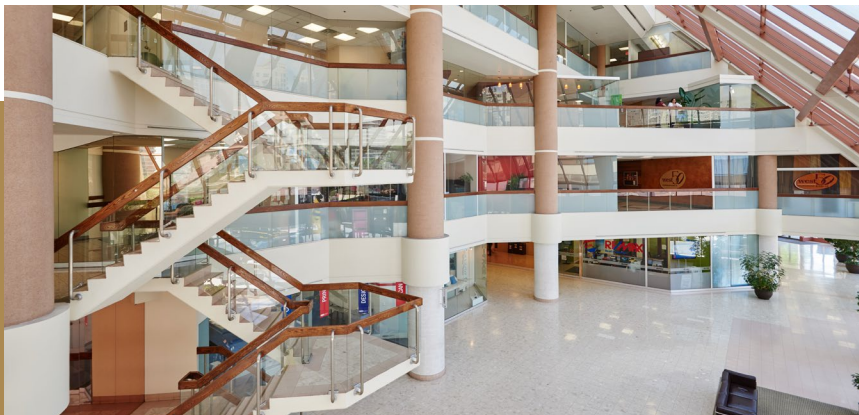
BOMA Best Certified Gold



WELL Health and Safety Rated 2021

Features

- Public transit surface route
- 8’ 5” ceiling height (slab to T-bar)
- **Fibre Optic Capability:** Zayo, Cogeco, Bell, Rogers, Telus, Cogent
- Shipping receiving
- Satellite dish capability
- **HVAC Dist System:** Central distribution system
- **HVAC Hours:** Monday – Friday – 7:30 am to 6 pm
- Fire detection system
- Sprinkler system
- 24/7 Manned security



50 Burnhamthorpe Rd. West

Suite	SQ.FT.	CONT.(SF)	Availability	Notes
206	7,639	n/a	Immediate	Base building condition. Tenant allowance included. Divisible.
312	8,050	n/a	Immediate	Excellent location in the linkway between the two office towers. Easy access to the main entrance.
316	24,759	n/a	Immediate	Big block opportunity with excellent exposure to the centre lobby. Located in the linkway between the two office towers.
348	4,152	n/a	Immediate	Unique walk-up space. Built out with several offices, kitchen and internal washrooms. Opportunity to have an entrance from Enfield Rd or the underground parking garage. The suite is self-contained.
402/404	8,029	8,029	Immediate	Built out space with perimeter offices, kitchen and open space. Space can be demised to 2,542 sq.ft. and 5,487 sq.ft.
405	2,737	10,766	Immediate	Mix of private offices, kitchen, IT Room and open area. Contiguous with Suites 402/404.
406	4,394	n/a	Immediate	Showroom/Office space. Mainly open area with storage. Internal unit – negotiable lease rate.
600	12,902	21,254	Immediate	Double glass door entry. Brand new finishes with a mix of private offices, meeting rooms, kitchen and open area. Can be combined with Suite 600 for a full floor opportunity. Virtual tour ↩
601	8,493	21,254	Immediate	Double door elevator exposure. Contiguous with Suite 600 for a full floor opportunity.
1100	5,814	n/a	Immediate	Available Immediately.
1102	14,658	19,981	Immediate	Mix of private offices, open area, kitchen, meeting rooms.
1500	14,431	n/a	Immediate	Full floor opportunity. Currently a mix of separate reception area and a mix of perimeter offices and open area.

90 Burnhamthorpe Rd. West

Suite	SQ.FT.	CONT.(SF)	Availability	Notes
408	9,843	n/a	Immediate	Double door elevator exposure. Mix of private offices, meeting rooms, kitchen and open area. Available immediately.
500	21,804	65,412	Immediate	Rare full floor opportunity. Virtual tour ↗
600	21,804	65,412	July 2024	Rare full floor opportunity.
700	21,804	65,412	July 2024	Rare full floor opportunity.
1205	1,850	2,949	Immediate	Partially build out suite.
1208	1,099	2,949	Immediate	Partially build out suite.
1501	1,604	4,170	Immediate	Mix of perimeter private offices, kitchenette and open area. Contiguous with Suite 1502.
1502	2,708	4,170	Available upon 60 days notice	Multiple private offices, open area, reception, kitchen and meeting rooms.
1504	5,606	n/a	Immediate	Double glass door entry.
1700	1,484	n/a	Immediate	Penthouse Suite – Walk up access only. Perfect for a start up or tech company. Asking \$5.00 Net per square foot. Amazing views overlooking Square One.

LOCATION —

Amenities

Restaurants & Cafes

1. Railroad Coffee, Bibab Express & Company Resto Bar, Grano Restaurant, Goodfella's Wood Oven Pizza, Guy-Kaku Japanese BBQ, Gong cha, Bibab Express
2. Tim Hortons
3. Failte Irish Pub
4. Moxie's Grill & Bar
5. The Keg
6. Boston Pizza
7. Scaddabush
8. Jack Astor's
9. Canyon Creek Chophouse

Services

1. MNP Ltd., Korea Exchange Bank of Canada & Mississauga Smiles
2. BMO
3. RBC Royal Bank

Parks & Recreation

1. Kariya Park
2. Mississauga Valley Park
3. Stonebrook Park

Hotels

1. Delta Hotel
2. Intercontinental Hotels Group
3. Whitehall Suites
4. Executive Travel Suites Ltd.

Shopping

1. Square One Shopping Centre
2. Whole Foods Market
3. Metro
4. LCBO

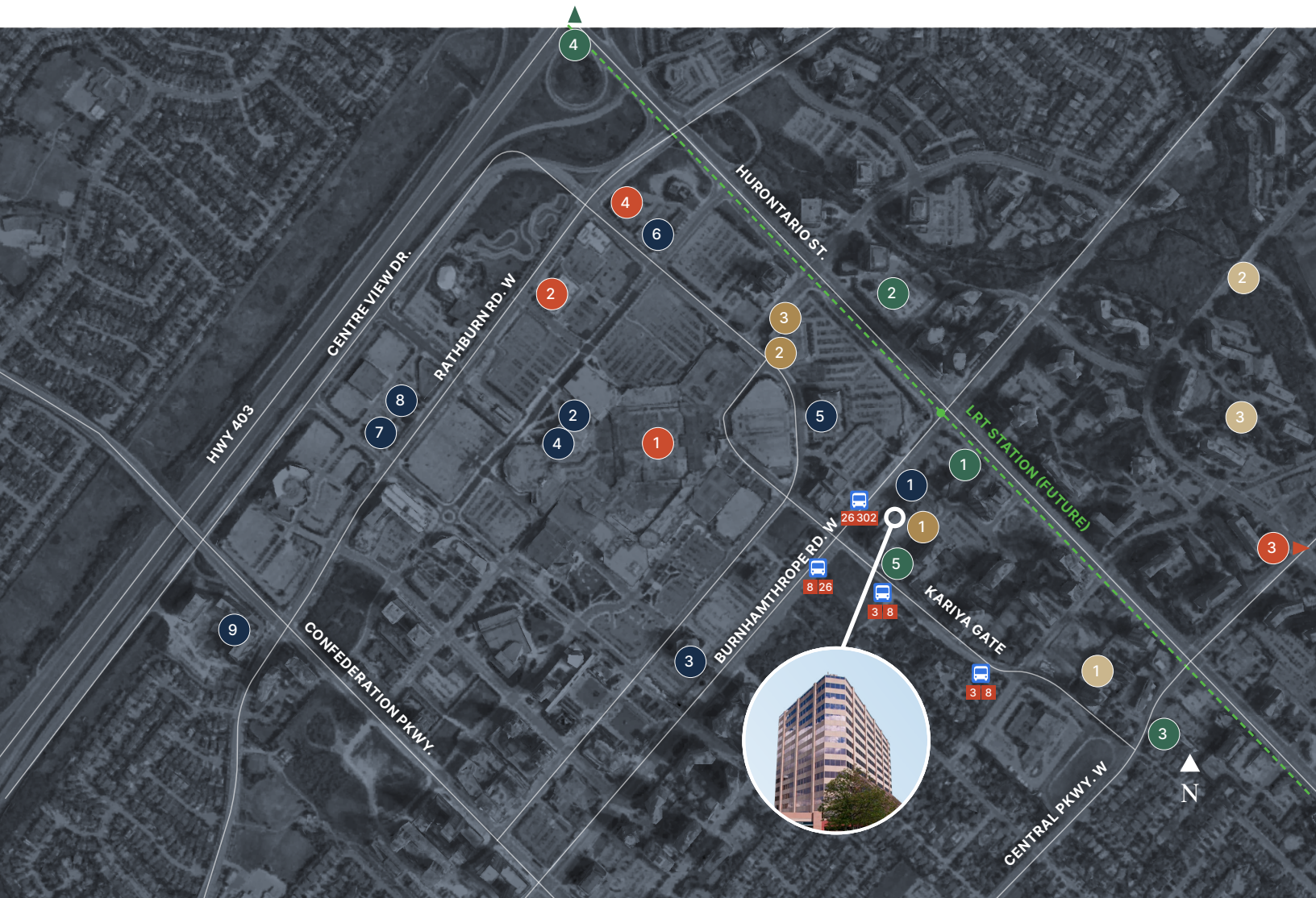
18 min. drive
To Pearson Airport

3 min. walk
Square One

12 min. bus
Erindale GO Station

Minutes away from
HWY 401, 403, 427 & QEW

 **Bus Route**



Our enhanced standards

01 Public spaces

Increased frequency of sanitization in all high touch point areas to effectively disinfect; lobby, entrances, and elevators.

02 Cleaning

Applied stringent practices around sanitization, disinfection and cleaning which now includes medical grade cleaning products. We have specially trained COVID-19 cleaning teams on standby should there be an identified case in our buildings.

03 Supplies

Our service team will monitor supplies to ensure that proper hygiene can be met to help reduce the spread of infection.

04 Behavioural & directional signage

We have added floor markers and signage in our lobbies, elevators, and washrooms to provide an extra level of precaution.

05 Physical distancing

We're encouraging anyone who enters our buildings to be aware of their surroundings and maintain a 6 foot distance at all times.

06 Sanitization

We have placed hand sanitizing stations in all of our lobbies.

07 Building & employee PPE

All customer facing Dream Employees will be required to wear Personal Protective Equipment including a face mask and gloves while conducting their daily tasks to ensure the safety of themselves, and those around them.

08 HVAC

Indoor Air Quality checks have been conducted throughout the building and water systems have been flushed and are ready for daily use.

We are also upgrading filters to MERV 13 and implementing a new operational checklist to ensure we run the building as efficiently as possible as you begin phasing back into the office.

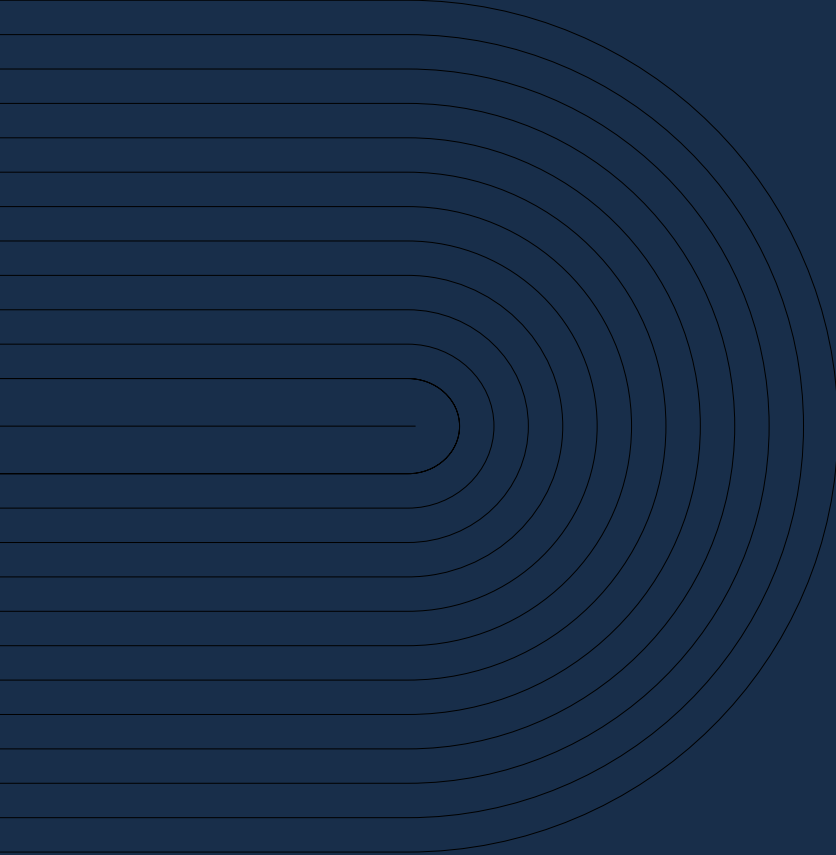
09 Tenant requested cleaning services

Above and beyond the rigorous cleaning we're enforcing in our buildings, tenants can request additional, enhanced cleaning of their spaces at an additional cost.

10 Spectrum Antimicrobial

We're using Spectrum Bio Clean System on all common area, high touch surfaces to keep you safe. It uses an environmentally friendly solution to disinfect and eliminate 99.9% of all viruses and bacteria. This system provides continuous protection against microbes for up to a year.





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