

**UNIQUE OFFICE & RETAIL SPACE
FOR LEASE**

1,2,3,4 Robert Speck Parkway,
Mississauga, ON

RON JASINSKI*, SIOR

Senior Vice President
+1 416 620 2801
ron.jasinski@colliers.com

DOMENIC GALATI*

Senior Vice President
+1 416 620 2834
domenic.galati@colliers.com

CONOR MCGLYNN*

Senior Sales Representative
+1 647 406 6020
conor.mcglynn@colliers.com





A New MEC



Mississauga Executive Centre (MEC)

MEC community is made up of a LEED—EB Gold certified complex at 2 and 3 Robert Speck Parkway. This multiple award-winning centre provides a healthier, more productive workplace and staff. Undergoing multi-million-dollar renovations, the MEC Centre welcomes tenants and visitors with completely revamped lobbies, providing spacious and contemporary entrances

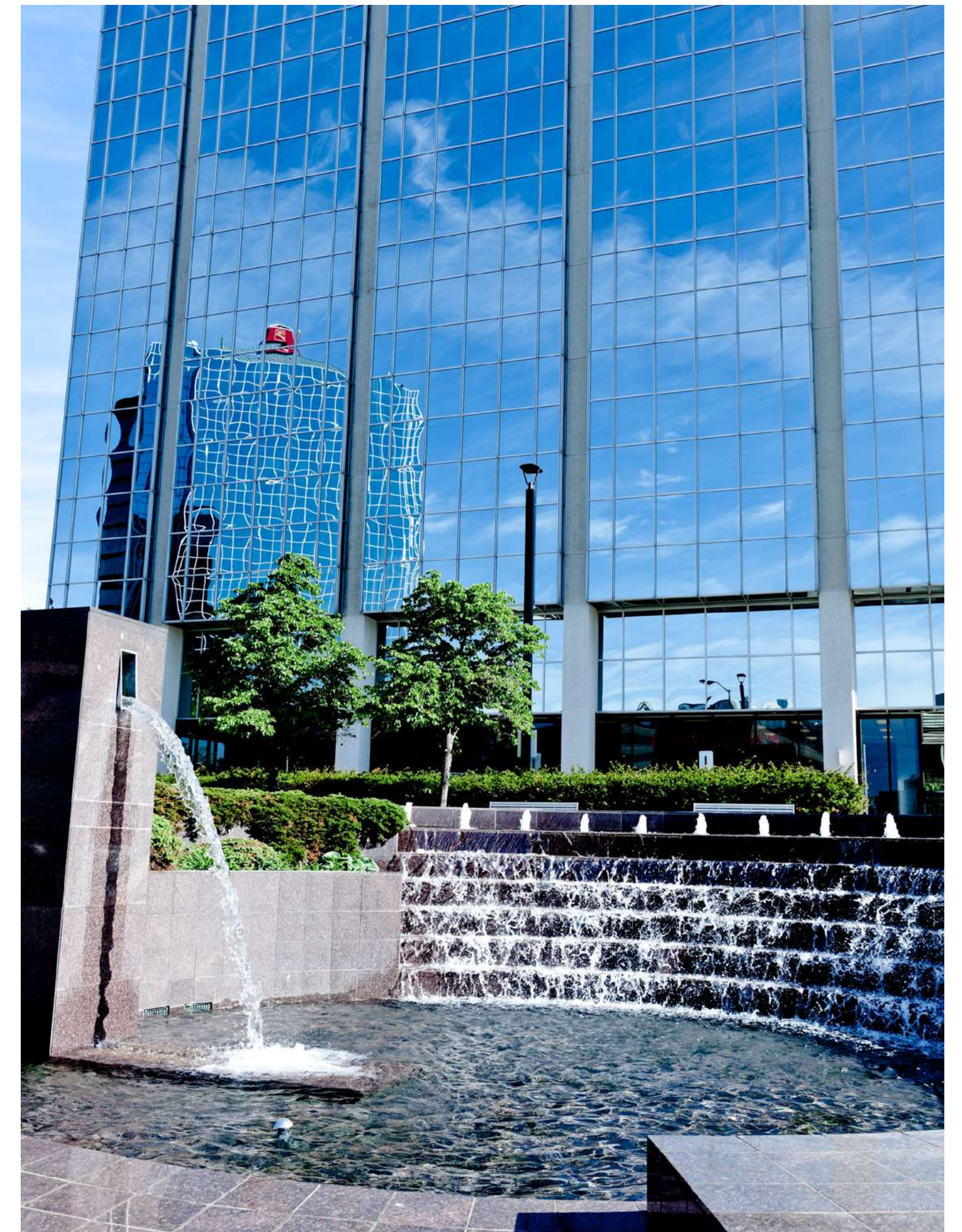
Desjardins Financial Security Life Assurance Company and Starlight Investments is a team of dedicated staff ready to provide you service excellence. Come take a tour of these excellent complexes.





Common Building Specifications

MANAGER	Colliers	WINDOWS	Reflective thermal pane
HOURS	Monday to Friday 8:00 a.m. to 6:00 p.m.	ELEVATORS	4 passenger, 1 combined passenger/service (typical)
ENVIRONMENTAL STATUS	LEED®-EB Platinum and Gold Certified	HVAC (ZONES/FLOOR)	Typical perimeter: 30 After hours: \$35/hr
ARCHITECT	G. Edward Lutman	LIGHTING	T8 27 watt fluorescent tubes with electronic ballasts, 50 foot candles 1 and 3 Robert Speck. LED lighting at 2 and 4 Robert Speck
BASE BUILDING STRUCTURE	Stephenson Engineering Limited	DATA CAPABILITY	Fibre optics providers: Allstream, Bell, Cogeco, Rogers and Telus
BASE BUILDING ELECTRICAL/MECHANICAL	WSP	SECURITY SYSTEM	24 hour security desk and guard patrol with numerous closed circuit cameras monitoring entry points and public areas
NUMBER OF FLOORS	15 (above grade)	AFTER HOURS SYSTEM	Averics System on Avigilon Platform installed card access system
CROSSOVER FLOORS	5, 10, 15 (typical)		
CEILING HEIGHT	8'9" (typical)		
EXTERIOR FINISHES	Concrete precast panels and glass		





Individual Building Specifications



ADDRESS	1 ROBERT SPECK PARKWAY	2 ROBERT SPECK PARKWAY	3 ROBERT SPECK PARKWAY	4 ROBERT SPECK PARKWAY
PARKING	15 surface 1,032 underground 4 per 1,000 SF	388 surface 508 underground 4 per 1,000 SF	442 surface 549 underground 4 per 1,000 SF	291 surface 569 underground 4 per 1,000 SF
YEAR OF COMPLETION	1990	1978	1987	1983
AREA (TOTAL)	288,382 SF	290,046 SF	291,874 SF	282,009 SF
TYPICAL FLOOR AREA	20,617 SF	19,411 SF	20,065 SF	19,430 SF
CEILING GRID	5' x 5' planning grid	5' x 5' planning grid	5' x 5' planning grid	5' x 5' planning grid
ELECTRICAL DESIGN	1.5 watts PSF lighting 4.0 watts PSF power	2.0 watts PSF lighting 1.5 watts PSF power	1.5 watts PSF lighting 3.0 watts PSF power	2.0 watts PSF lighting 1.5 watts PSF power
FLOOR LOADING (LIVE / DEAD LOAD)	75 lb / 110 lb	50 lb / 70 lb	75 lb / 100 lb	50 lb / 70 lb



Demographics

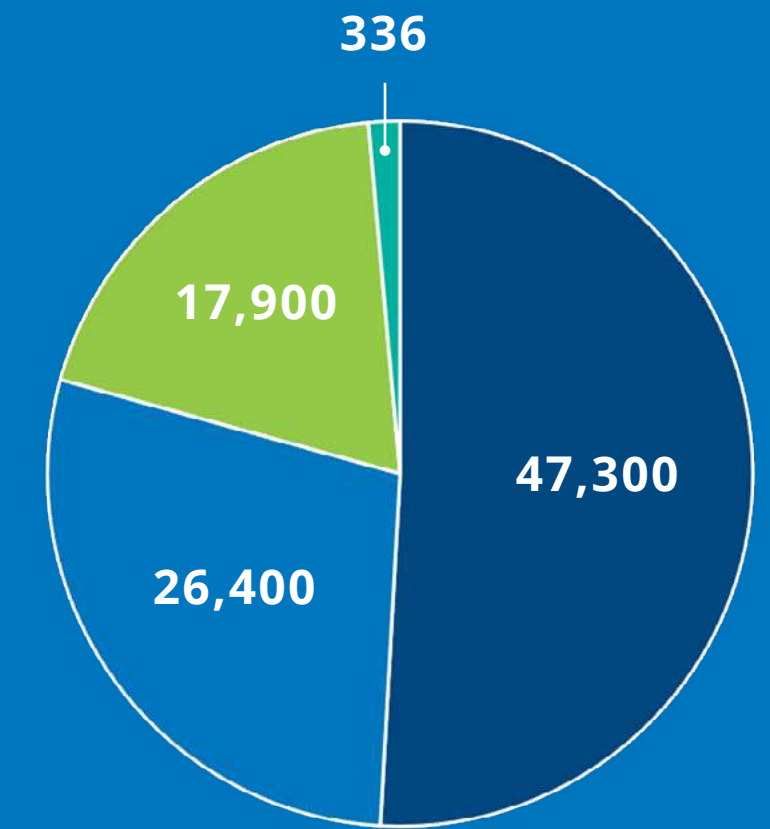
DEMOGRAPHICS

The MEC is situated in the heart of Mississauga City Centre known for its high percentage of well-educated, working age residents compared to the ACC, Meadowvale, and Highway 10 markets. With population expected to increase along with numerous residential condominiums, the MEC is a great place to attract and retain the right people for your organization. Providing your employees, the ability to work close to home.



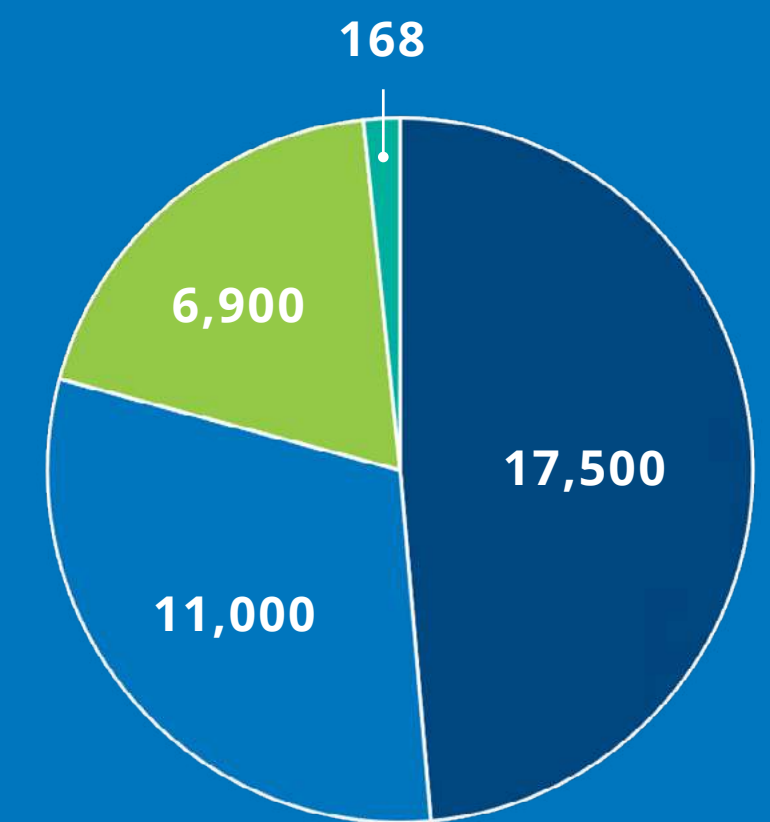
POPULATION BETWEEN THE AGES OF 25-45

- City Centre
- Meadowvale
- Highway 10
- ACC



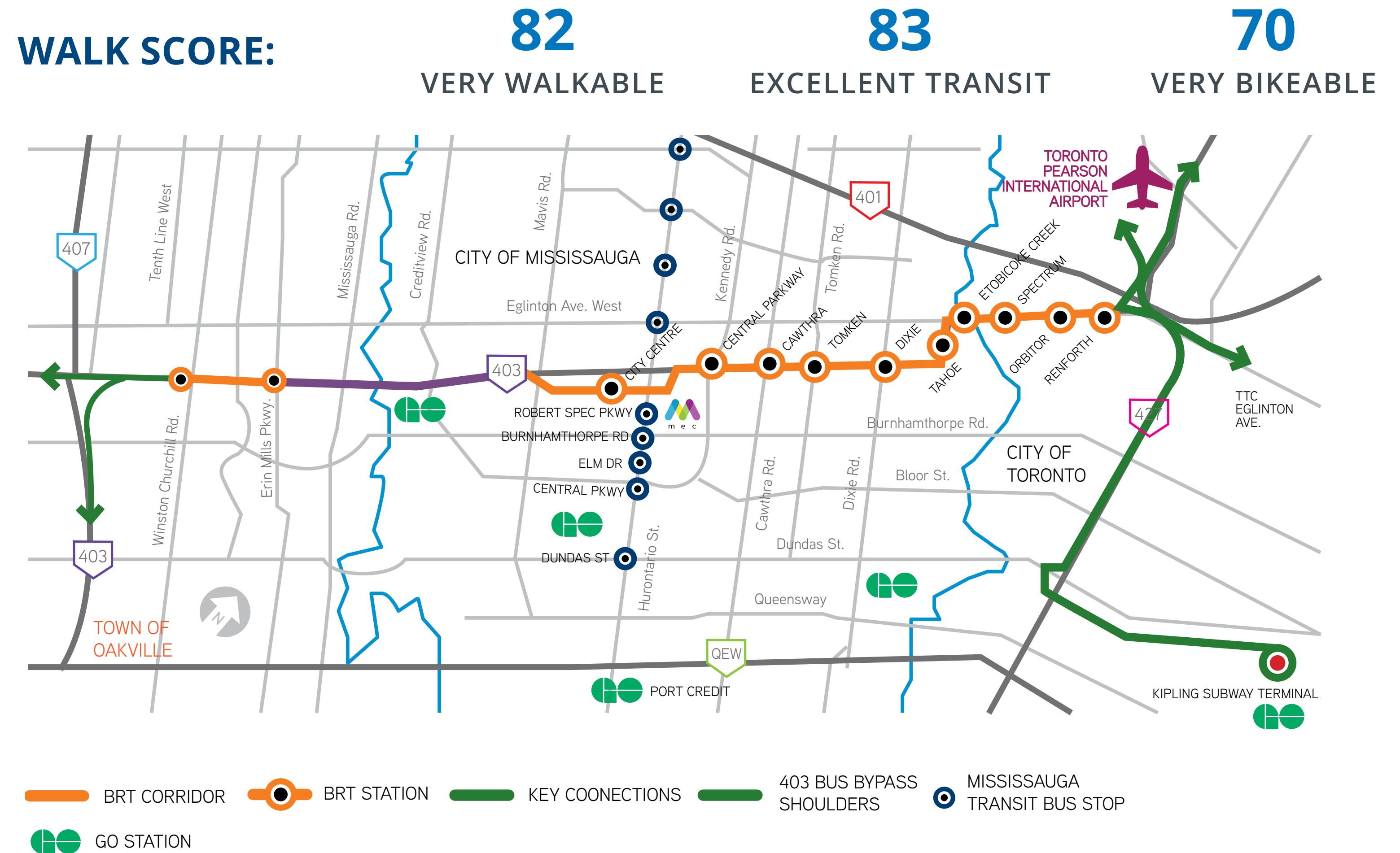
POPULATION WITH BACHELOR DEGREE OR HIGHER

- City Centre
- Meadowvale
- Highway 10
- ACC



ACCESSIBILITY

Situated in a prime location with a vast network of public transportation, the MEC is exceptionally in close proximity to highways. Additionally averaging high in walkability score that is 20 plus points ahead of Meadowvale, Hwy 401/ Hurontario, Airport Corporate Centre and Winston Park.

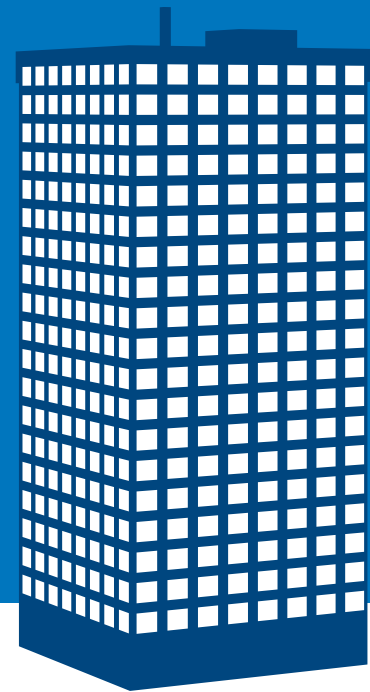


Amenities

AMENITIES

The MEC is surrounded by an abundance of amenities and lunch options with walking distance making it the ideal established retail centre for your employees.

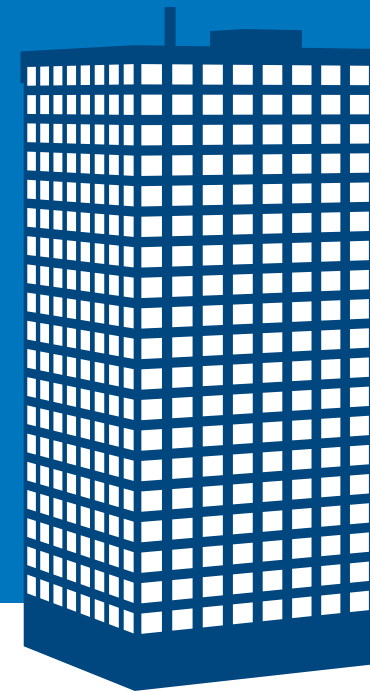




1

ROBERT SPECK PARKWAY

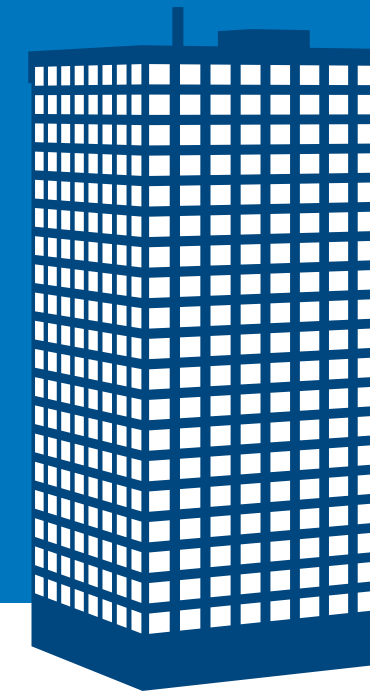
SUITE	SPACE	AVAILABLE	
	18,467 SF	Sep. 2026	Base Building
	3,310 SF	Immediately	Base Building
	11,974 SF	Sep. 2026	Base Building
	18,442 SF	Immediately	Built-out
	18,378 SF	Immediately	Built-out
	7,193 SF	Immediately	Base Building



2

ROBERT SPECK PARKWAY

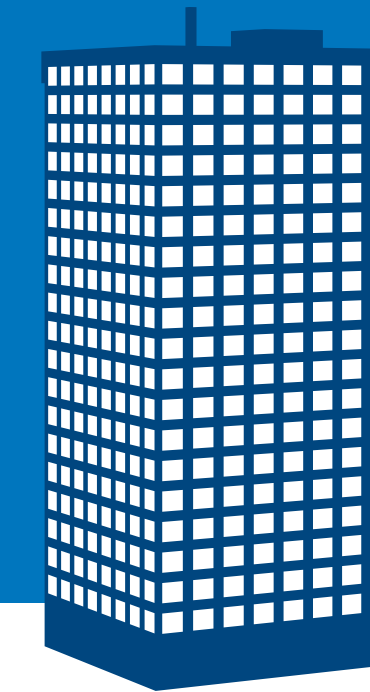
SUITE	SPACE	AVAILABLE	
	19,411 SF	Nov. 2026	Base Building
	19,411 SF	Immediately	Base Building
	19,411 SF	Immediately	Base Building
	4,121 SF	Immediately	Base Building
	5,129 SF	Immediately	Built-out
	1,946 SF	Immediately	Raw Space
	4,315 SF	Immediately	Built-out New Carpet & Paint
	573 SF	Immediately	Built-out
	9,000 SF	NEW Tenant Amenity Space Underway	



3

ROBERT SPECK PARKWAY

SUITE	SPACE	AVAILABLE	
	3,251 SF	Immediately	Model Suite
	4,780 SF	Immediately	Base Building
	1,964 SF	Immediately	Built-out



4

ROBERT SPECK PARKWAY

SUITE	SPACE	AVAILABLE	
	1,228 SF	Immediately	Built-out
	12,514 SF	Immediately	Built-out
	2,898 SF	Immediately	Raw Space
	18,607 SF	Immediately	Built-out
	18,607 SF	Immediately	Built-out
	18,597 SF	Immediately	Built-out
	2,263 SF	Immediately	Built-out
	3,576 SF	Immediately	Raw Space
	4,037 SF	Immediately	Built-out Partially Furnished
	1,050 SF	Immediately	Built-out
	1,684 SF	Immediately	Built-out
	2,245 SF	Immediately	Raw Space
	2,512 SF	Immediately	Former Café (access to Patio)

RATES

\$20.00 net per SF

\$20.80 additional rent per SF, (2026 est)

\$21.80 additional rent per SF, (2026 est) - 3 Robert Speck Parkway

\$25.00 net per SF - 4 Robert Speck Parkway, Suite 160 & Suite 100



Ownership and Management



OWNERSHIP

Desjardins Group is the leading cooperative financial group in Canada and the sixth largest cooperative financial group in the world, with assets close to \$260 billion. It has been rated one of the Best Employers in Canada by Aon Hewitt. To meet the diverse needs of its members and clients, Desjardins offers a full range of products and services to individuals and businesses through its extensive distribution network, online platforms and subsidiaries across Canada. Counted among the world's strongest banks according to The Banker magazine, Desjardins has one of the highest capital ratios and credit ratings in the industry.



OWNERSHIP

Starlight Investments is a privately held Toronto-based, full service, multi-family and commercial real estate investment and asset management company driven by an experienced team of over 200 professionals. The company currently manages over \$14.0 billion of direct real estate as well as real estate investment securities. Investment vehicles include institutional joint ventures, True North Commercial REIT, Starlight U.S. Multi-Family Funds and Starlight Capital Funds. Starlight Investment's portfolio consists of approximately 36,000 multi-residential units across Canada and the U.S. and over 6.2 million square feet of commercial properties.



PROPERTY MANAGEMENT / LEASING

Colliers International is Canada's largest commercial real estate services company, providing a full range of services to real estate occupiers, developers and investors. Services include brokerage, real estate management, valuation, consulting, project management, project marketing and research. Through a culture of service excellence and a shared sense of initiative, Colliers Canada and our more than 1,300 professionals integrate the resources of real estate specialists across Canada to accelerate the success of our clients.

Awards

LEADING THE AWARDS AT MEC

MEC IS RECOGNIZED FOR IT'S AWARDS IN INNOVATION, FOCUS ON SUCCESS MEASUREMENT, STRONG LEADERSHIP, AND COLLABORATION WITH OTHER ORGANIZATIONS, IN ENERGY AND ENVIRONMENTAL DESIGN AND MARKETING



Awarded: Leadership in Energy and Environmental Design
Awarded: LEED Platinum EB for 1 and 4 Robert Speck Parkway
Awarded: LEED Gold EB for 2 and 3 Robert Speck Parkway



Awarded: BOMA Certificate of Management Excellence - Sante Esposito, General Manager
Awarded: BOMA Certificate of Building Excellence 1 and 3 Robert Speck Parkway



Awarded: Greatest Energy Reduction (10%+) for 1 Robert Speck Parkway 2015
Awarded: Greatest Energy Reduction (20%+) for 2 Robert Speck Parkway 2015
Awarded: Greatest Energy Reduction (15%+) and Lowest Energy Use for 4 Robert Speck Parkway 2015



Winner: RCO Gold (IC&I Office Building) 2015
Awarded: RCO Green Teams recognition in demonstrating 3R philosophy 2014



Awarded: Mississauga Business Award of Excellence
(MBOT): Clean and Green Award



Awarded: Performance Leadership Category for Water for 1, 3 and 4 Robert Speck Parkway



Awarded: Energy Star Building Certification for 1 and 4 Robert Speck Parkway



Awarded: BOMA Toronto & Canada: The Outstanding Building of The Year- (TOBY) 2015, 2016, 2017



Awarded: Fitwel 2 Star Level Certification for 2 Robert Speck Parkway



Awarded: BOMA BEST Level 3 for Environment Leadership



Awarded: Rick Hansen Foundation Accessibility Certification



Awarded: LEED Gold EB for 2 and 3 Robert Speck Parkway



Awarded: BOMA 360



Our Work

OUR WORK





MEC Amenities

MEC AMENITIES



- 22 acres of landscaping consisting of a variety of lush planting including native beds
- Green Space along Cooksville Creek – seating and walking/bike trails
- Lobby TV Screens
- Touch Screen Directory Board on Main Lobby
- 24/7 Security with surveillance cameras
- 24/7 Service Centre: Tenant service request
- 24/7 camera feed to Peregrine Falcon Nest (MEC 1)
- Panic/Duress Alarms throughout Parking Garage
- Food Services: Pumpnickels' (MEC 1), Tim Hortons/ Café (MEC 3), Paradise Café (MEC 4)
- MiMEC Mobile App which includes Lane Perks, a free service for all tenants
- Incentive parking for registered car poolers
- Electric Plug-In Stations
- Professional Car Cleaning/Detailing Service (MEC 3)
- Self-serve car care stations in parking garages
- Storage / Bicycle Storage available
- Attendant/Security Escort Service
- Tenant Appreciation Events held throughout the year
- Battery/Cell Phone/Electronic Waste recycling program
- Twitter: [@missexecentre](https://twitter.com/missexecentre), follow activities held by local businesses and community venues
- Honey Bee Hive Program with hives located on the rooftops
- Farmers Market held at 3 Robert Speck Parkway (June to October, every Sunday from 08:00am)

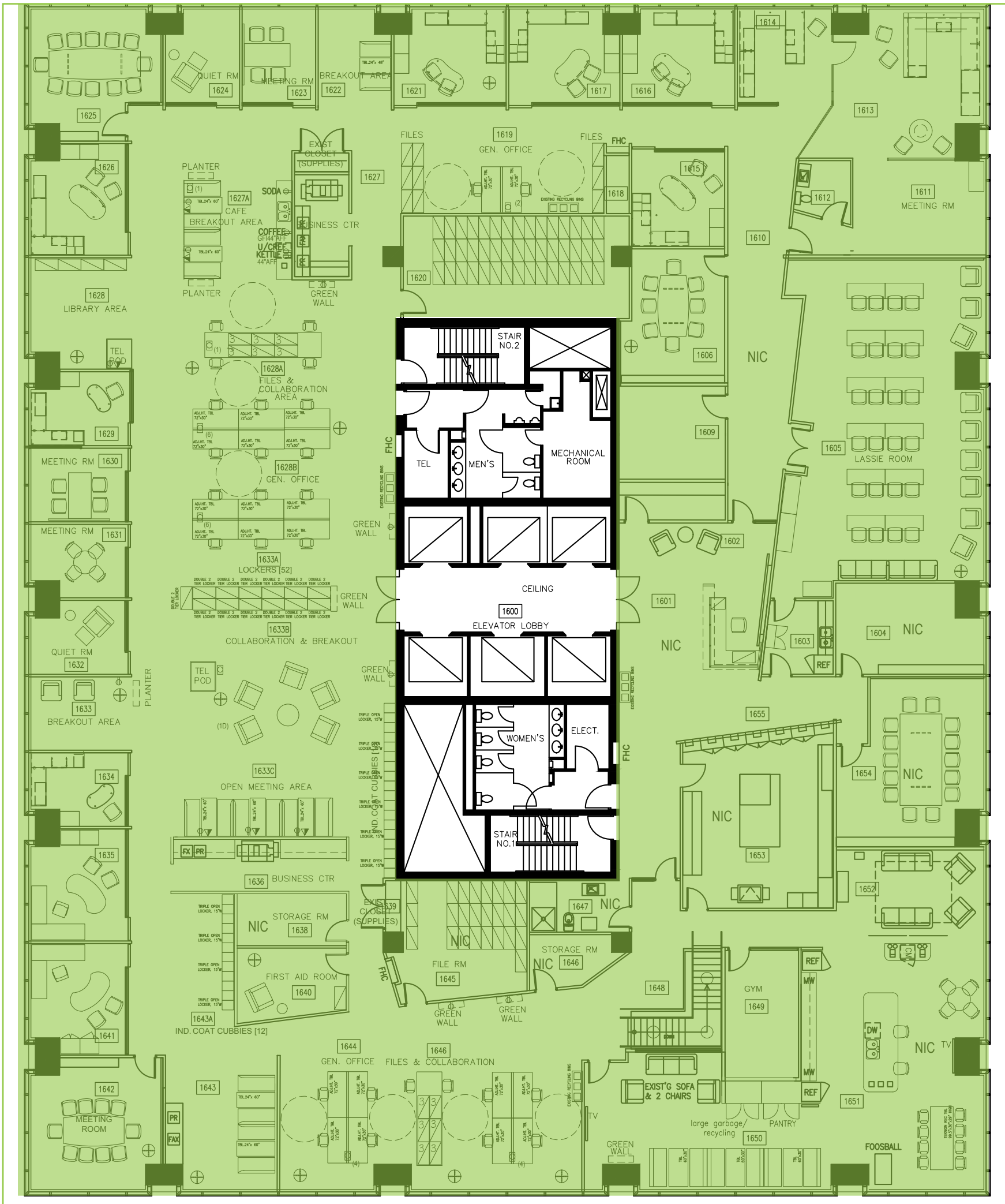
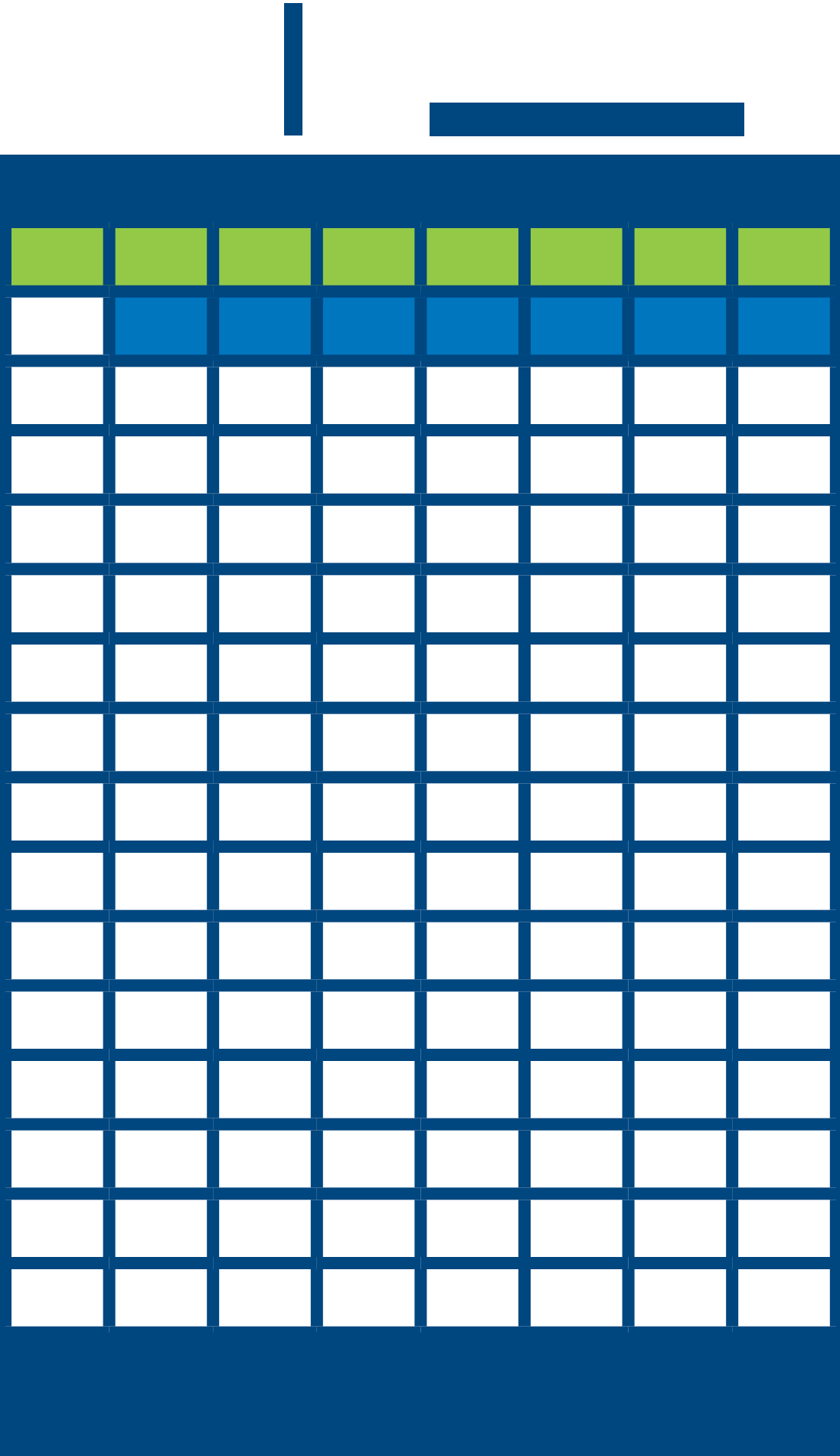


1 Robert Speck Parkway

2 Robert Speck Parkway

3 Robert Speck Parkway

4 Robert Speck Parkway



ROBERT SPECK PKWY
SUITE 1600

18,467 SF | Virtual Tour

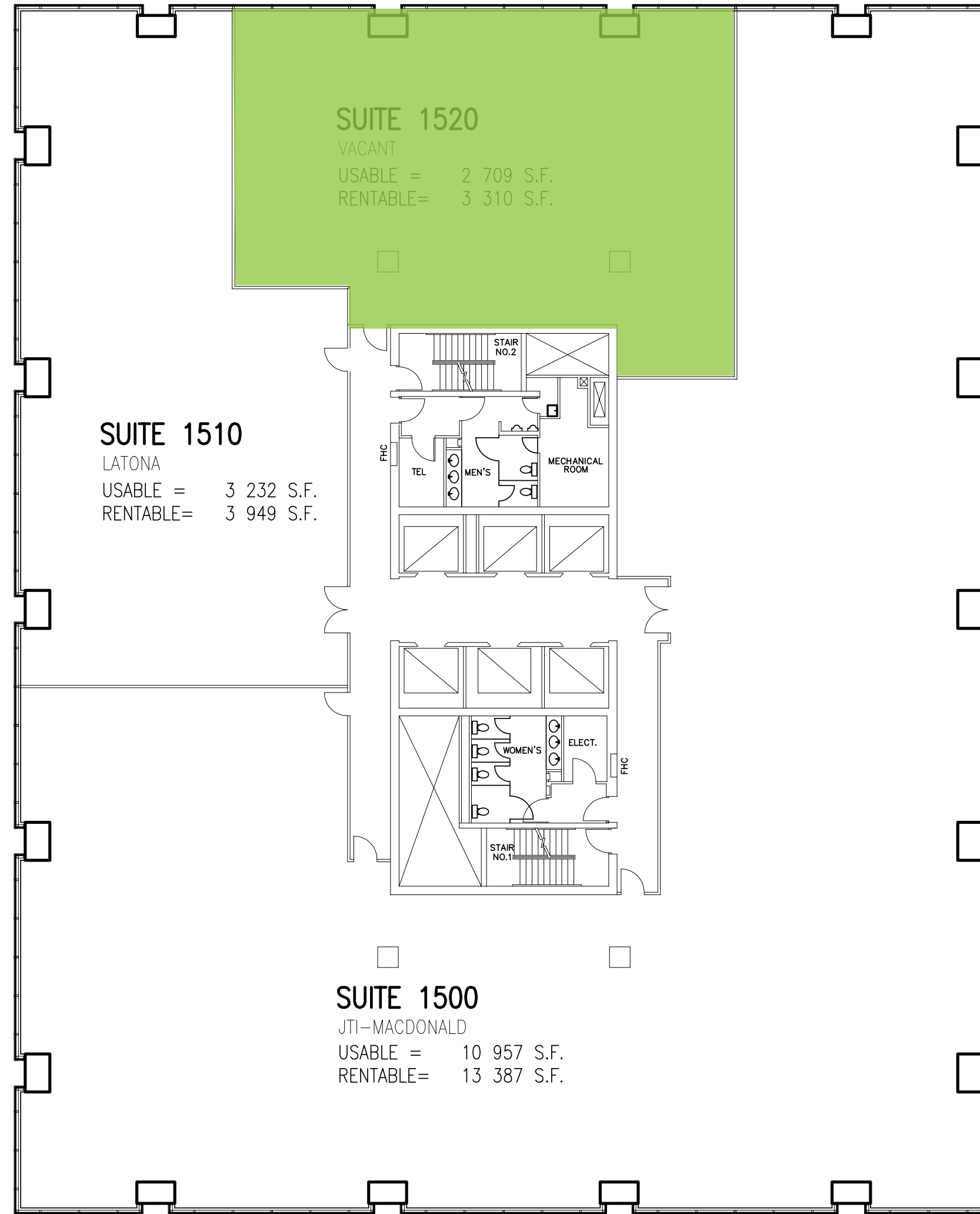
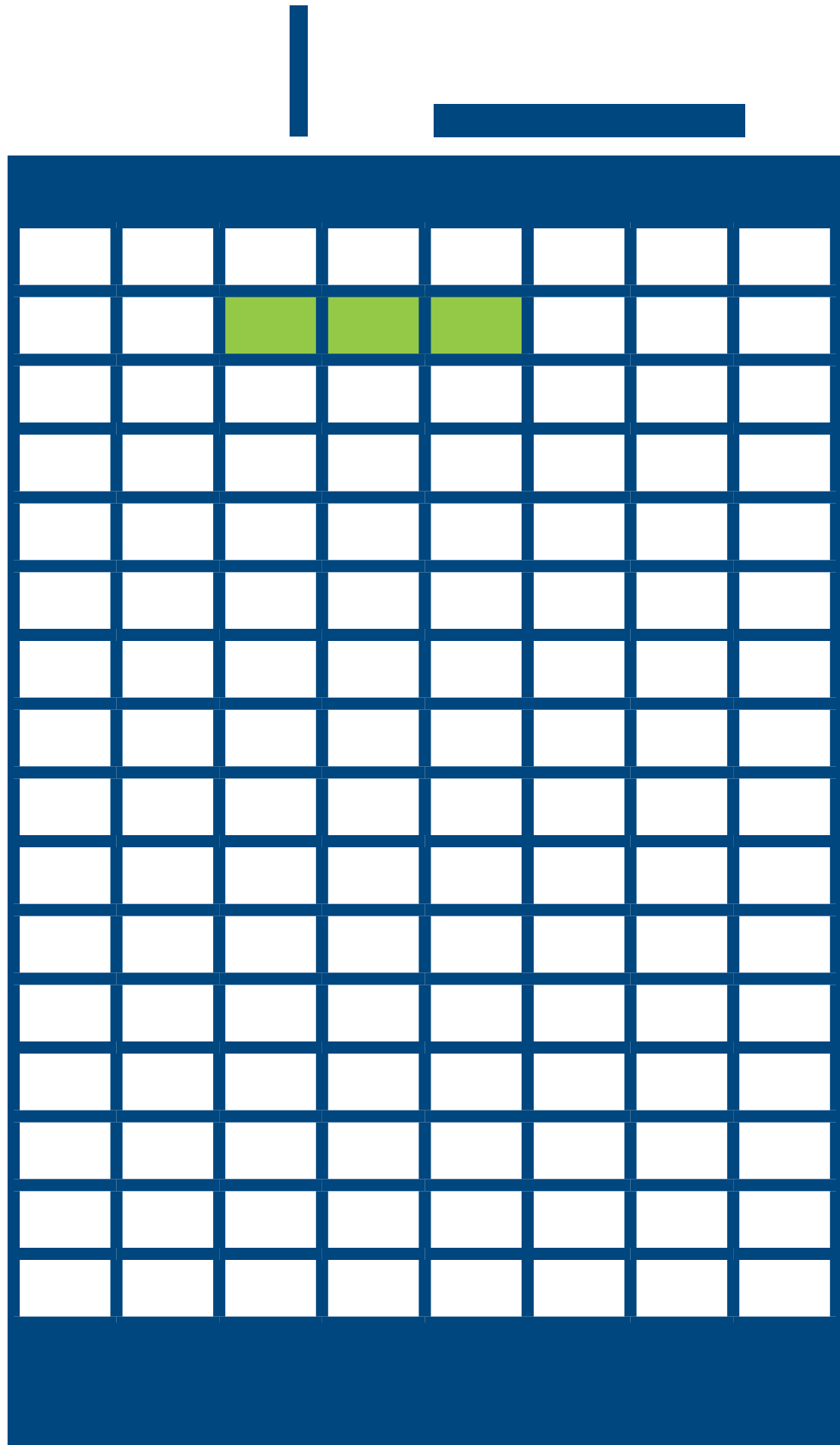


1 Robert Speck Parkway

2 Robert Speck Parkway

3 Robert Speck Parkway

4 Robert Speck Parkway



ROBERT SPECK PKWY

SUITE 1520

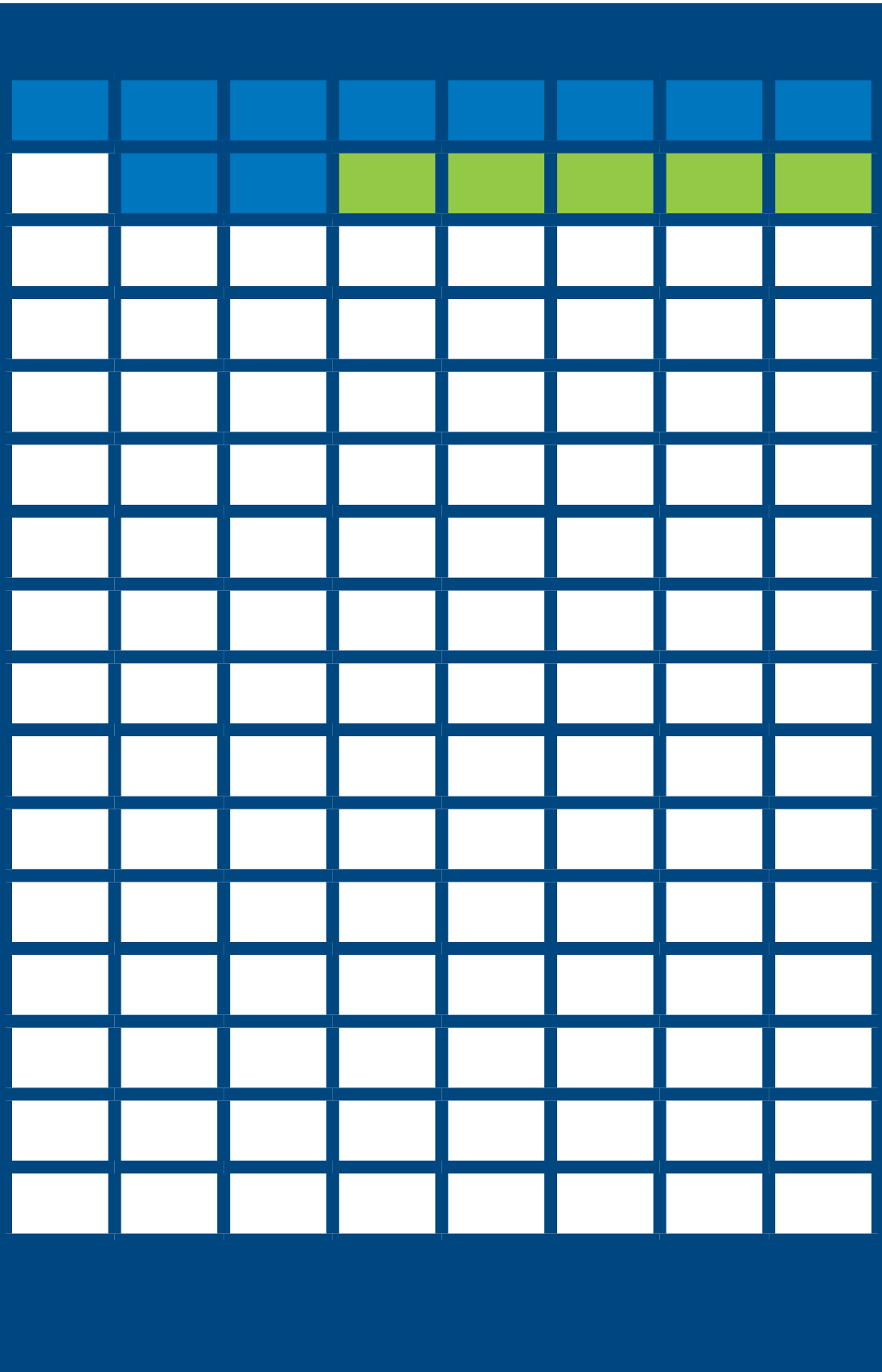
3,310 SF |

1 Robert Speck Parkway

2 Robert Speck Parkway

3 Robert Speck Parkway

4 Robert Speck Parkway



ROBERT SPECK PKWY
SUITE 1500

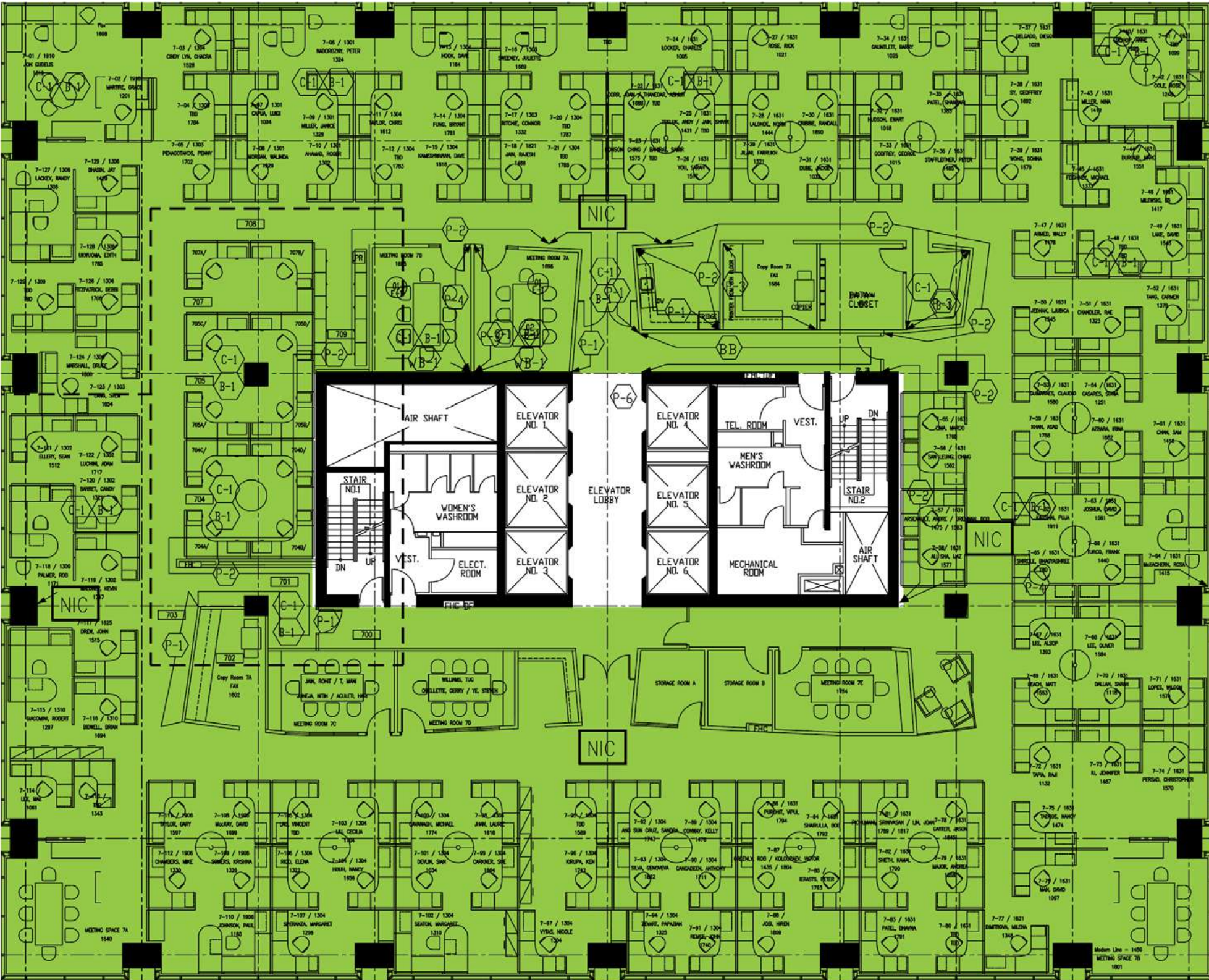
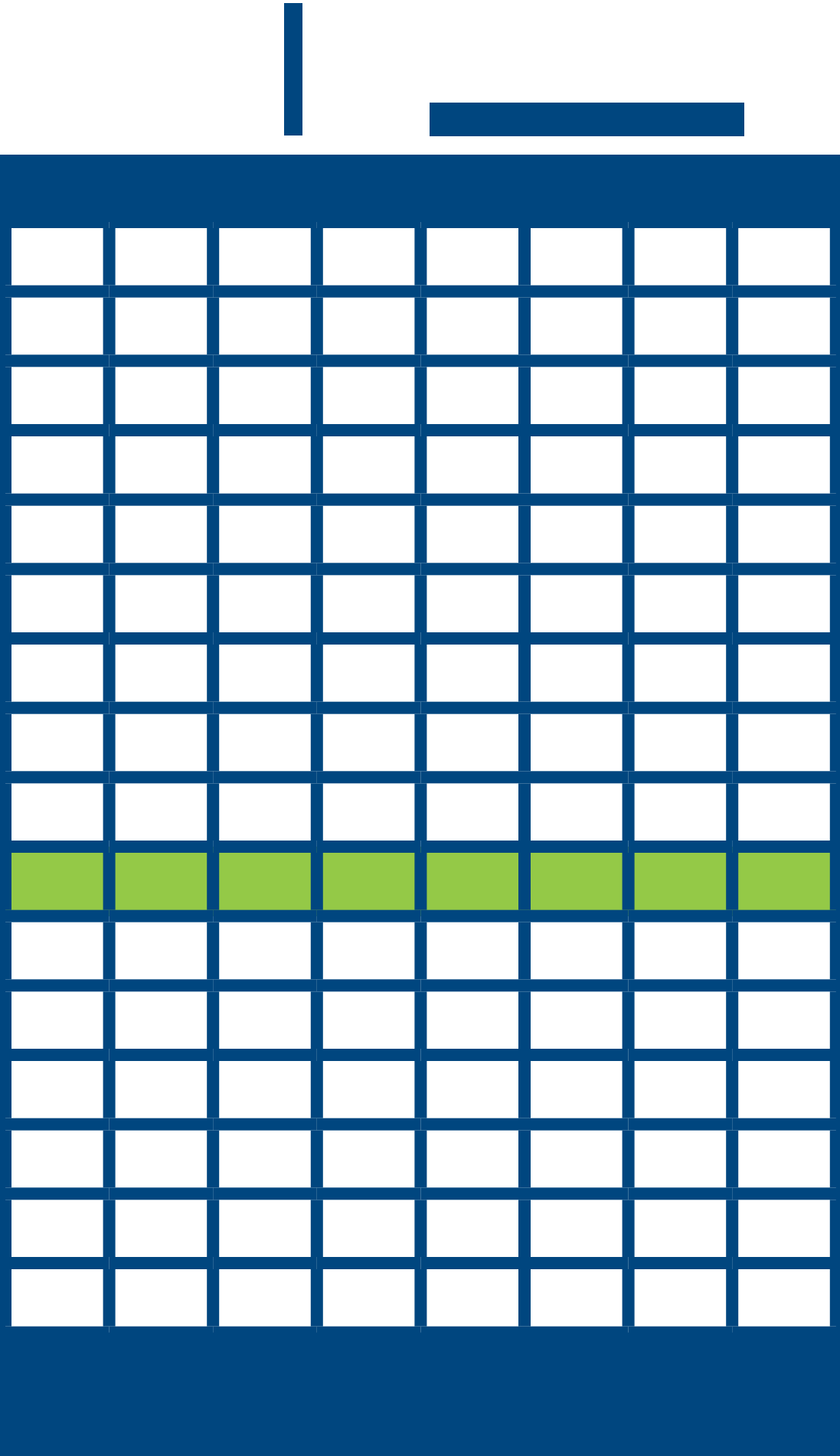
11,974 SF | Virtual Tour

1 Robert Speck Parkway

2 Robert Speck Parkway

3 Robert Speck Parkway

4 Robert Speck Parkway



ROBERT SPECK PKWY
SUITE 700

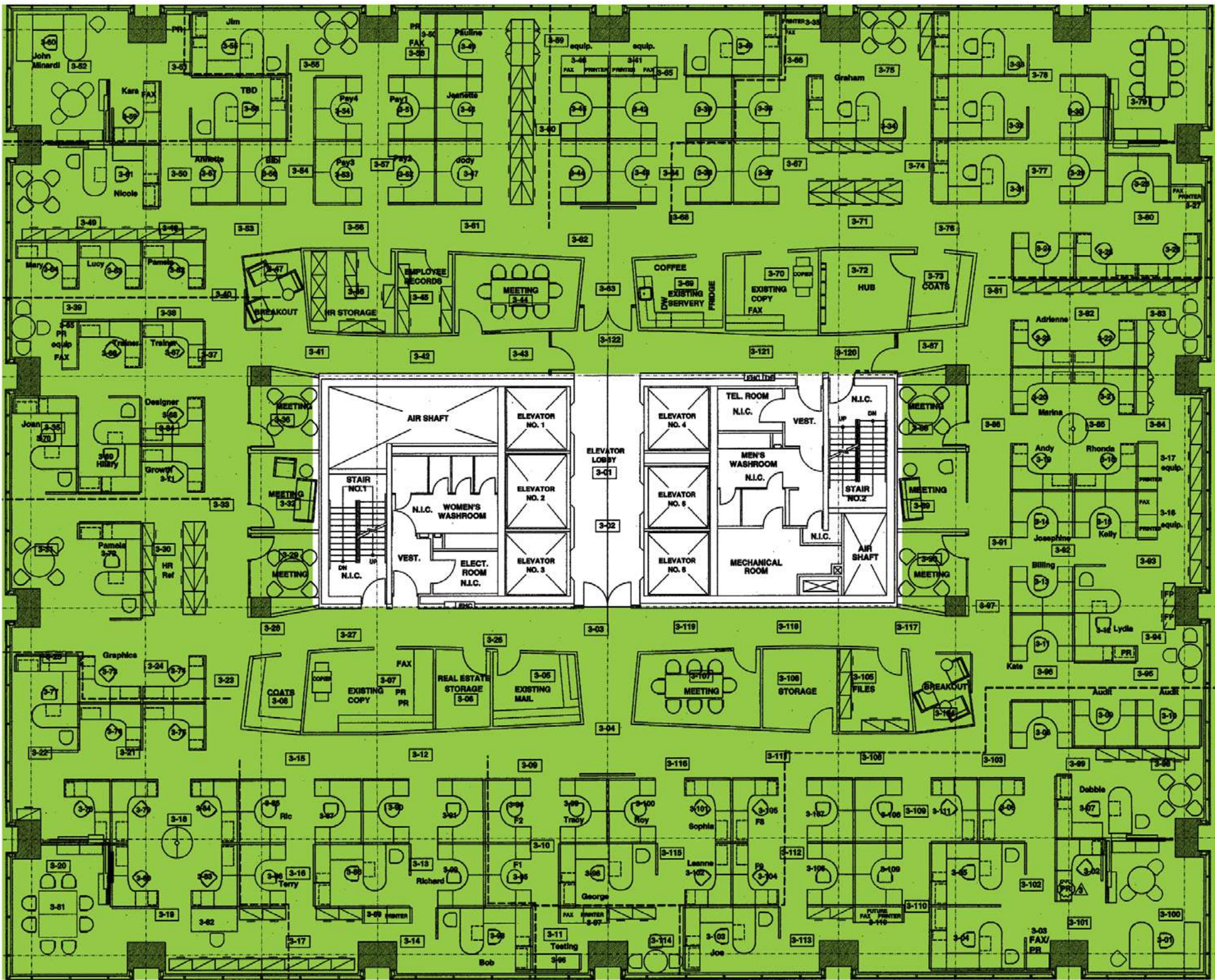
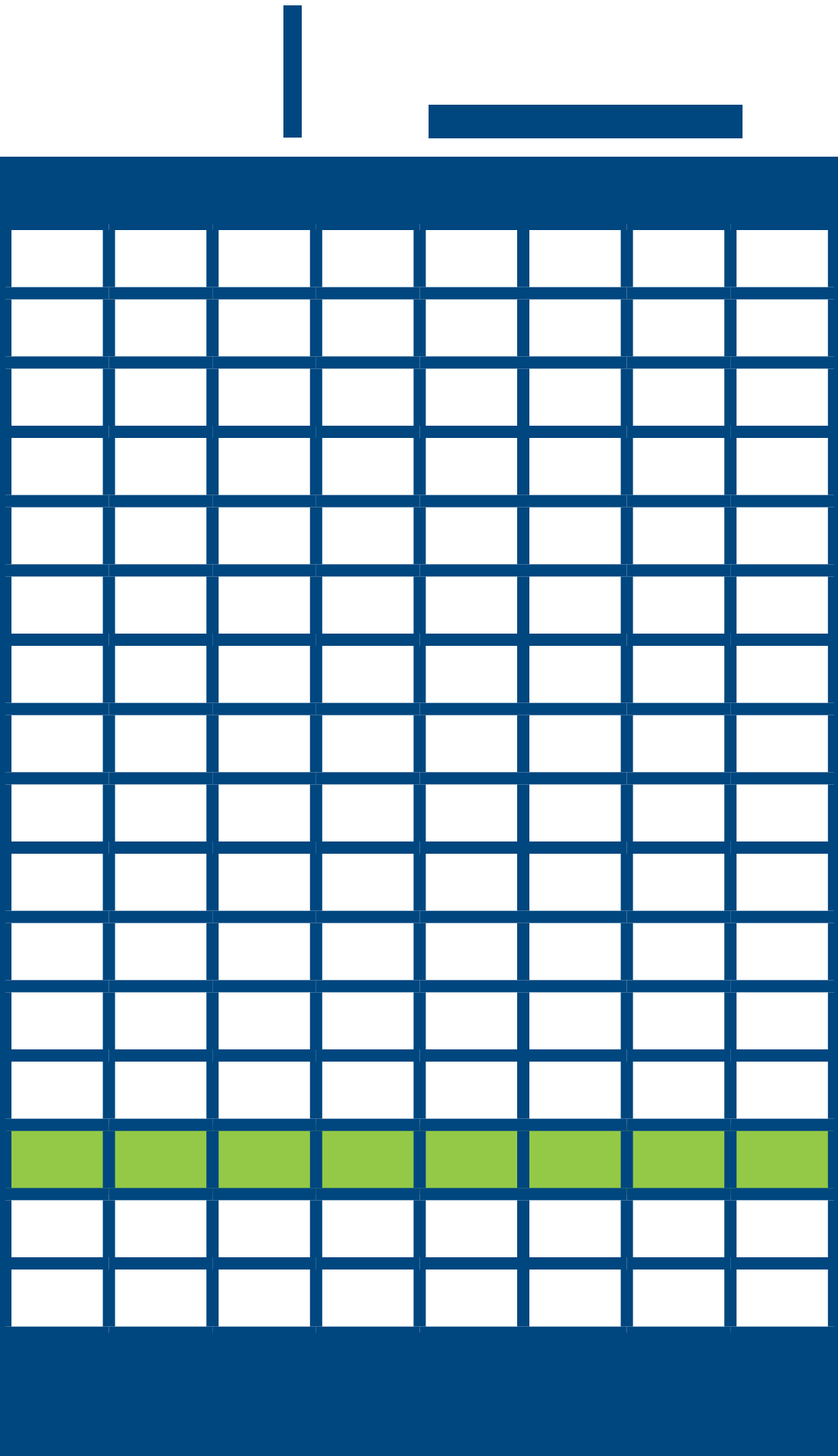
18,442 SF | Virtual Tour

1 Robert Speck Parkway

2 Robert Speck Parkway

3 Robert Speck Parkway

4 Robert Speck Parkway



ROBERT SPECK PKWY
SUITE 300

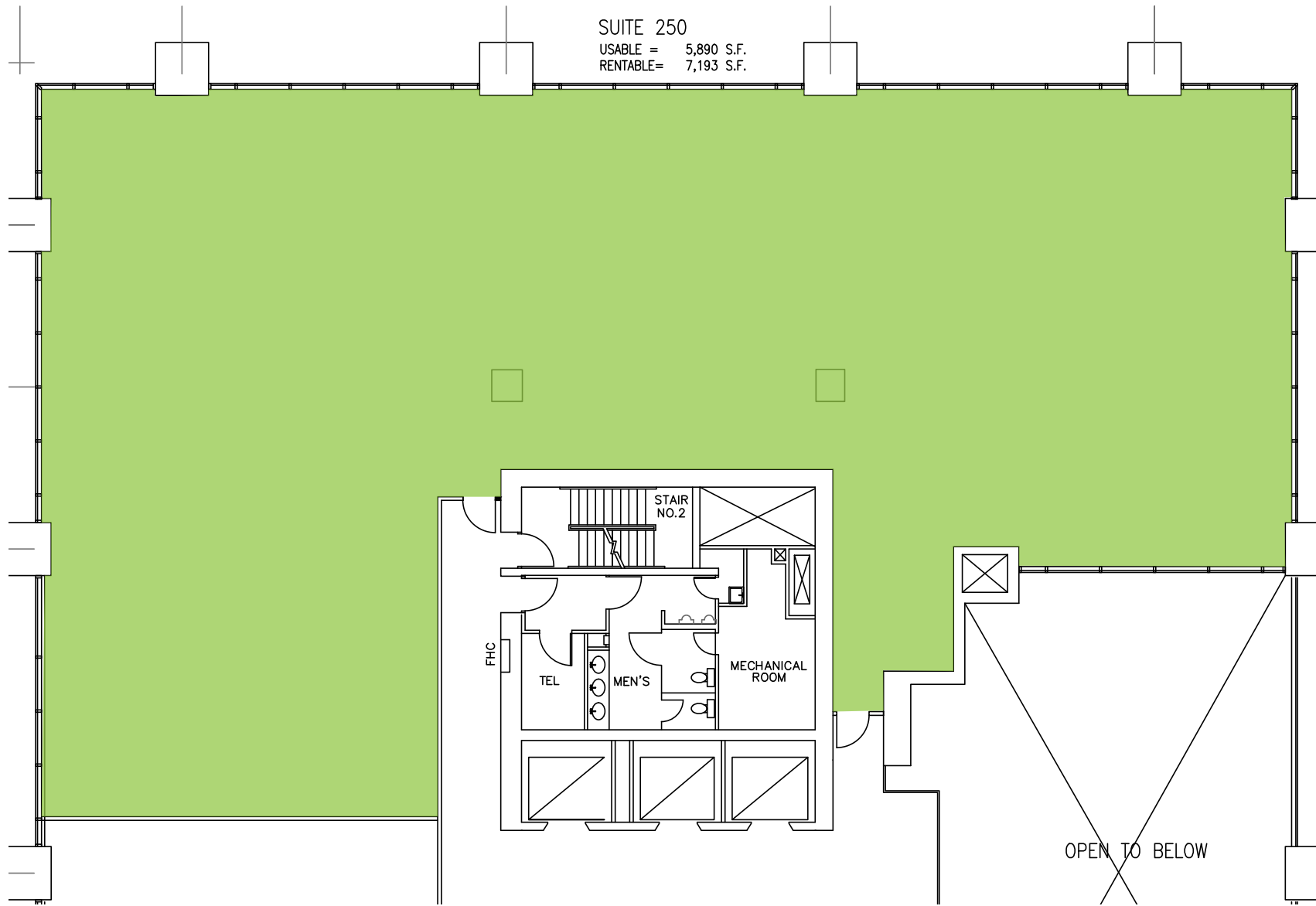
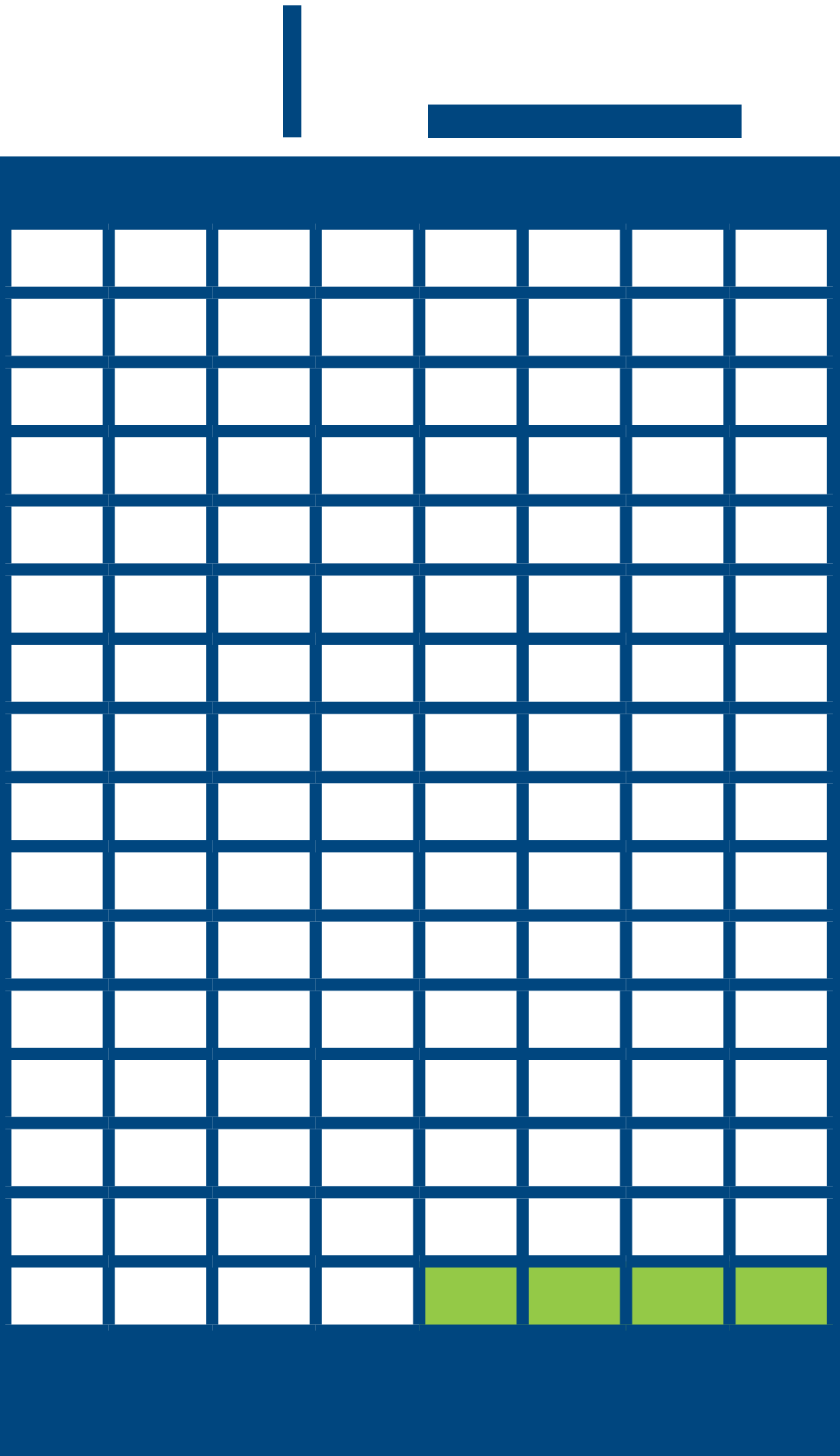
18,378 SF | Virtual Tour

1 Robert Speck Parkway

2 Robert Speck Parkway

3 Robert Speck Parkway

4 Robert Speck Parkway



ROBERT SPECK PKWY

SUITE 250

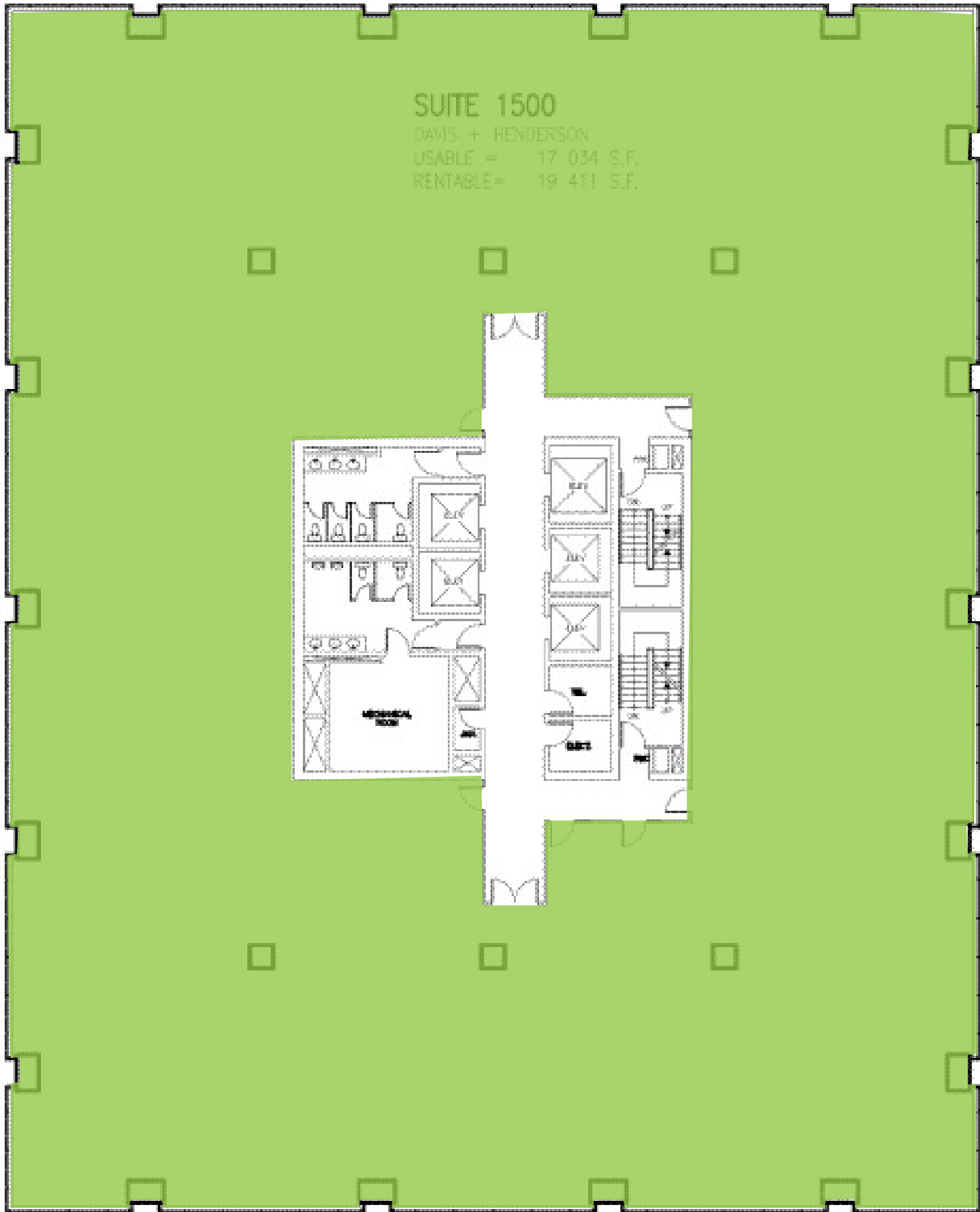
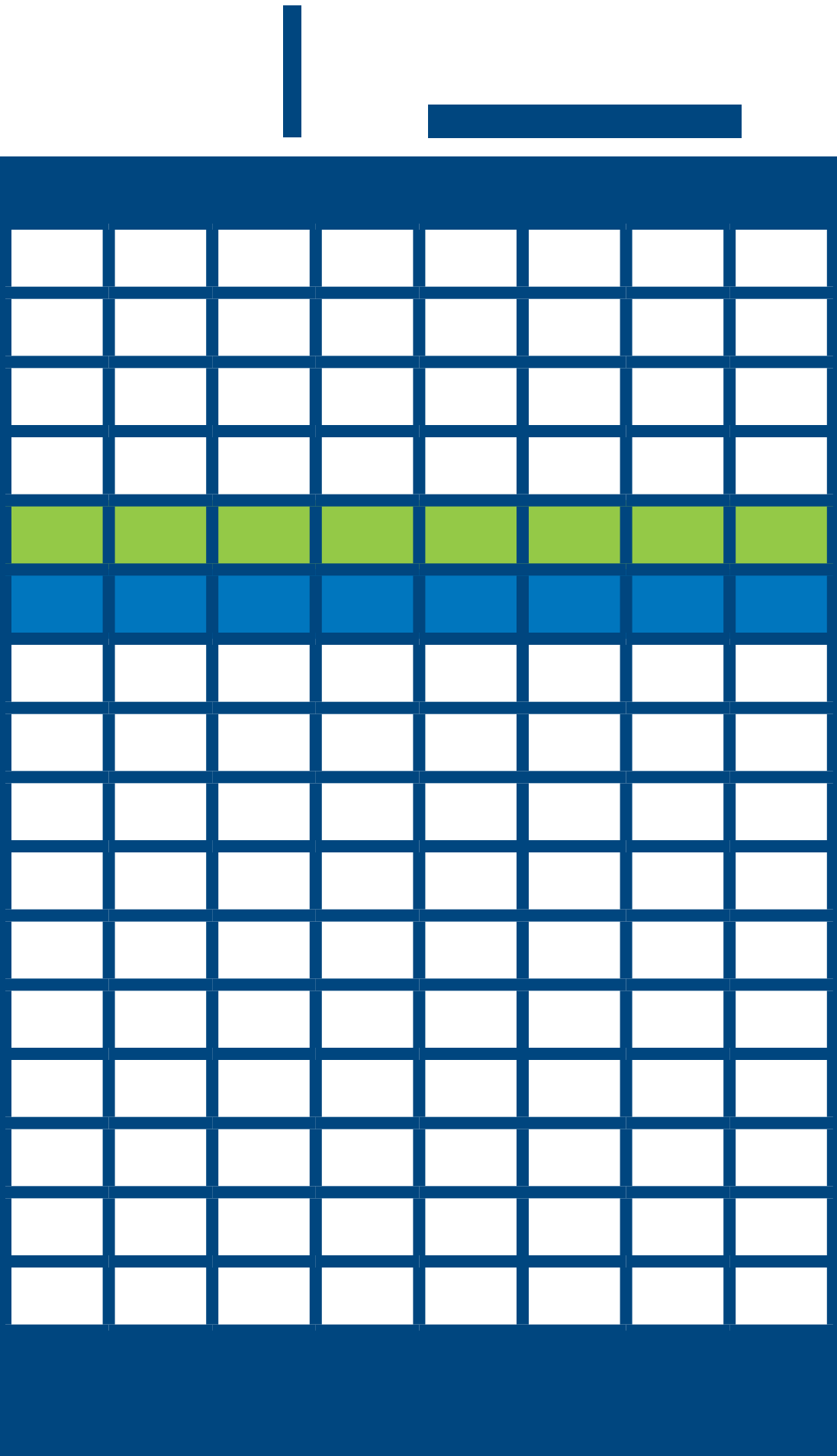
7,193 SF |

1 Robert Speck Parkway

2 Robert Speck Parkway

3 Robert Speck Parkway

4 Robert Speck Parkway



2

ROBERT SPECK PKWY

SUITE 1500

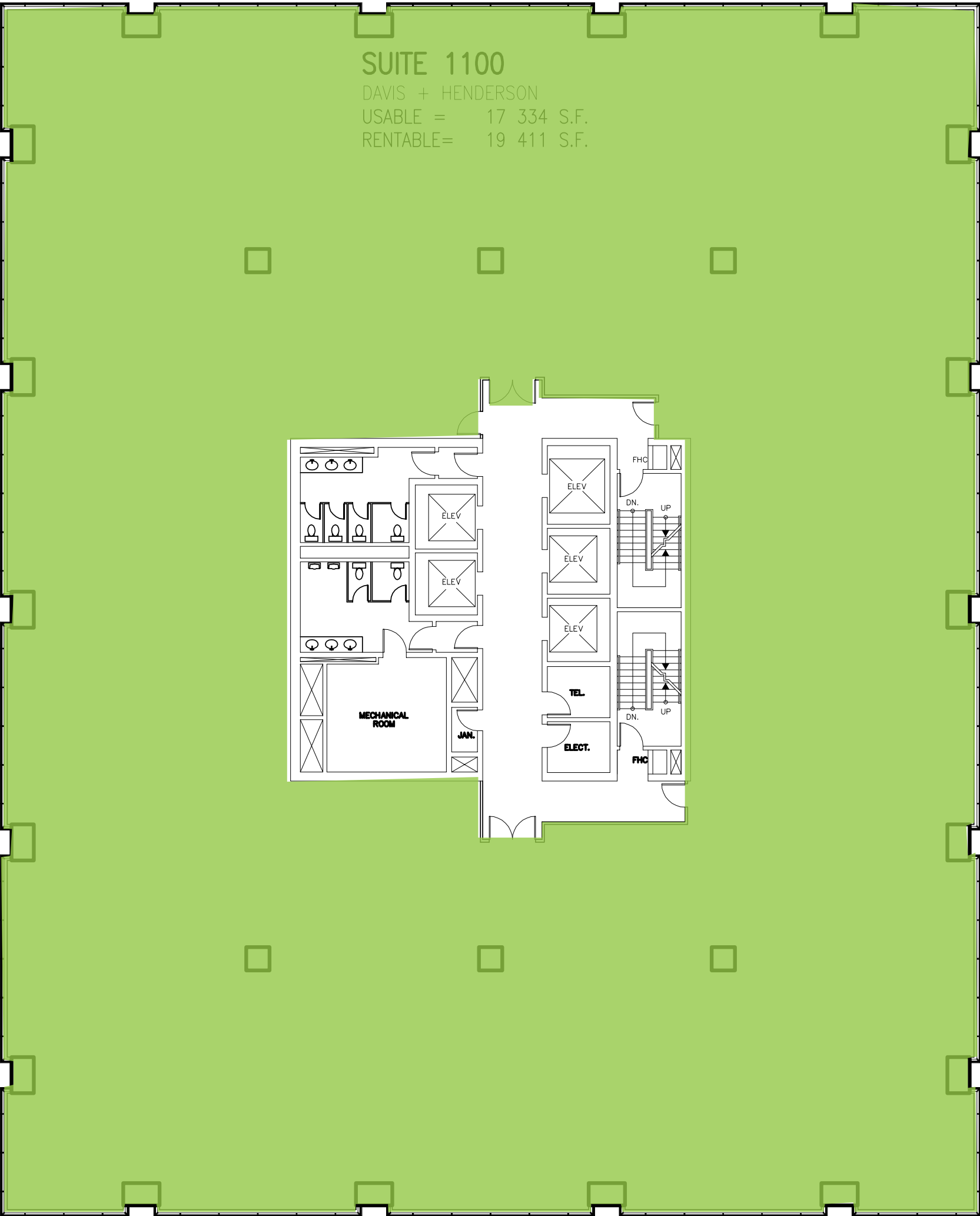
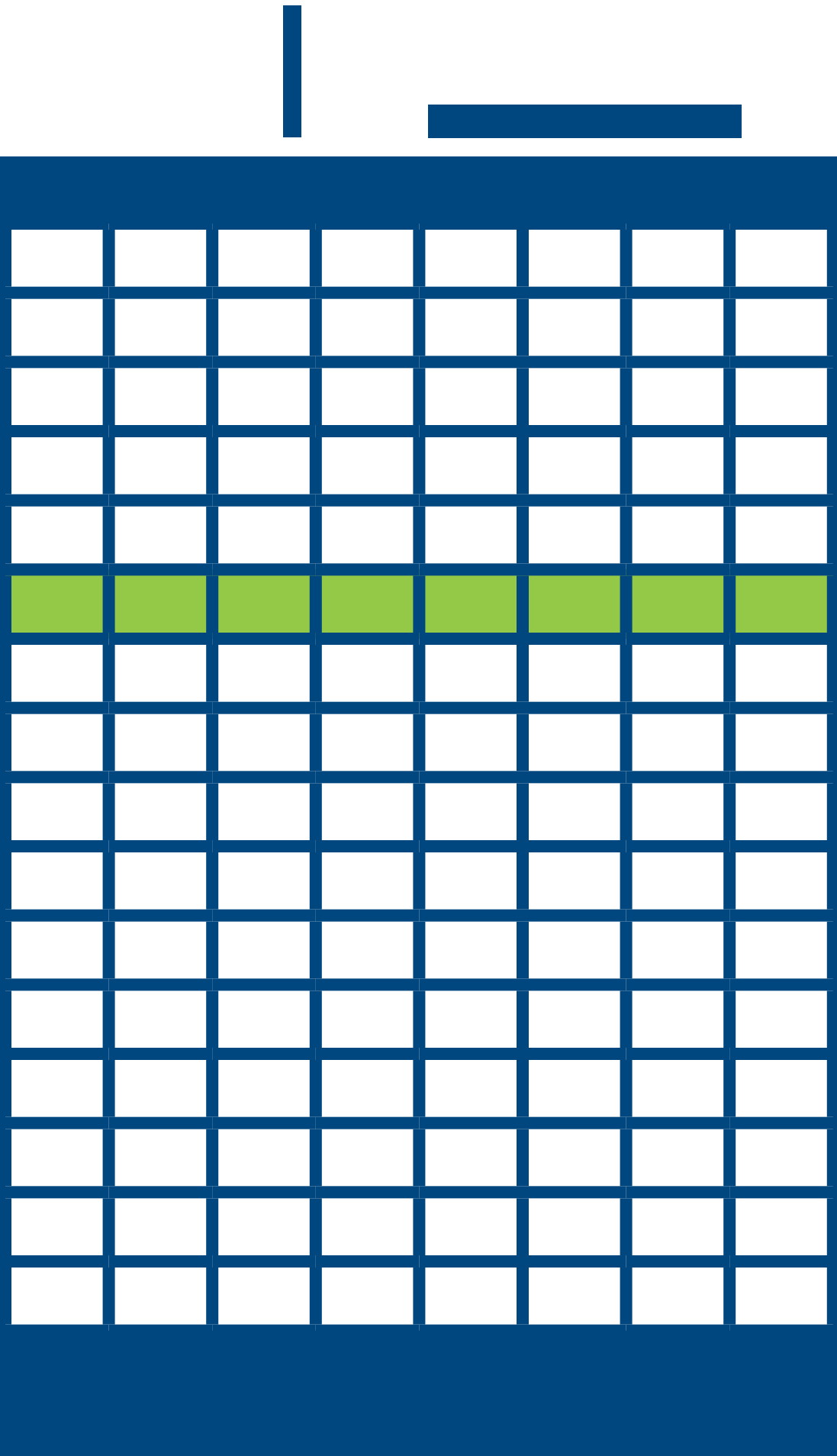
19,411 SF | Virtual Tour

1 Robert Speck Parkway

2 Robert Speck Parkway

3 Robert Speck Parkway

4 Robert Speck Parkway



2

ROBERT SPECK PKWY

SUITE 1100

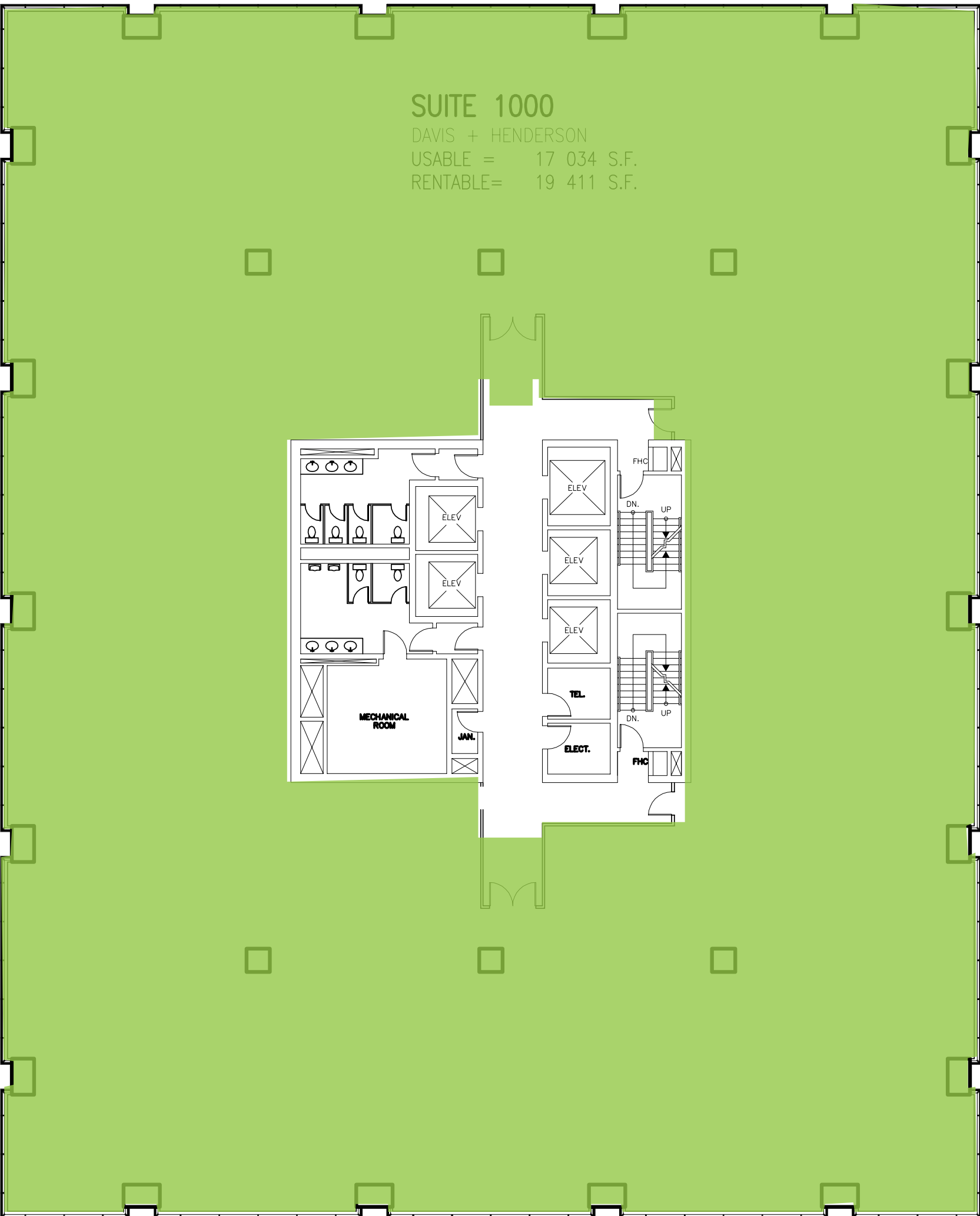
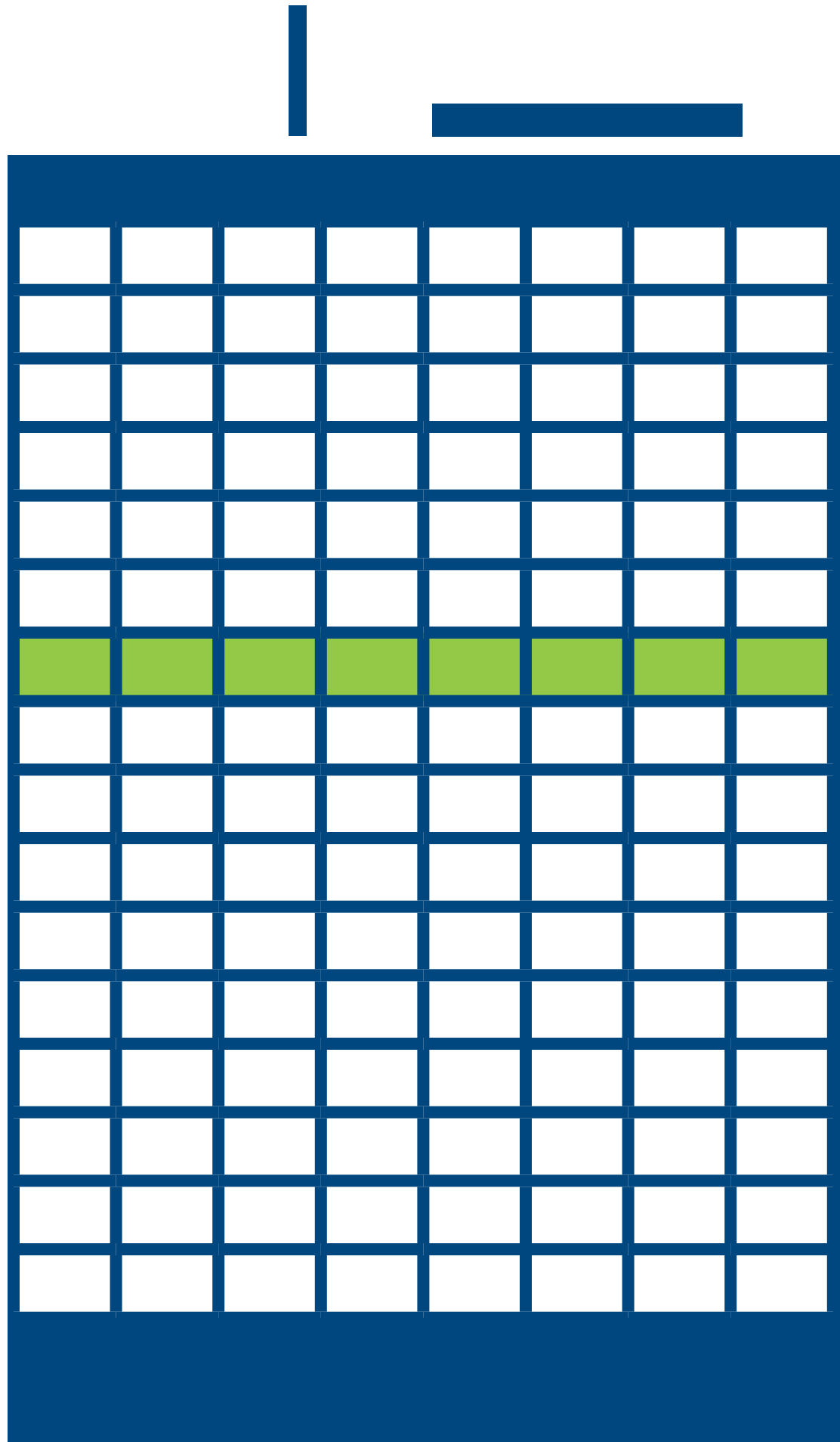
19,411 SF |

1 Robert Speck Parkway

2 Robert Speck Parkway

3 Robert Speck Parkway

4 Robert Speck Parkway



2

ROBERT SPECK PKWY

SUITE 1000

19,411 SF |

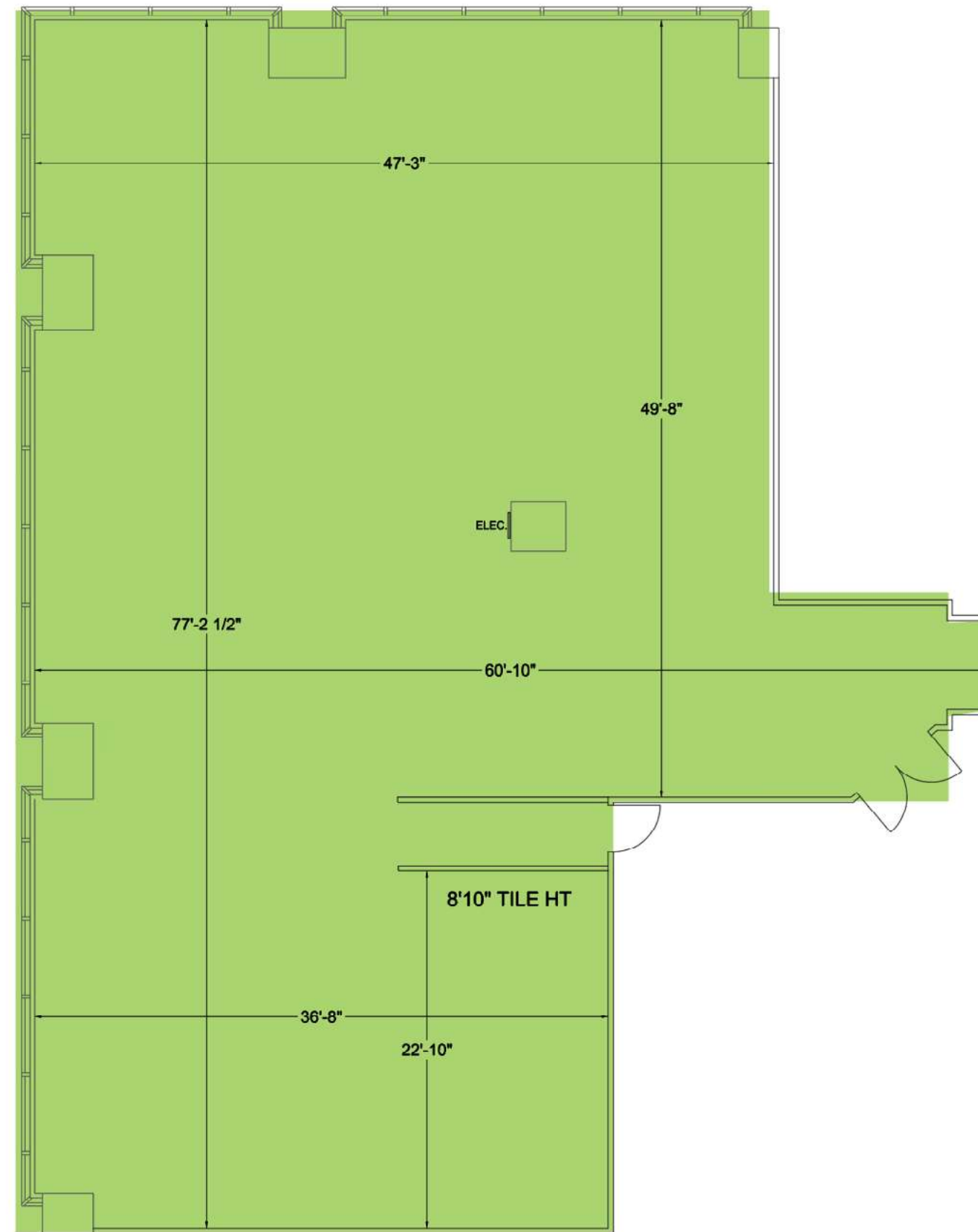
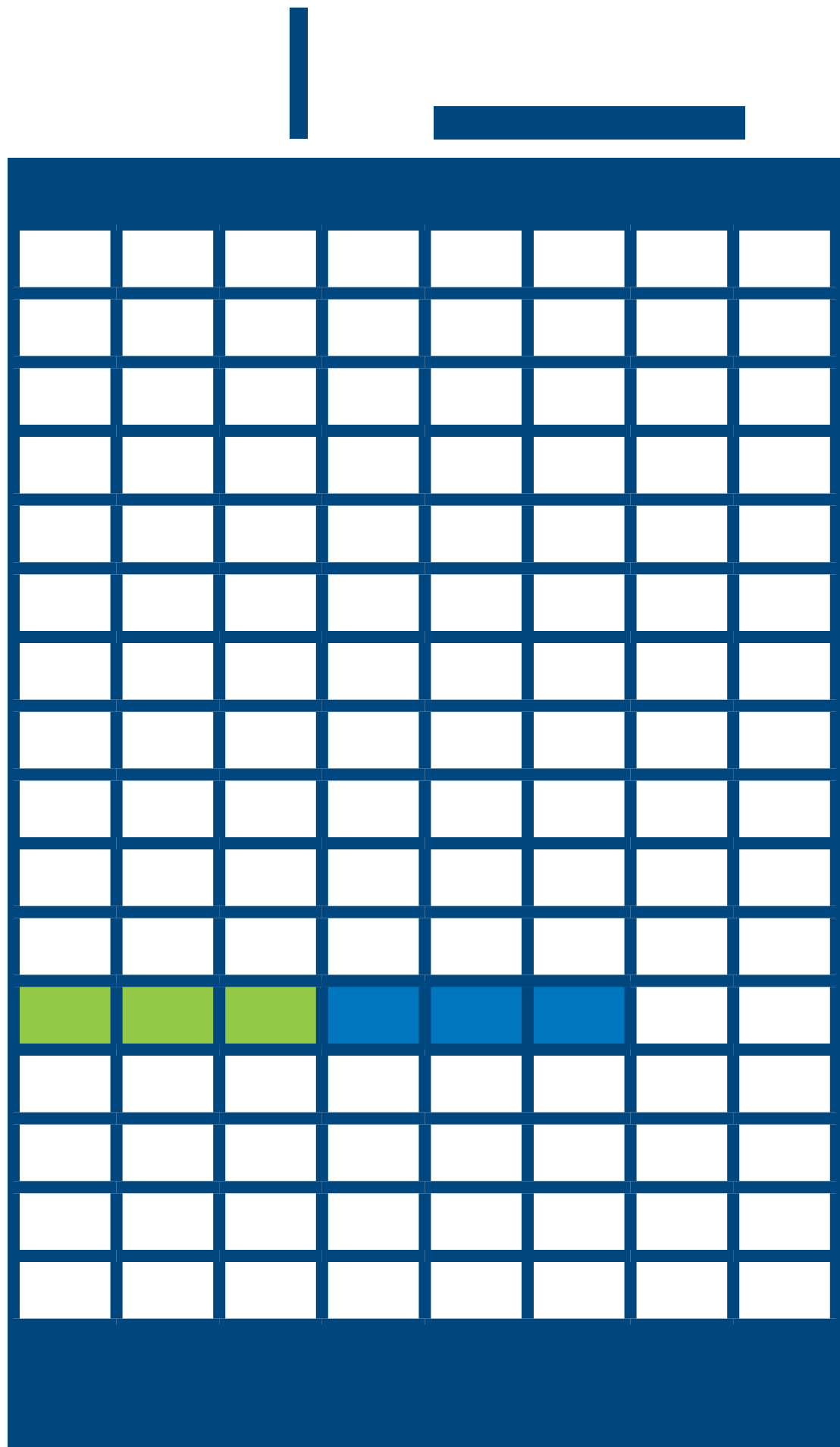


1 Robert Speck Parkway

2 Robert Speck Parkway

3 Robert Speck Parkway

4 Robert Speck Parkway



2

ROBERT SPECK PKWY

SUITE 690

4,121 SF |

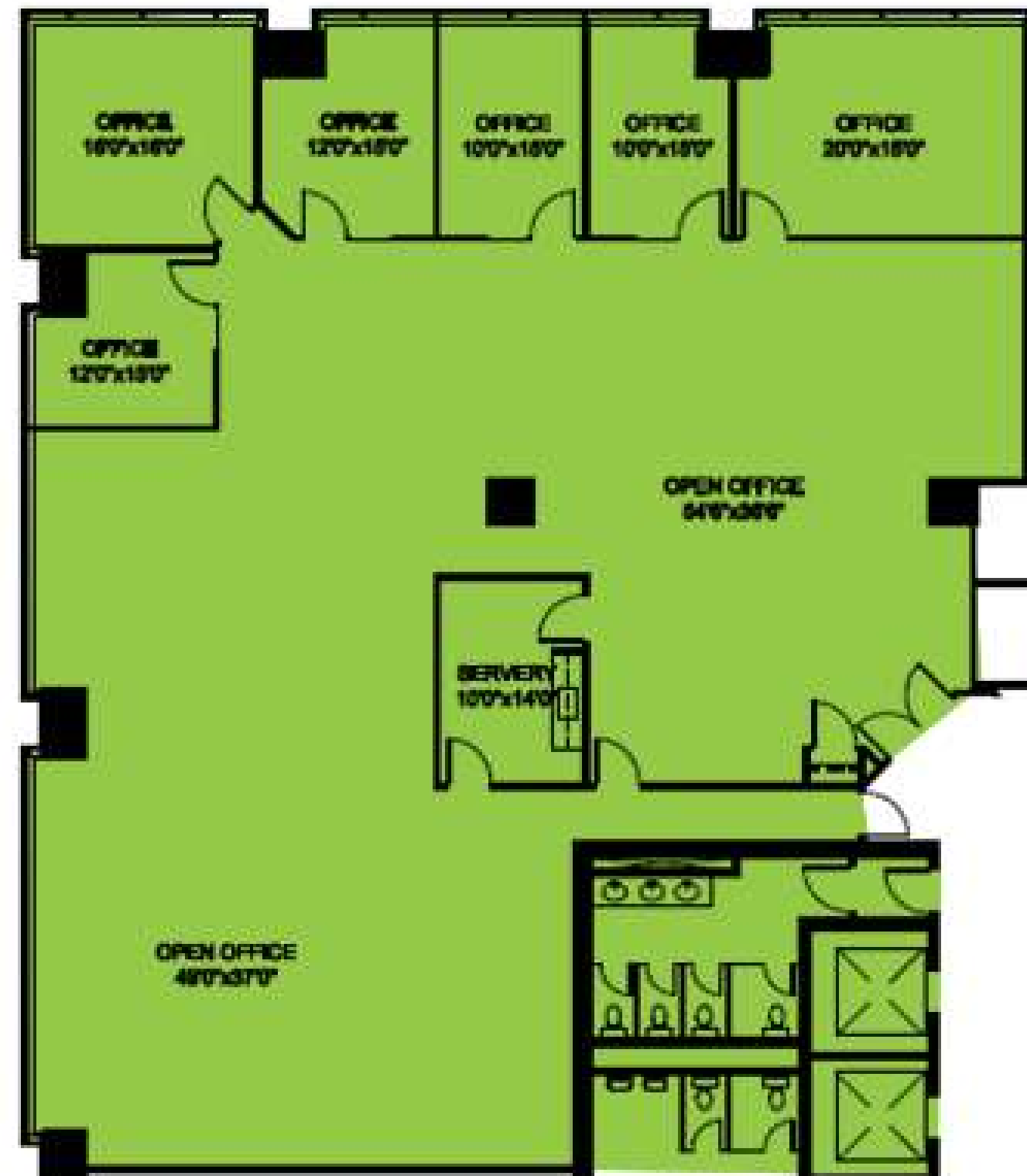
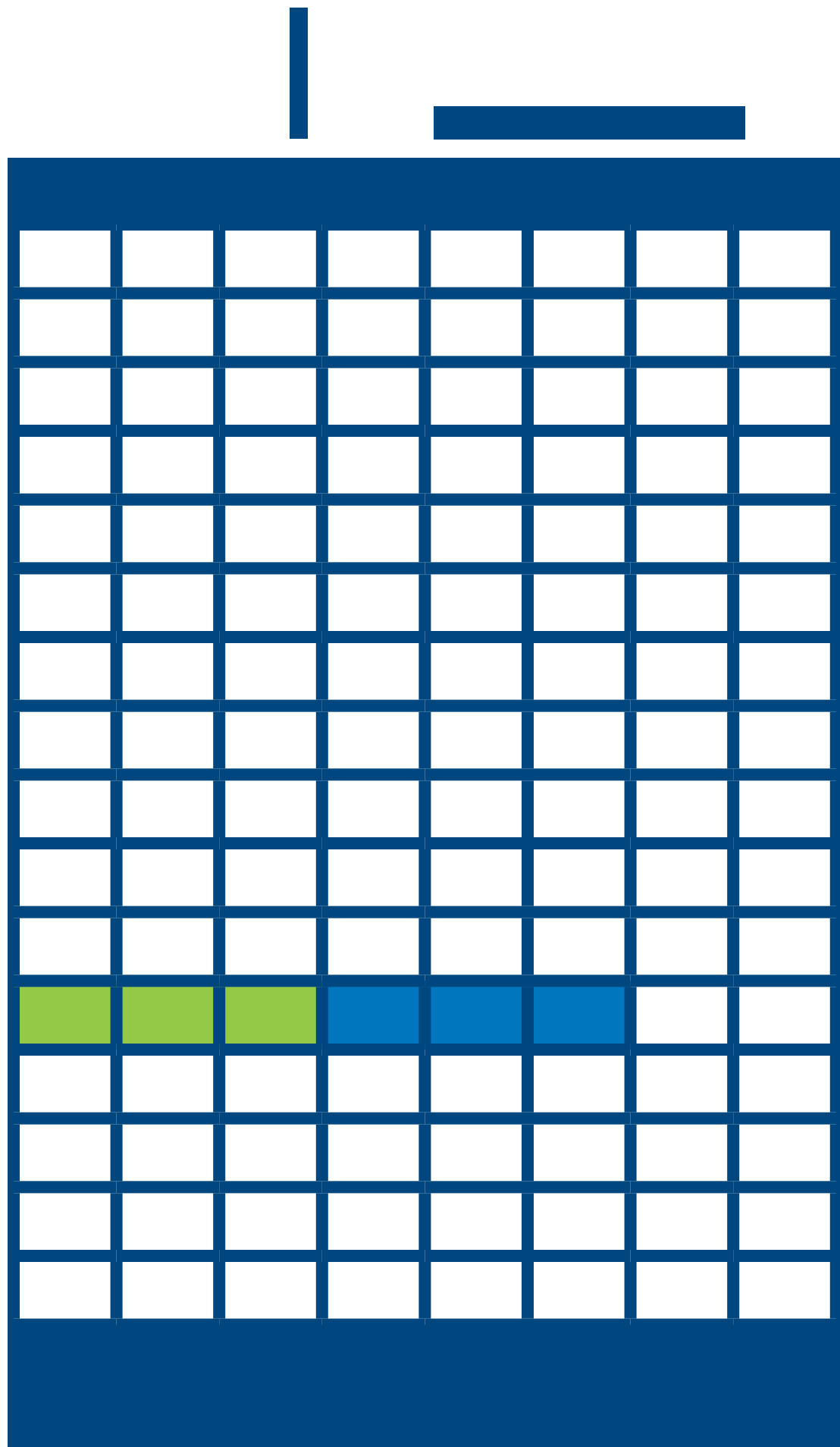


1 Robert Speck Parkway

2 Robert Speck Parkway

3 Robert Speck Parkway

4 Robert Speck Parkway



2

ROBERT SPECK PKWY

SUITE 600

5,129 SF | Virtual Tour

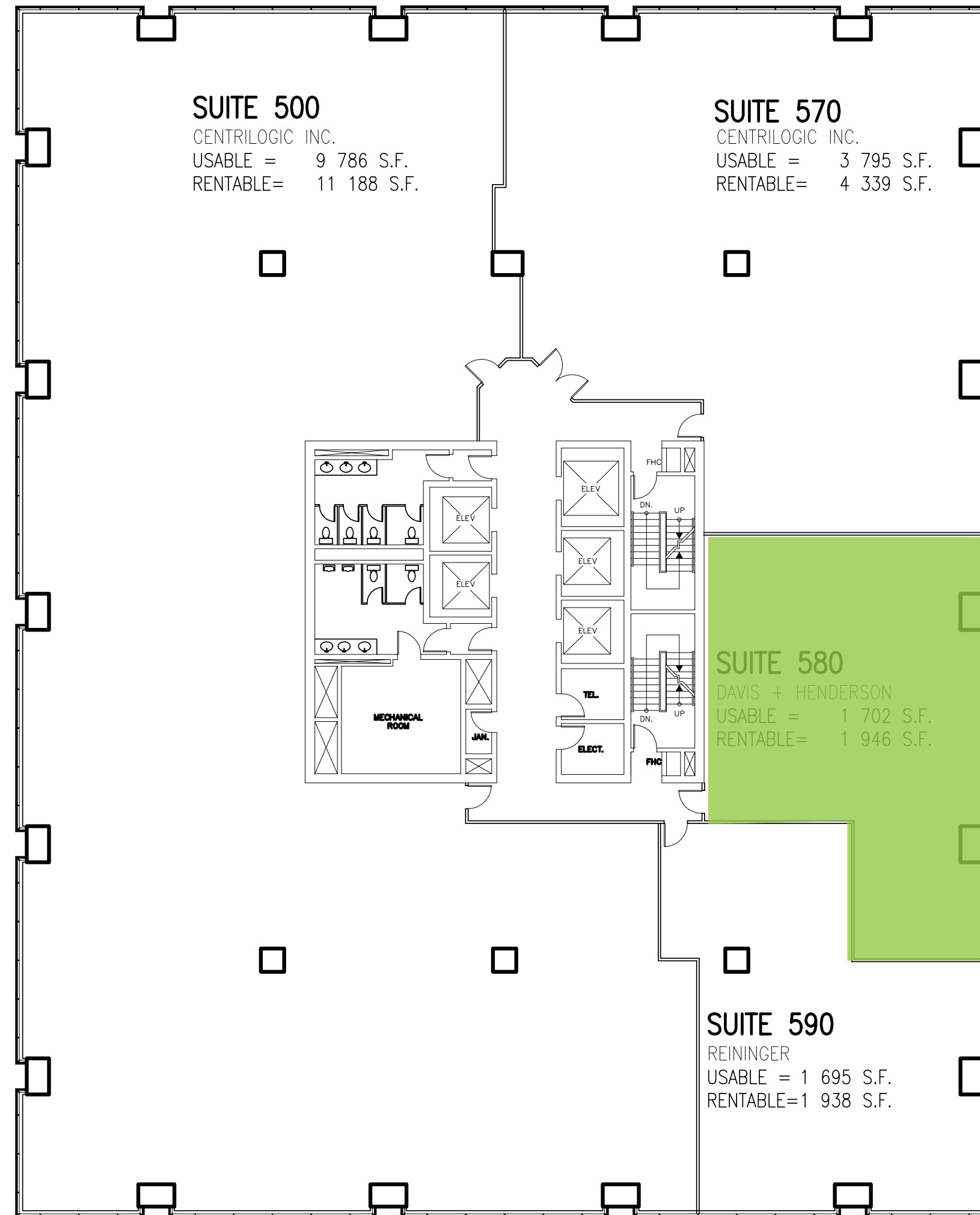
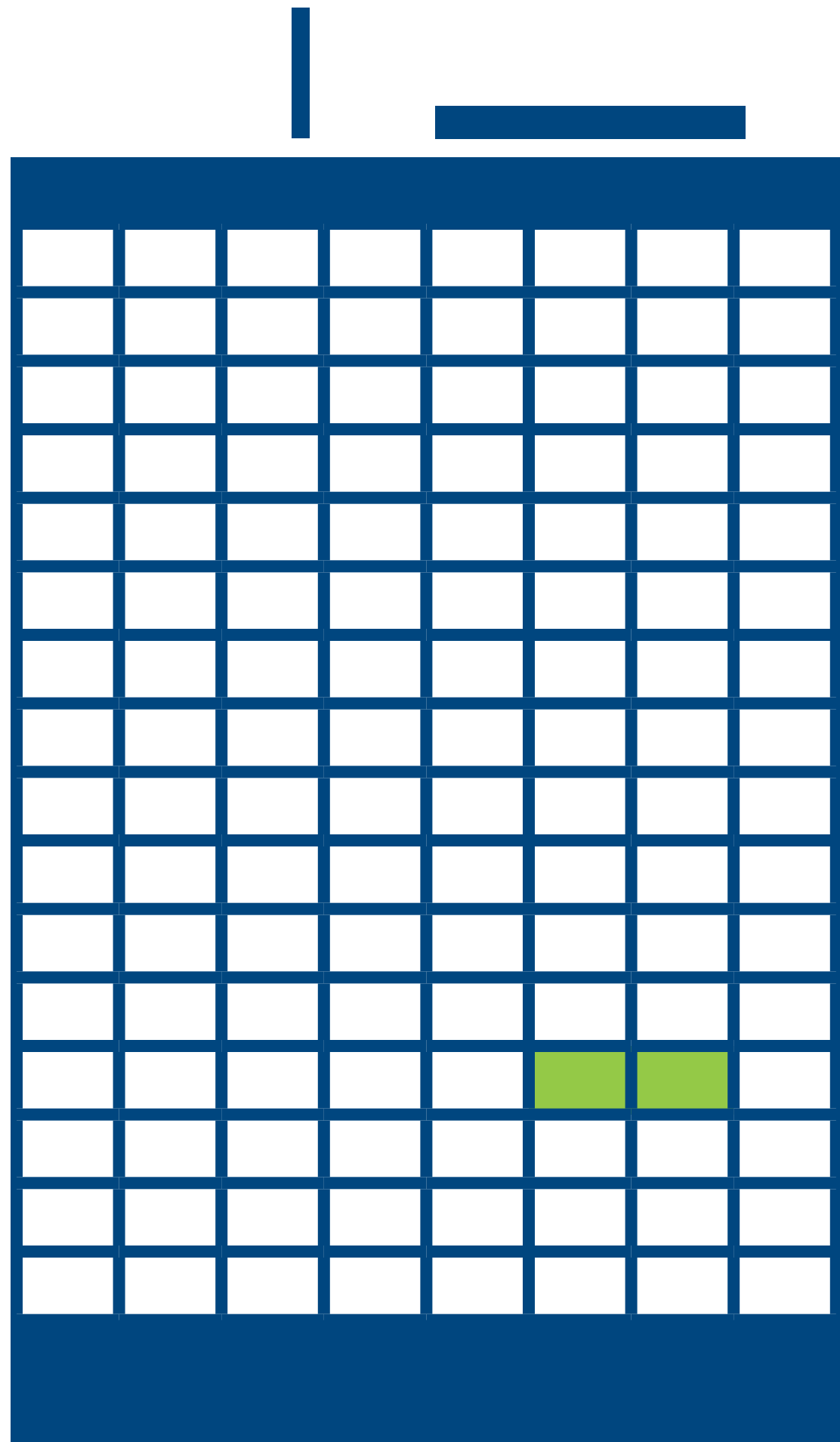


1 Robert Speck Parkway

2 Robert Speck Parkway

3 Robert Speck Parkway

4 Robert Speck Parkway



2

ROBERT SPECK PKWY

SUITE 580

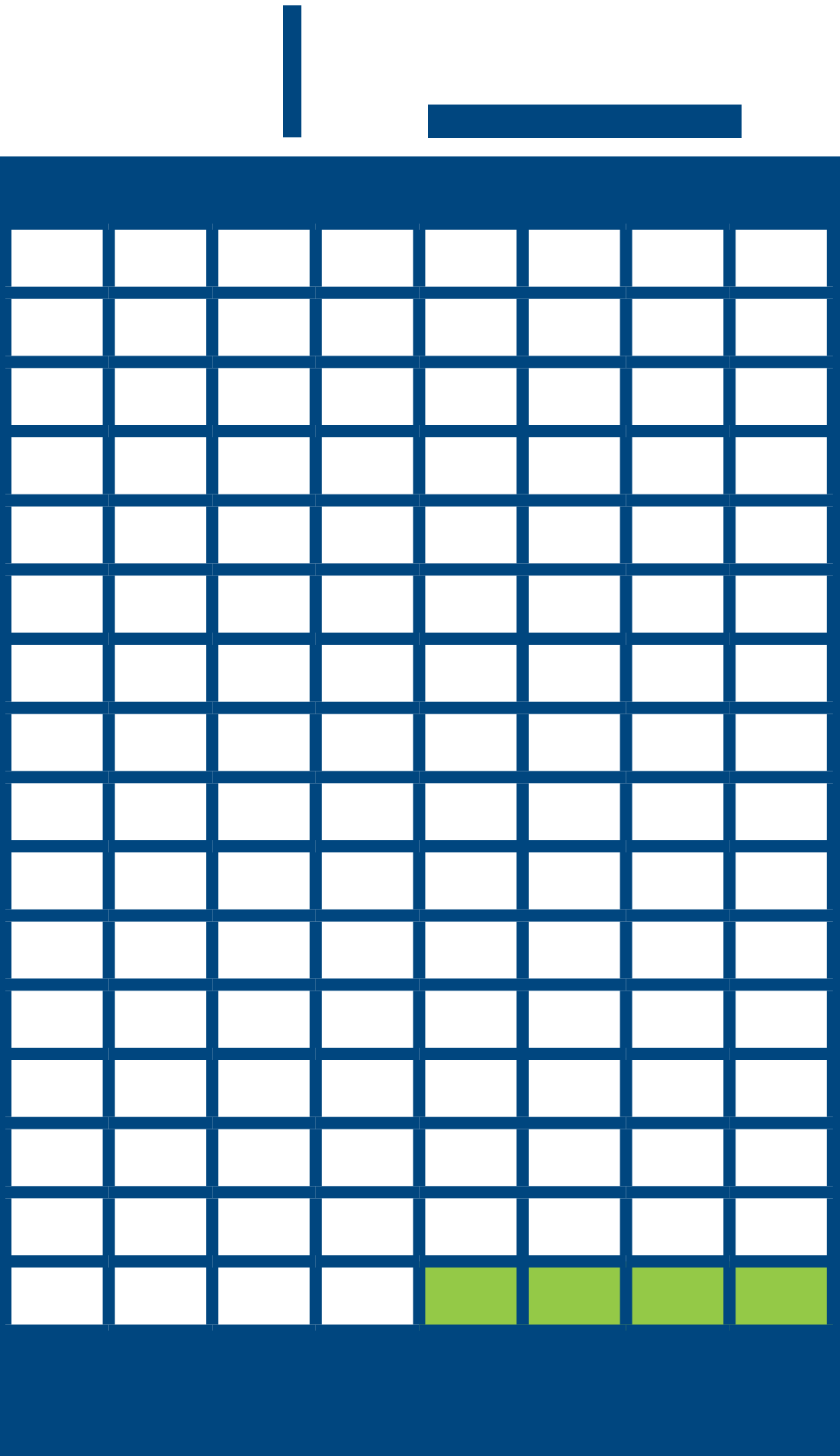
1,946 SF |

1 Robert Speck Parkway

2 Robert Speck Parkway

3 Robert Speck Parkway

4 Robert Speck Parkway



2

ROBERT SPECK PKWY
SUITE 250

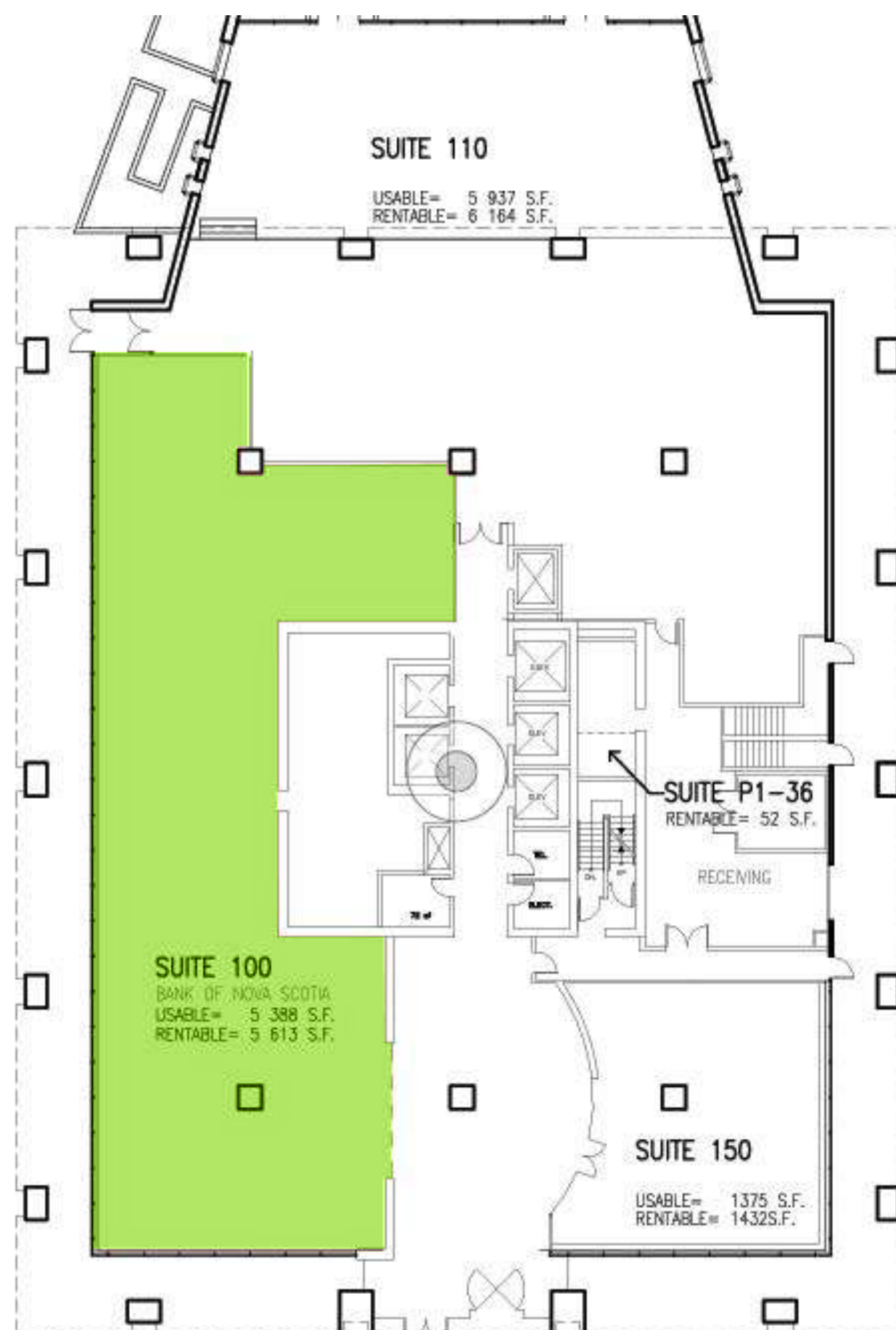
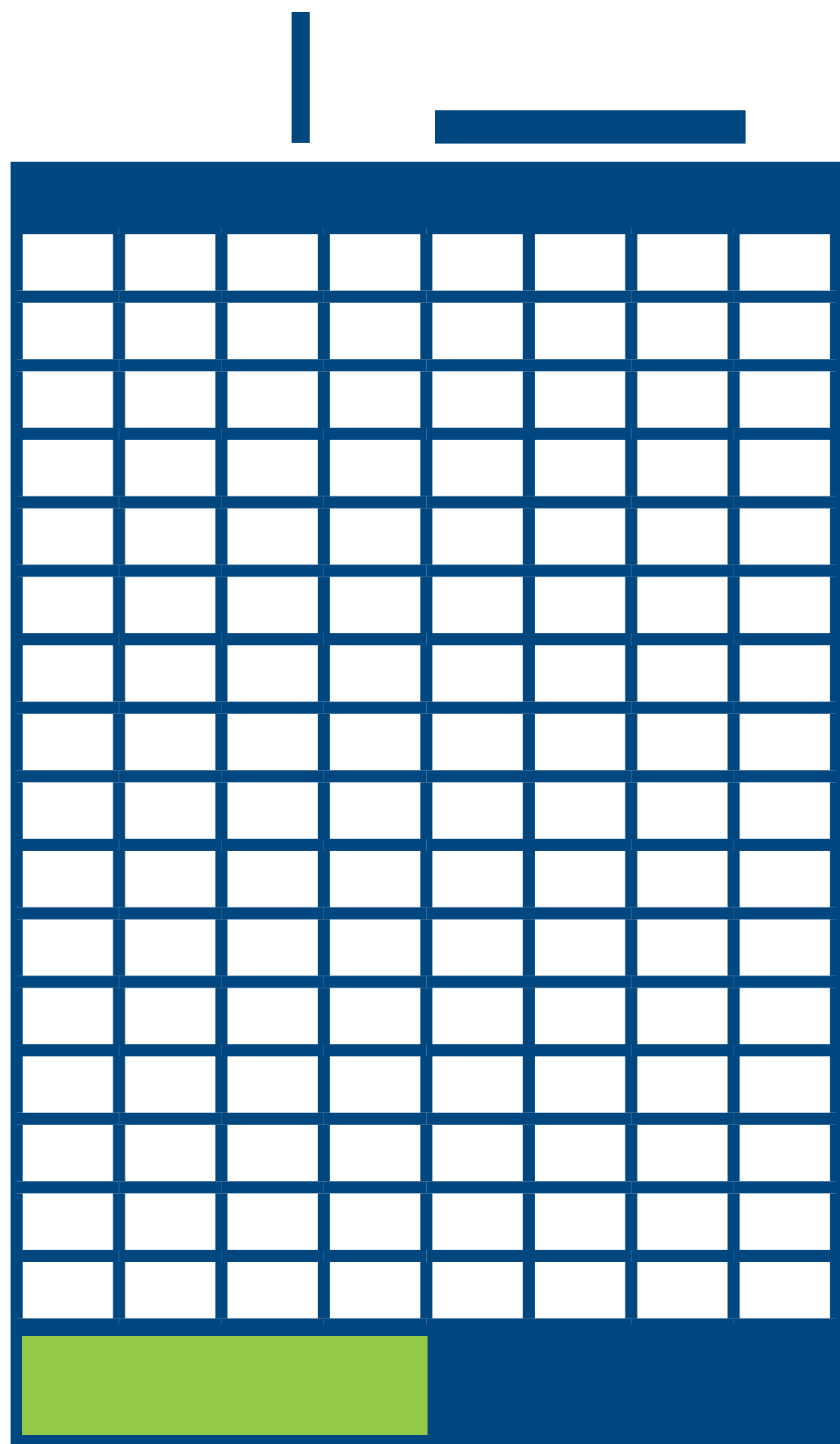
4,315 SF

1 Robert Speck Parkway

2 Robert Speck Parkway

3 Robert Speck Parkway

4 Robert Speck Parkway



2

ROBERT SPECK PKWY

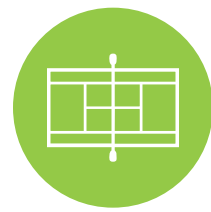
SUITE 100

5,613 SF | Virtual Tour

Brand-new 9,000 sq. ft. Tenant Amenity Space Underway

Construction has officially commenced on a brand-new 9,000 sq. ft. Tenant Amenity Space located on the Lower Level of 2 Robert Speck Parkway at MEC. This thoughtfully designed facility will be easily accessible via staircase or barrier-free access, as we have completed installation of an elevator.

The Amenity Space will feature:



A convertible court for basketball or pickleball



A state-of-the-art golf simulator



A lounge area for relaxation and informal gatherings



Flexible meeting space



A fully equipped weight and cardio room



Men's and ladies' washroom facilities

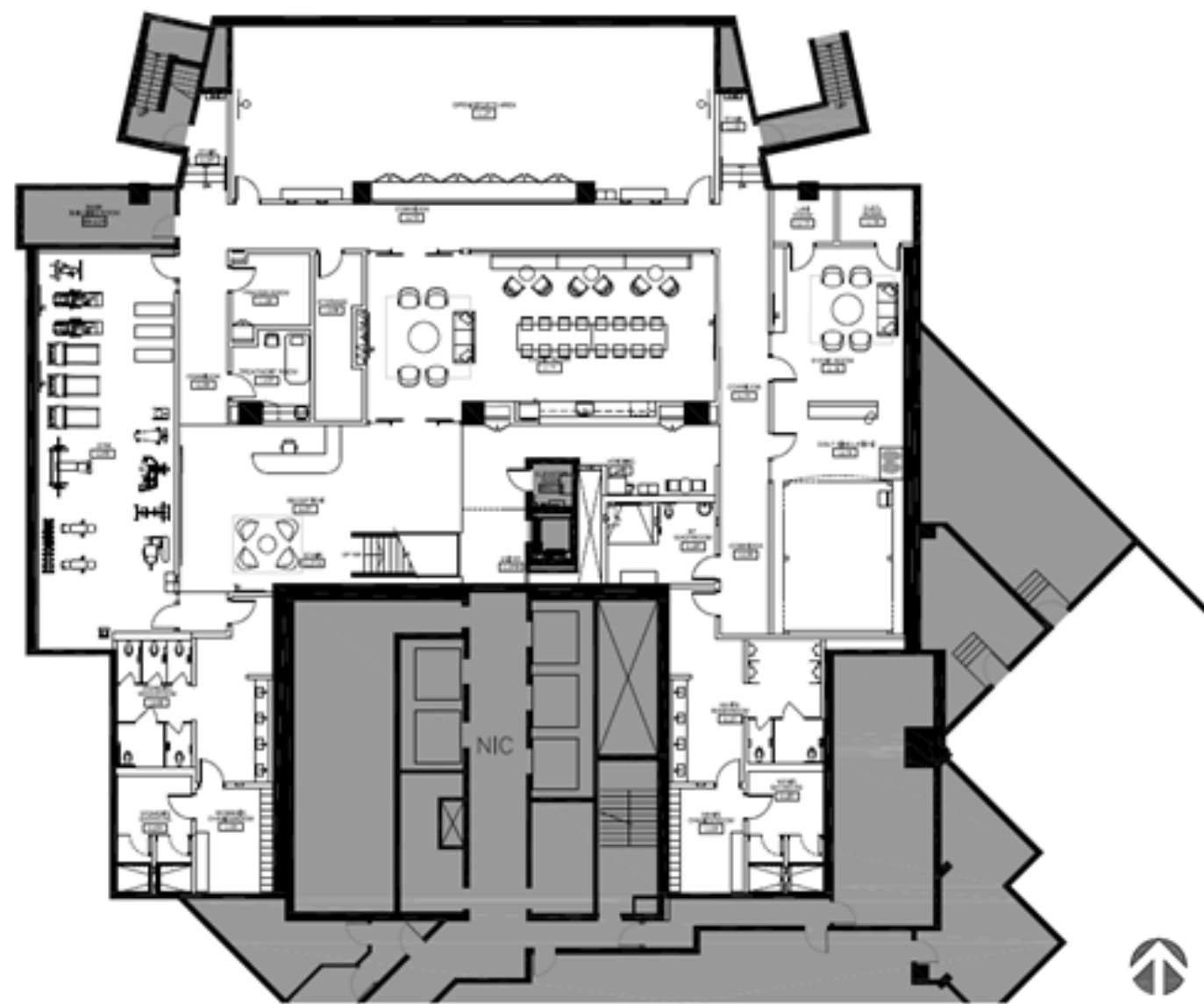


A treatment room for wellness services and more!

In addition, tenants will enjoy direct access to the walking path along Cooksville Creek, perfect for a lunchtime run or leisurely stroll.

These amenities have been thoughtfully planned to support tenant wellness, foster community, and enhance the overall experience at MEC for all occupants across all four buildings.

We anticipate a **Grand Opening in Summer 2026** and look forward to unveiling this exciting new space soon!



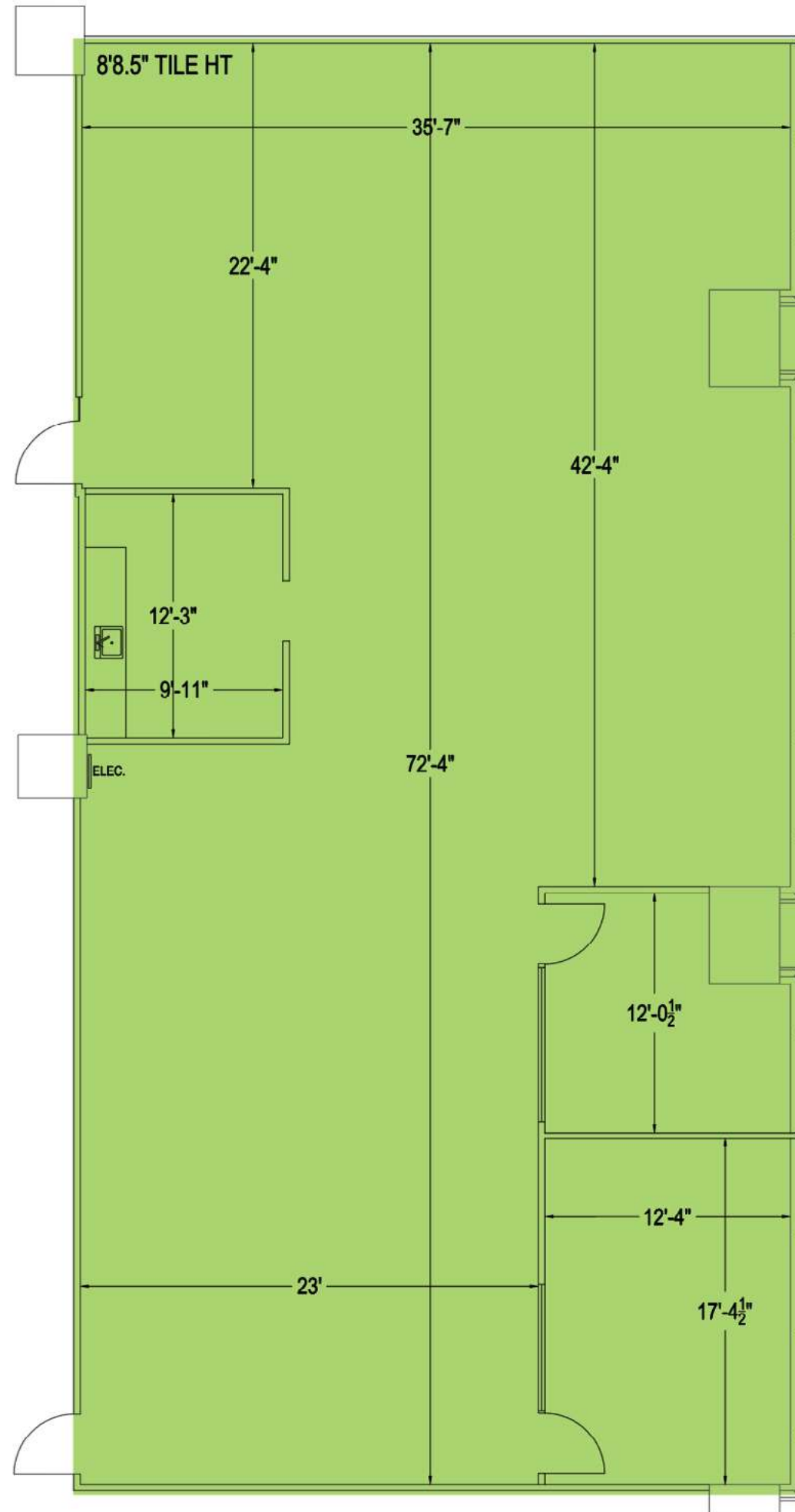
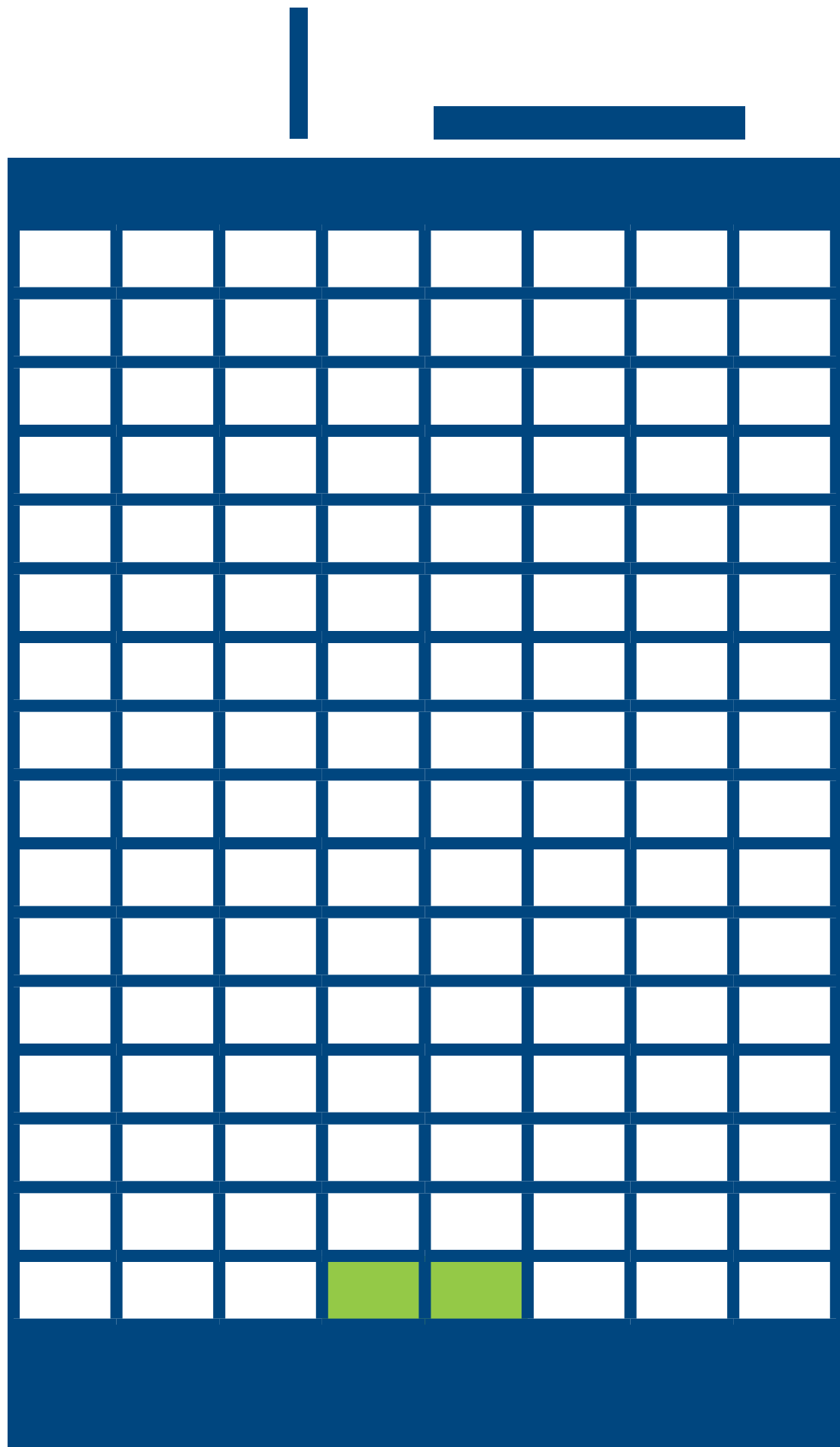


1 Robert Speck Parkway

2 Robert Speck Parkway

3 Robert Speck Parkway

4 Robert Speck Parkway



3

ROBERT SPECK PKWY

SUITE 260

3,251 SF |

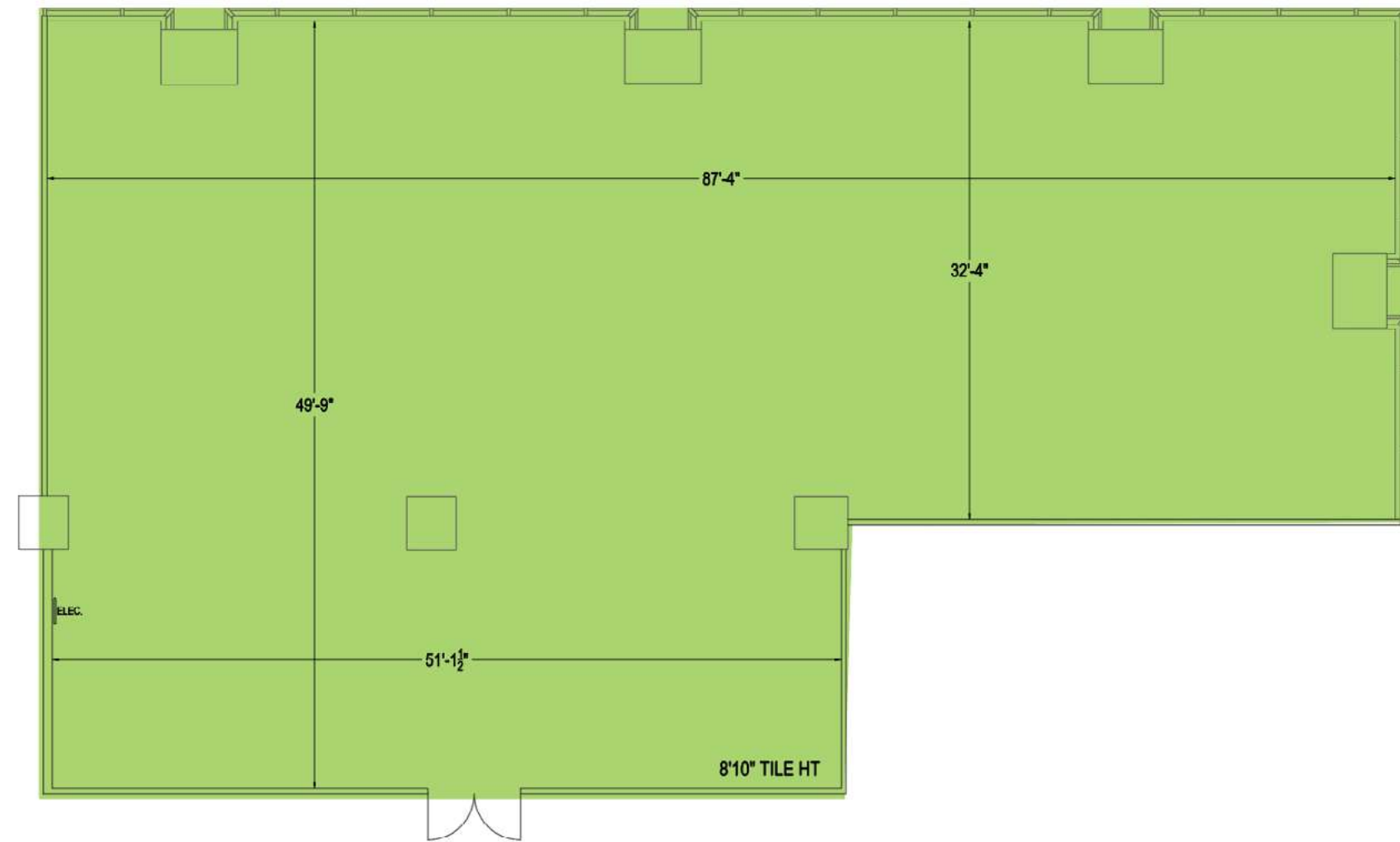
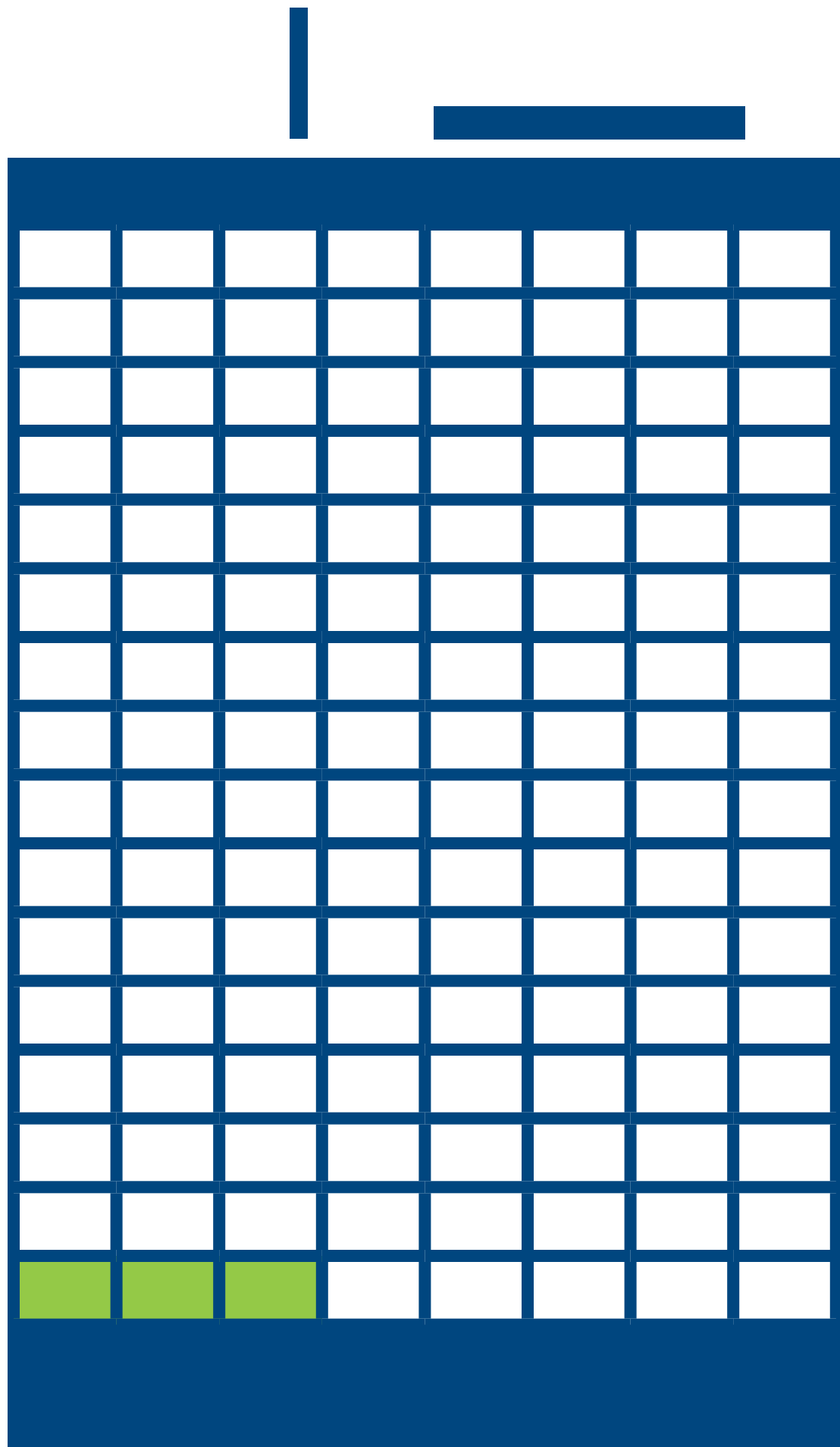


1 Robert Speck Parkway

2 Robert Speck Parkway

3 Robert Speck Parkway

4 Robert Speck Parkway



3

ROBERT SPECK PKWY

SUITE 250

4,780 SF |

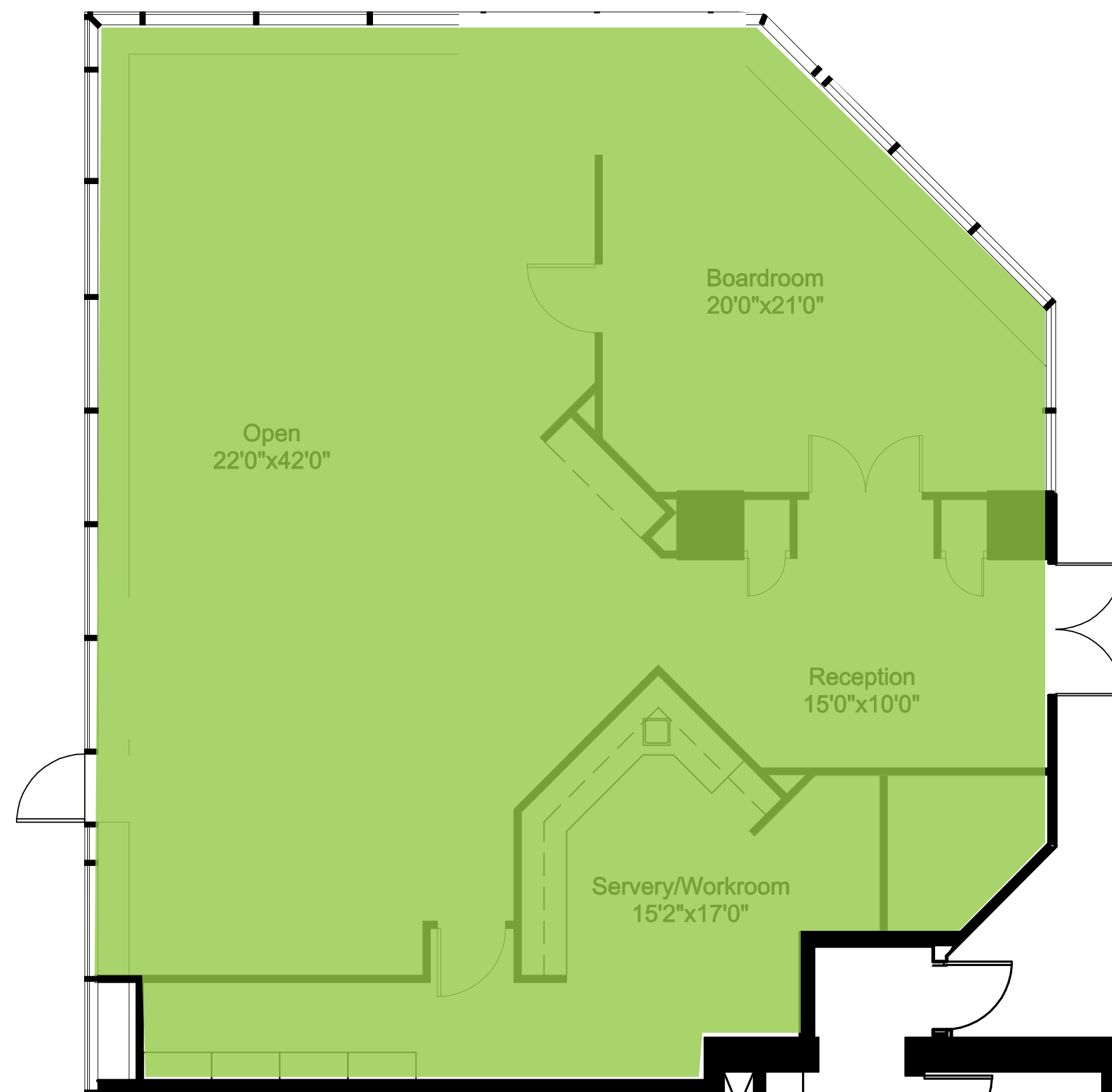
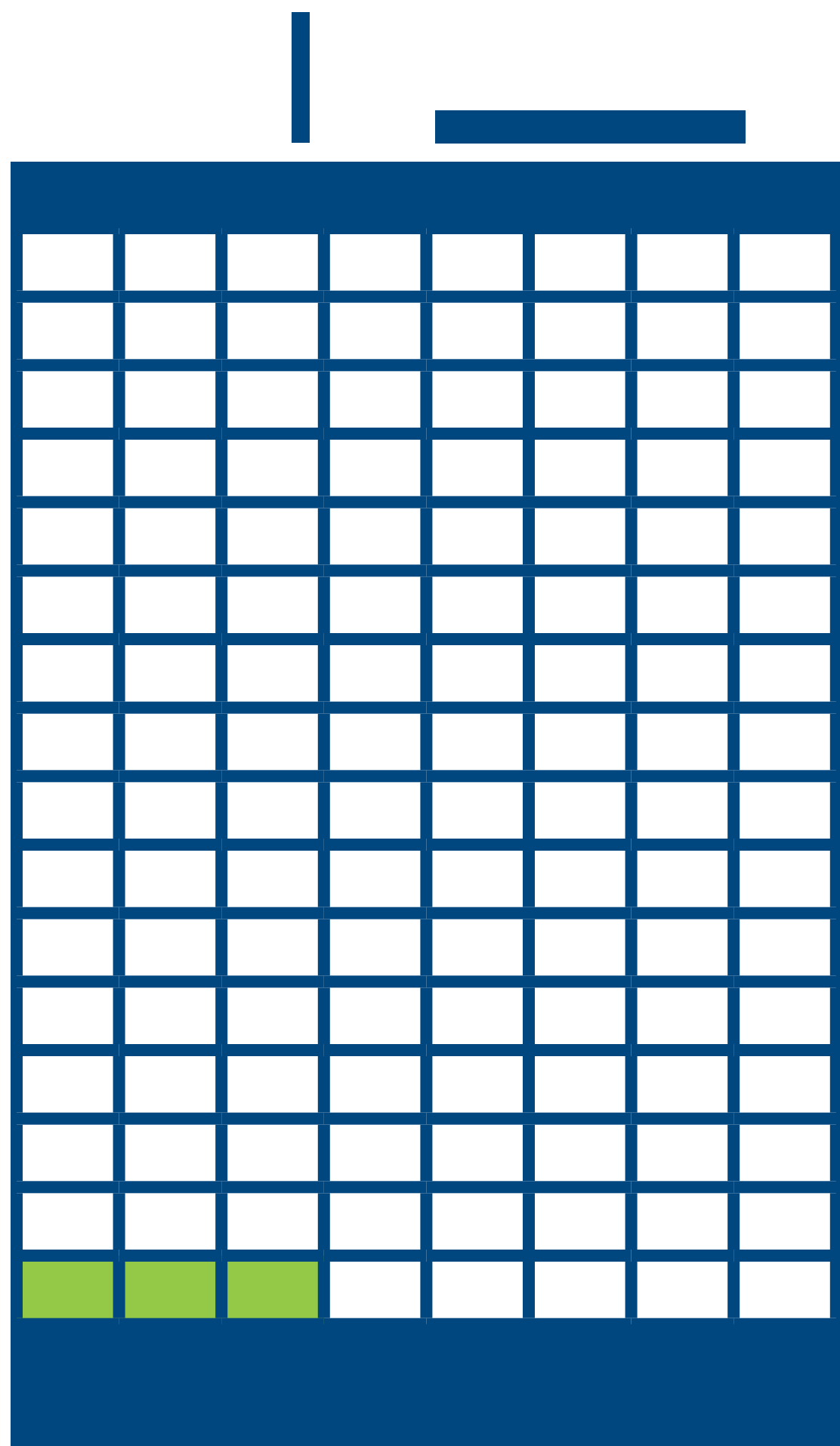


1 Robert Speck Parkway

2 Robert Speck Parkway

3 Robert Speck Parkway

4 Robert Speck Parkway



3

ROBERT SPECK PKWY

SUITE 100

1,964 SF | Virtual Tour

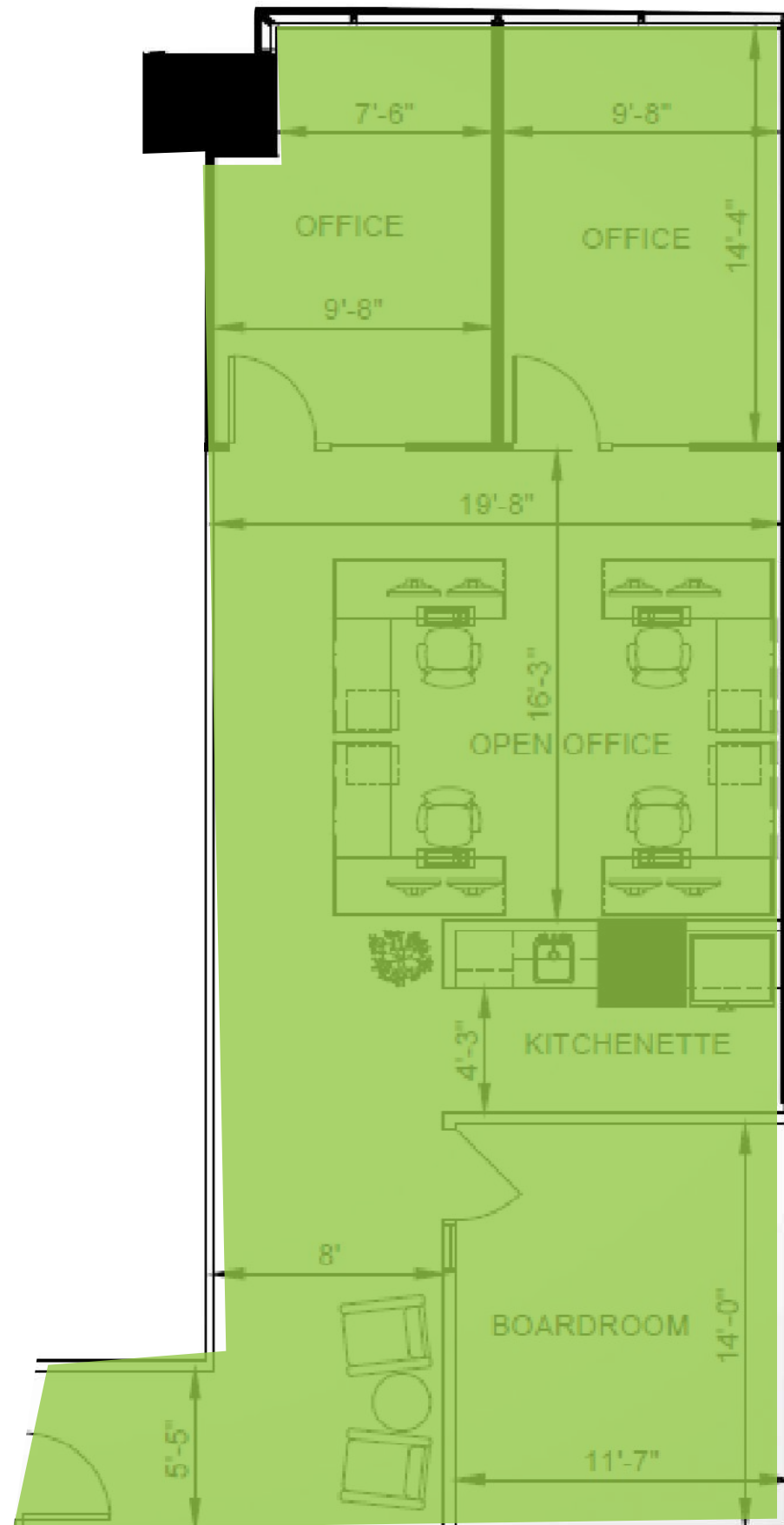
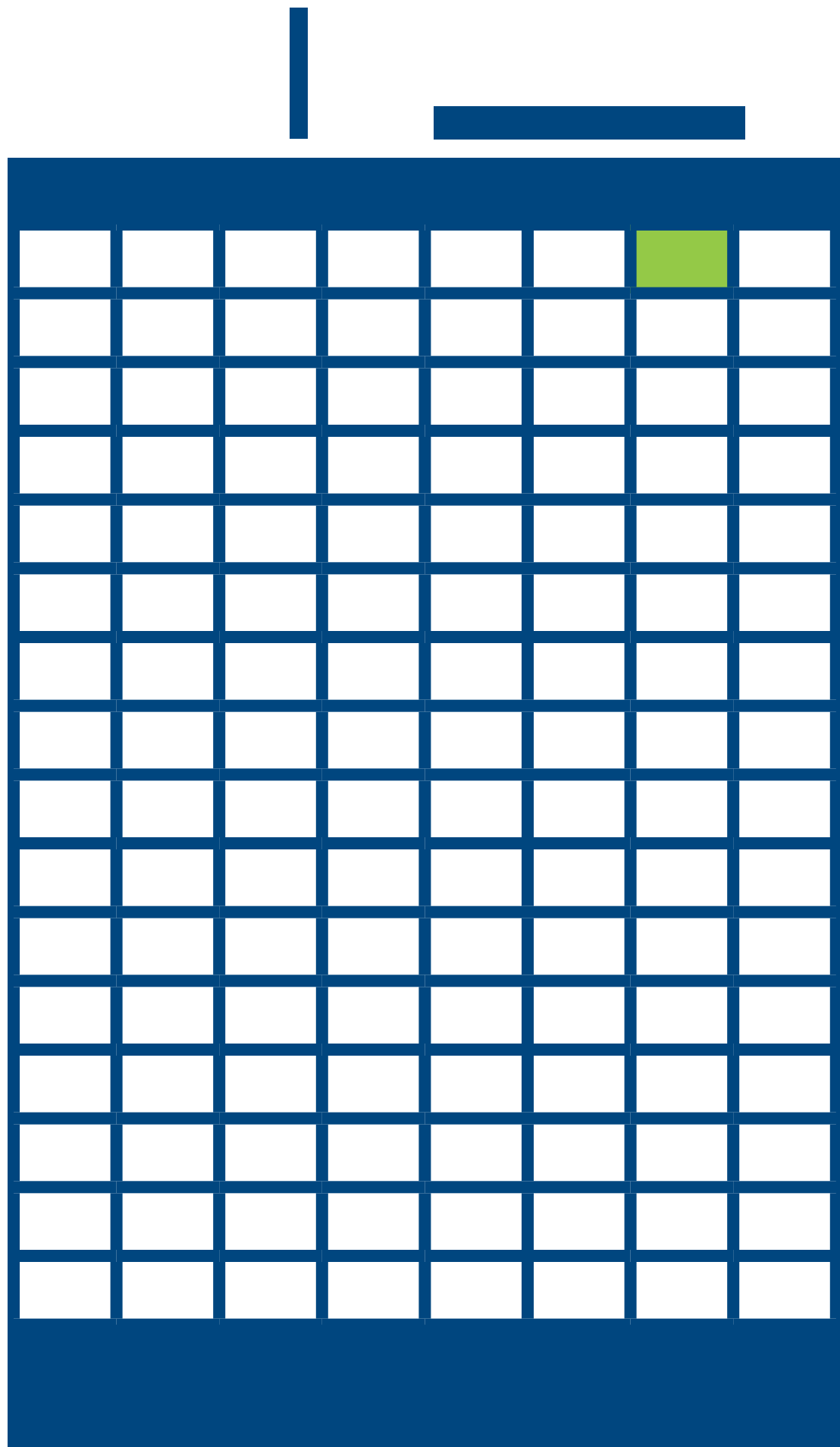


1 Robert Speck Parkway

2 Robert Speck Parkway

3 Robert Speck Parkway

4 Robert Speck Parkway



4

ROBERT SPECK PKWY
SUITE 1640

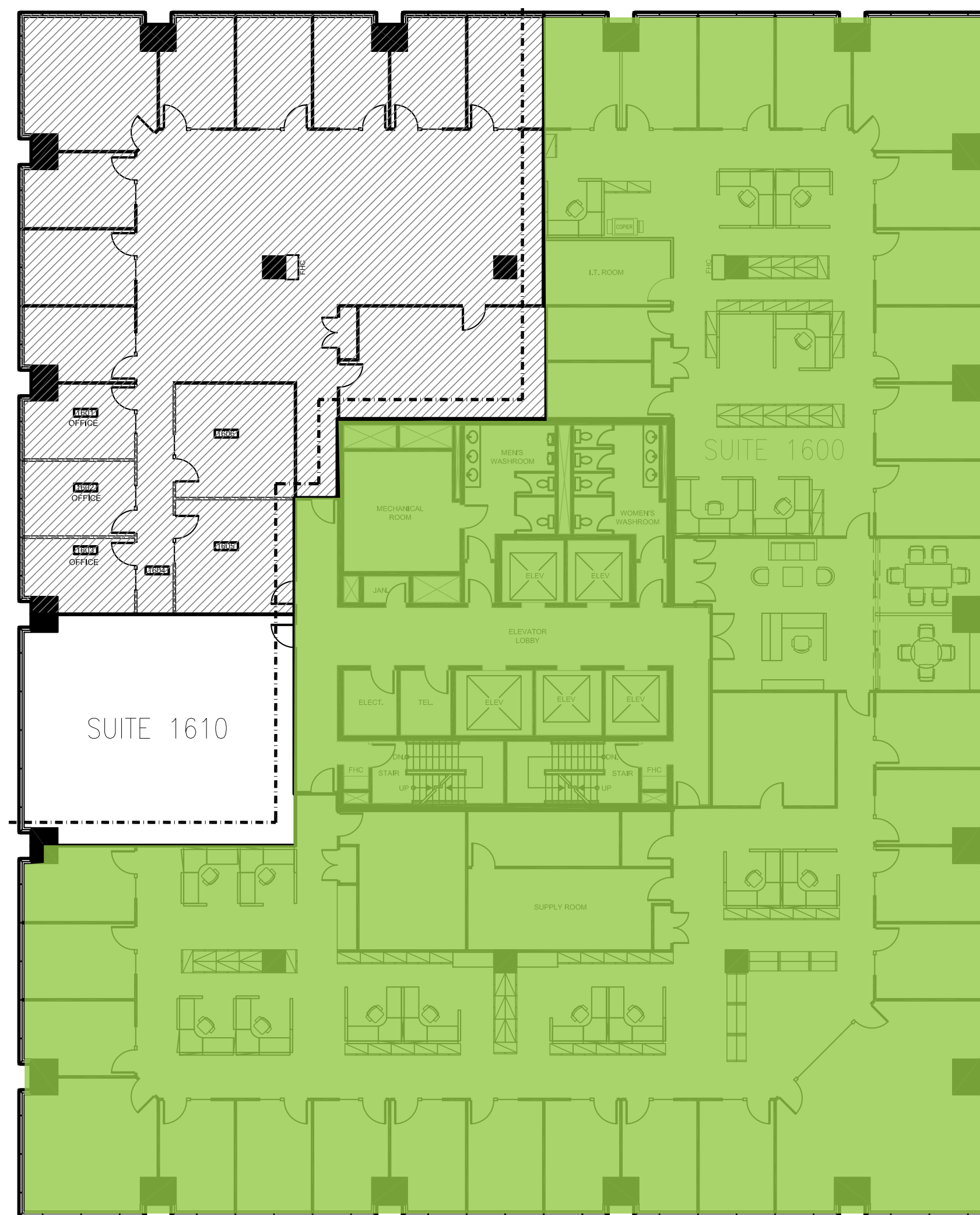
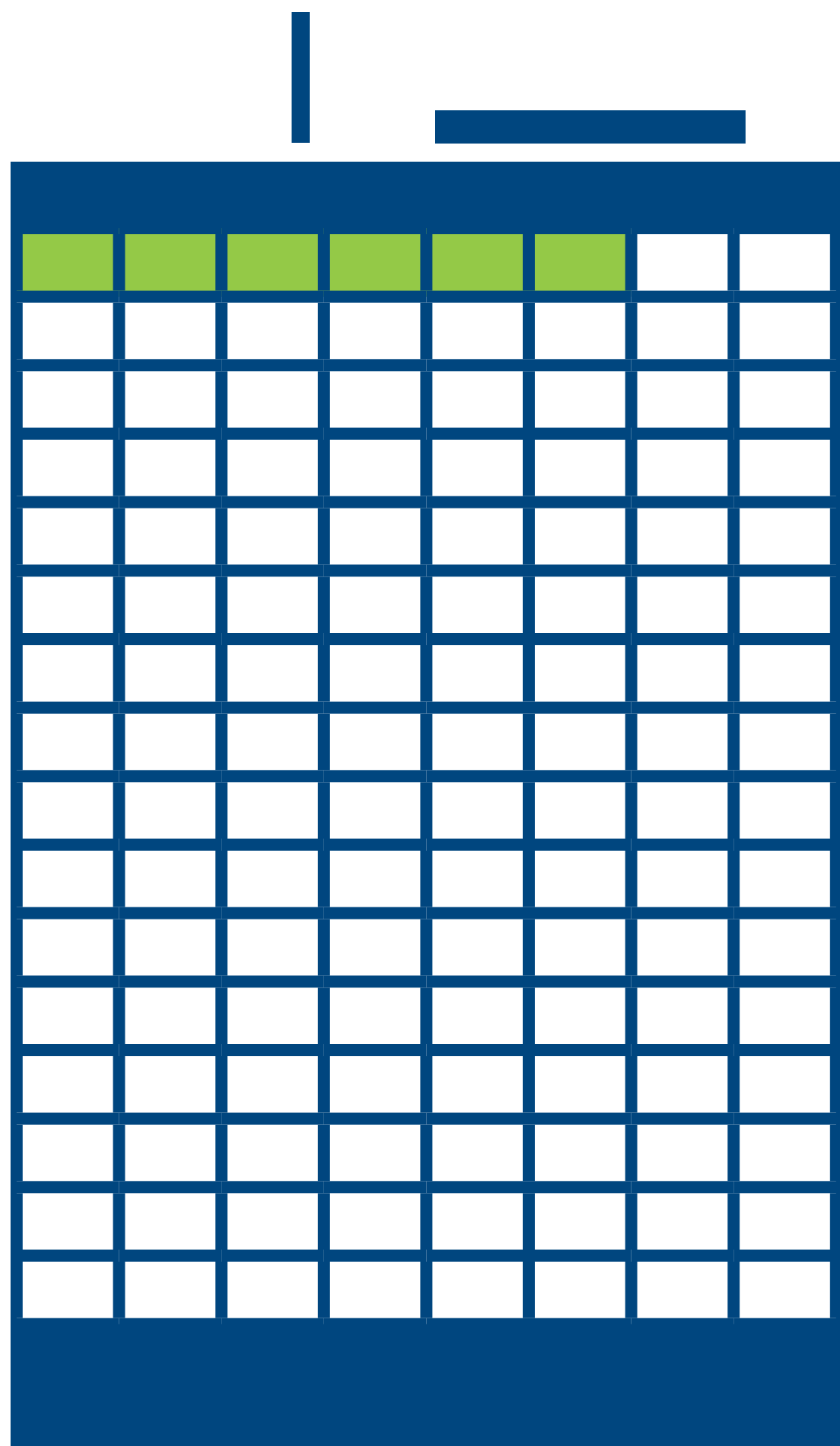
1,228 SF |

1 Robert Speck Parkway

2 Robert Speck Parkway

3 Robert Speck Parkway

4 Robert Speck Parkway



ROBERT SPECK PKWY

SUITE 1600

12,514 SF |

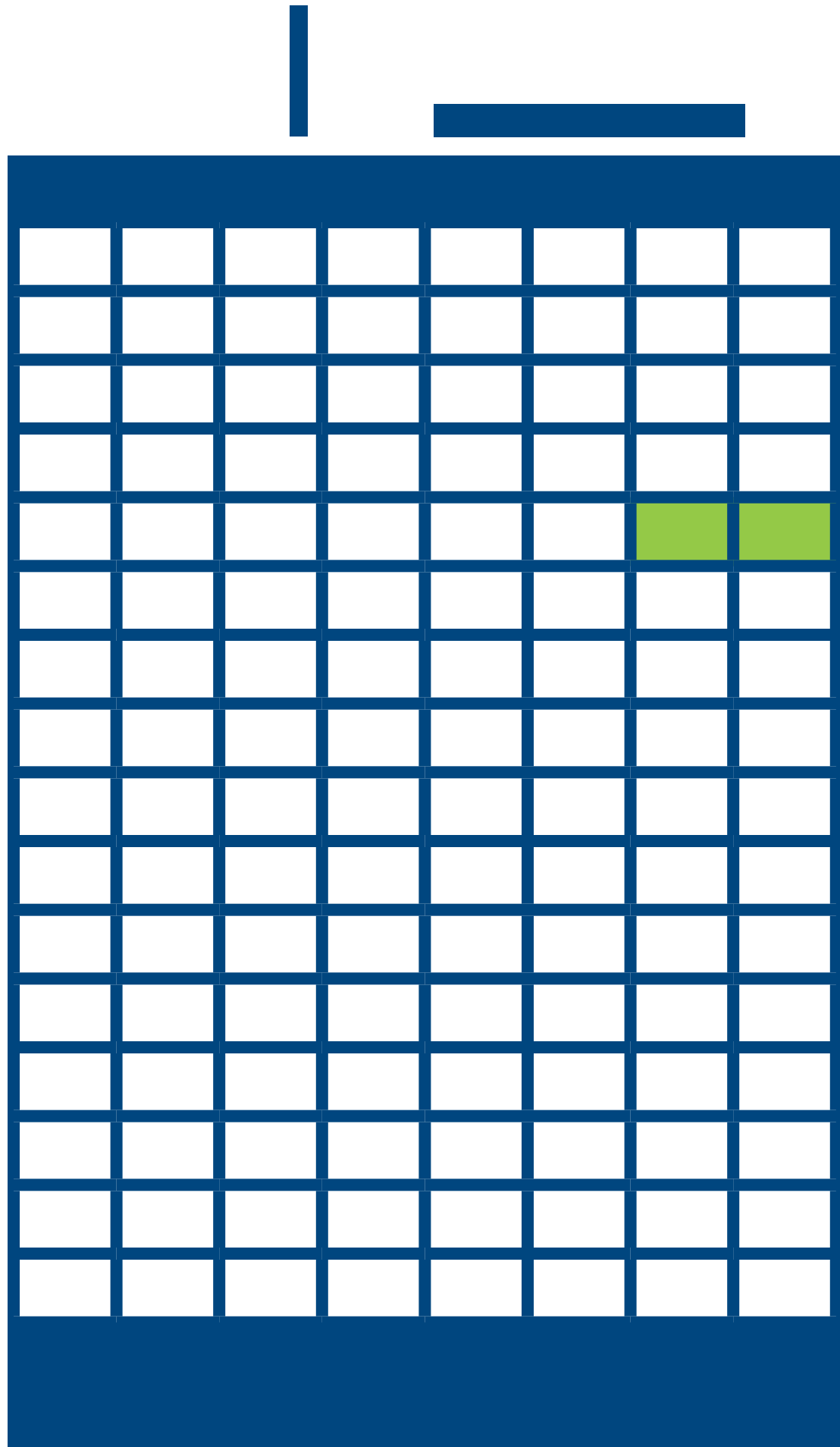


1 Robert Speck Parkway

2 Robert Speck Parkway

3 Robert Speck Parkway

4 Robert Speck Parkway



4

ROBERT SPECK PKWY
SUITE 1205

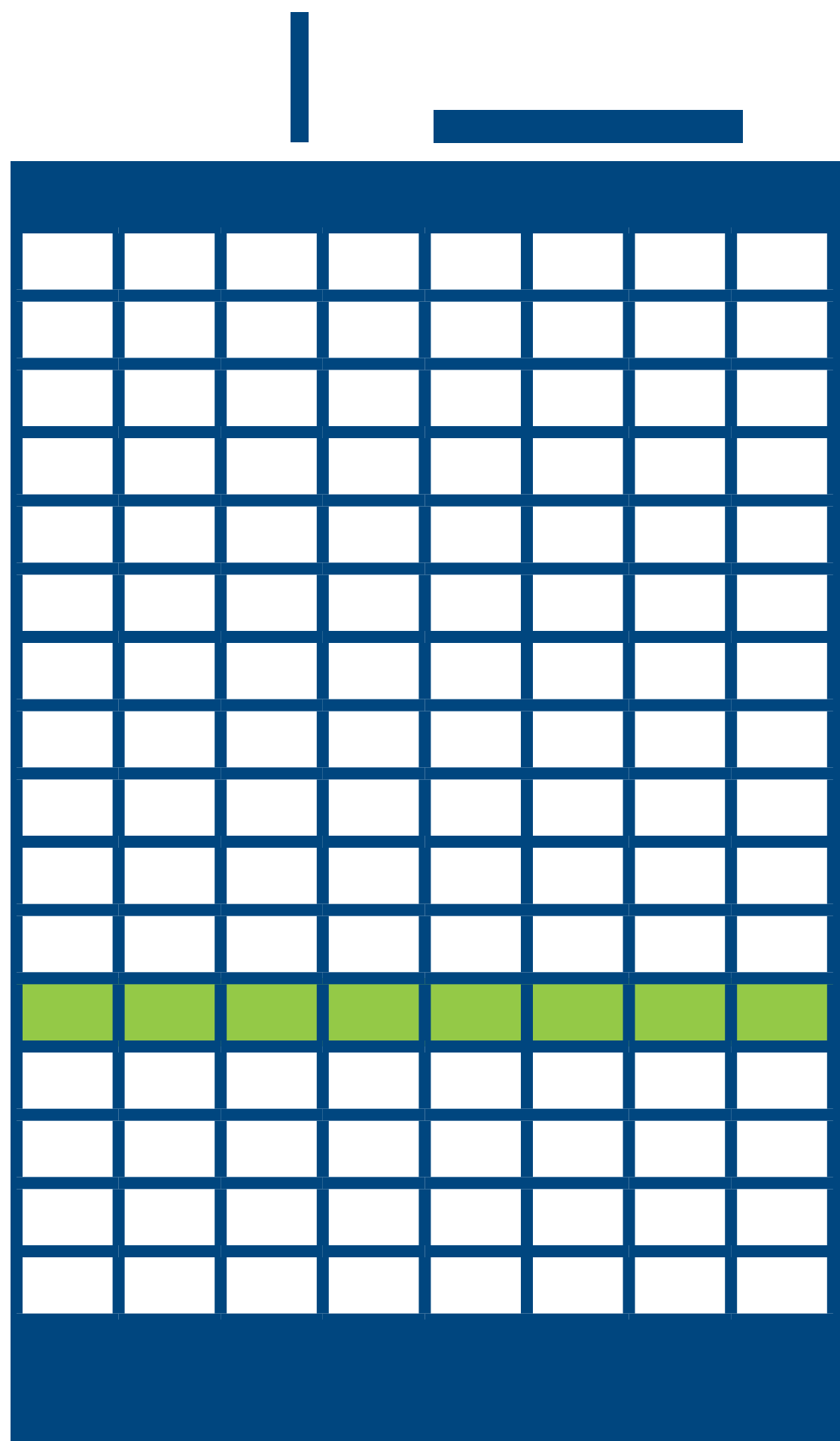
2,898 SF

1 Robert Speck Parkway

2 Robert Speck Parkway

3 Robert Speck Parkway

4 Robert Speck Parkway



ROBERT SPECK PKWY

SUITE 600

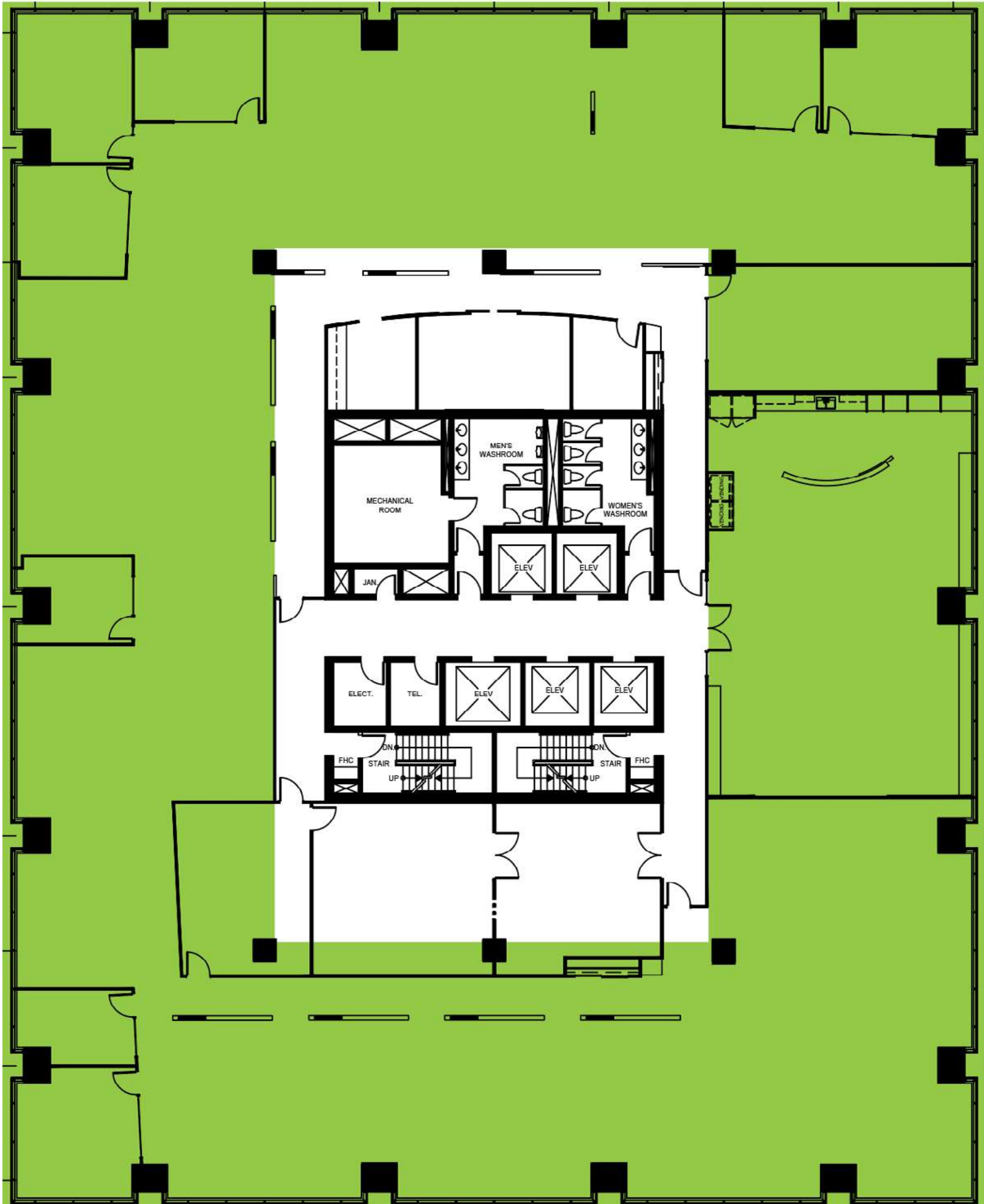
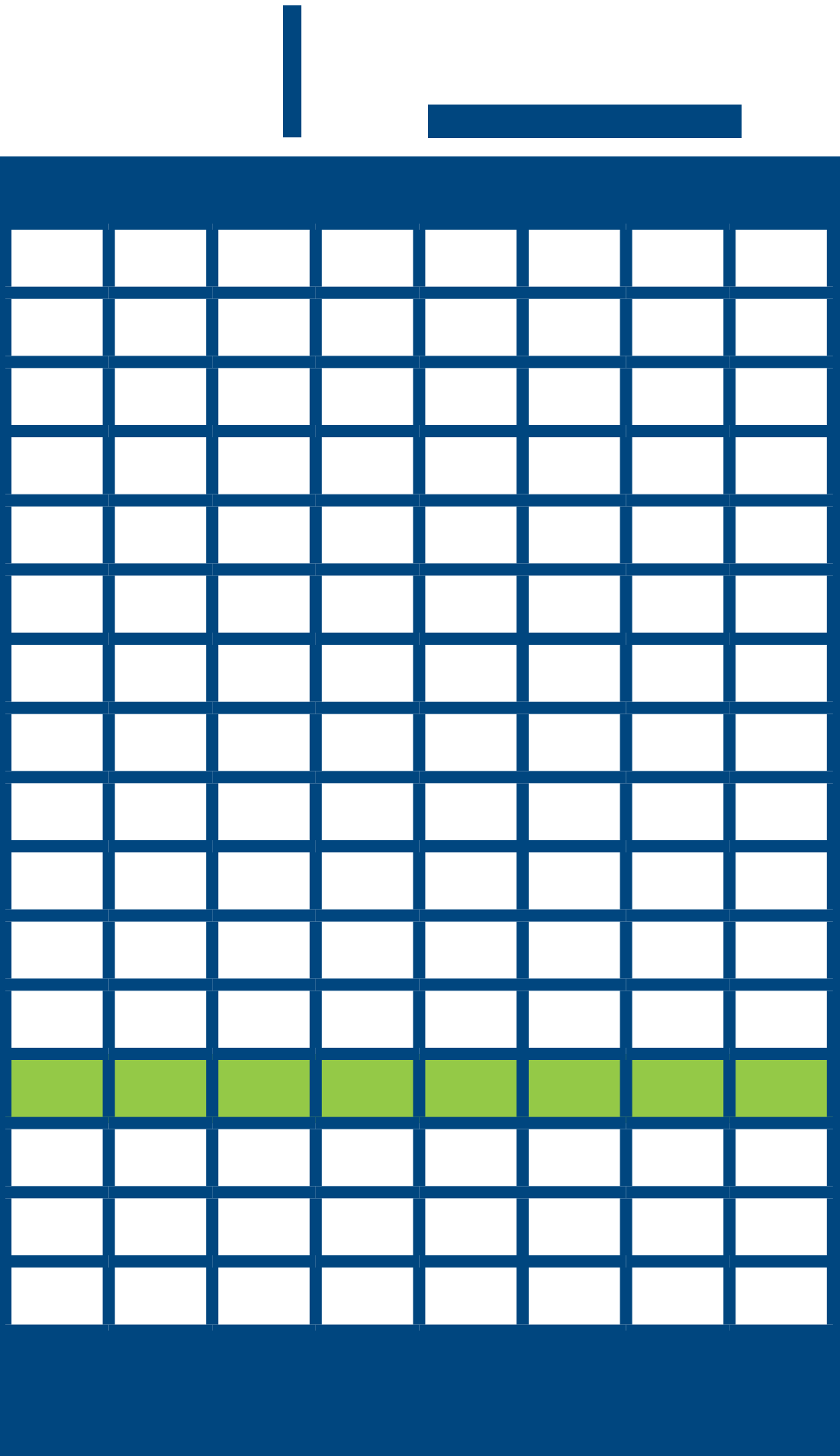
18,607 SF | Virtual Tour

1 Robert Speck Parkway

2 Robert Speck Parkway

3 Robert Speck Parkway

4 Robert Speck Parkway



ROBERT SPECK PKWY

SUITE 500

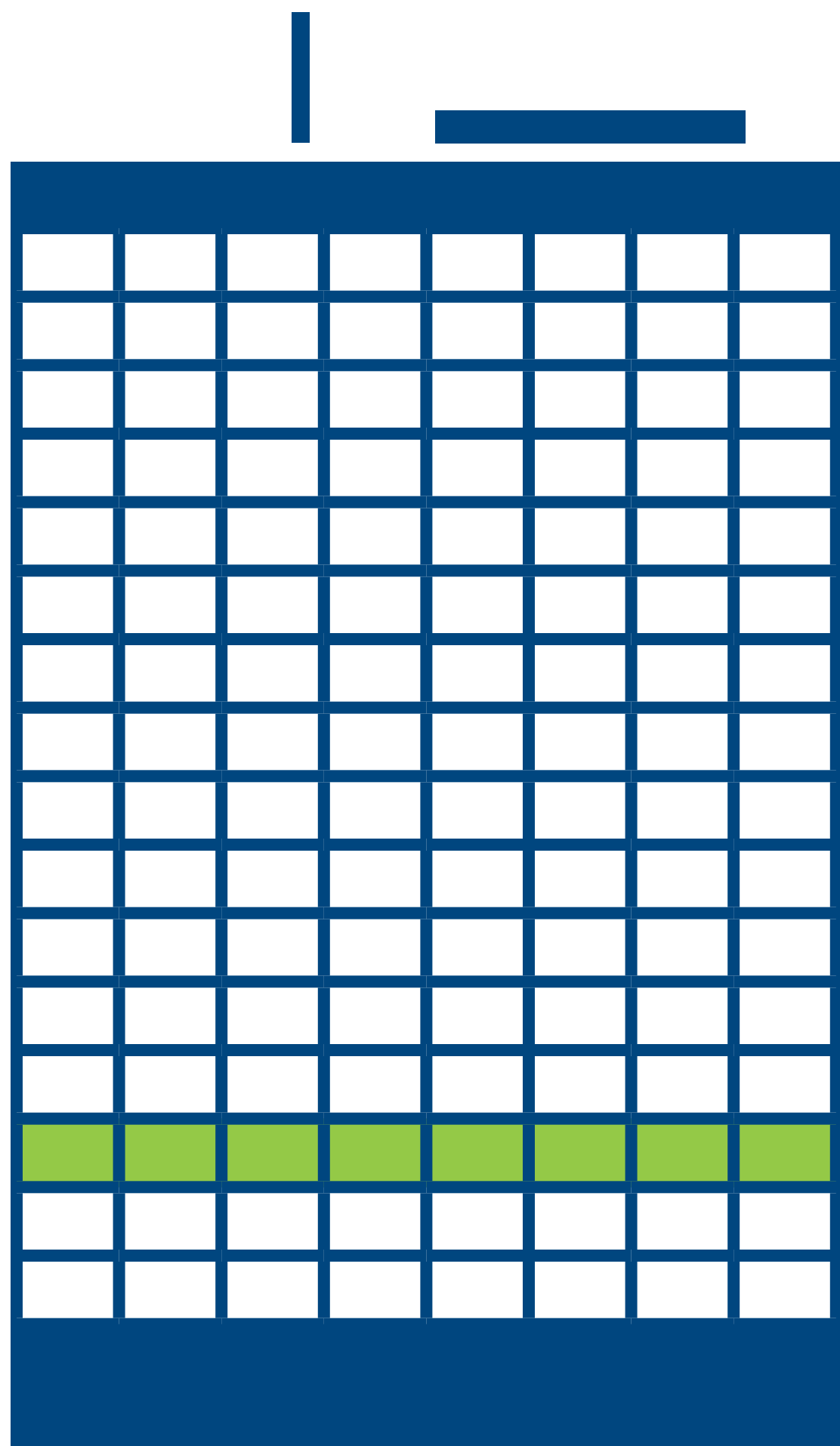
18,607 SF | Virtual Tour

1 Robert Speck Parkway

2 Robert Speck Parkway

3 Robert Speck Parkway

4 Robert Speck Parkway



4

ROBERT SPECK PKWY

SUITE 400

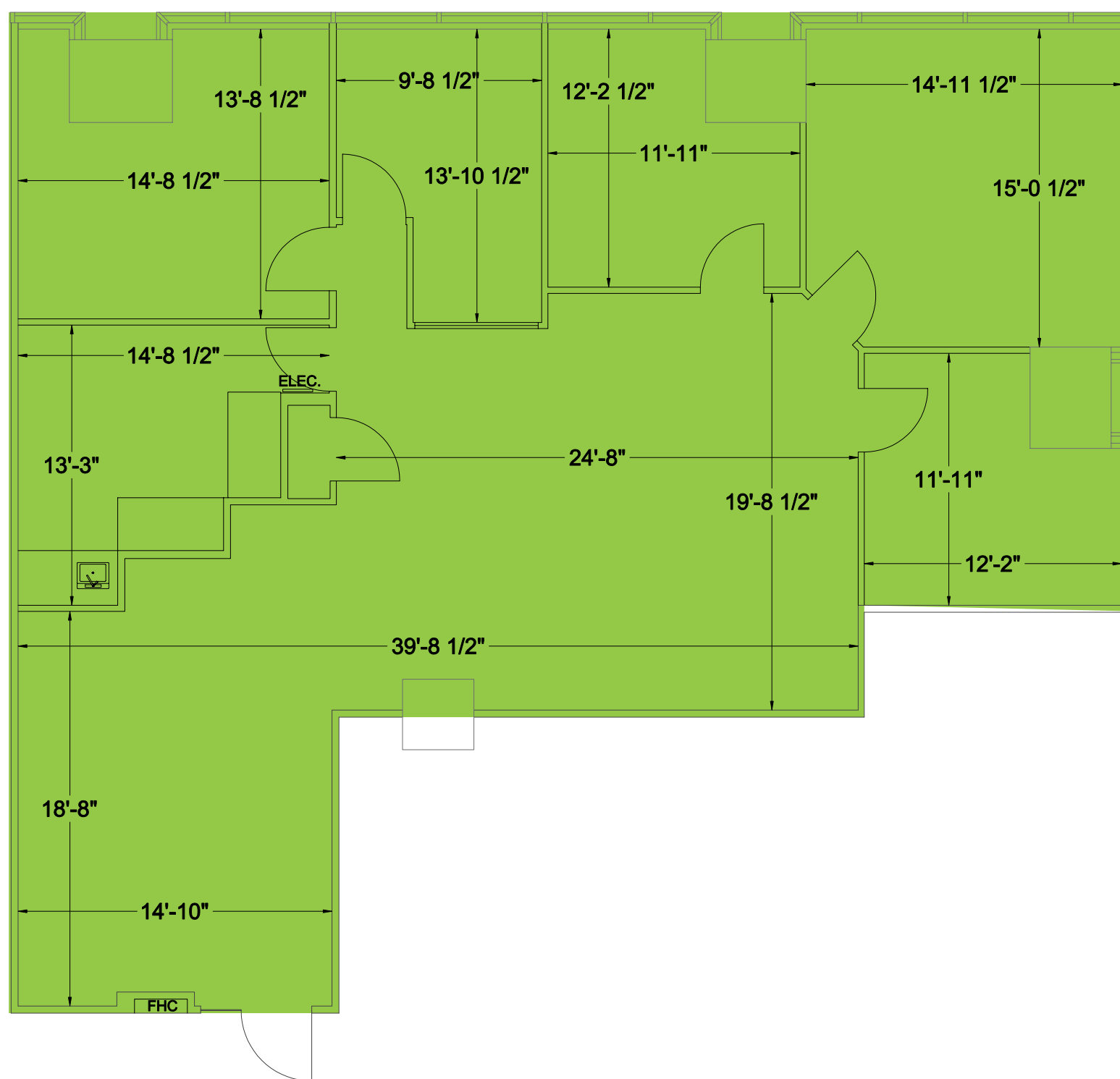
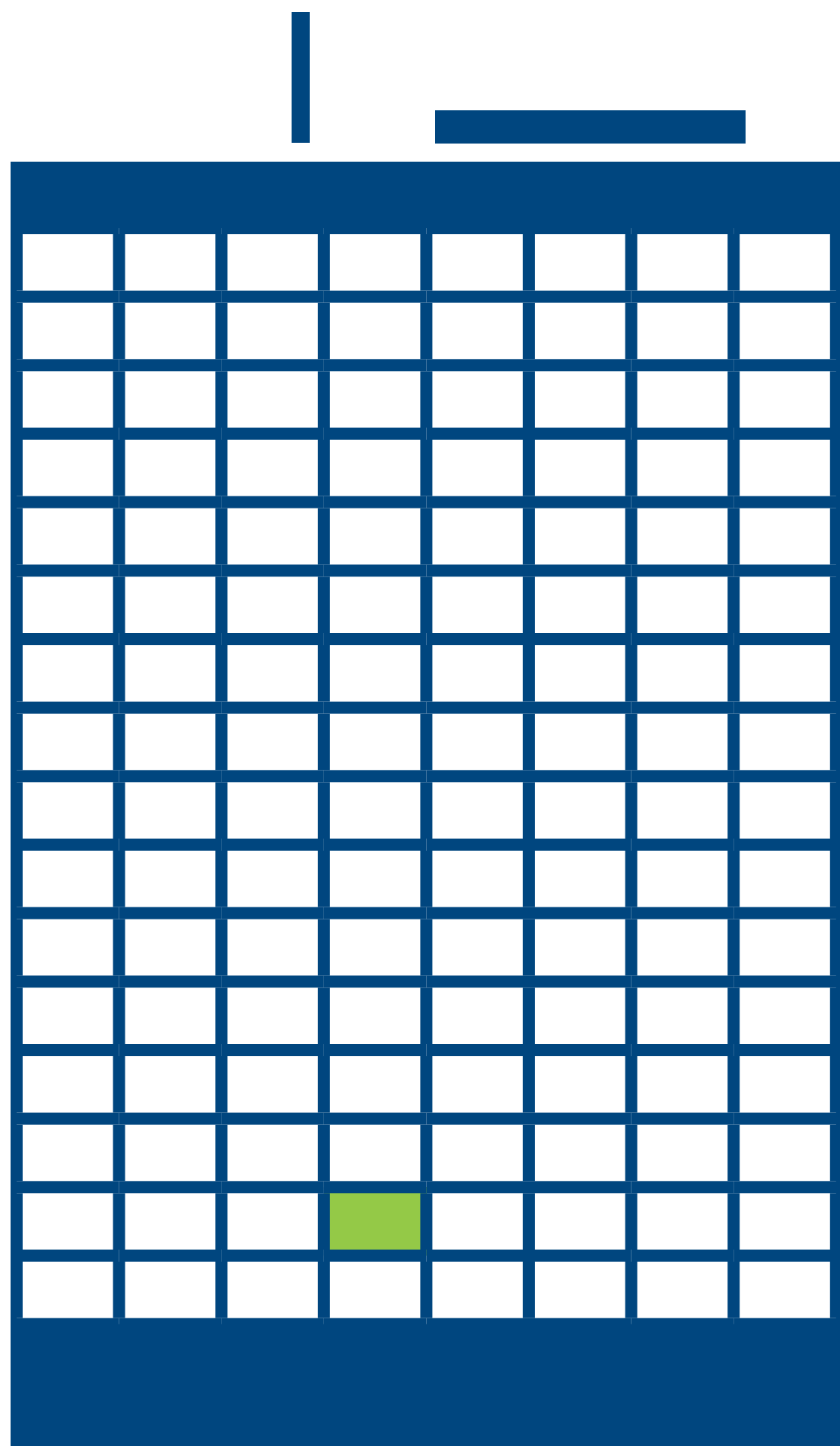
18,597 SF | Virtual Tour

1 Robert Speck Parkway

2 Robert Speck Parkway

3 Robert Speck Parkway

4 Robert Speck Parkway



ROBERT SPECK PKWY

SUITE 380

2,263 SF |

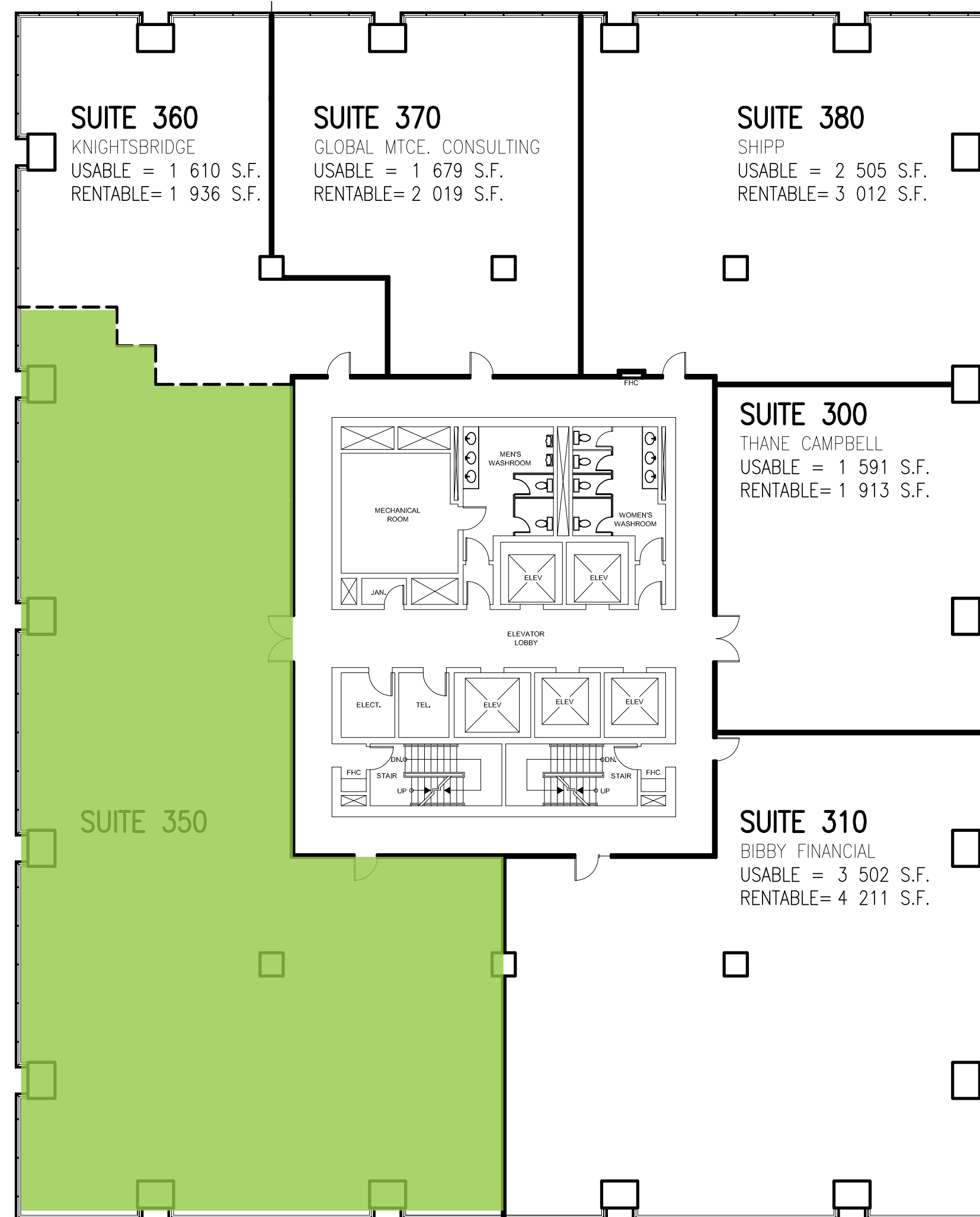
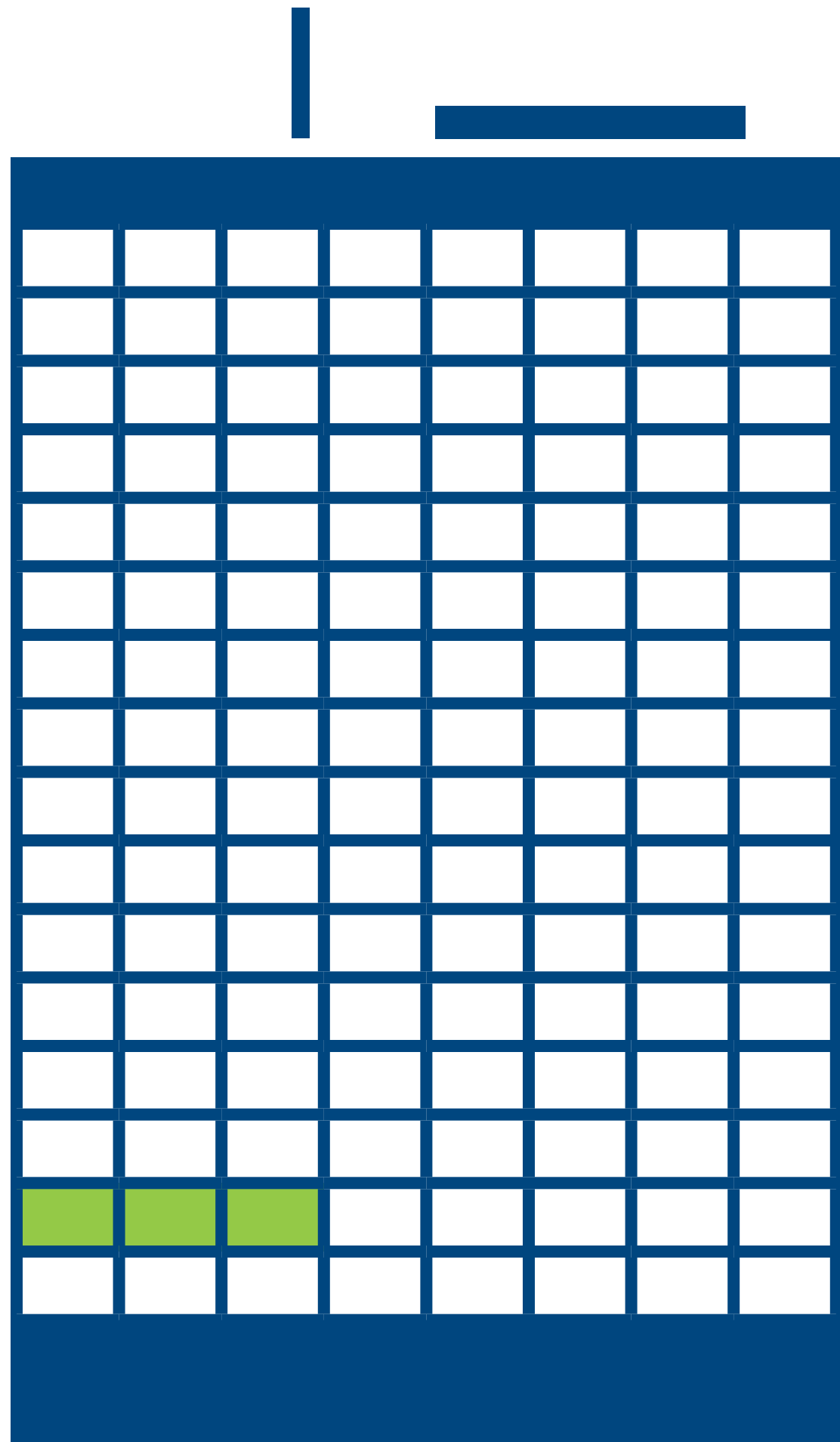


1 Robert Speck Parkway

2 Robert Speck Parkway

3 Robert Speck Parkway

4 Robert Speck Parkway



ROBERT SPECK PKWY

SUITE 350

3,576 SF |

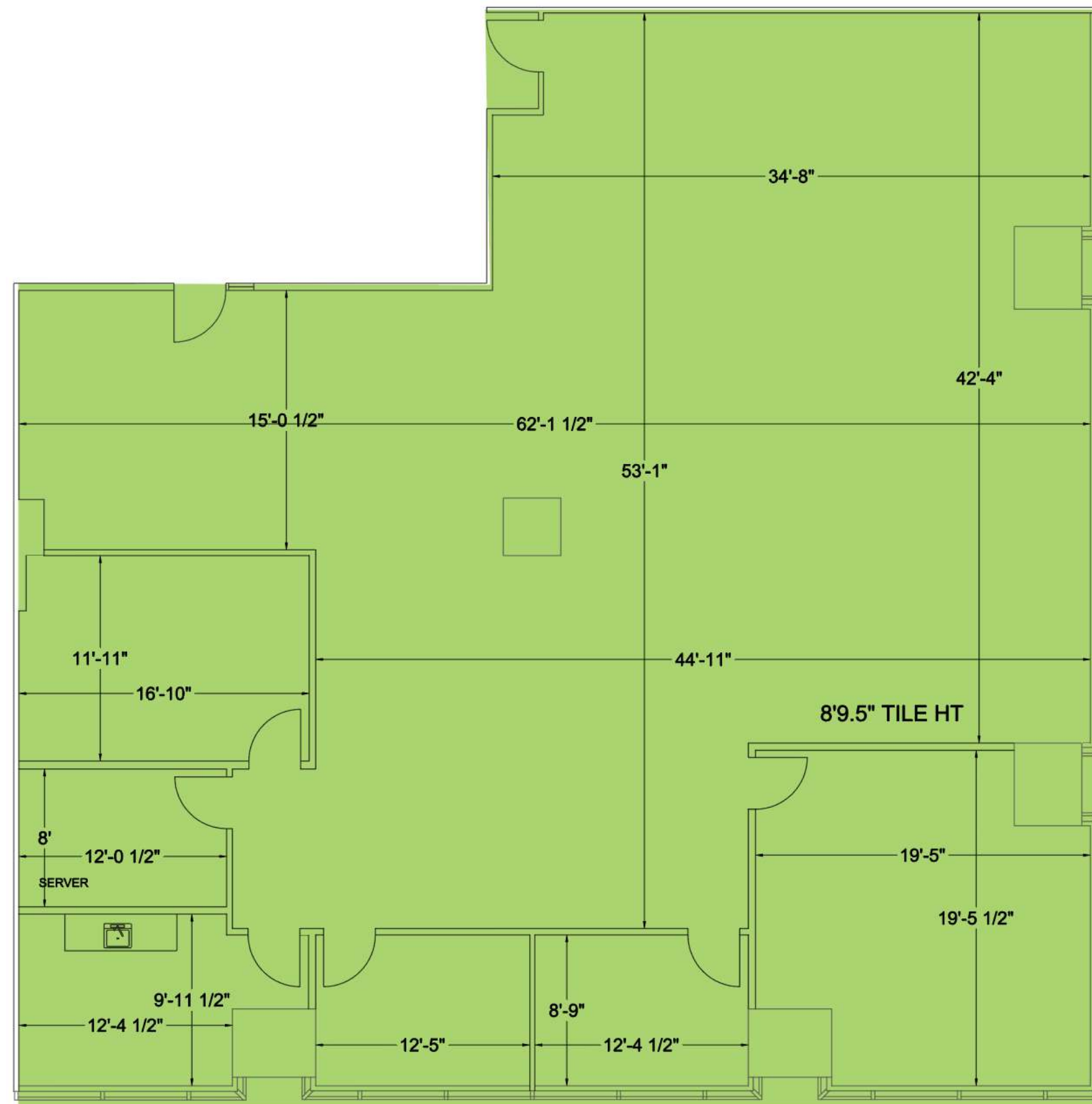
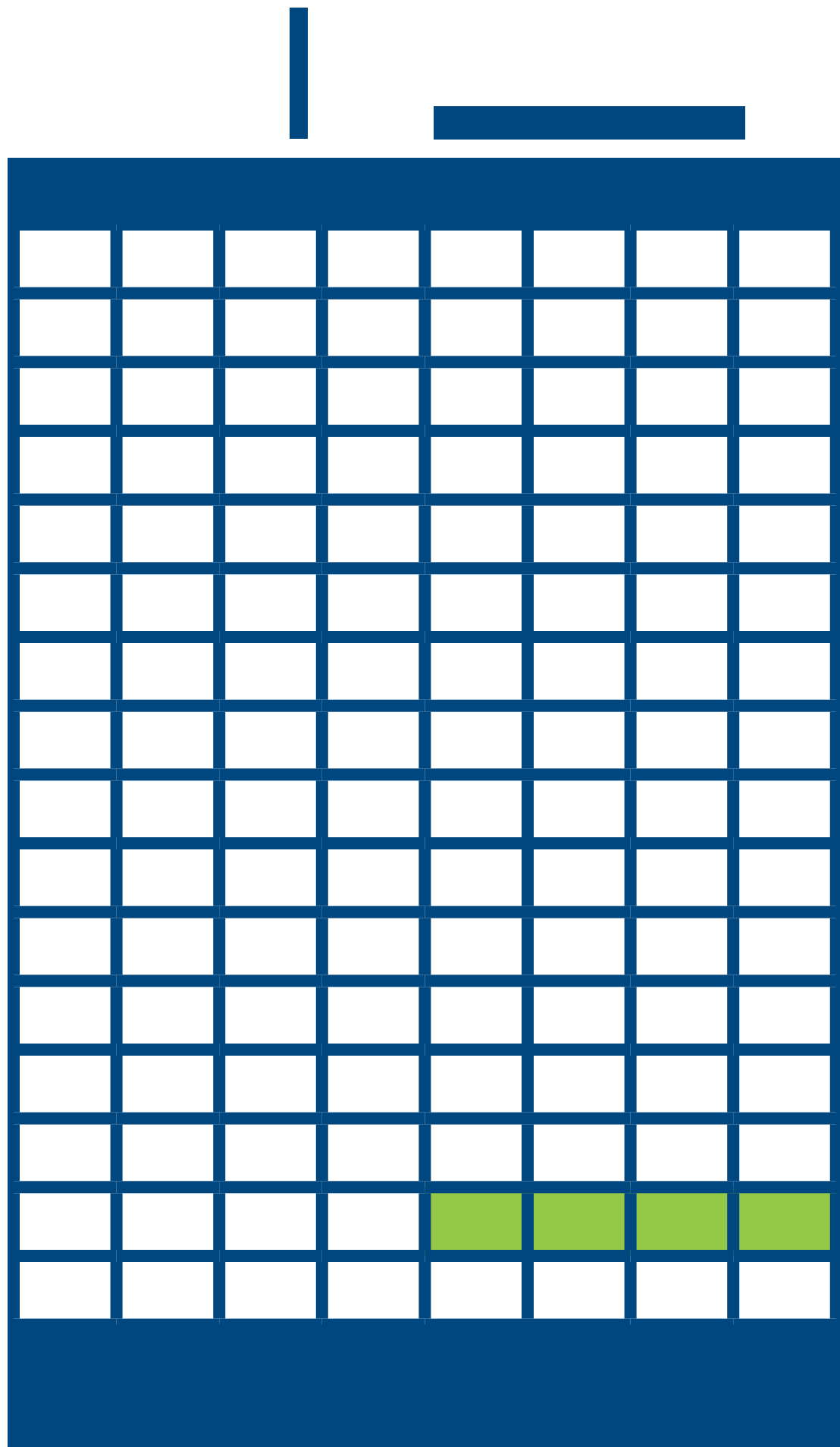


1 Robert Speck Parkway

2 Robert Speck Parkway

3 Robert Speck Parkway

4 Robert Speck Parkway



4

ROBERT SPECK PKWY

SUITE 310

4,037 SF |

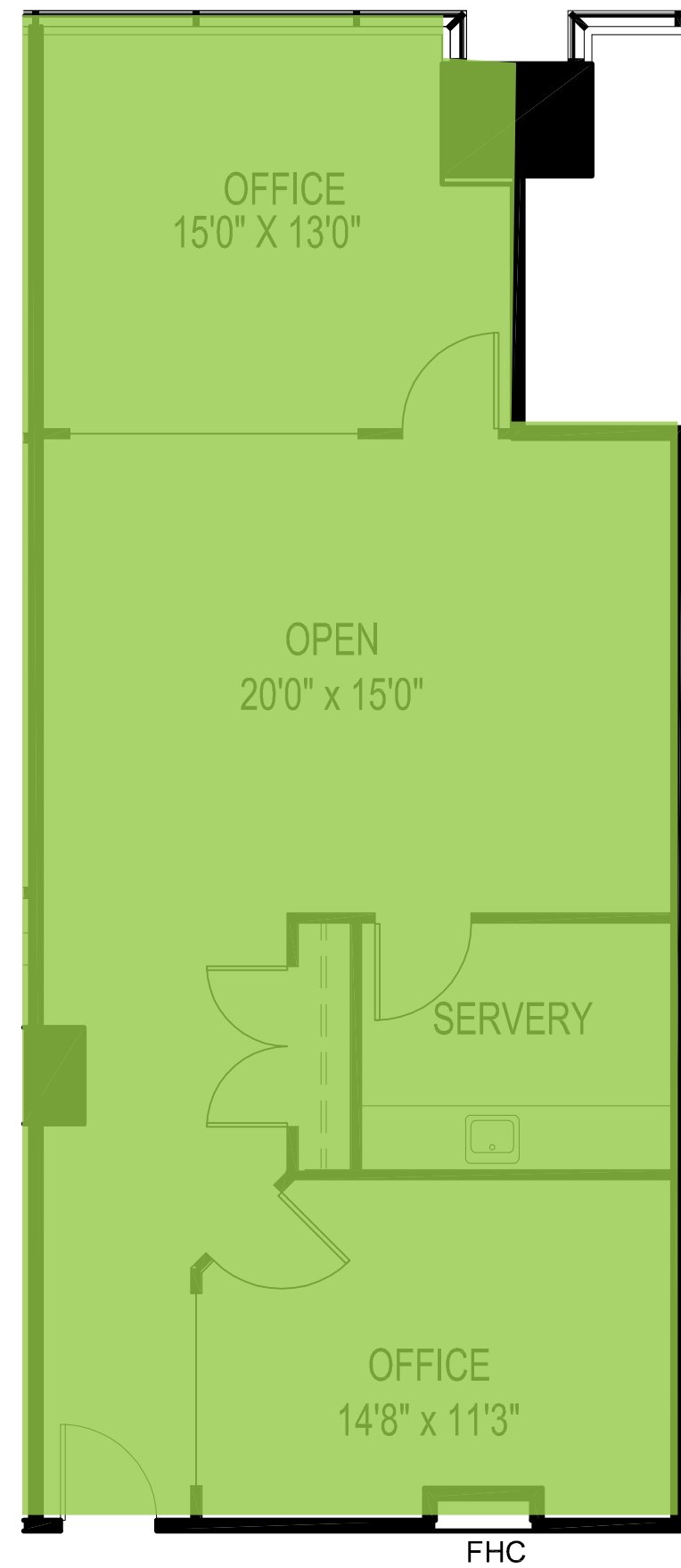
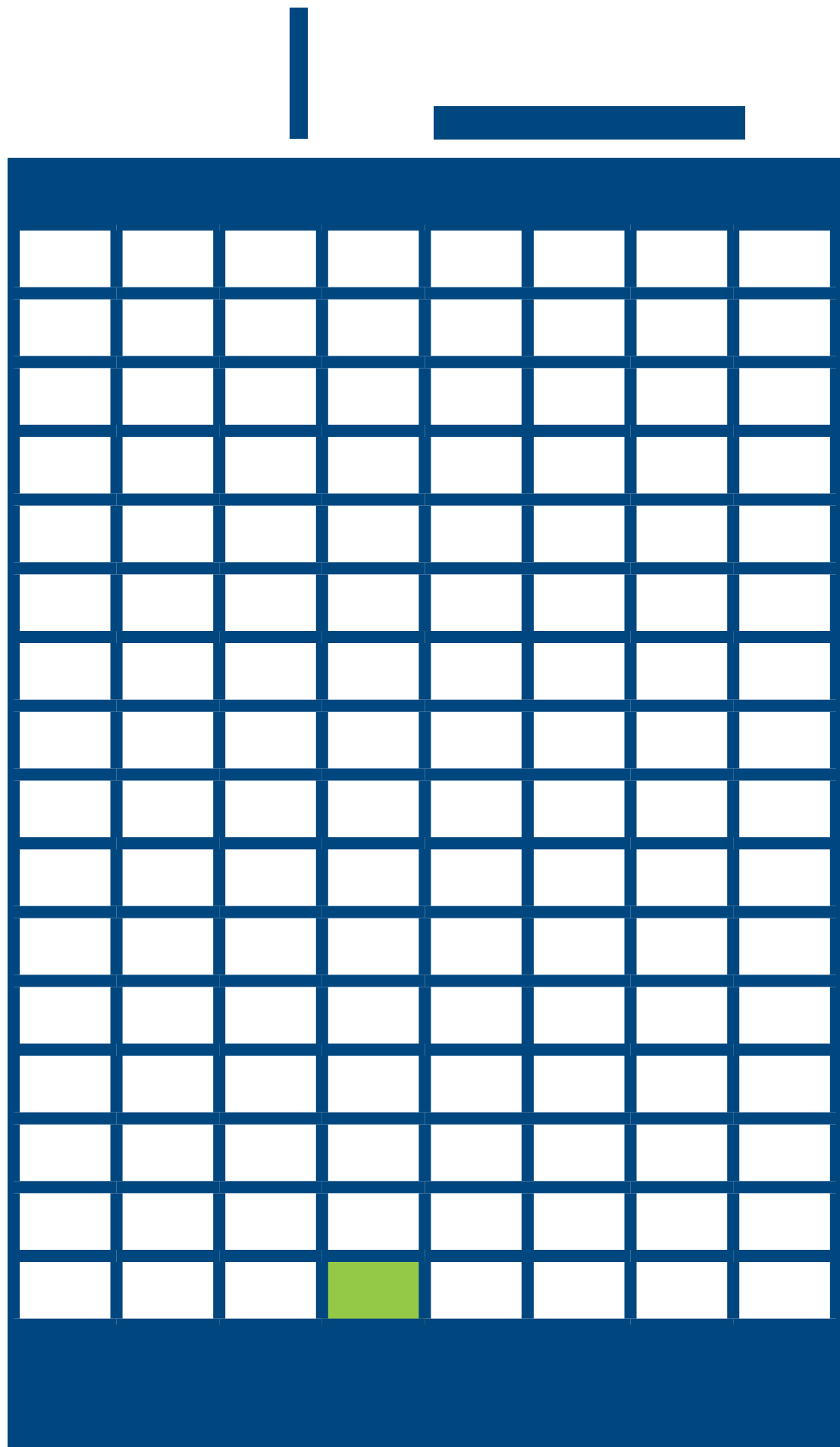


1 Robert Speck Parkway

2 Robert Speck Parkway

3 Robert Speck Parkway

4 Robert Speck Parkway



4

ROBERT SPECK PKWY

SUITE 280

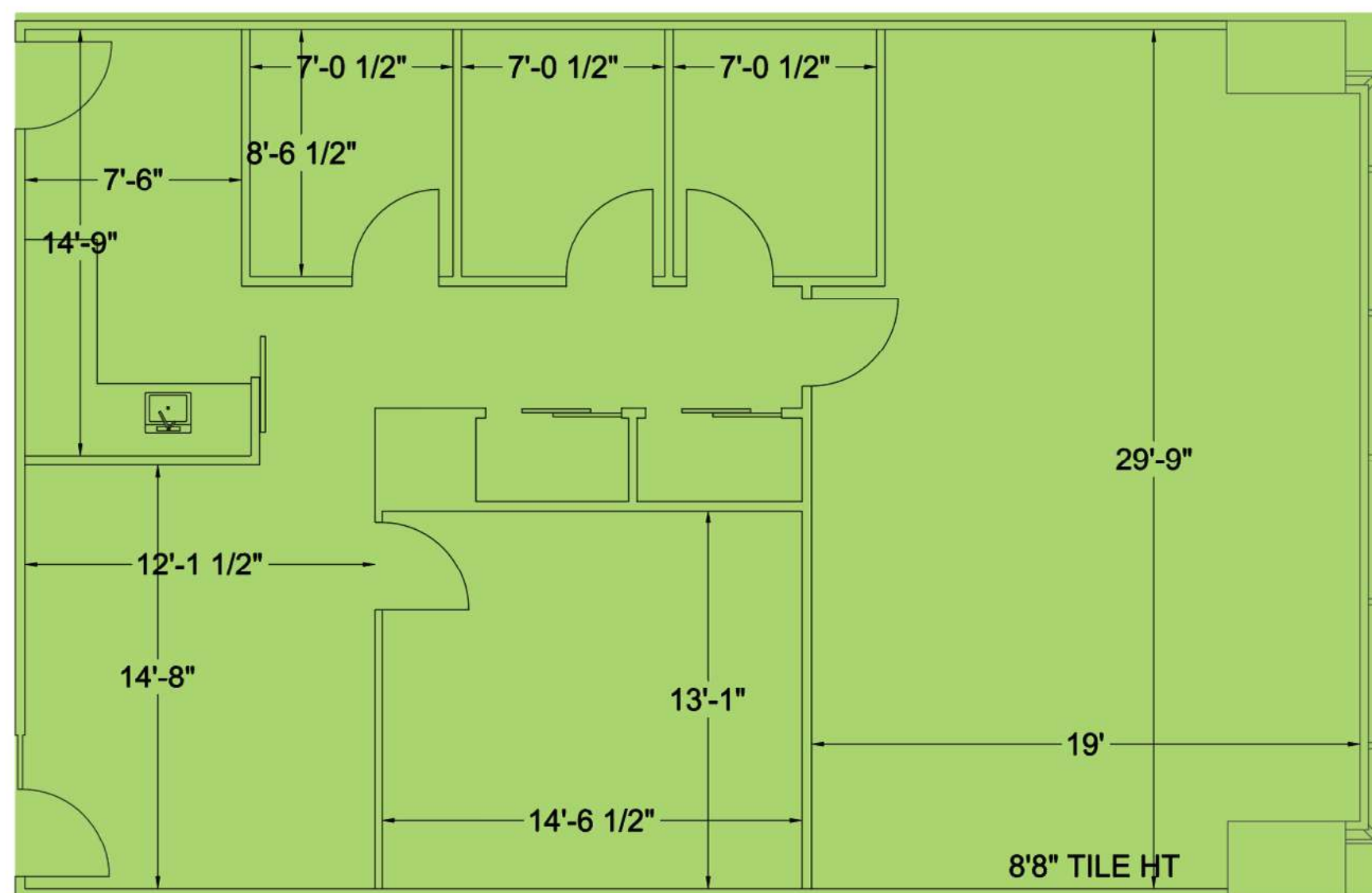
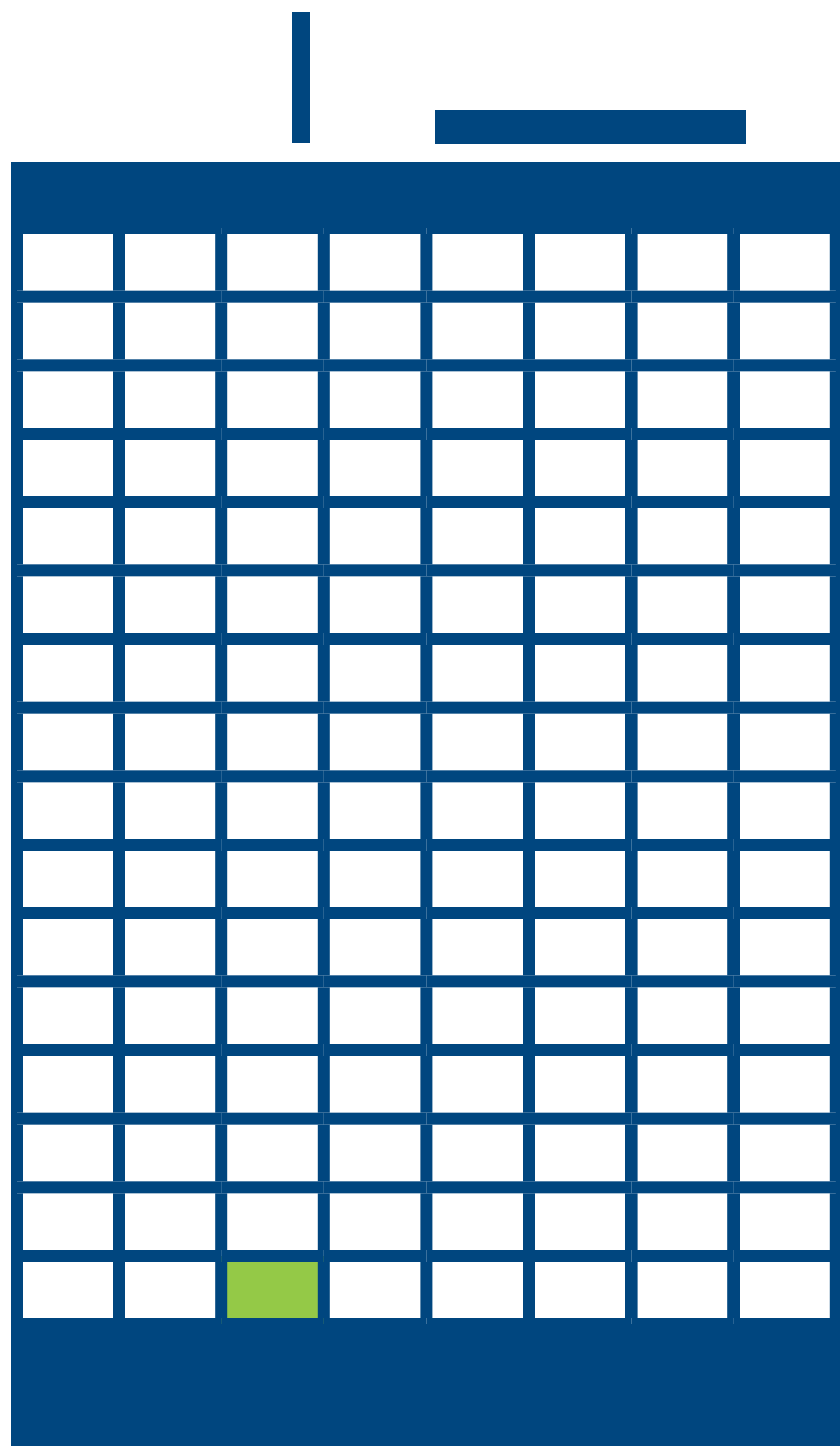
1,050 SF | Virtual Tour

1 Robert Speck Parkway

2 Robert Speck Parkway

3 Robert Speck Parkway

4 Robert Speck Parkway



ROBERT SPECK PKWY

SUITE 235

1,684 SF |

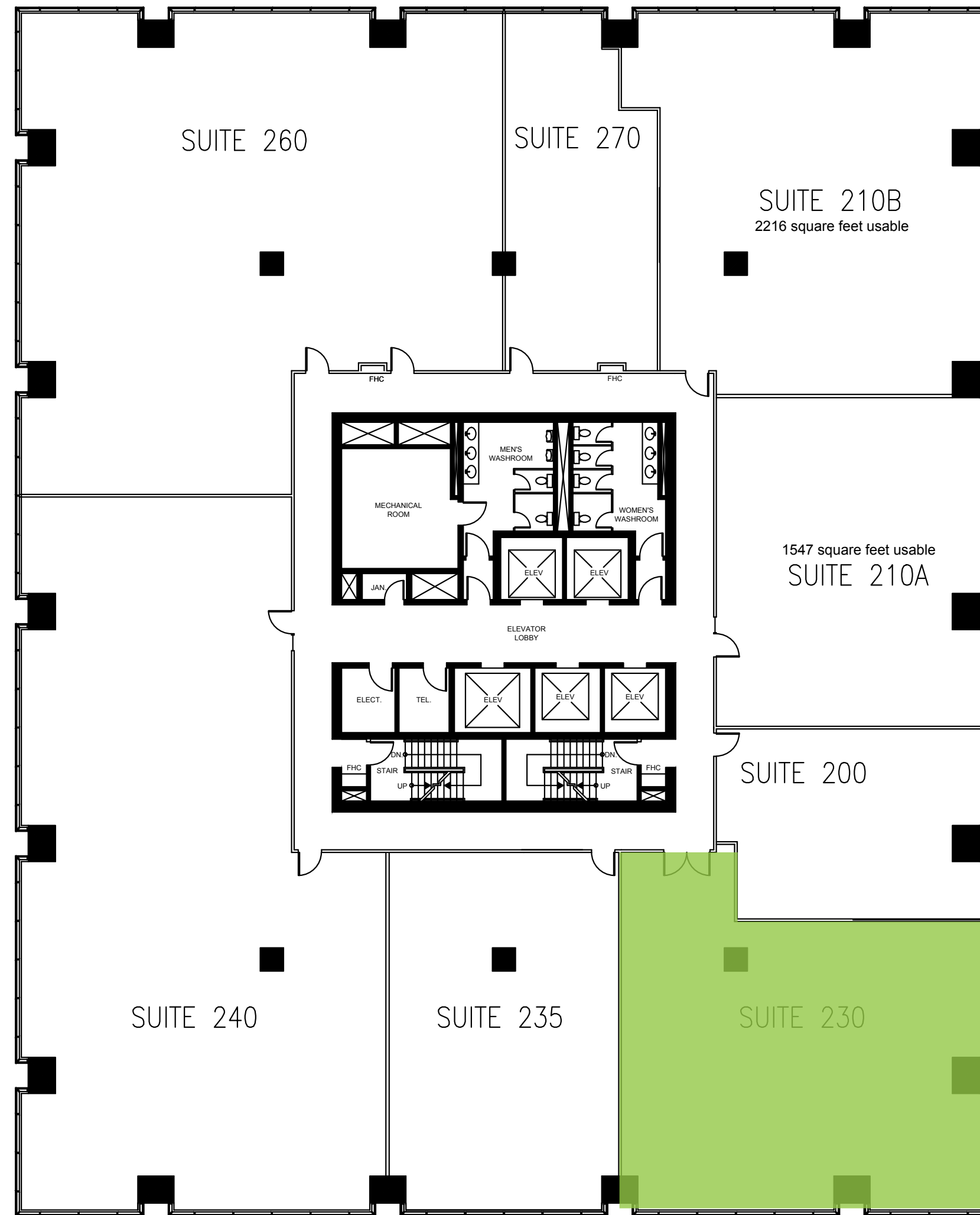
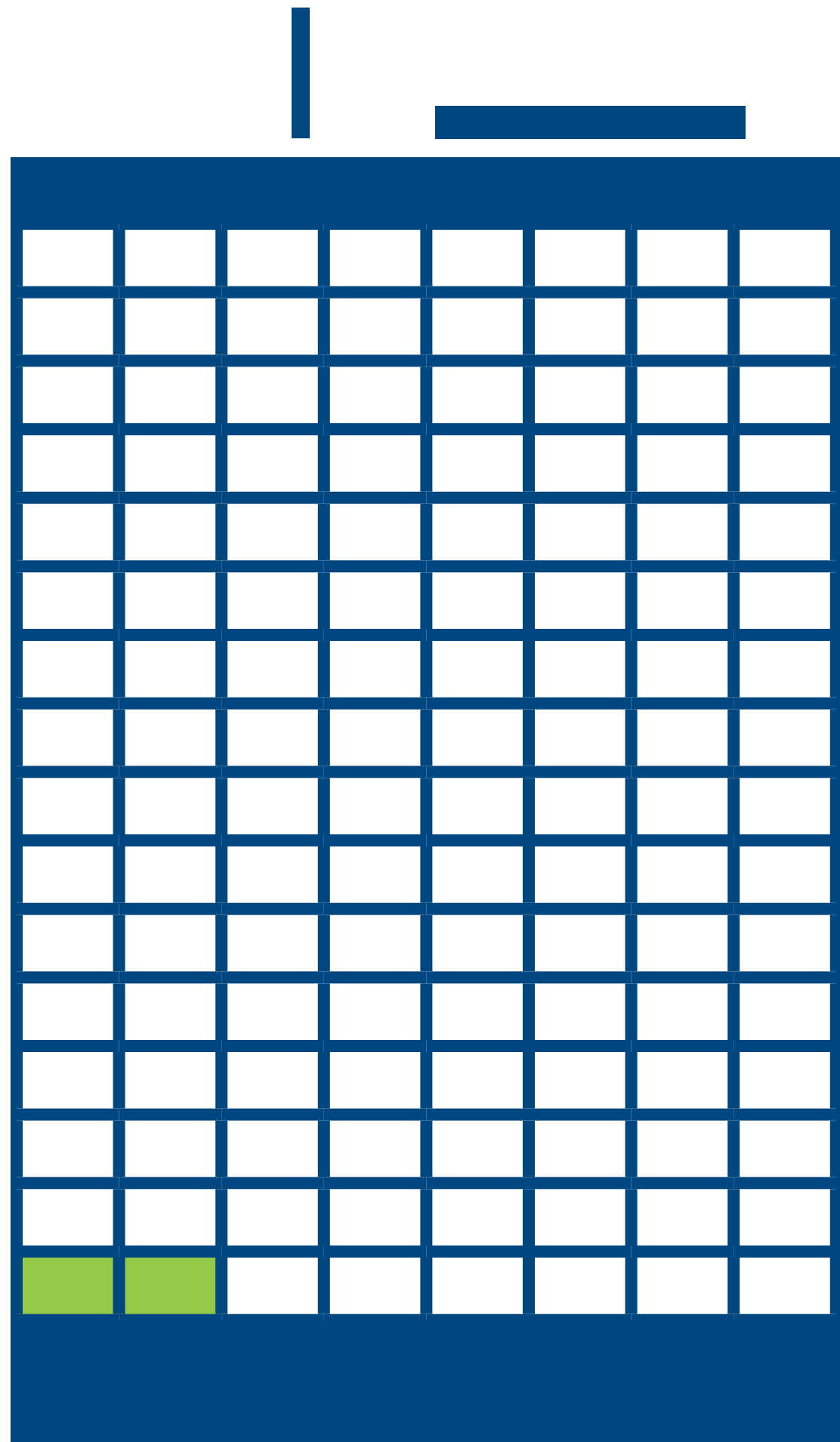


1 Robert Speck Parkway

2 Robert Speck Parkway

3 Robert Speck Parkway

4 Robert Speck Parkway



4

ROBERT SPECK PKWY

SUITE 230

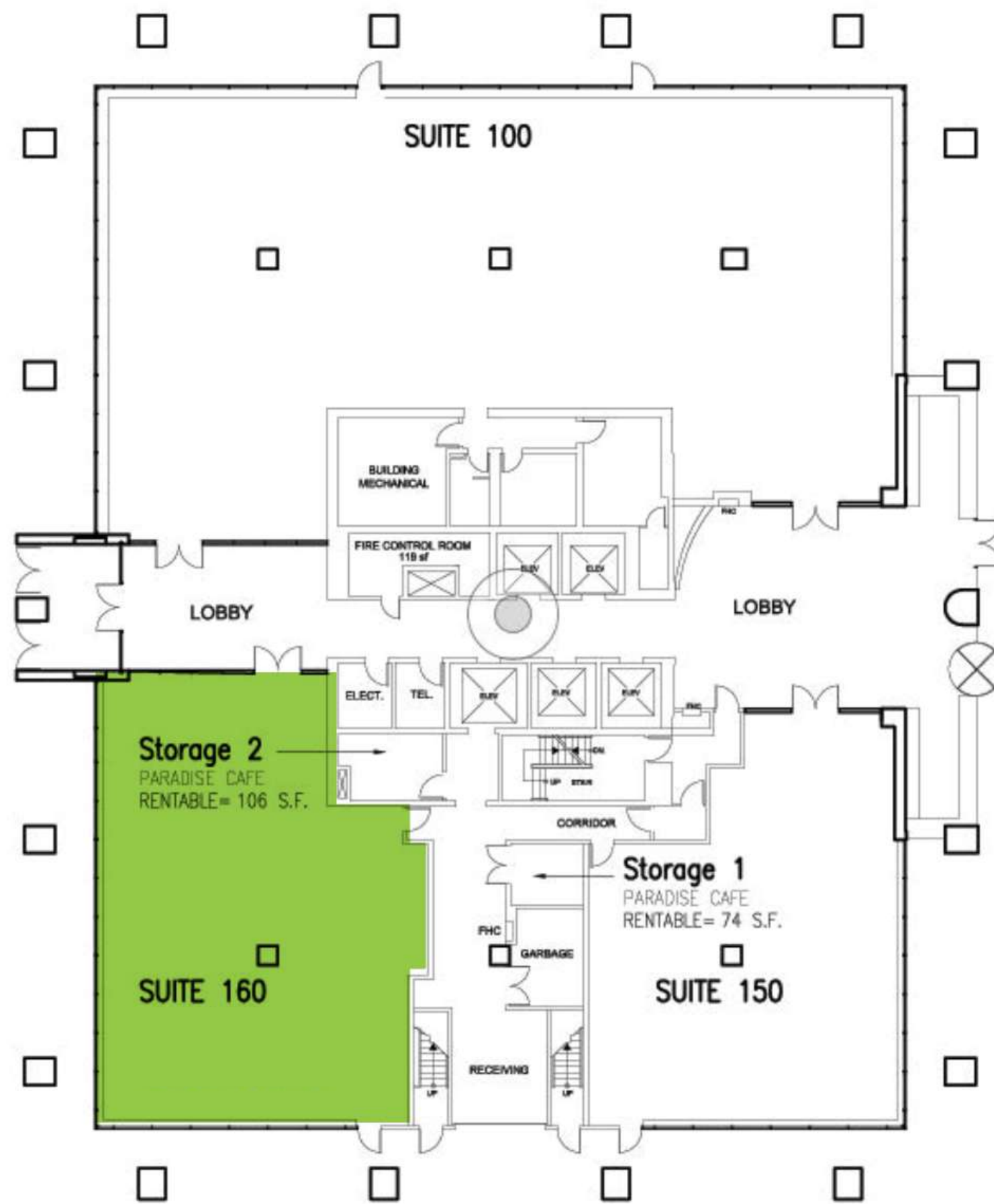
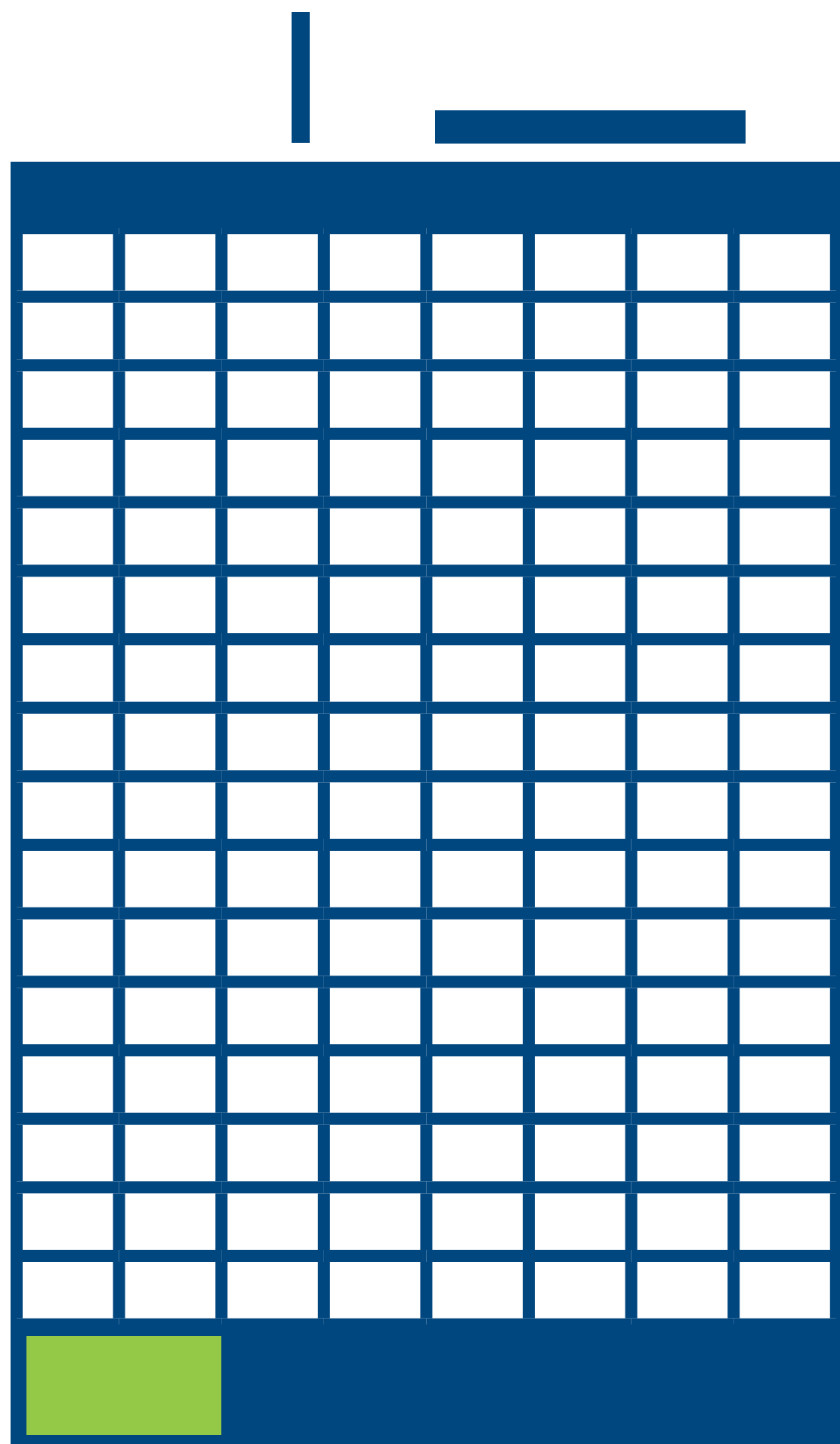
2,245 SF |

1 Robert Speck Parkway

2 Robert Speck Parkway

3 Robert Speck Parkway

4 Robert Speck Parkway



4

ROBERT SPECK PKWY

SUITE 160

2,512 SF | Virtual Tour

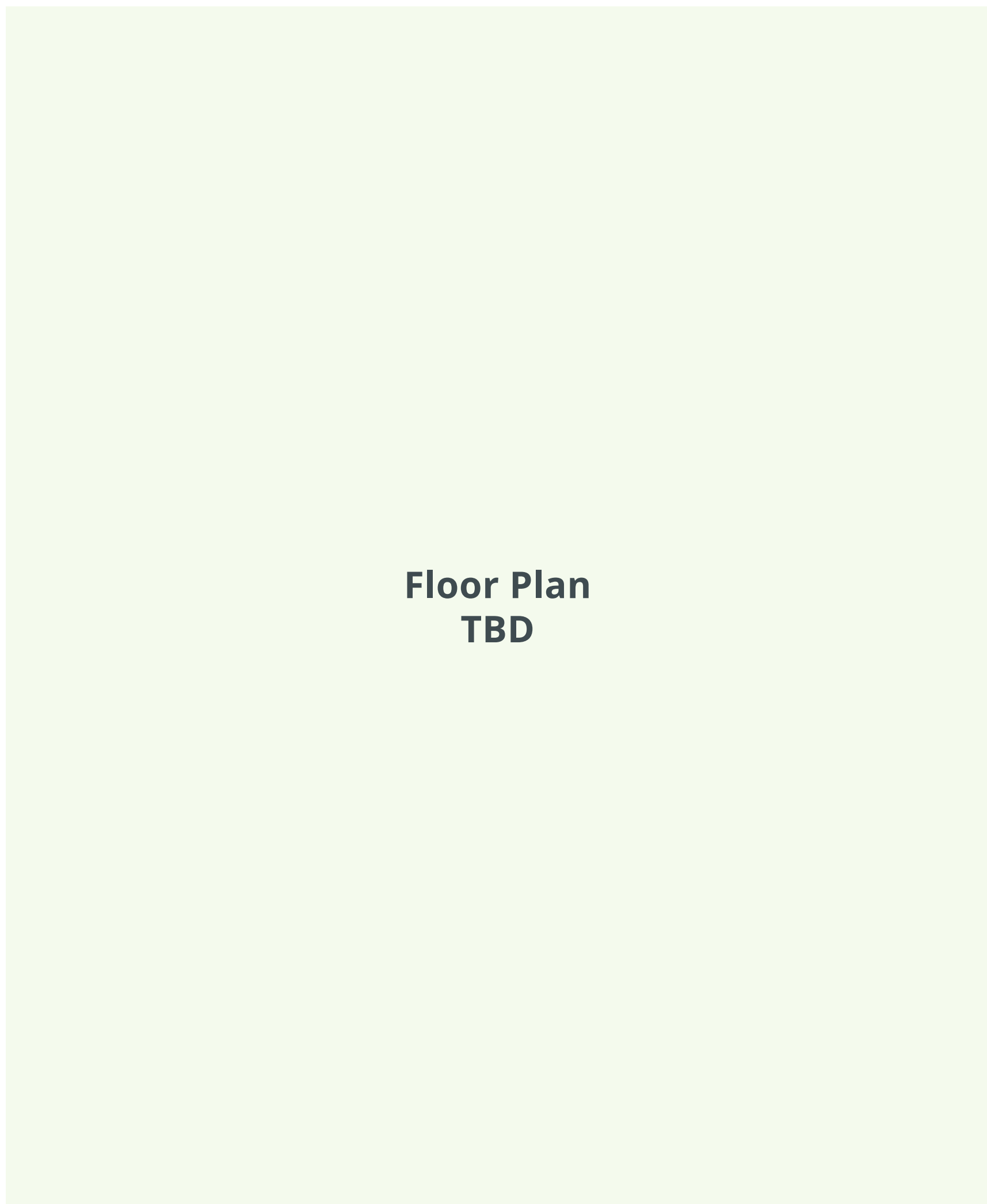
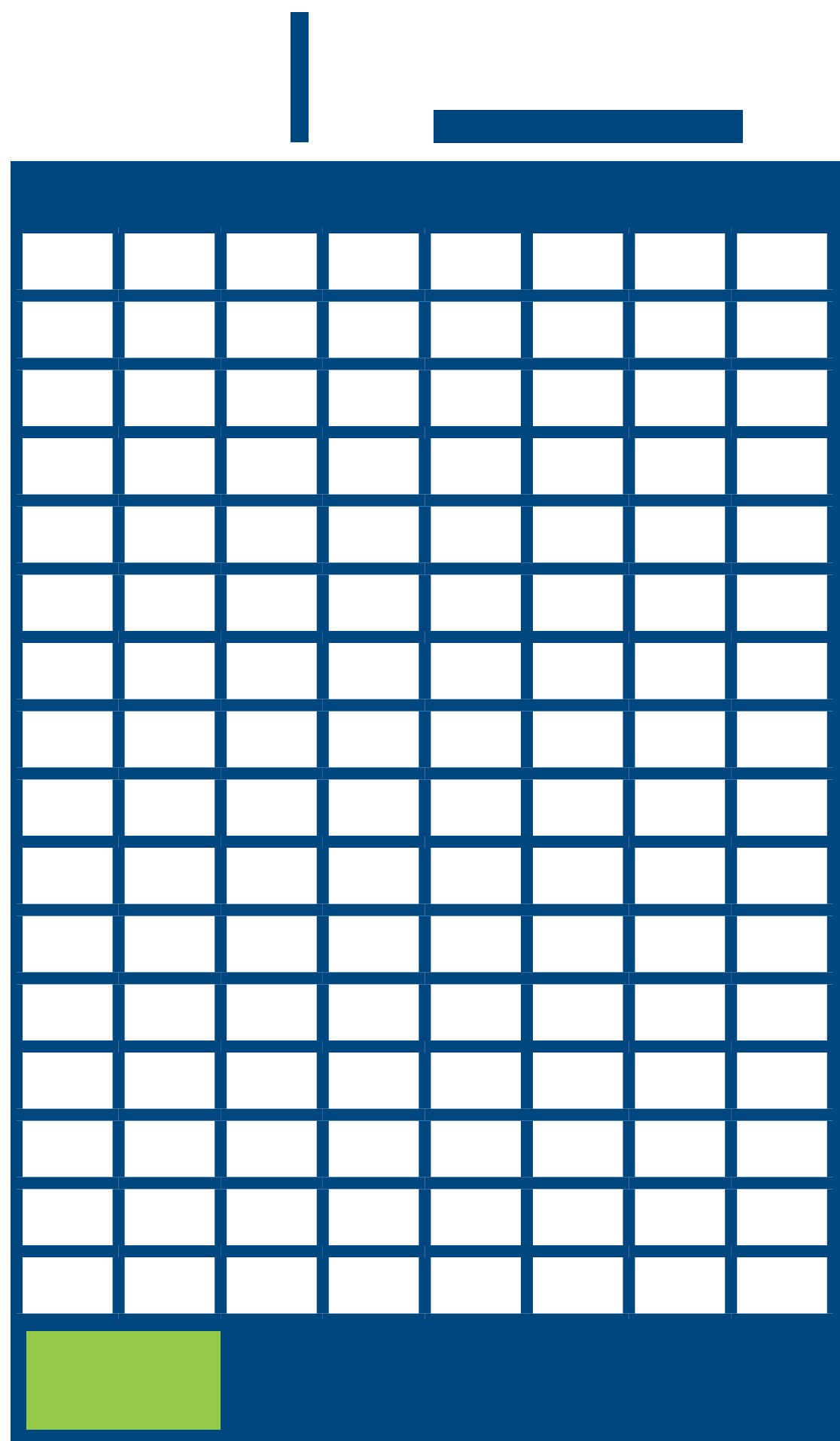


1 Robert Speck Parkway

2 Robert Speck Parkway

3 Robert Speck Parkway

4 Robert Speck Parkway



Floor Plan
TBD



ROBERT SPECK PKWY

SUITE 100

5,675 SF | Virtual Tour

This unit rate is
\$25.00 net per SF

[HOME PAGE](#)

**1,2,3,4 ROBERT SPECK PARKWAY
MISSISSAUGA, ON**

CONTACT

RON JASINSKI*, SIOR

Senior Vice President

+1 416 620 2801

ron.jasinski@colliers.com

DOMENIC GALATI*

Senior Vice President

+1 416 620 2834

domenic.galati@colliers.com

CONOR MCGLYNN*

Senior Sales Representative

+1 647 406 6020

conor.mcglynn@colliers.com

* Sales Representative |
Colliers Macaulay Nicolls Inc., Brokerage

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc.

