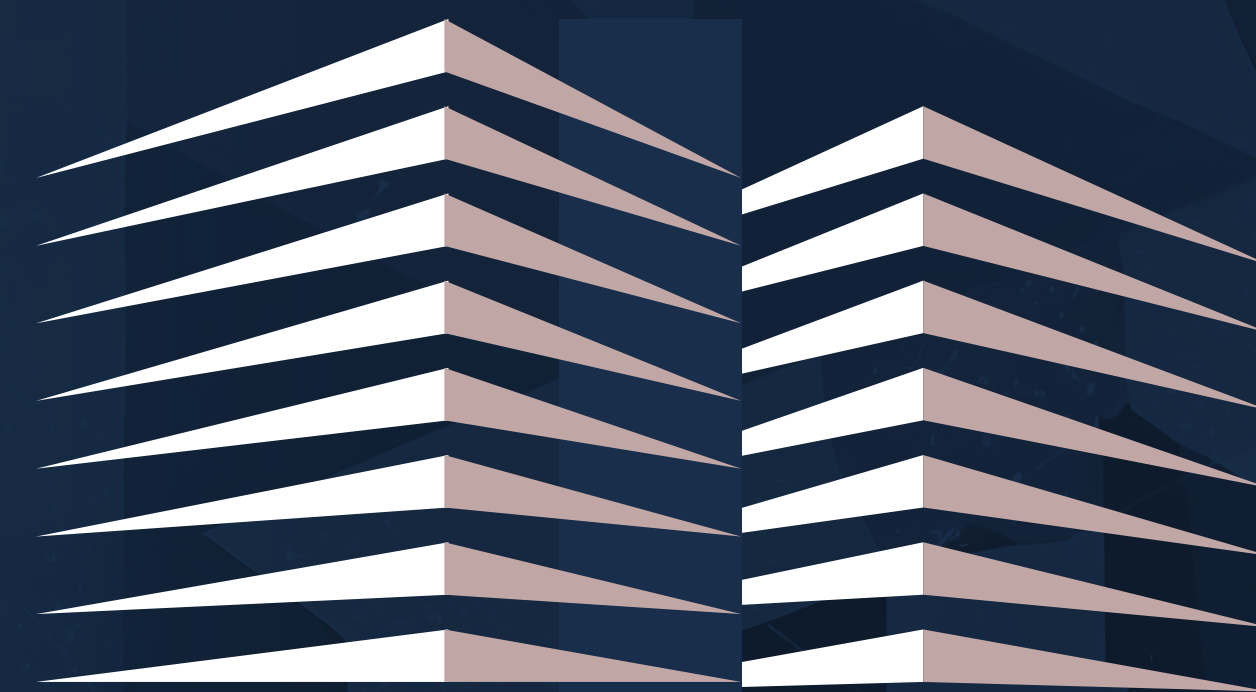




SUSSEX CENTRE

Office Space For Lease

50-90 BURNHAMTHORPE ROAD W. MISSISSAUGA



YOUR EVERYDAY IN ONE PLACE

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. A multitude of amenities are right within the building's premises, from on-site restaurants and cafés, to a dental office, dry cleaner, daycare and so much more. Access plenty, right at your place of work, contributing to an enhanced employee experience and fulfilling work environments, which boost productivity.



BUILDING SPECIFICATIONS

ADDRESS	50-90 Burnhamthorpe Road W.
LOCATION	Mississauga, Ontario
YEAR BUILT	1987
FLOORS	16
APPROX FLOOR PLATE	21,000 SF
BASIC RENT RATE	\$18.50 PSF Net
ADDITIONAL NET RENT	50 Burnhamthorpe: \$21.68 PSF 90 Burnhamthorpe: \$21.86 PSF
PARKING STALLS	1,606
TOTAL SF	Approx. 650,000 SF

BUILDING FEATURES

- MiWay Bus Stop at Doorstep
- 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
- Fire Detection System
- Sprinkler System
- 24/7 Manned Security
- Underground Parking

ONSITE AMENITIES

- Simply South Restaurant
- Bibab Express
- Turtle Jack's (coming soon)
- Gong Cha
- Gyu-Kaku Japanese BBQ
- Fun Time Day Care
- Mississauga Smiles Dentistry
- Vogue Optical
- Chai Pani (coming soon)

NEARBY AMENITIES

- Square One Shopping Centre
- Kariya Park
- Walmart
- Starbucks

BUILDING CERTIFICATIONS



BOMA Certified Gold



LEED Certified Gold



WELL Health and Safety



LOCATION OVERVIEW

The area surrounding Sussex Centre, adjacent to Square One Shopping Centre in Mississauga, is one of the most dynamic and accessible business hubs in the Greater Toronto Area. Conveniently, Burnhamthorpe Rd. W is at a 20-minute drive from downtown Toronto and a 15-minute drive to Pearson Airport. As well, the property is less than 90 minutes from Niagara Falls and the US border. The nearby Mississauga Transit, GO Transit, and the upcoming Hurontario LRT provide outstanding public transit options.

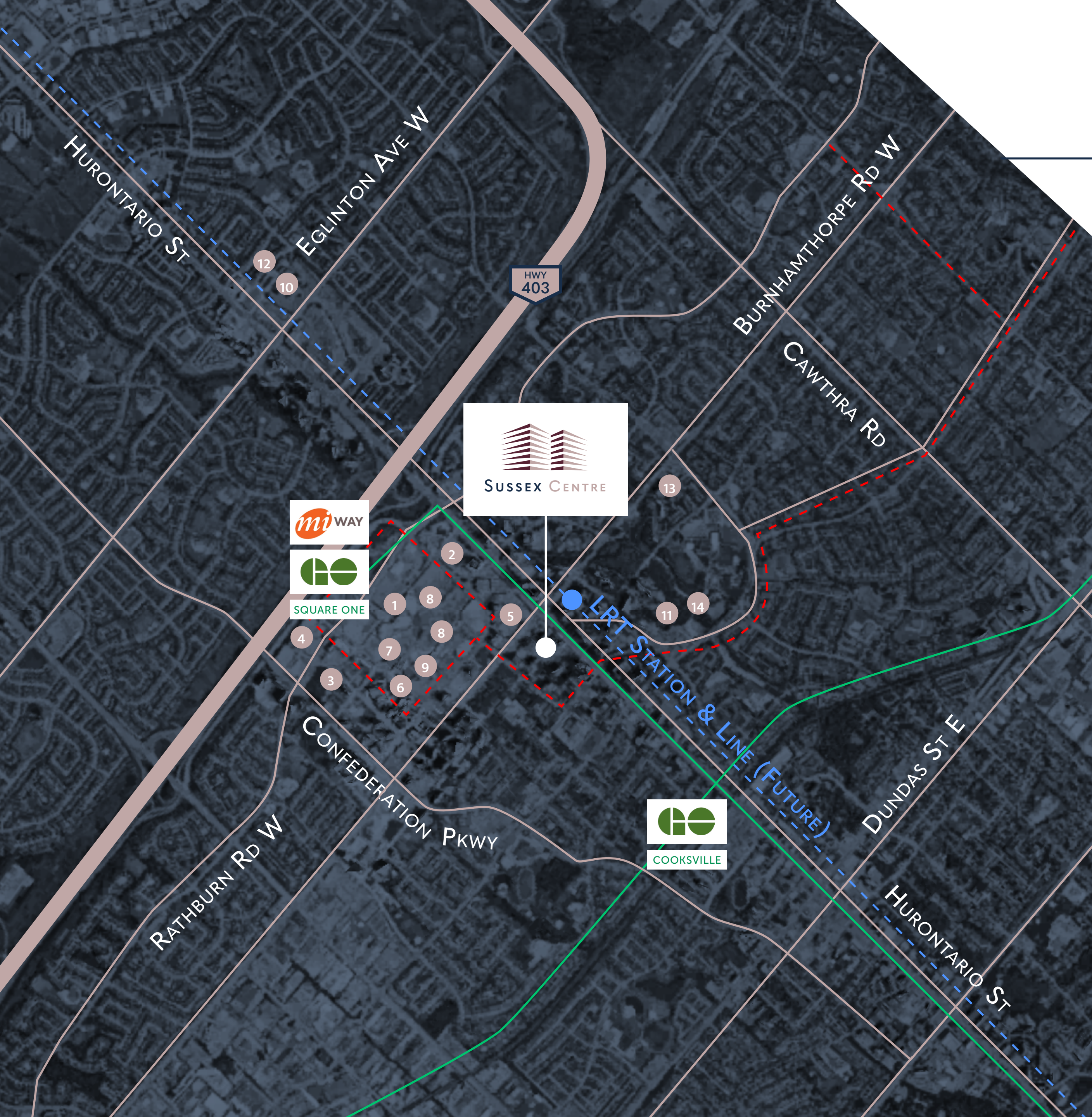
Positioned in the heart of Mississauga's city centre, the property is well-located, offering exceptional connectivity and convenience for businesses looking to establish or expand their presence in one of Canada's fastest-growing cities, Mississauga. The proximity to major highways, including the 403, 401, and QEW, ensures that businesses have easy access to Toronto, the surrounding Greater Horseshoe Area regions, and beyond.

THE SQUARE ONE PROJECT

The Square One District in Mississauga, Ontario, is a transformative 130-acre mixed-use development that will feature 18 million square feet of space, including new office towers, and enhanced retail and entertainment spaces around the existing Square One Shopping Centre.

Click to view
location & amenities





LOCATION AMENITIES

RESTAURANTS & RETAIL

- | | |
|----------------------|----------------------|
| 1 Square One | 8 Walmart |
| 2 Whole Foods Market | 9 Dollarama |
| 3 Scaddabush | 10 LCBO |
| 4 Starbucks | 11 Shopper Drug Mart |
| 5 The Keg | 12 Pet Value |
| 6 Dollarama | 13 Circle K |
| 7 The Bay | 14 Metro |



18 min. Drive to Pearson International



13 min. Bus to Square One GO Station



7 min. Walk to Square One



29 min. Bus to Dixie Station



GO Transit Line

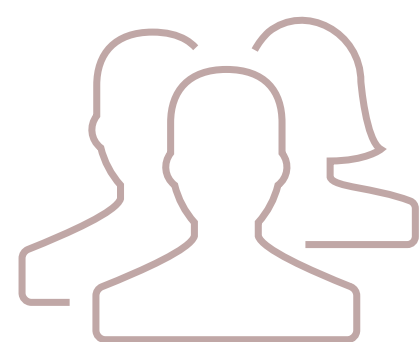


Future LRT - Hazel McCallion Line



MiWay Transit Line

LOCATION DEMOGRAPHICS



POPULATION
280,416



TOP 3 EMPLOYMENT
SECTORS
Professional, Scientific and
Technical Services
Retail Trade
Health Care and Social
Assistance



LABOUR EMPLOYMENT
RATE
91.8%



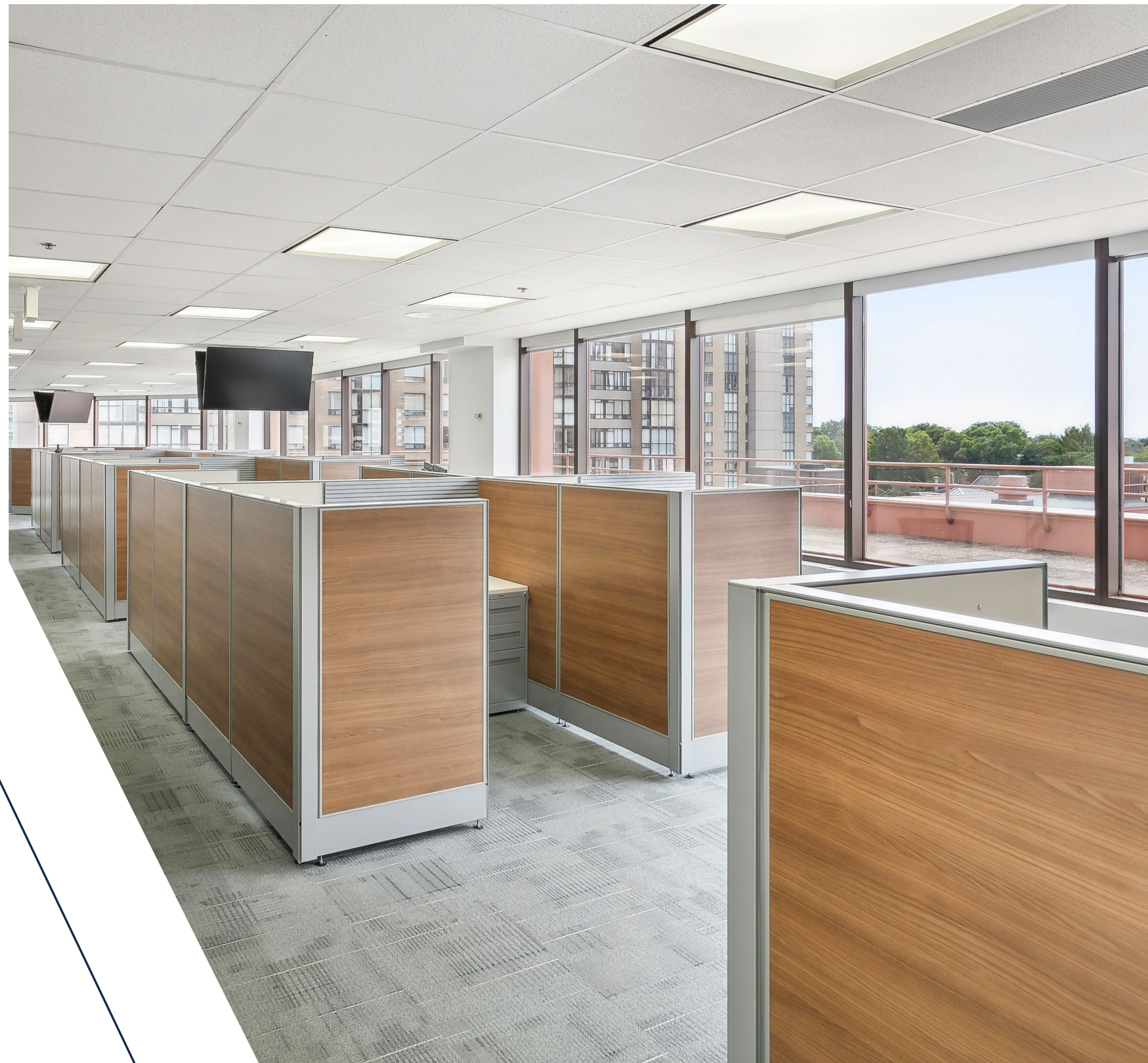
EDUCATION GRADUATED
FROM POST-SECONDARY
SCHOOL (AS OF 2020)
142,097
have a College, CEGEP
or Other Certificate or
Diploma or University



AVERAGE HOUSEHOLD
INCOME
CA\$152,263

*Data pulled from Colliers Hydra. Data as of 2023

GALLERY



FLOOR PLANS

Click on suite to view floor plan



50 BURNHAMTHORPE ROAD WEST

Suite 102	8,270 SF	Suite 500	7,324 SF (Avail. February 1, 2025)
Suite 202	1,616 SF	Suite 501	7,926 SF (Avail. October 1, 2025)
Suite 206	7,639 SF	Suite 505A	5,903 SF (Avail. October 1, 2025)
Suite 312	8,050 SF	Suite 505	2,926 SF (Avail. February 1, 2025)
Suite 316	25,181 SF	Suite 600	12,902 SF
Suite 336	1,628 SF	Suite 601	8,493 SF
Suite 348	4,127 SF	Suite 700	2,893 SF
Suite 401/403	7,823 SF	Suite 702	3,681 SF
Suite 402/404	8,029 SF	Suite 1100	5,814 SF
Suite 405	2,737 SF	Suite 1102	15,590 SF
Suite 406	4,394 SF	Suite 1500	14,387 SF

90 BURNHAMTHORPE ROAD WEST

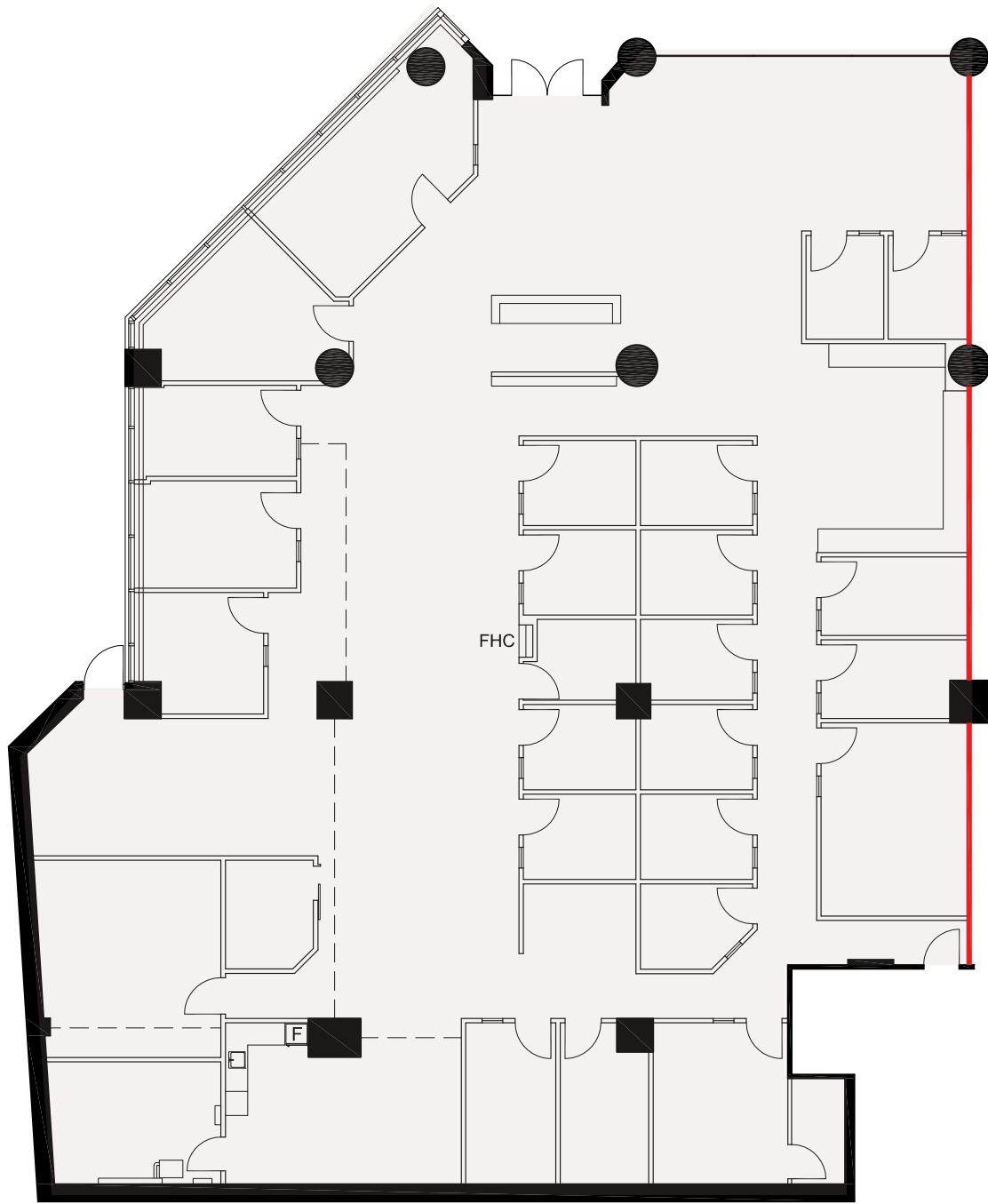
Suite 300	23,169 SF (Avail. April 1, 2025)	Suite 700	21,804 SF
Suite 400	8,806 SF (Avail. April 1, 2025)	Suite 1504	5,607 SF
Suite 600	21,804 SF	Suite 1700	1,507 SF
NET RENT		\$18.50 PSF	
ADDITIONAL RENT		50 Burnhamthorpe: \$21.68 PSF (2025) 90 Burnhamthorpe: \$21.86 PSF (2025)	

SUITE 102

50 BURNHAMTHORPE ROAD WEST

8,270 SF

- Ground floor unit built out with interior offices and meeting rooms

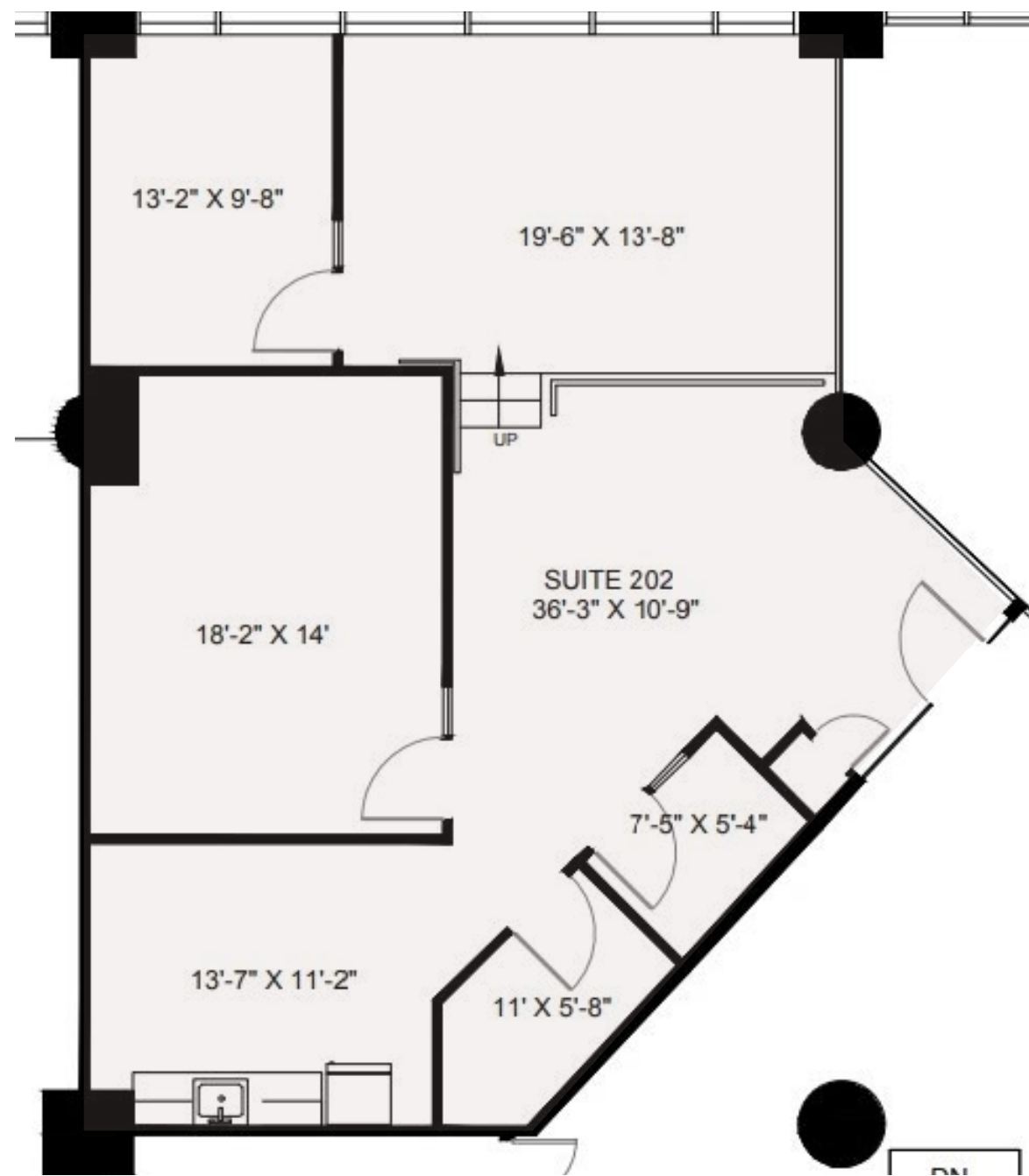


SUITE 202

50 BURNHAMTHORPE ROAD WEST

1,616 SF

- Built out suite with two offices, one meeting room and kitchenette



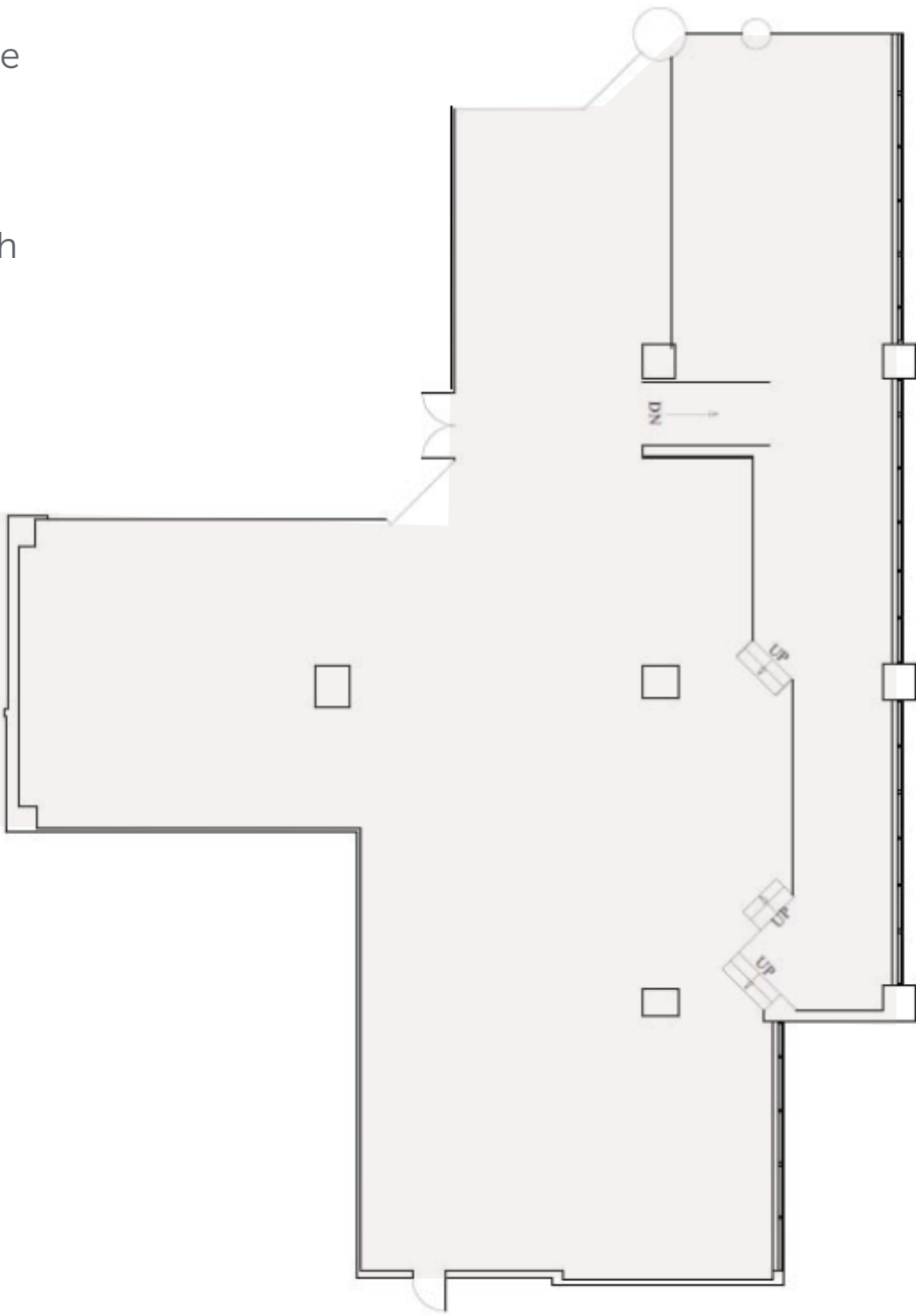
SUITE 206

50 BURNHAMTHORPE ROAD WEST

7,639 SF

- Unique space currently in Base building condition
- Tenant allowance included.
- Including step-down area with large floor to ceiling windows acting as a solarium

VIRTUAL TOUR



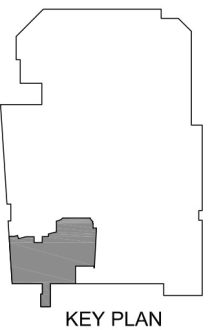
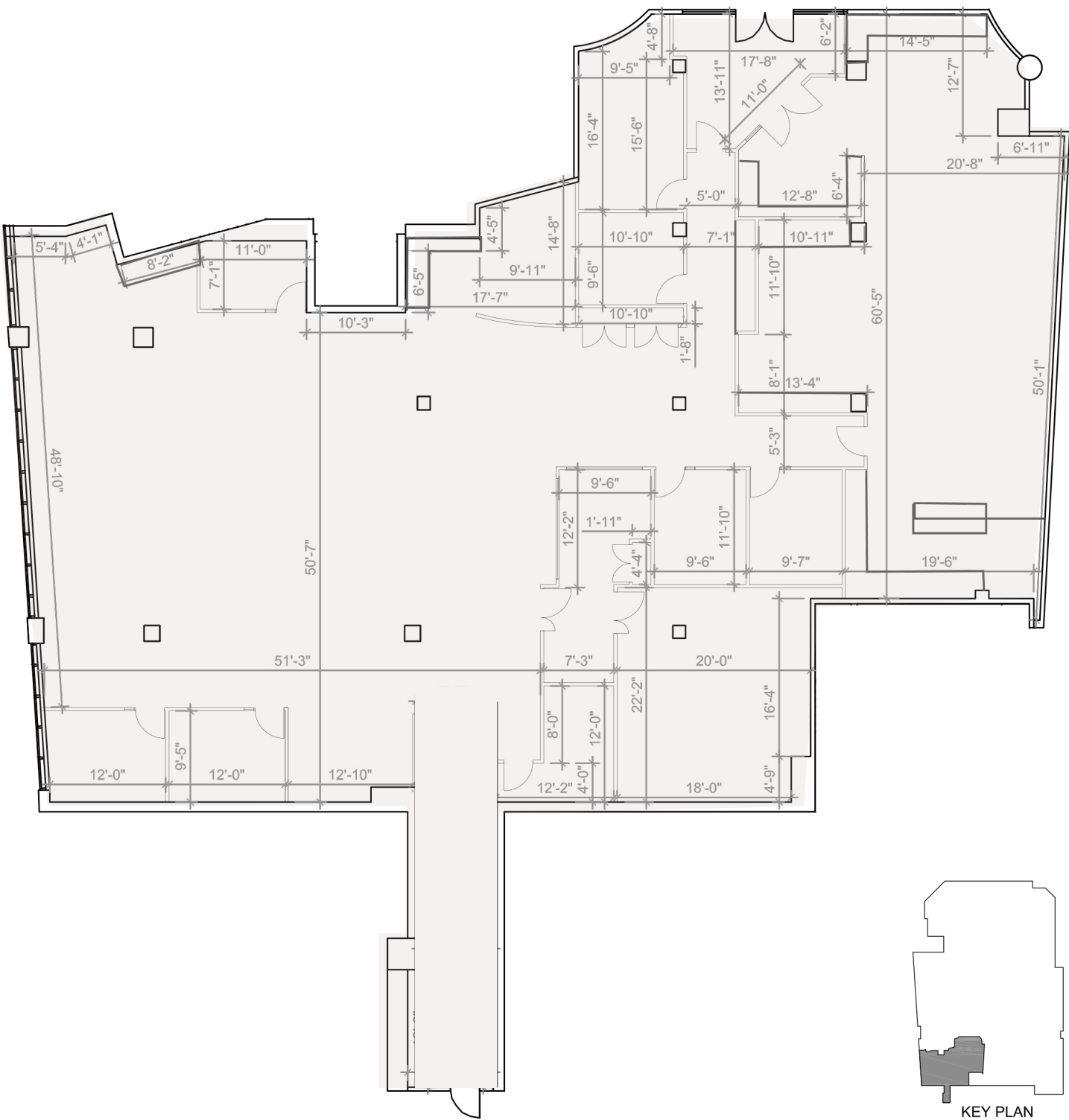
SUITE 312

50 BURNHAMTHORPE ROAD WEST

8,050 SF

- Space built out with enclosed reception area, ample millwork for storage, kitchenette and large open area for workstations
- Large IT room with existing racks and coolers

VIRTUAL TOUR



Click to return to floor plans



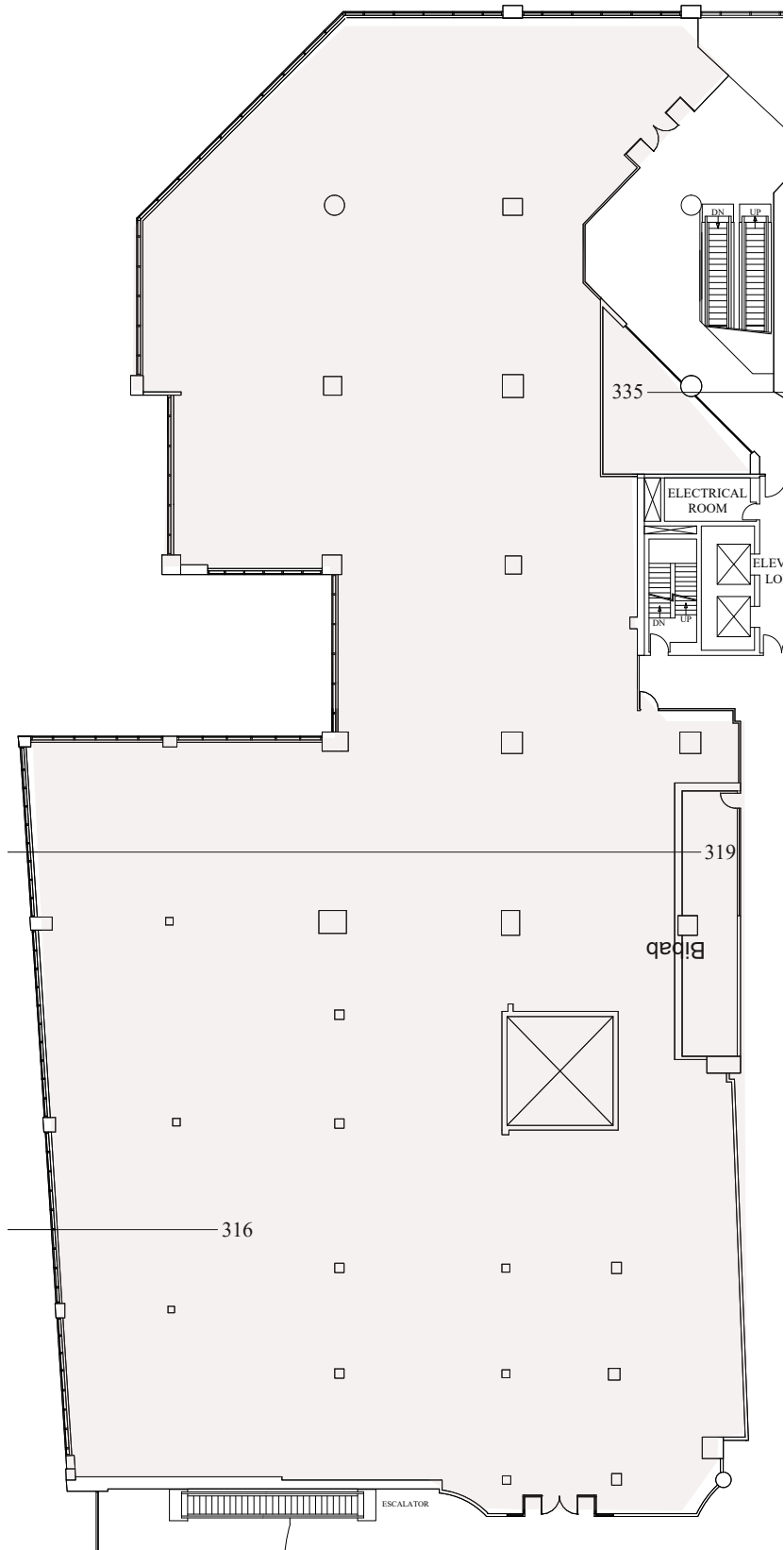
SUITE 316

50 BURNHAMTHORPE ROAD WEST

25,181 SF

- Big block opportunity with excellent exposure to the centre lobby
- Located in the linkway between the two office towers

VIRTUAL TOUR

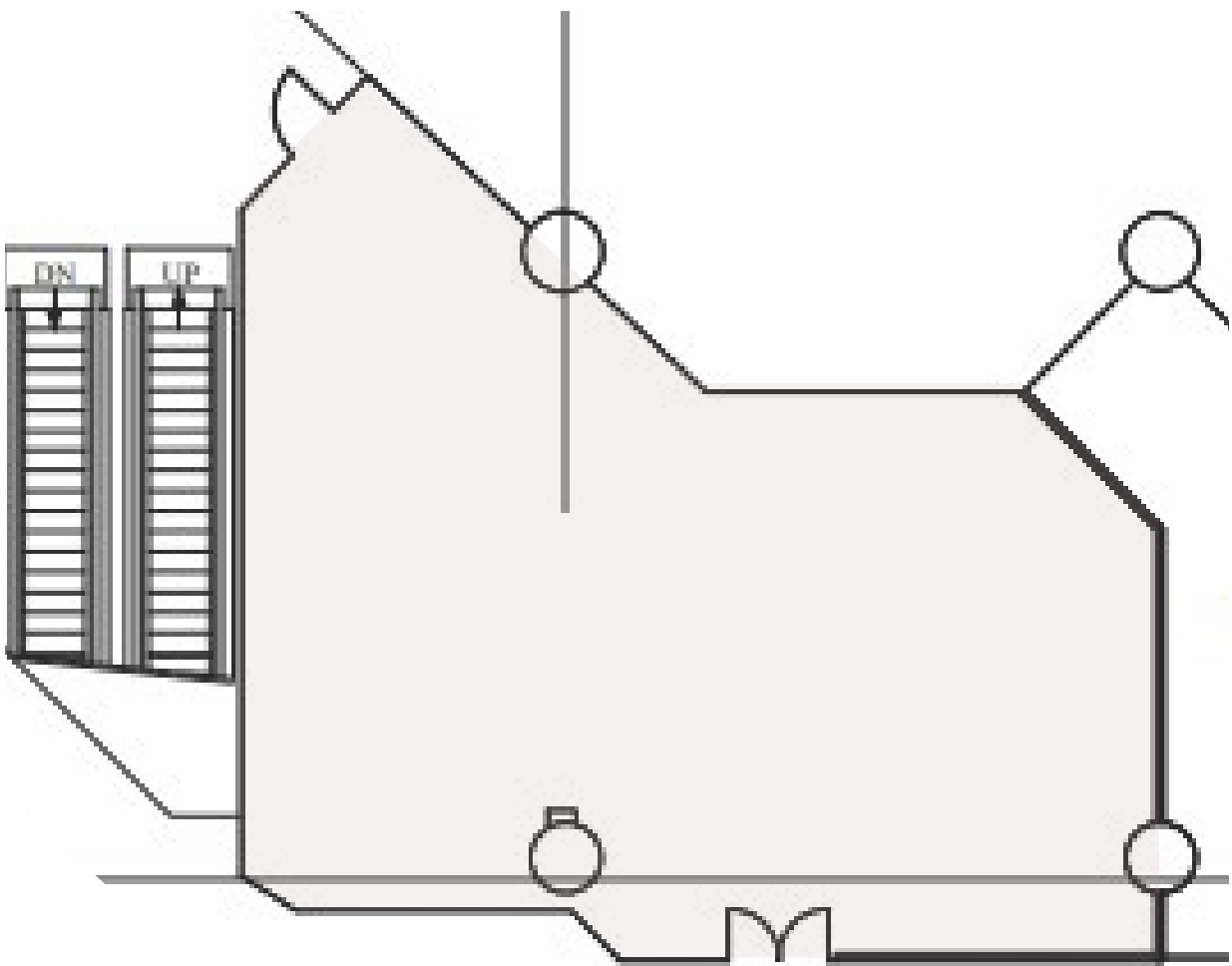


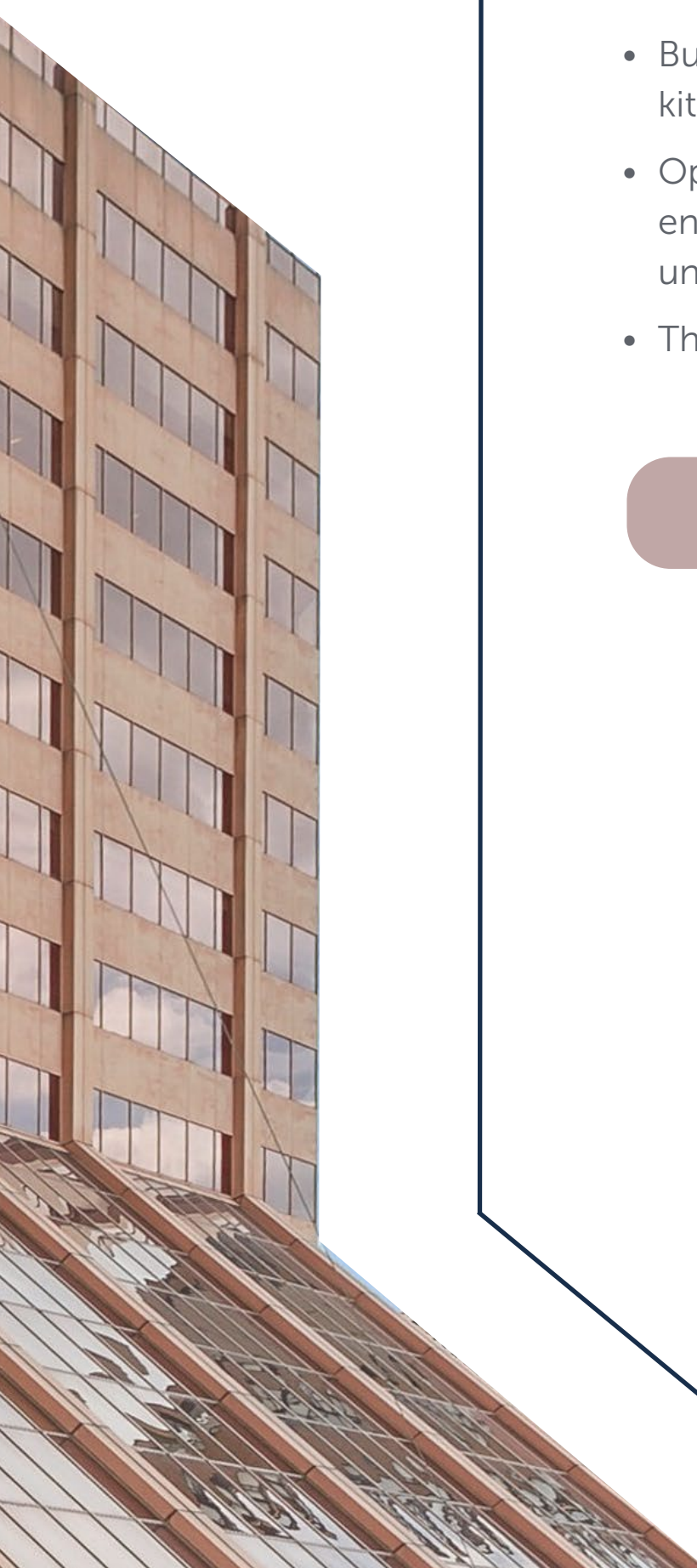
SUITE 336

50 BURNHAMTHORPE ROAD WEST

1,628 SF

- Base building condition





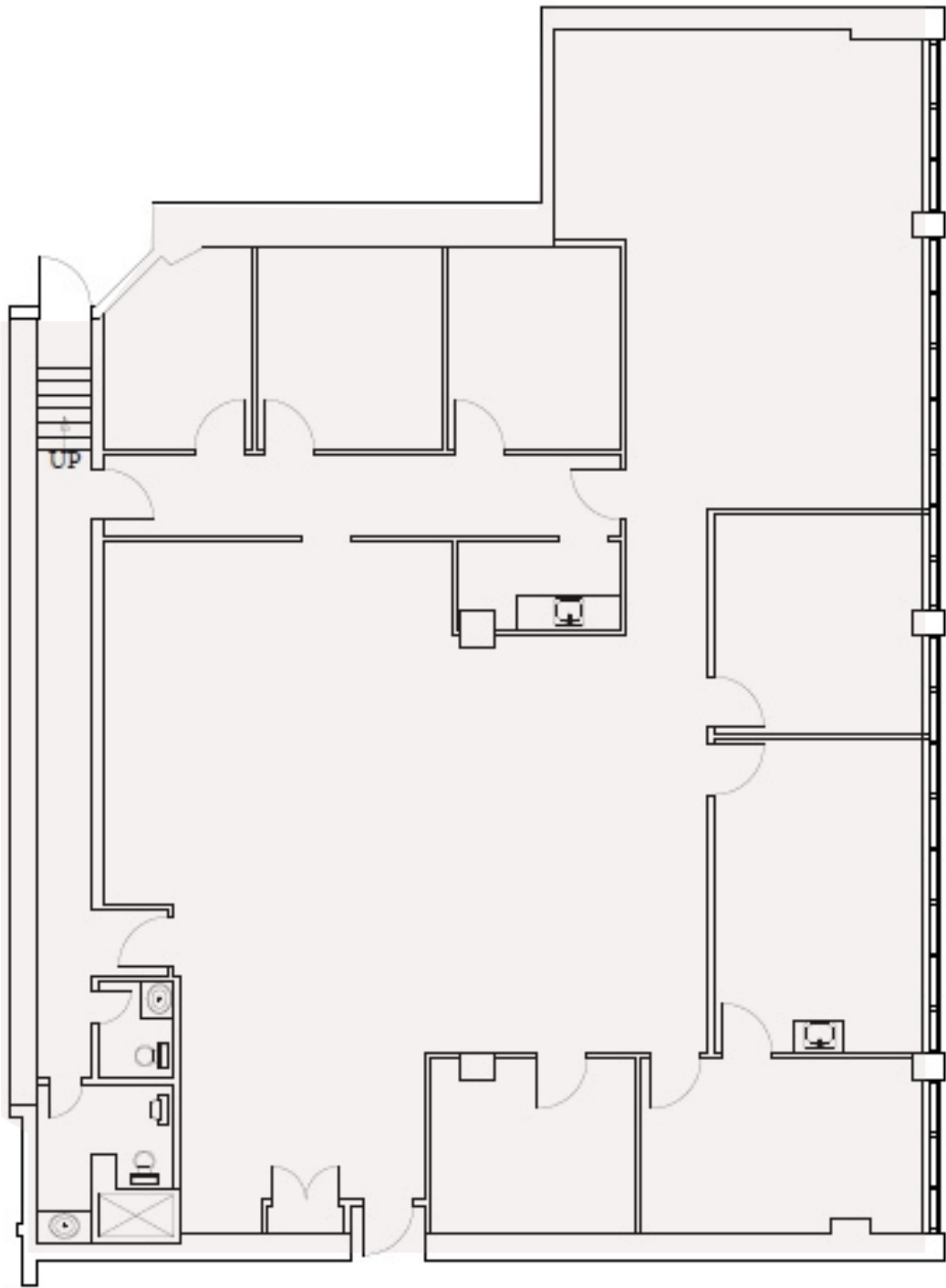
SUITE 348

50 BURNHAMTHORPE ROAD WEST

4,127 SF

- 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

VIRTUAL TOUR



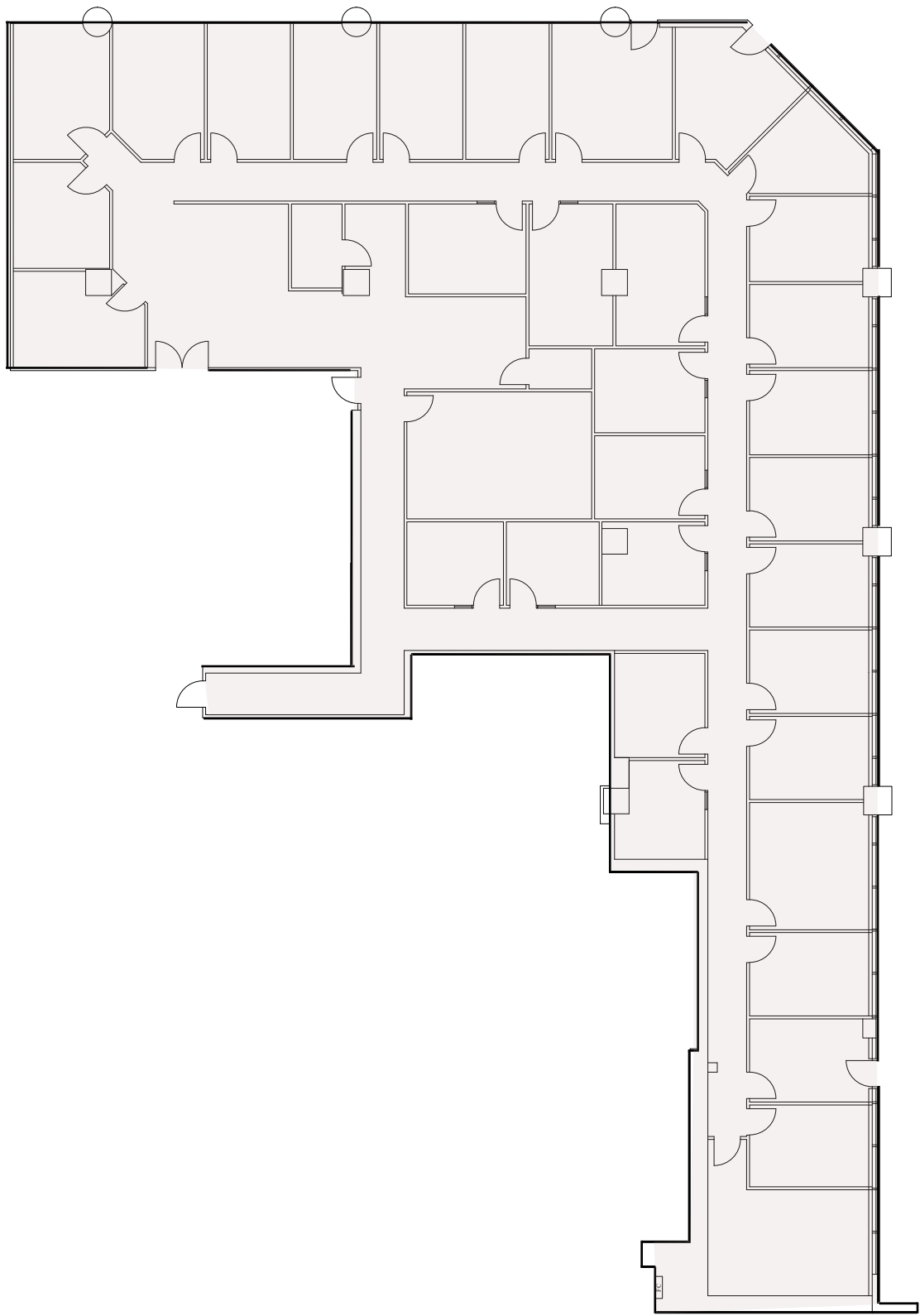
SUITE 401/403

50 BURNHAMTHORPE ROAD WEST

7,823 SF

- Built-out space
- Plenty of perimeter offices

VIRTUAL TOUR



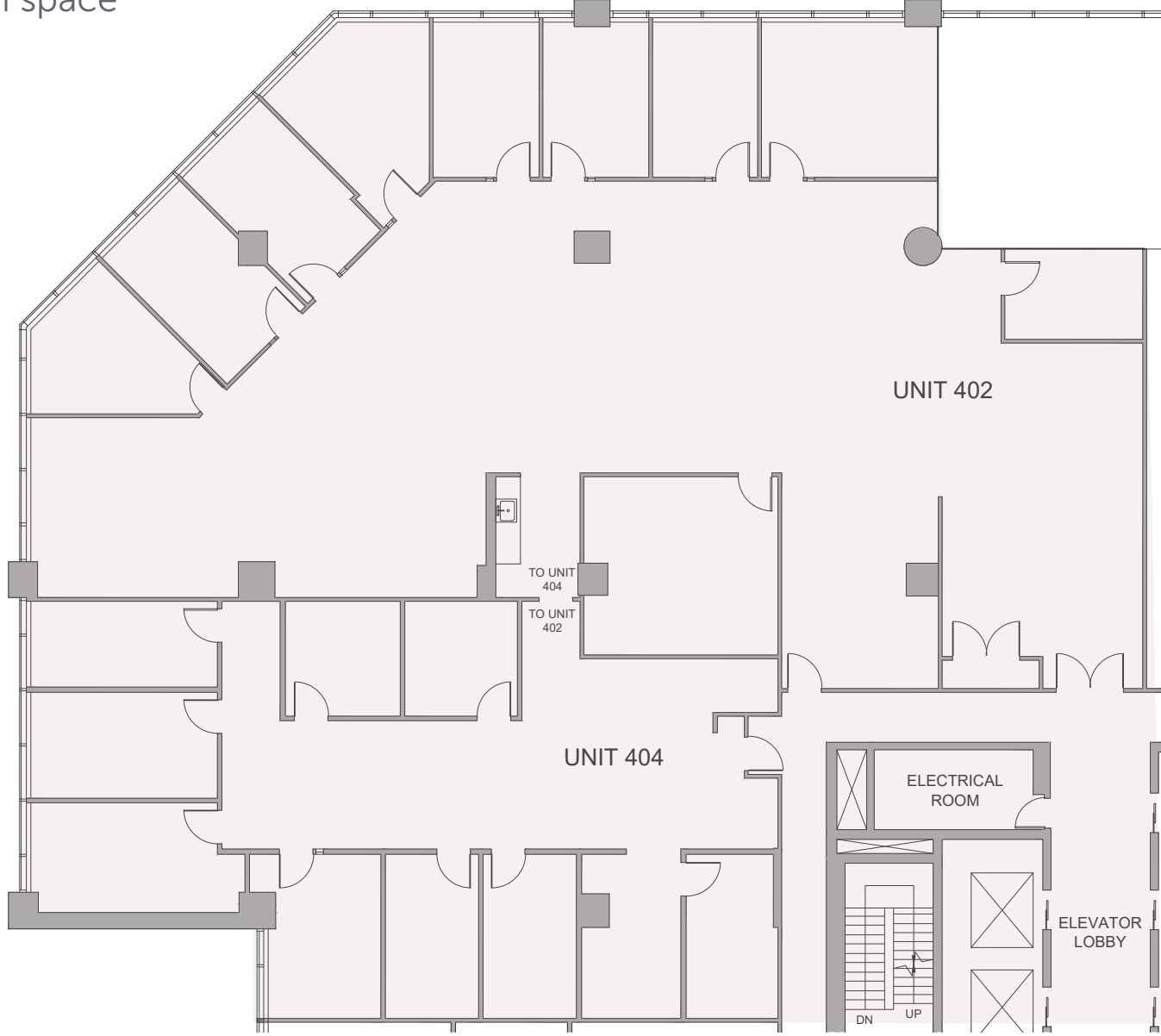
SUITE 402/404

50 BURNHAMTHORPE ROAD WEST

8,029 SF

- Built out space with perimeter offices, kitchen and open space
- Can be demised

VIRTUAL TOUR



SUITE 405

50 BURNHAMTHORPE ROAD WEST

2,737 SF

- Mix of private offices, kitchen, IT Room and open area
- Contiguous with Suites 402/404

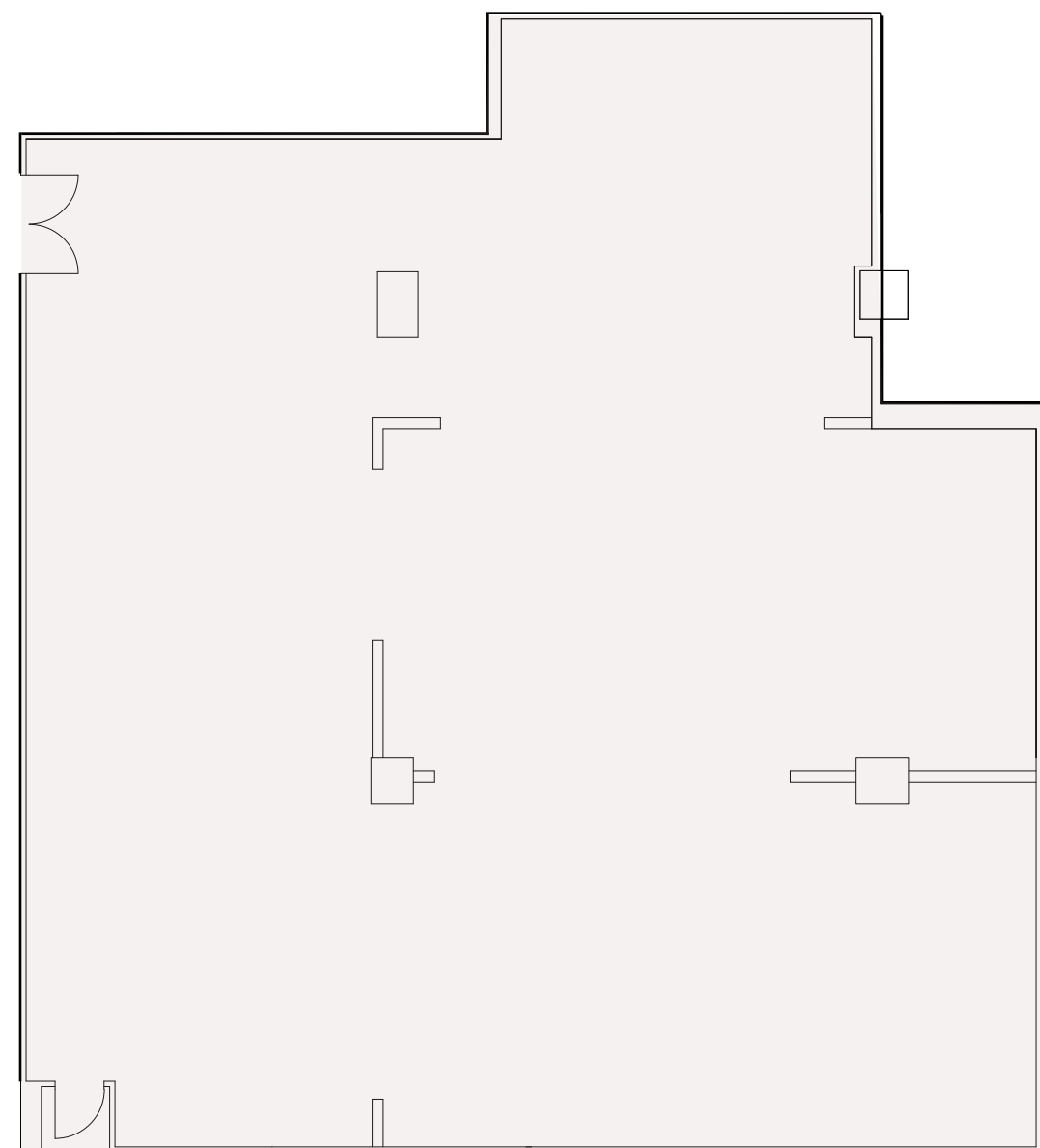


SUITE 406

50 BURNHAMTHORPE ROAD WEST

4,394 SF

- Mainly open area with storage

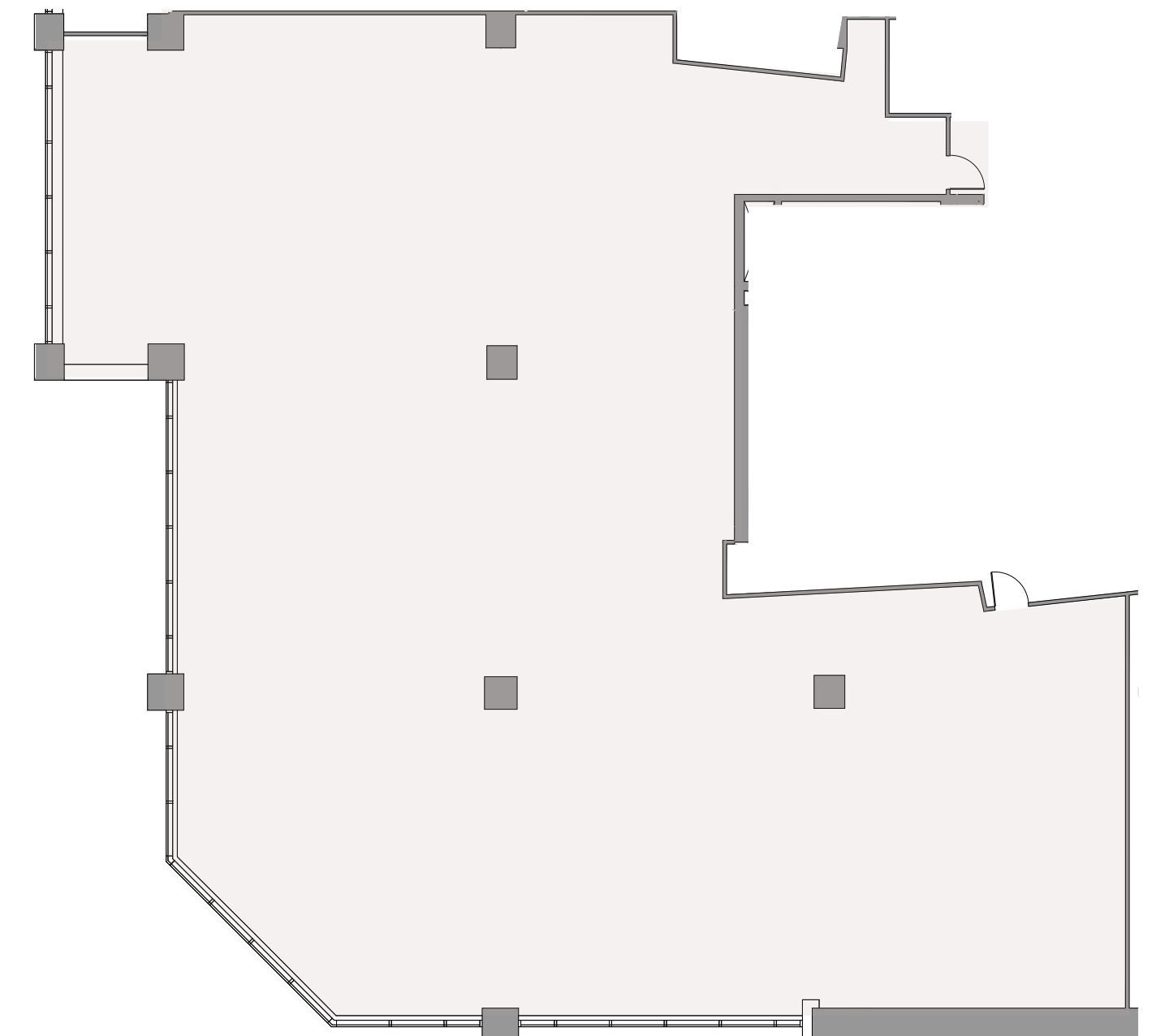


SUITE 500

50 BURNHAMTHORPE ROAD WEST

7,324 SF

- Available February 1, 2025
- Large corner unit with open area
- Contiguous with Suite 505 for 10,250 SF



[Click to return to floor plans](#)

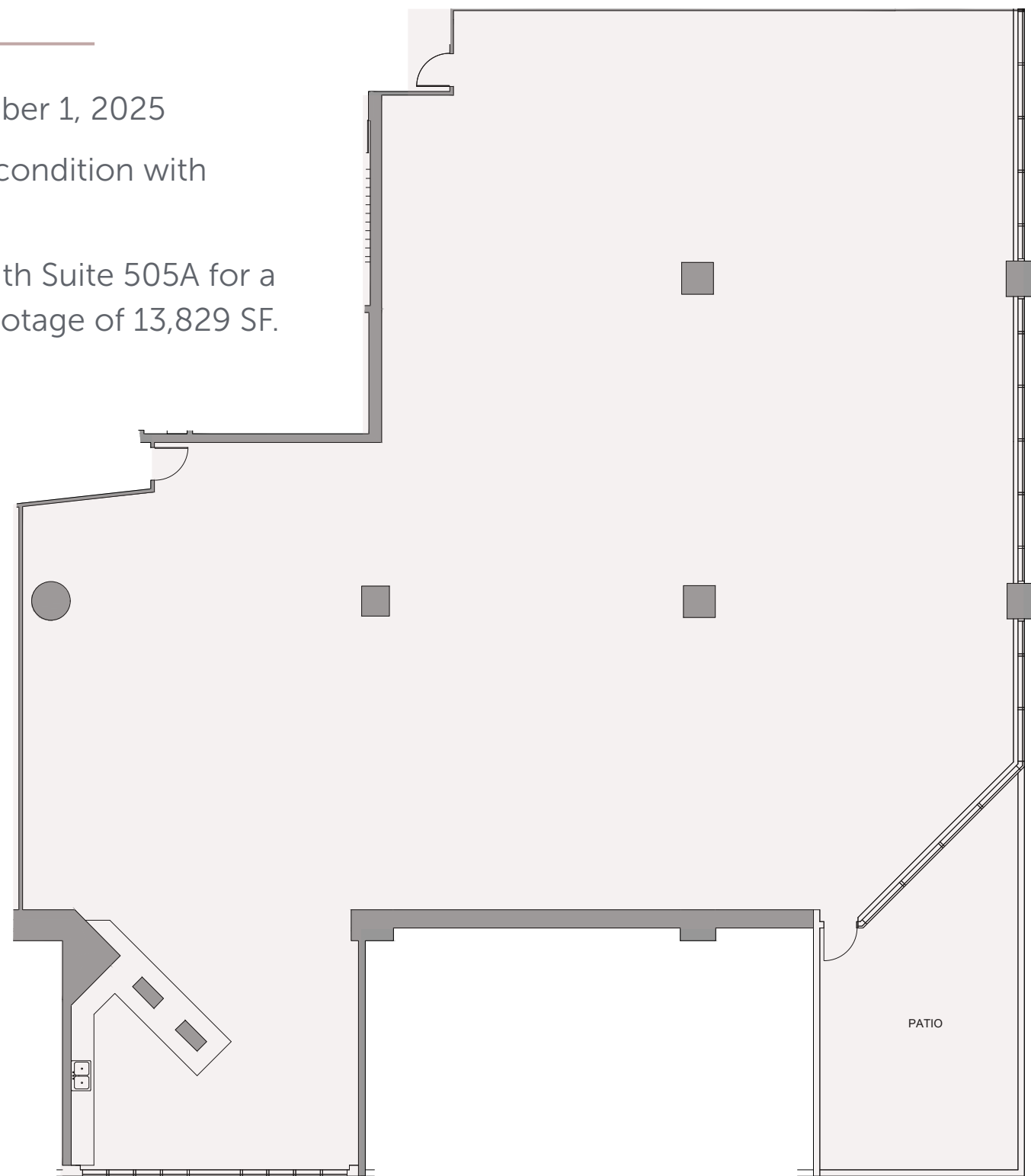


SUITE 501

50 BURNHAMTHORPE ROAD WEST

7,926 SF

- Available October 1, 2025
- Base building condition with kitchen entact
- Contiguous with Suite 505A for a total square footage of 13,829 SF.

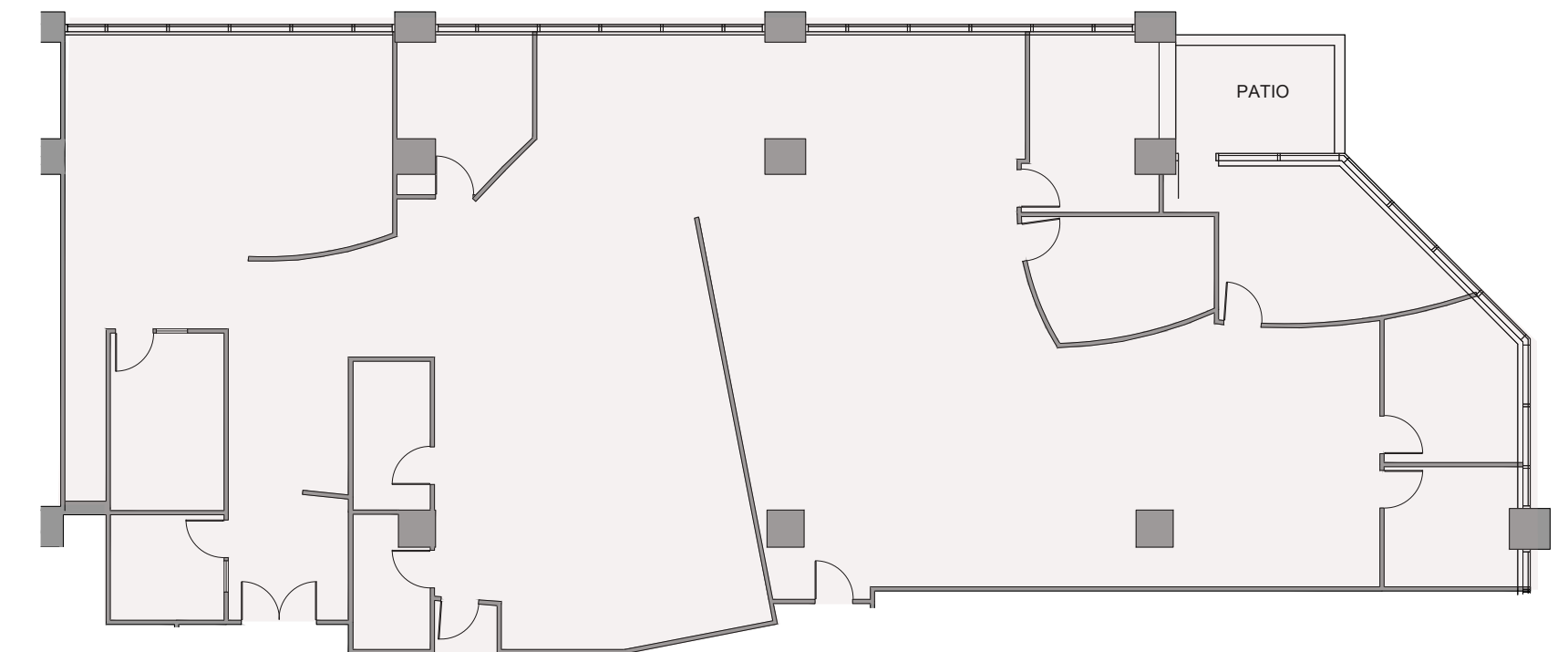


SUITE 505A

50 BURNHAMTHORPE ROAD WEST

5,903 SF

- Available October 1, 2025
- Corner unit with Private offices, kitchenette and large open area
- Can be made contiguous with Suite 501 for 13,829 SF



[Click to return to floor plans](#)



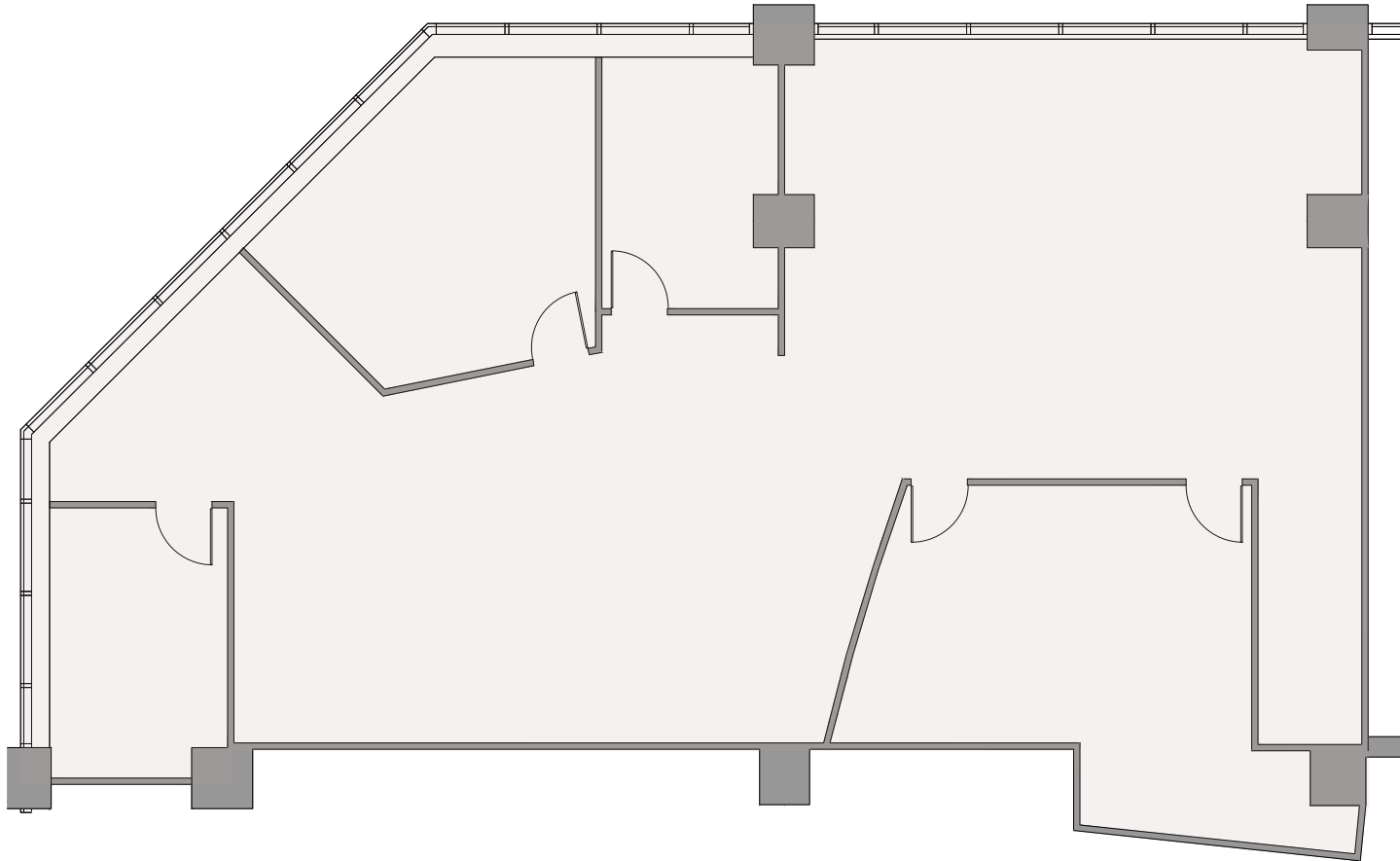


SUITE 505

50 BURNHAMTHORPE ROAD WEST

2,926 SF

- Corner unit with Private offices, kitchenette and large open area
- Contiguous with Suite 500 for 10,250 SF.



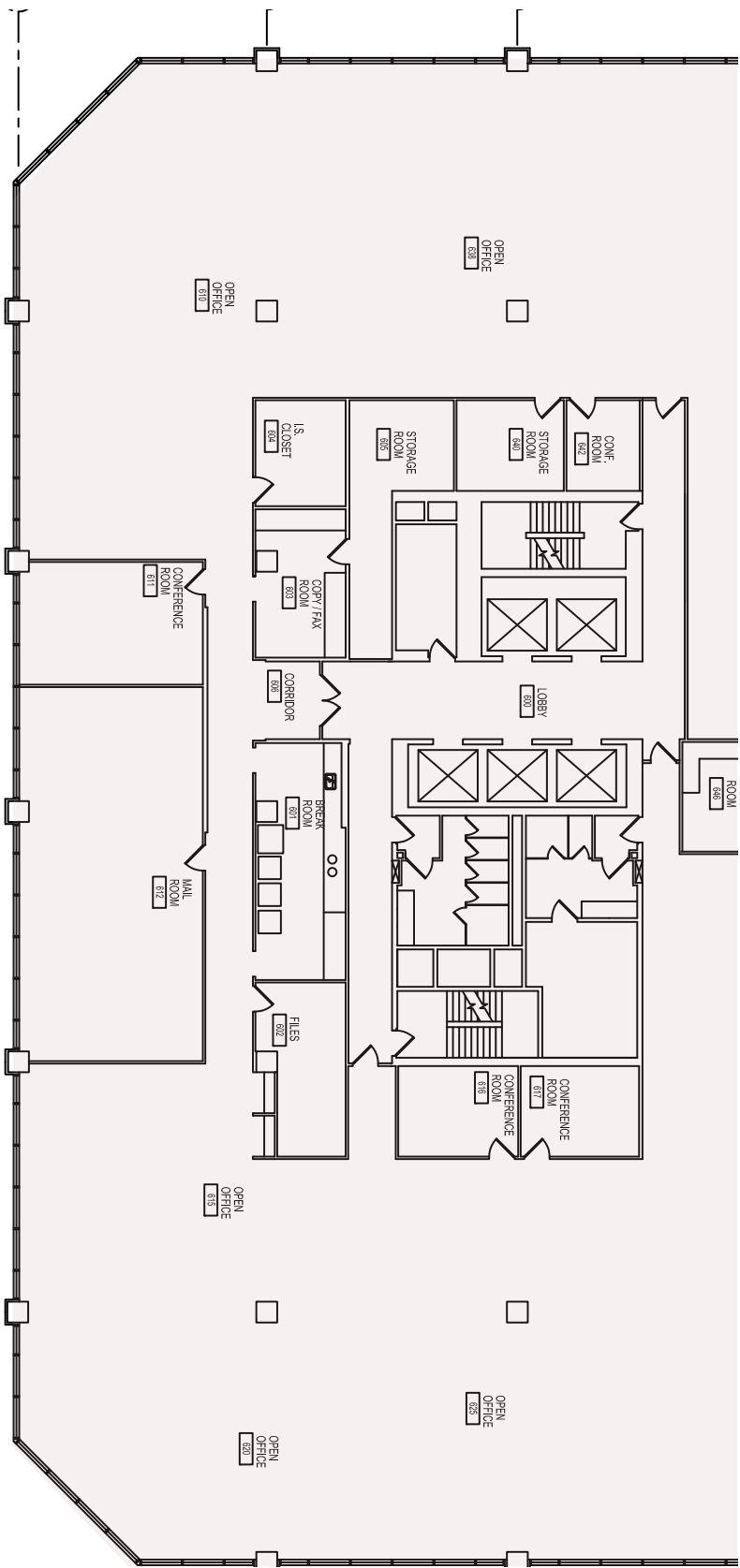
SUITE 600

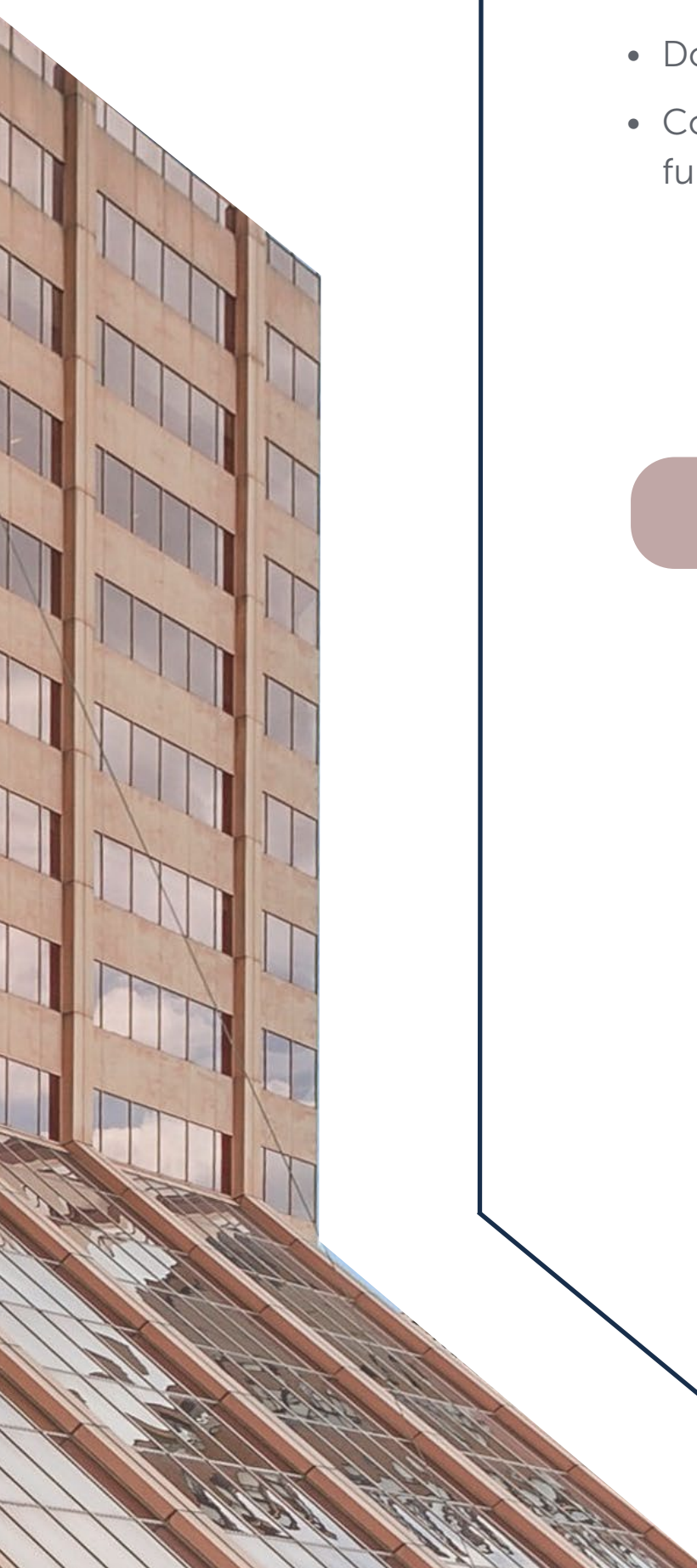
50 BURNHAMTHORPE ROAD WEST

12,902 SF

- Double glass door entry
- Brand new finishes with a mix of private offices meeting rooms, kitchen and open area
- Contiguous with Suite 601 for a full-floor opportunity
- Possibility of retaining existing furniture

VIRTUAL TOUR





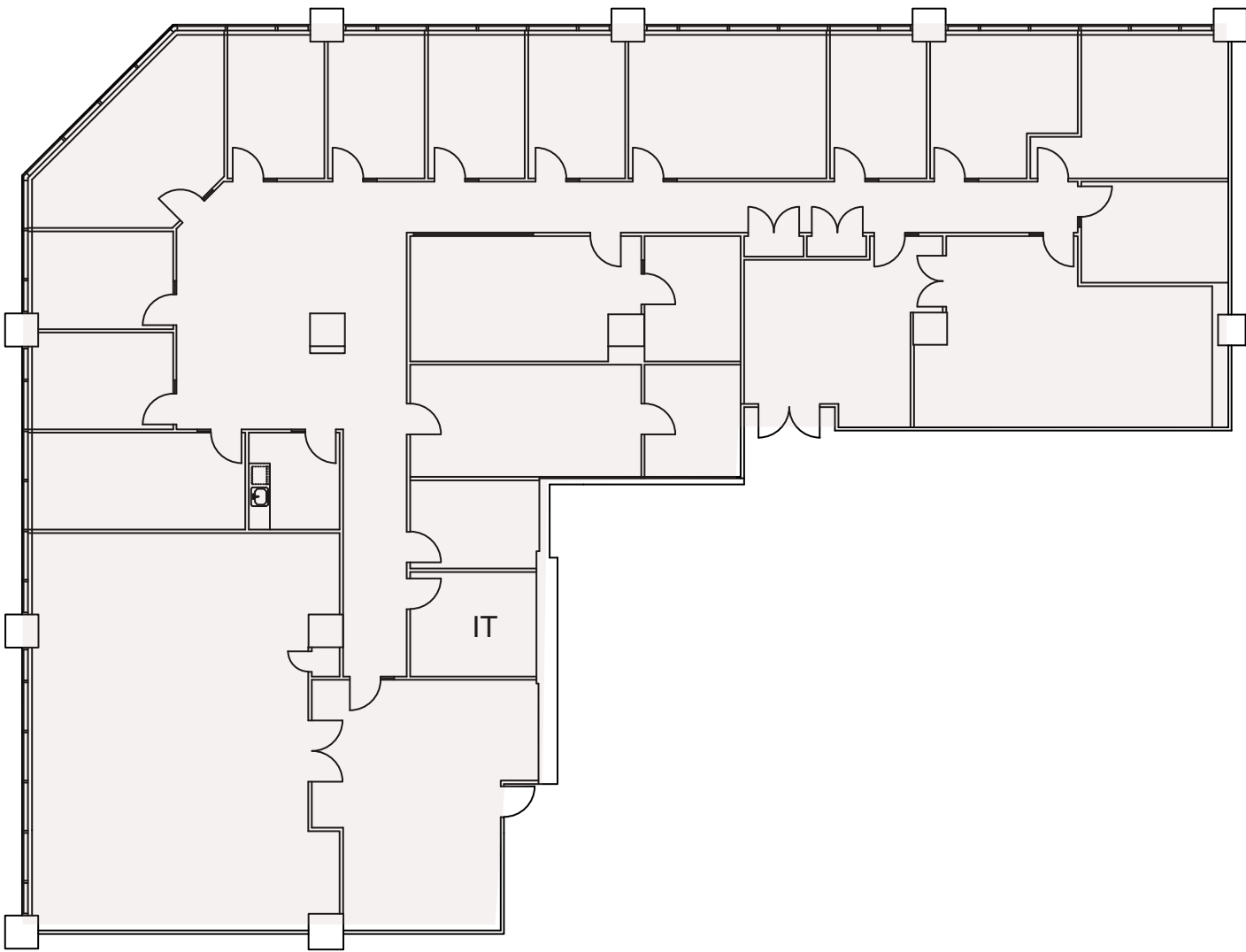
SUITE 601

50 BURNHAMTHORPE ROAD WEST

8,493 SF

- Double door elevator exposure
- Contiguous with Suite 600 for a full-floor opportunity

VIRTUAL TOUR



SUITE 700

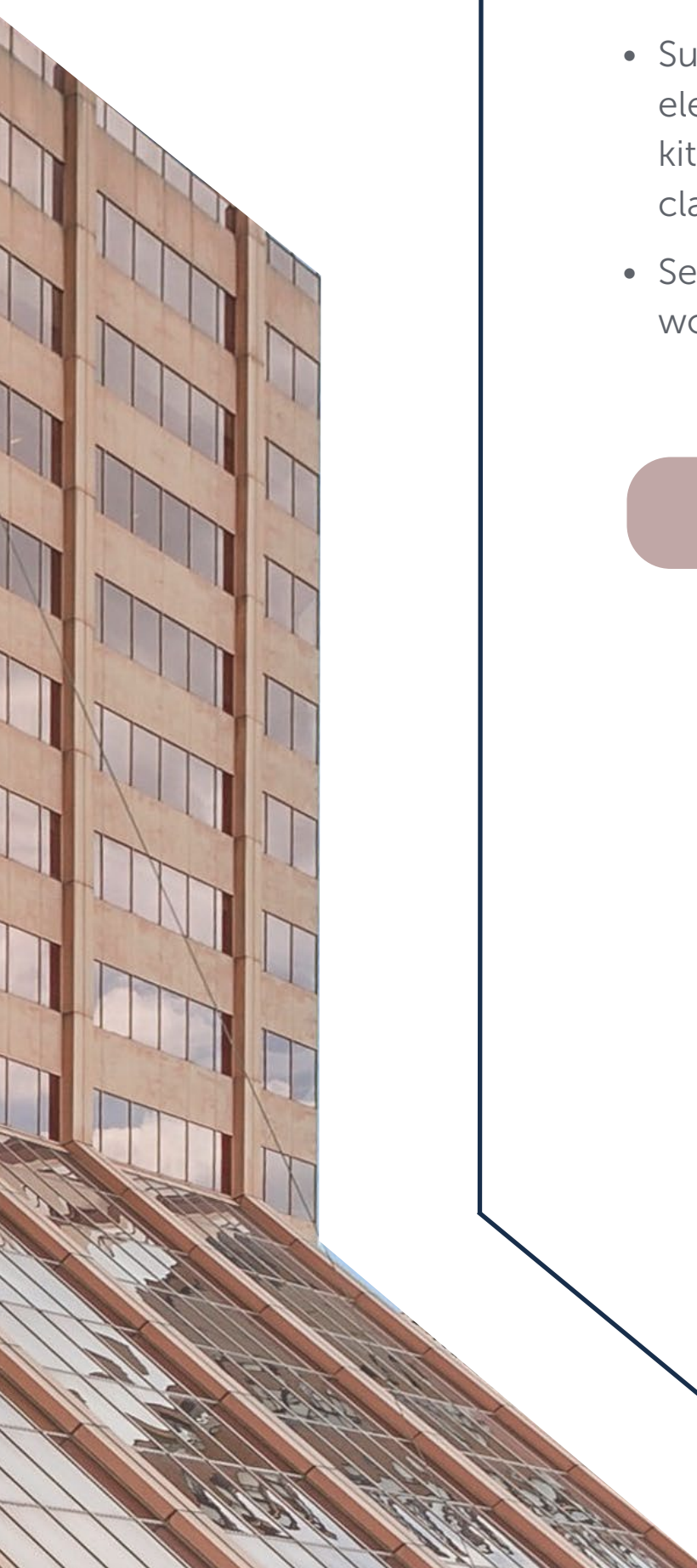
50 BURNHAMTHORPE ROAD WEST

2,893 SF

- Built out with perimeter offices, boardroom, kitchenette and open area

VIRTUAL TOUR





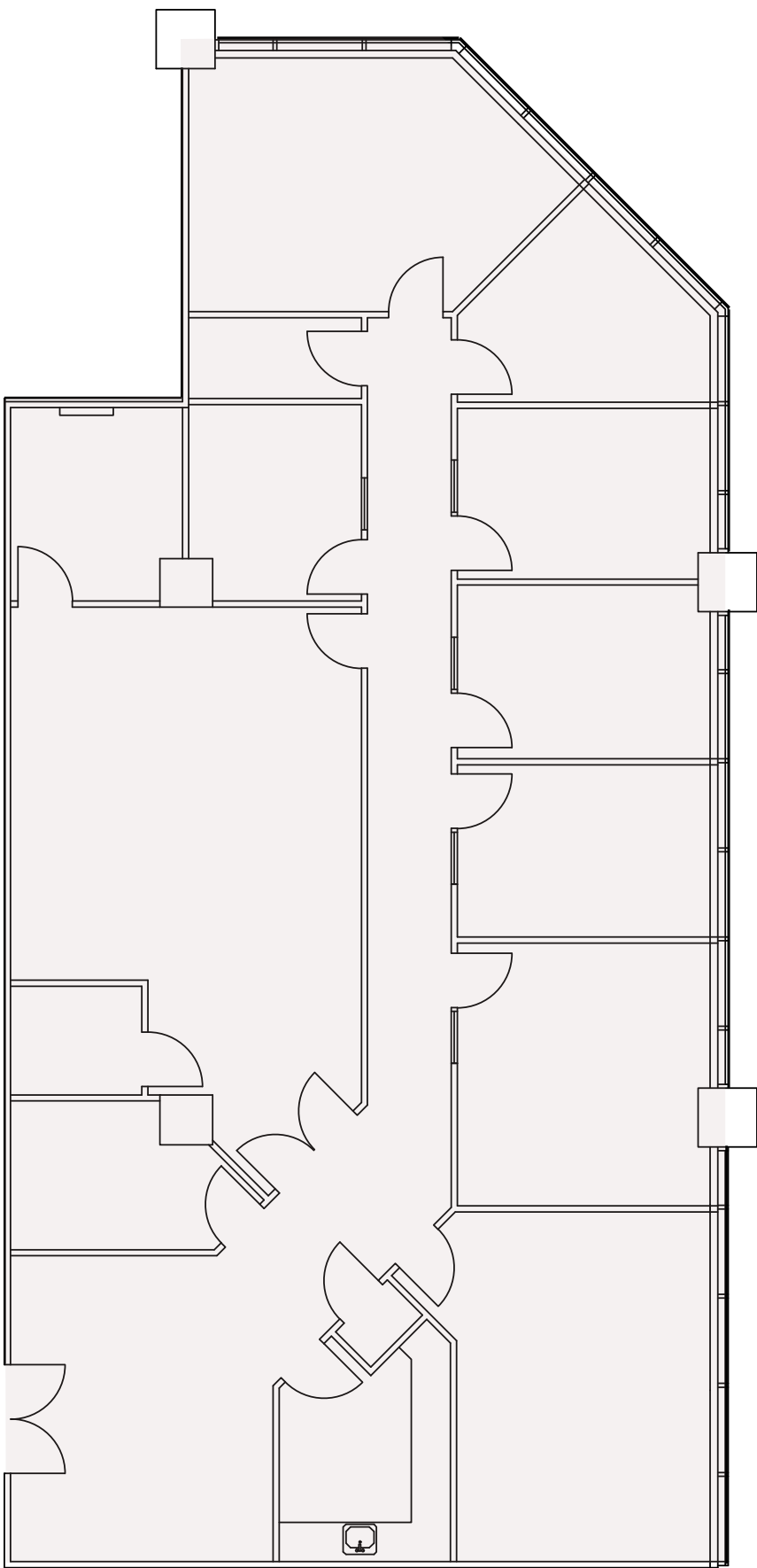
SUITE 702

50 BURNHAMTHORPE ROAD WEST

3,681 SF

- Suite built out with double door elevator exposure, reception area, kitchen, several offices and large classroom style rooms
- Separate large open area for workstations

VIRTUAL TOUR



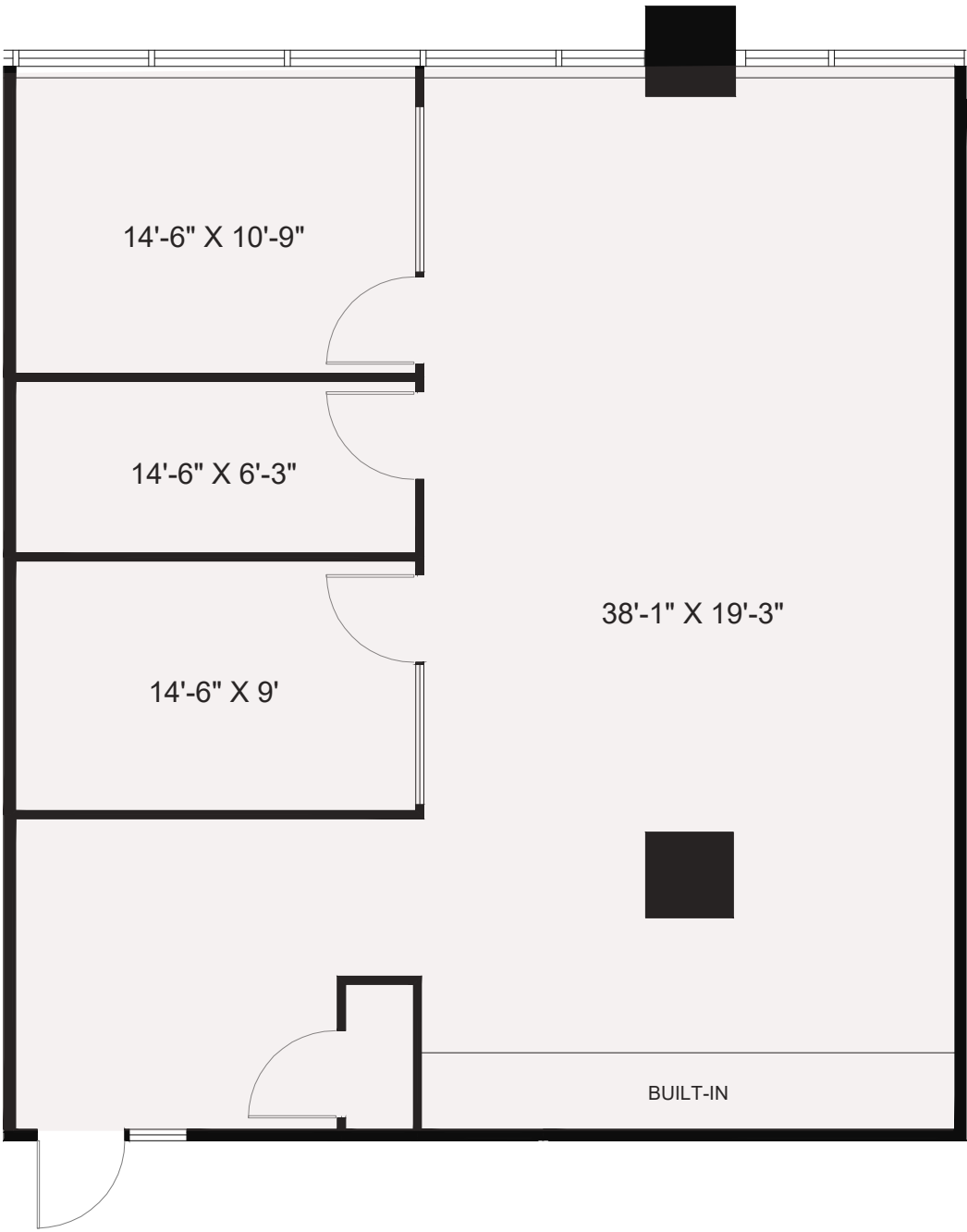
SUITE 1100

50 BURNHAMTHORPE ROAD WEST

5,814 SF

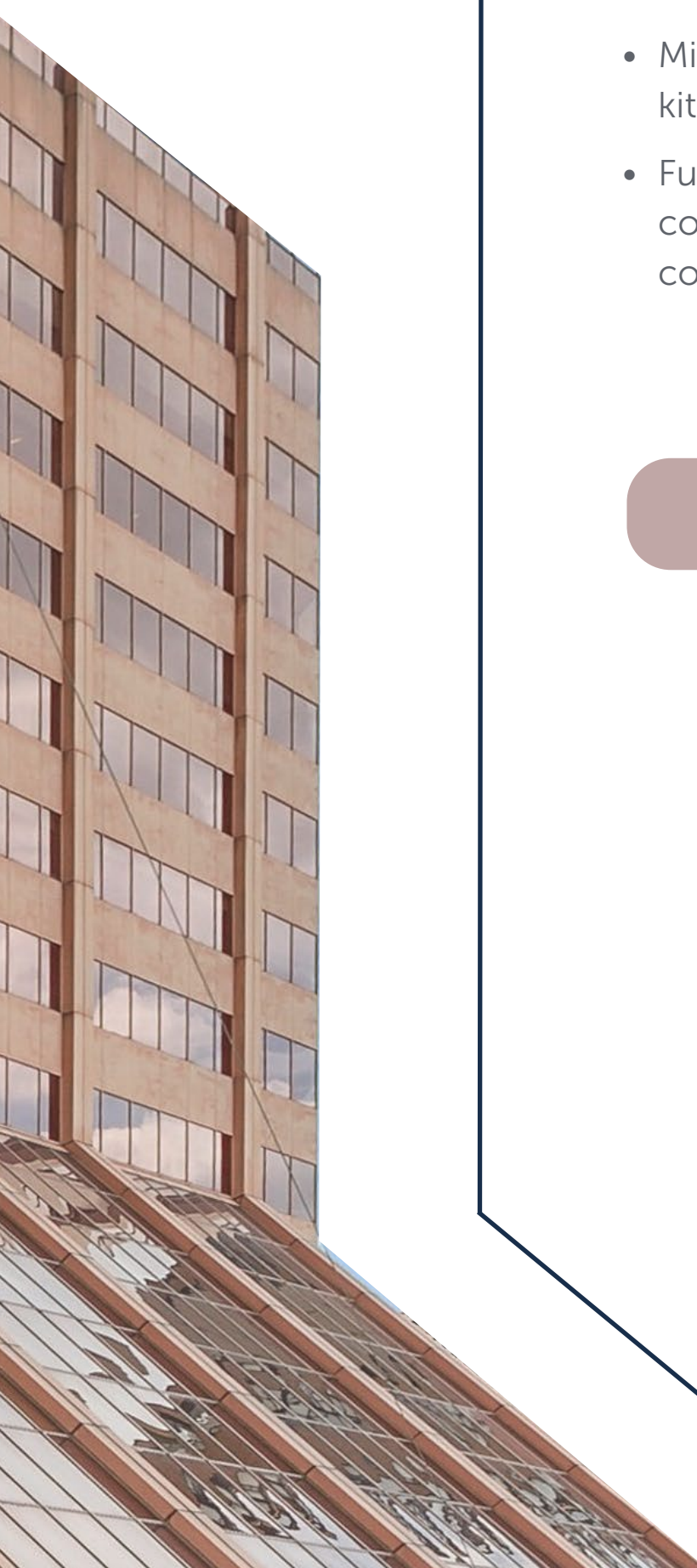
- Suite built out with 3 offices, storage room, open area and kitchenette

VIRTUAL TOUR



Click to return to floor plans





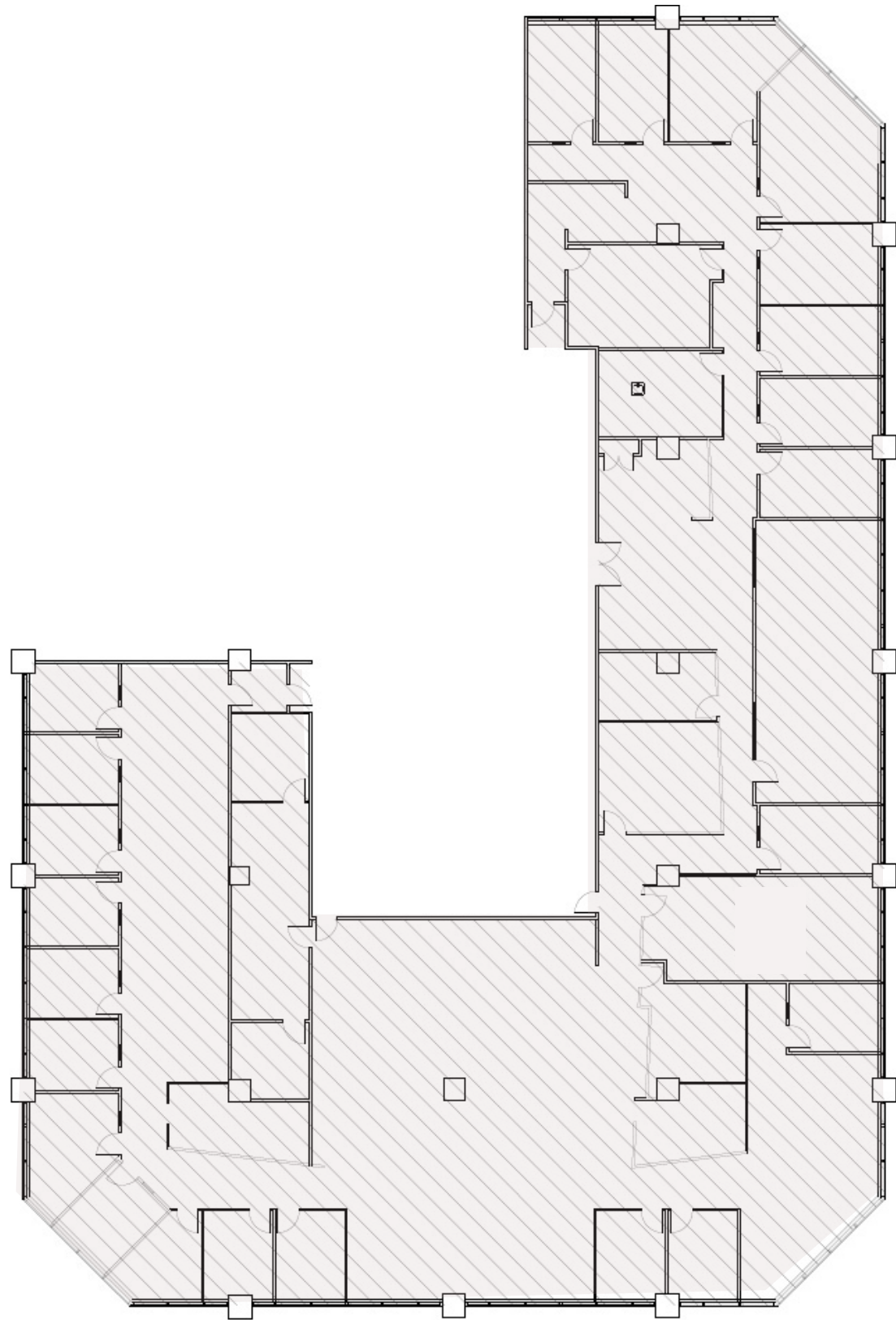
SUITE 1102

50 BURNHAMTHORPE ROAD WEST

15,590 SF

- Mix of private offices, open area, kitchen, meeting rooms
- Full floor opportunity when combined with Suite 1100, contiguous to 19,981 SF

VIRTUAL TOUR



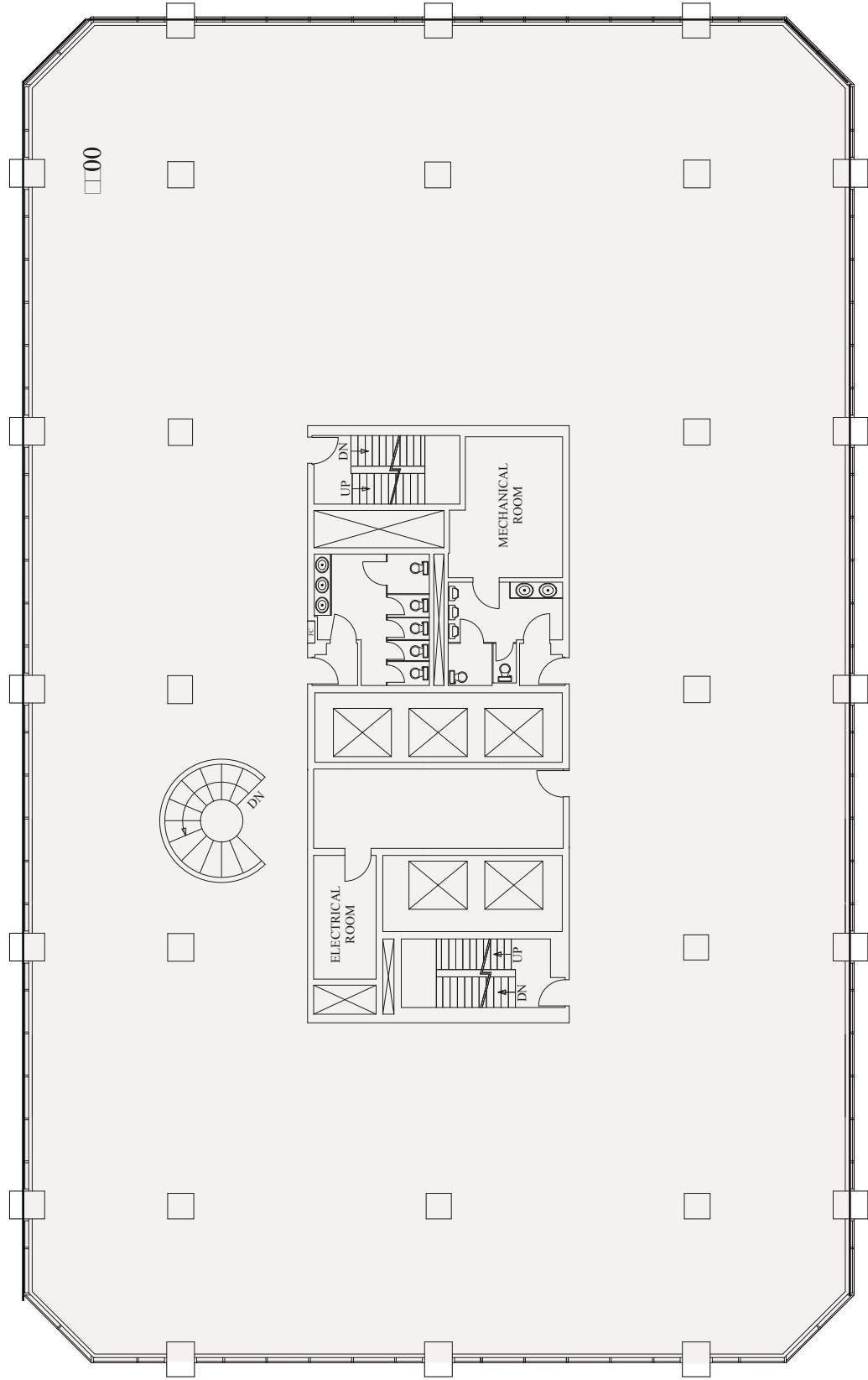
SUITE 1500

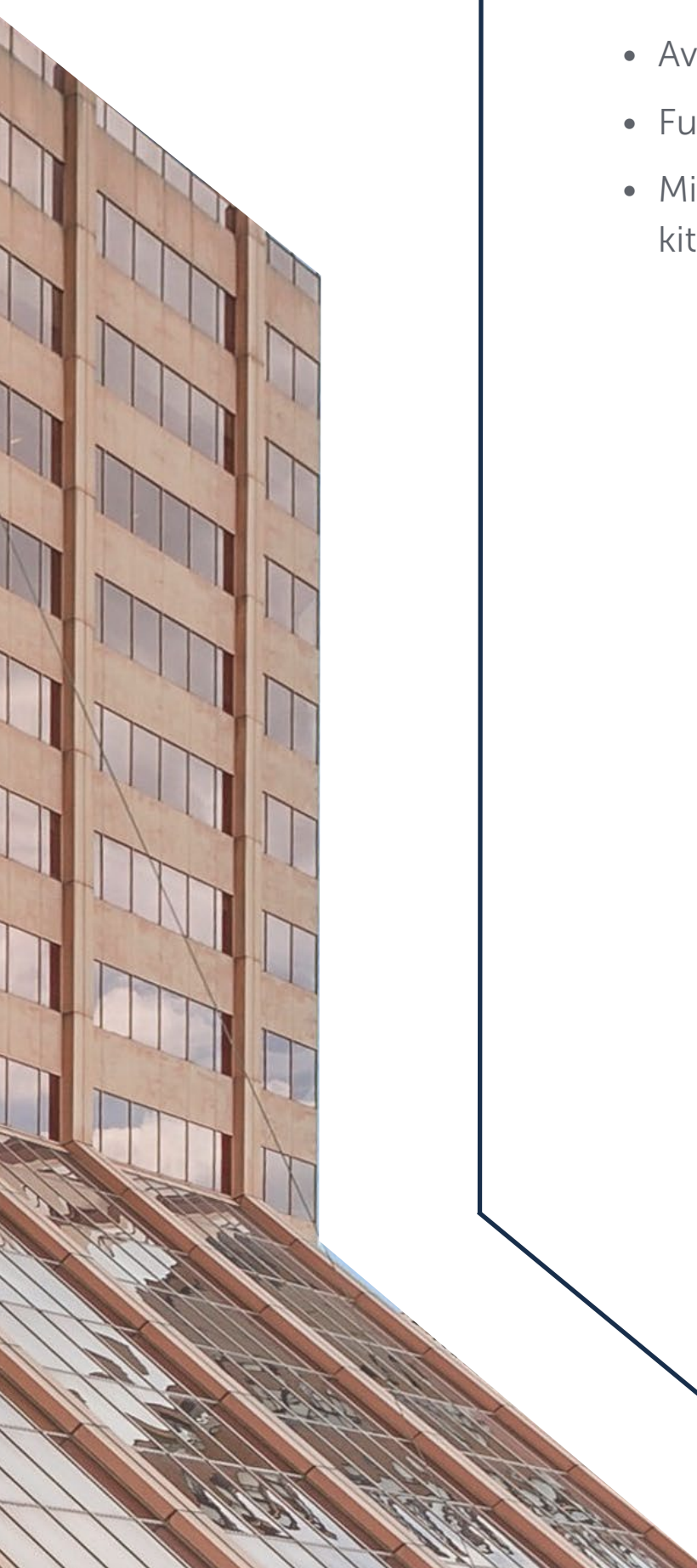
50 BURNHAMTHORPE ROAD WEST

14,387 SF

- Full floor opportunity.
- Currently a mix of separate reception area and a mix of perimeter offices and open area

VIRTUAL TOUR



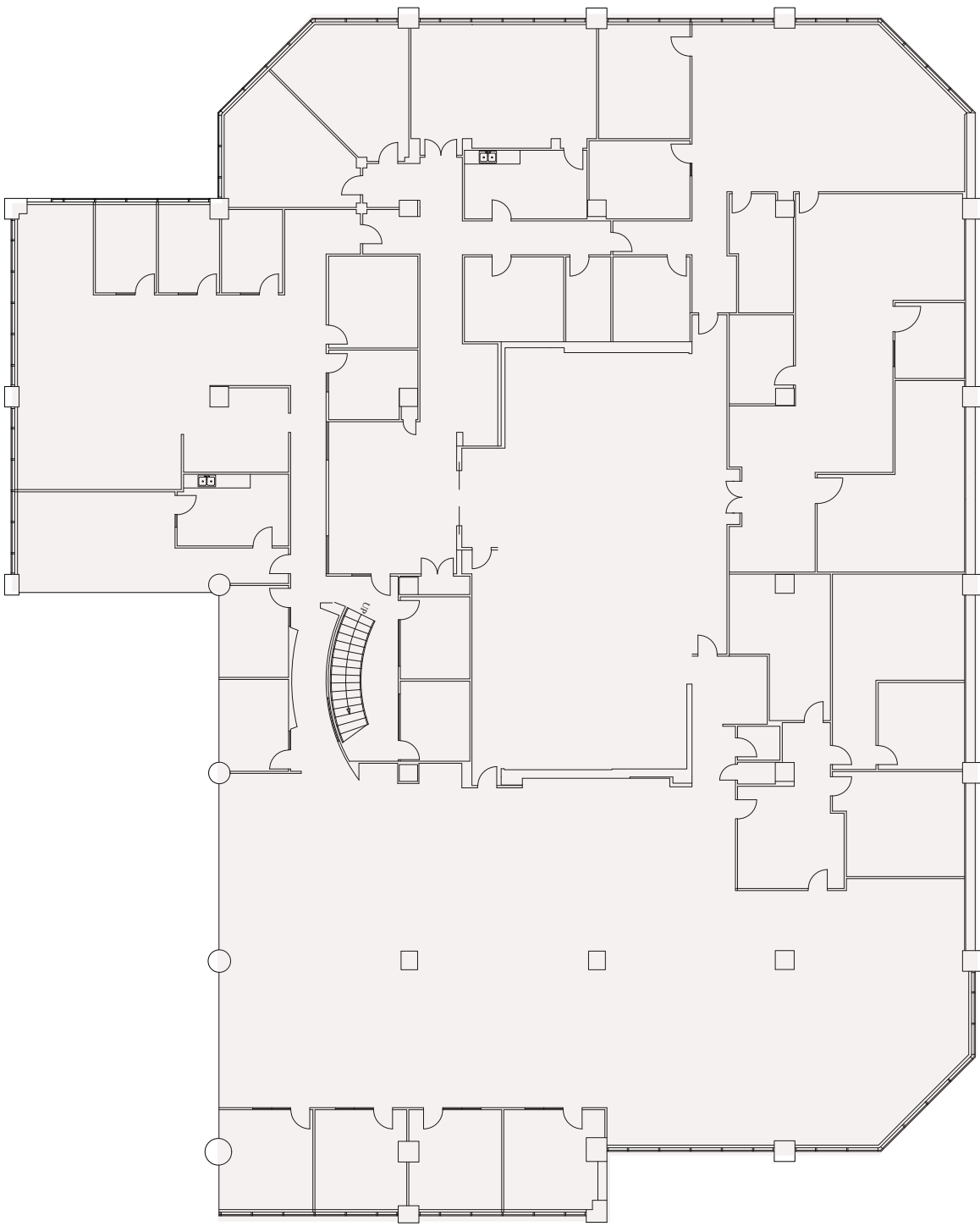


SUITE 300

90 BURNHAMTHORPE ROAD WEST

23,169 SF

- Available April 1, 2025
- Full floor opportunity
- Mix of private offices, open area, kitchen, meeting rooms

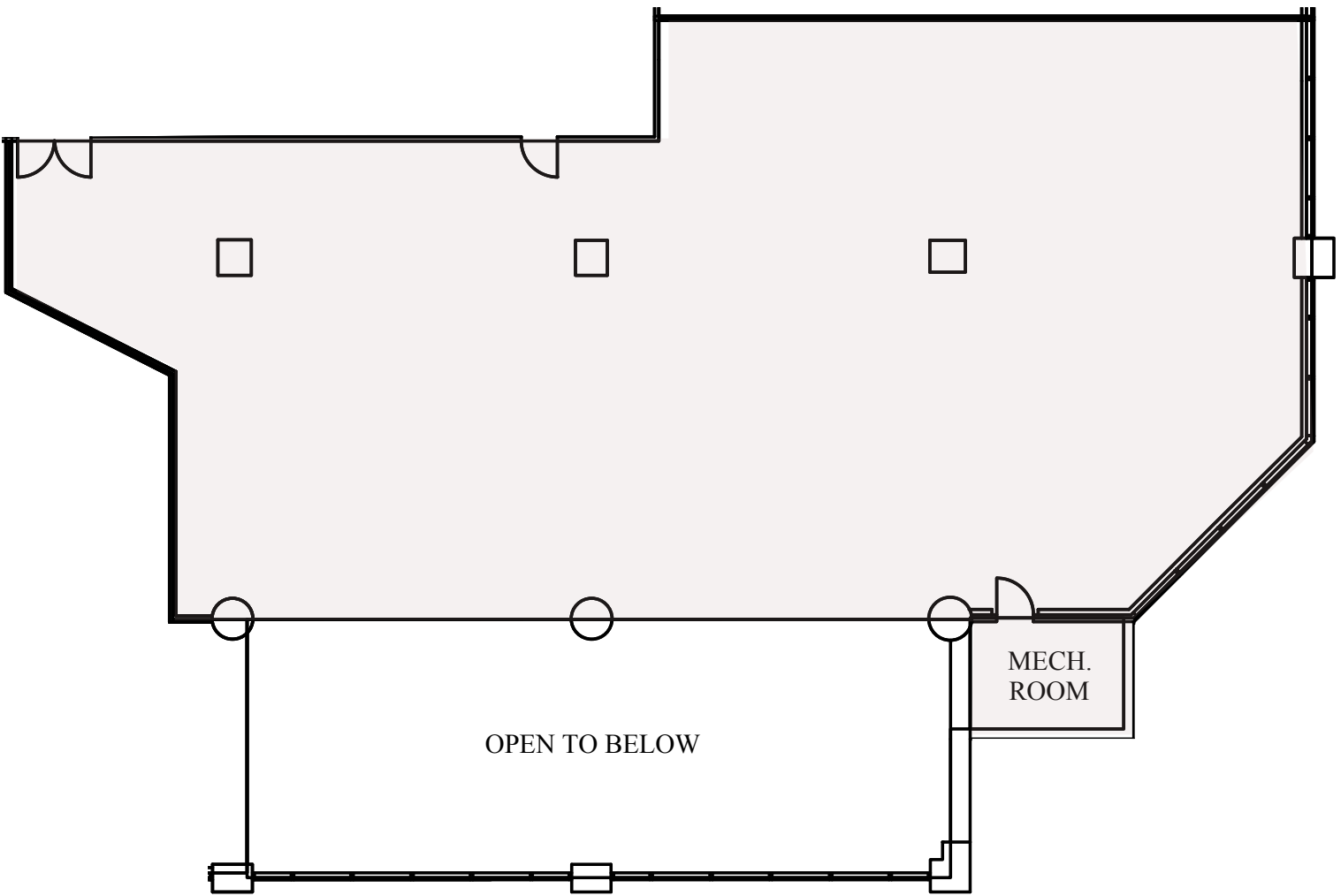


SUITE 400

90 BURNHAMTHORPE ROAD WEST

8,806 SF

- Available April 1, 2025





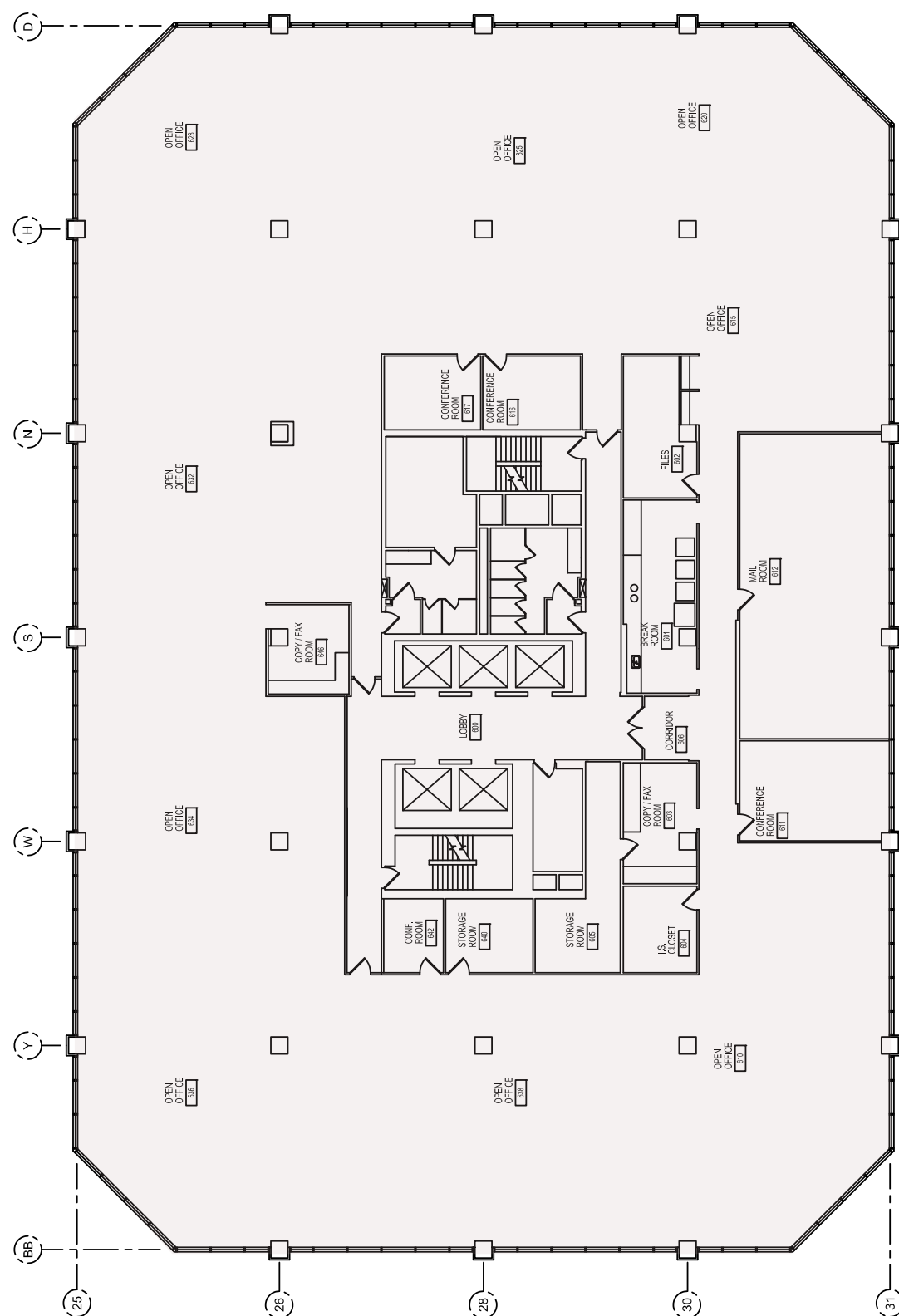
SUITE 600

90 BURNHAMTHORPE ROAD WEST

21,804 SF

- Full floor opportunity. Can be combined with the 7th floor for a contiguous total of 43,608 SF

VIRTUAL TOUR

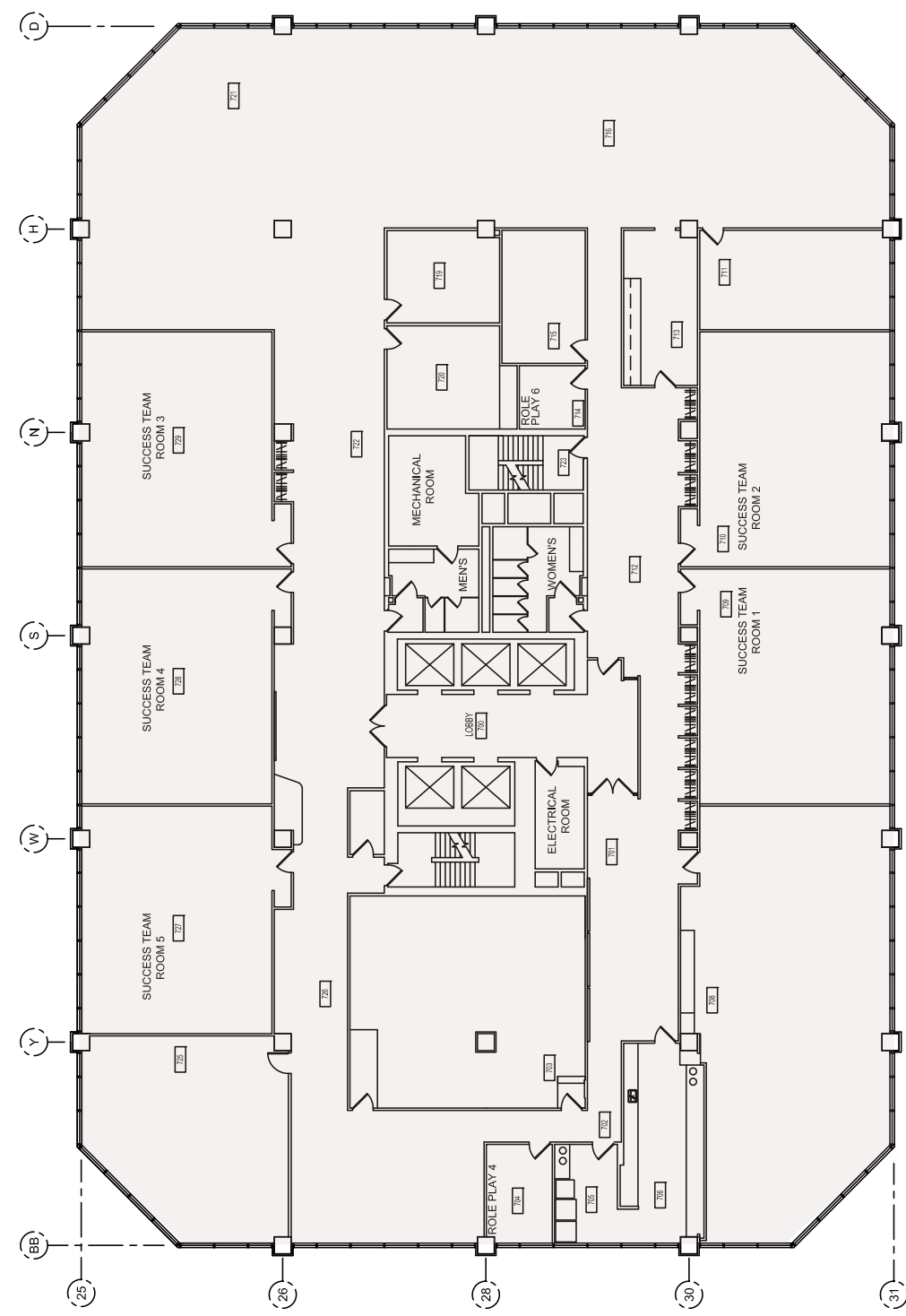


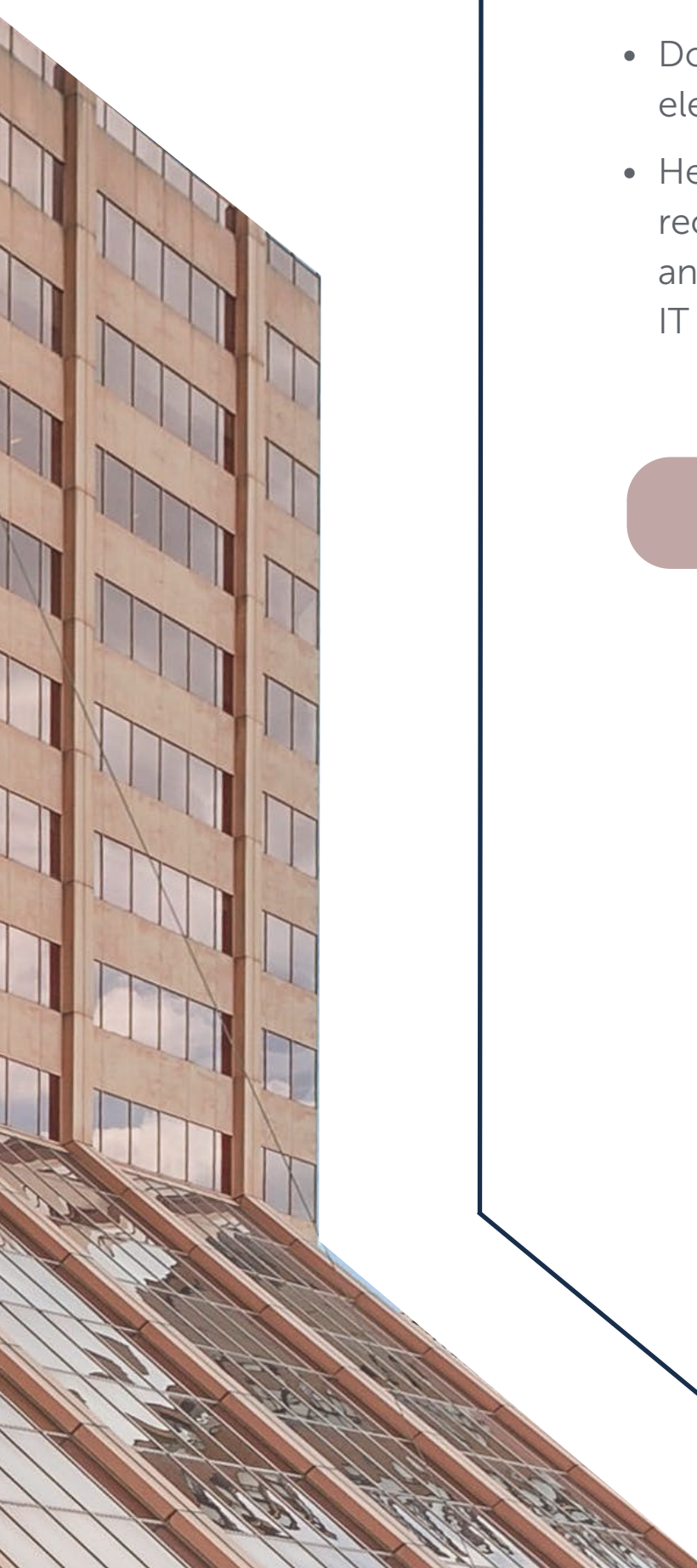
SUITE 700

90 BURNHAMTHORPE ROAD WEST

21,804 SF

- Rare full-floor opportunity. Can be combined with the 6th floor for a contiguous total of 43,608 SF





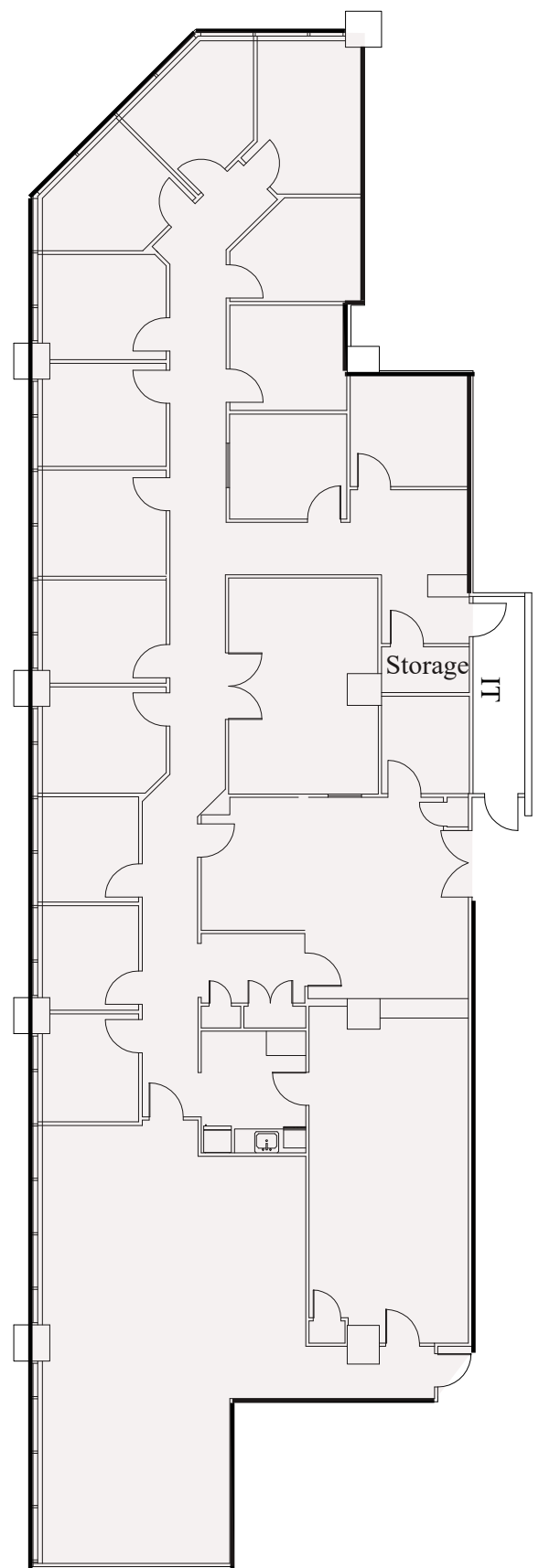
SUITE 1504

90 BURNHAMTHORPE ROAD WEST

5,606 SF

- Double glass door entry with elevator exposure.
- Heavily built out with enclosed reception, perimeter offices and large meeting rooms with IT and storage.

VIRTUAL TOUR

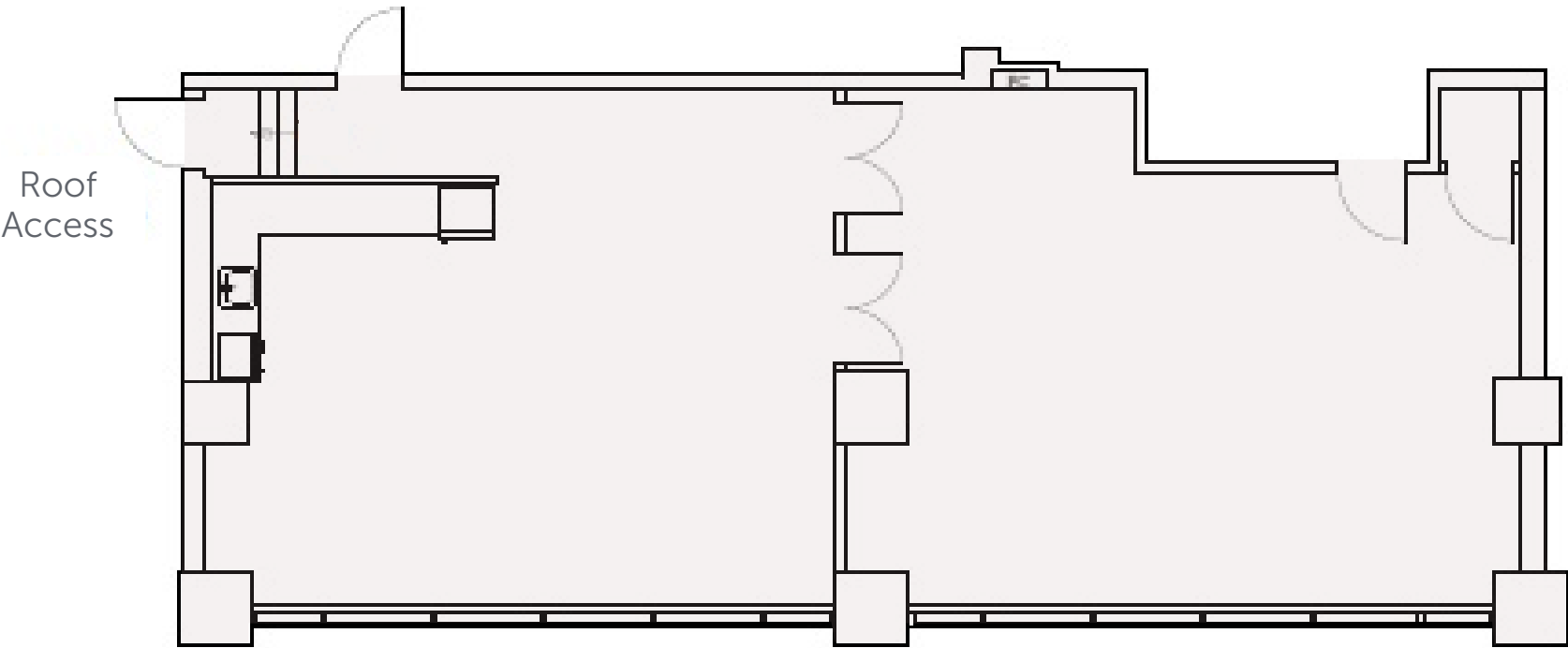


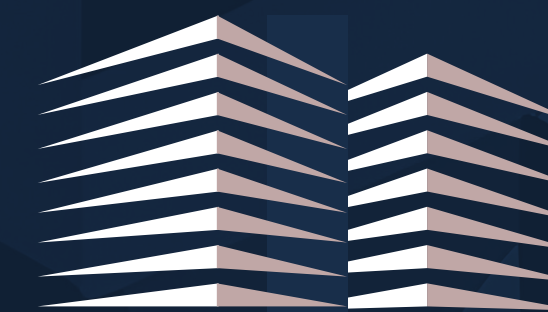
SUITE 1700

90 BURNHAMTHORPE ROAD WEST

1,507 SF

- Walk up unique top floor space contiguous to the 16th floor with a roof top patio





SUSSEX CENTRE

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