



THE
core
MISSISSAUGA

THE CAMPUS FOR ONTARIO
RESEARCH & EXPLORATION

2395 Speakman Drive

L5K 1B3

EXPLORE



Innovation
is at The Core
of who we are

THE FIRST PURPOSE-BUILT LIFE SCIENCES CAMPUS IN THE GTA

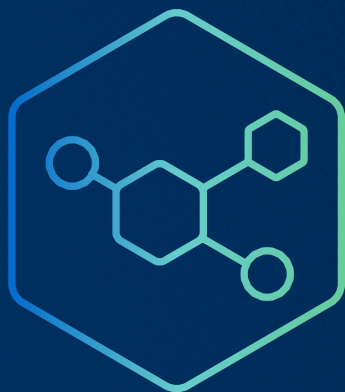
Welcome to The Core – the central node of the Life Sciences Corridor in Ontario. This 5-building campus will deliver 400,000 SF of best-in-class lab and advanced R&D space designed to help life sciences organizations flourish. This development is founded on three essential criteria:



Centrally located in the Ontario Life Sciences Corridor



Purpose-built life sciences space to drive innovation



Campus environment that enhances collaboration

A campus at the heart of innovation



The Core delivers a first-class life sciences experience where companies will lead the next phase of Canadian growth and innovation. Built to enable the top minds in their respective fields to connect and collaborate, this centrally located campus will offer purpose-built facilities and open collision spaces to accommodate a dynamic confluence of users and research.

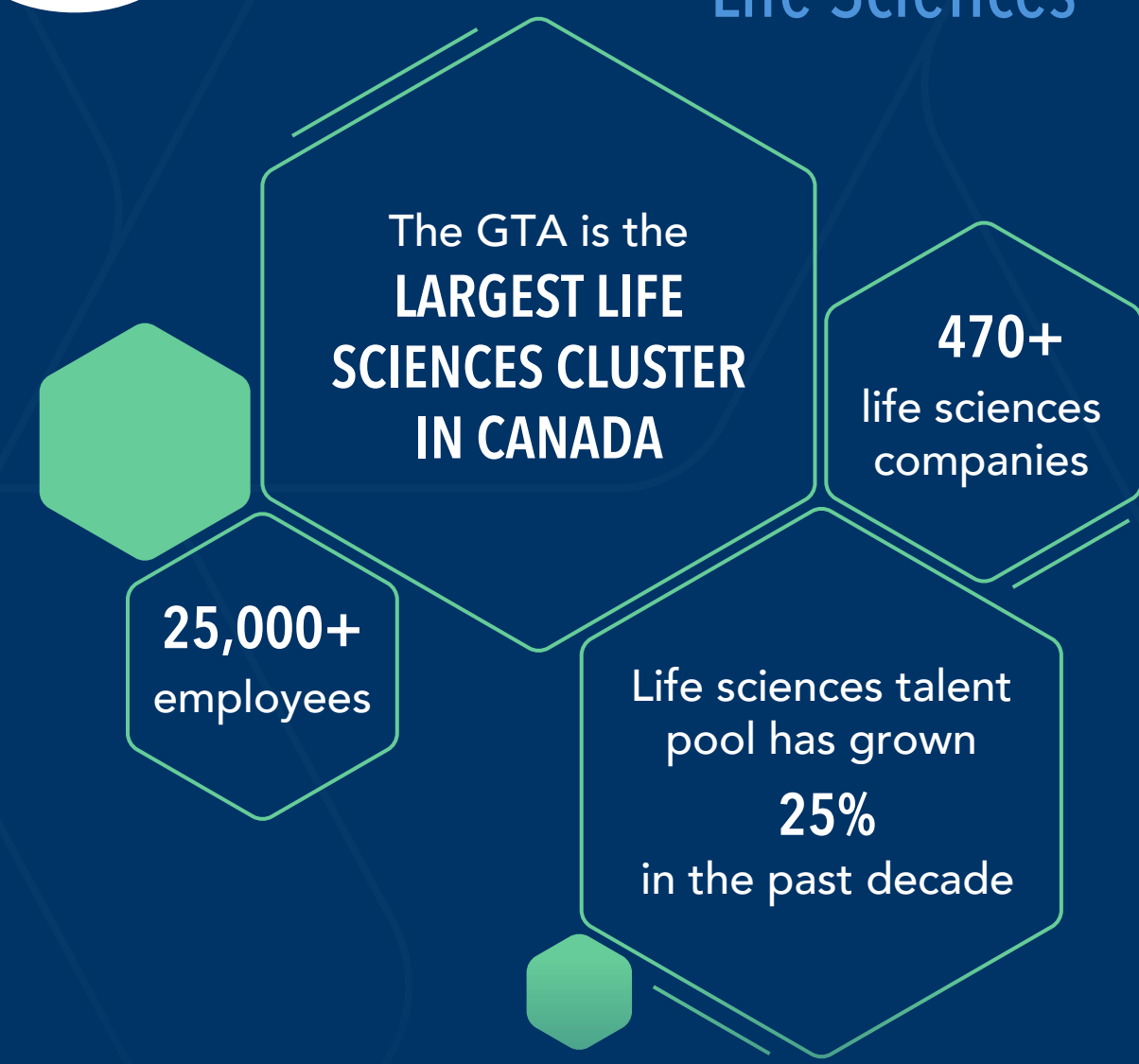
Exploration begins here.

[HOME](#)[WELCOME](#)[OVERVIEW](#)[VISION](#)[STATS](#)[LOCATION](#)[AMENITIES](#)[DEVELOPMENT](#)[BUILDING SPECS](#)[ABOUT](#)[CONTACT](#)

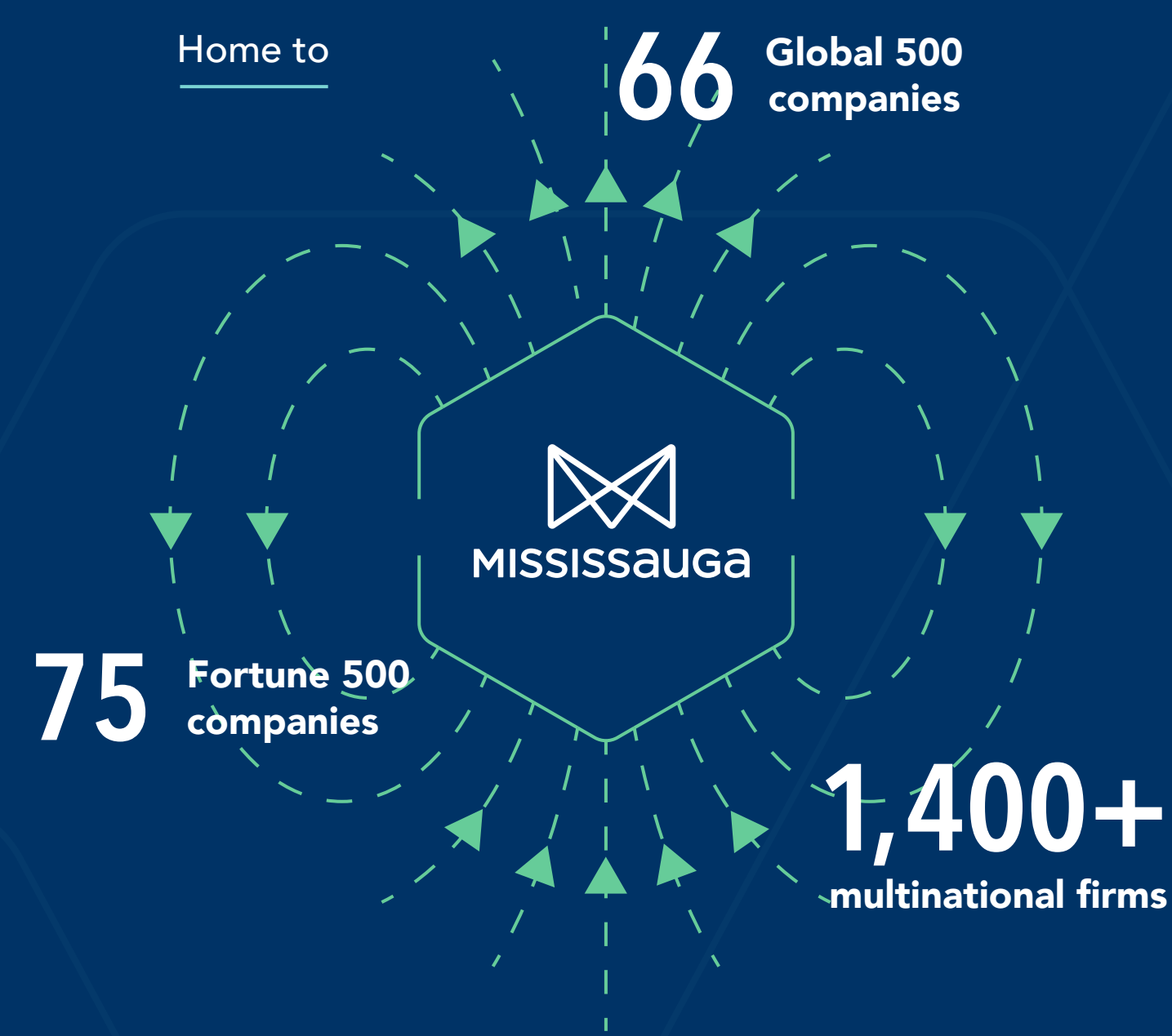
Destination Mississauga

The City of Mississauga is the first Canadian city to develop a bold life sciences strategy with the stated mission of supporting and facilitating the sector.

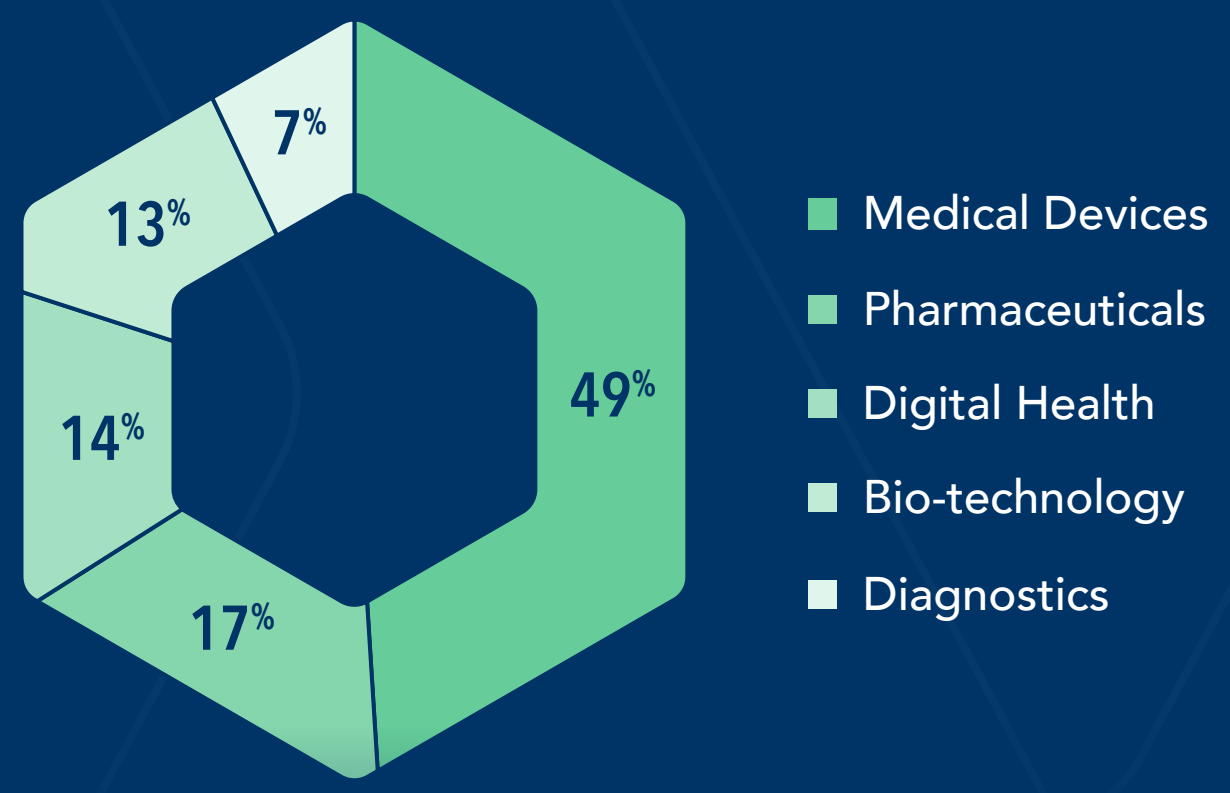
Life Sciences



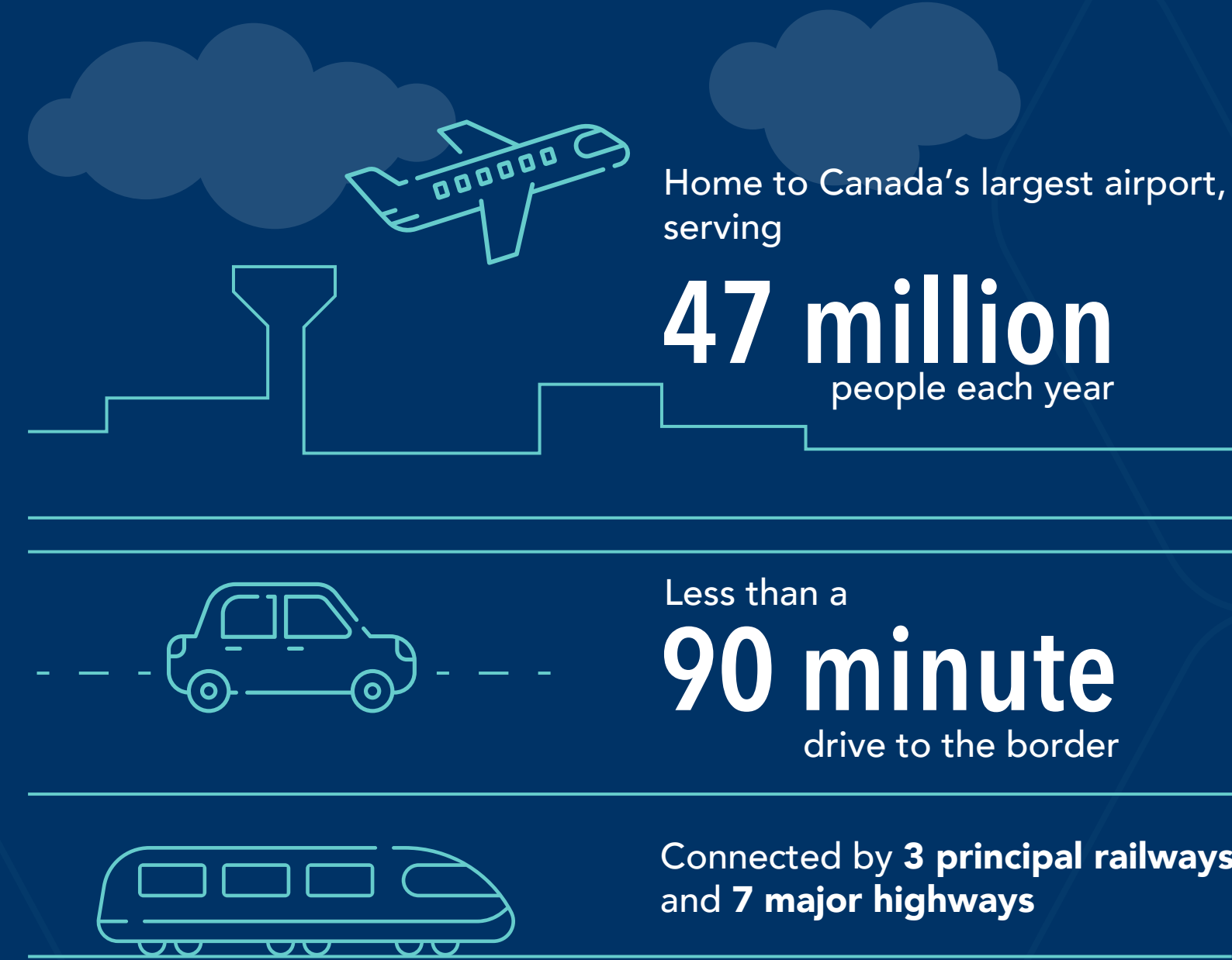
Business Leadership



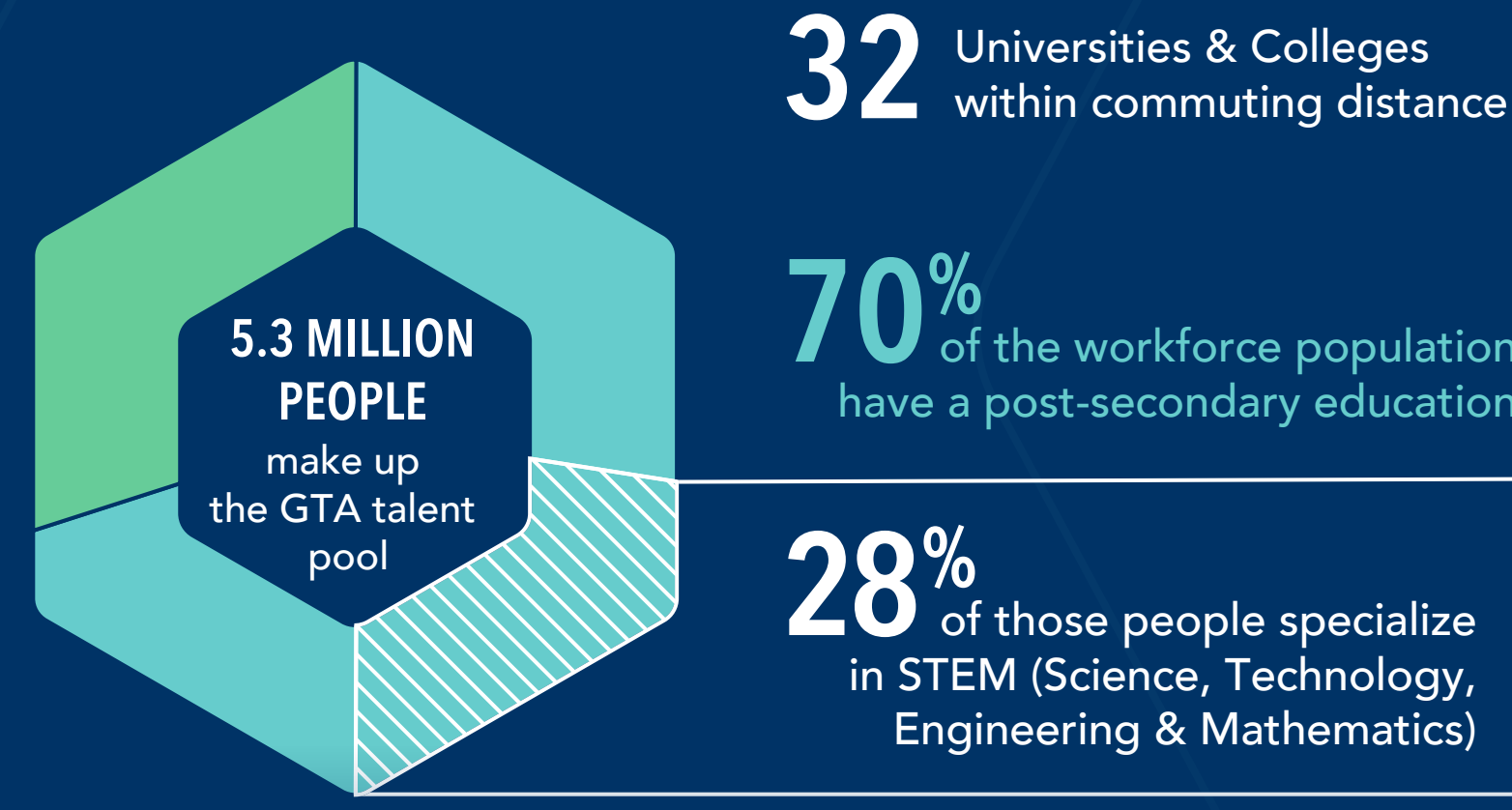
Industry Sub-sectors



Connectivity



Talent Pool



WATERLOO REGION

Companies

Google
Labstat
Johnson & Johnson
Rapid Novor
CloudDX
Honeywell
ATS Life Sciences

Institutions

University of Waterloo
Research Advancement Centre
Accelerator Centre
Waterloo Innovation Centre
Communitech
UWVelocity
Grand River Hospital
Medical Innovation Exchange

Industry Sectors

Advanced
Manufacturing
Medtech
Biotechnology
Medical Devices



THE
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MISSISSAUGA

At The Core
OF THE ONTARIO
LIFE SCIENCES CORRIDOR

Located at the central node of the Ontario Life Sciences Corridor, **The Core** is the epicenter of the Waterloo and Hamilton regions to the west and Pill Hill, Vaughan, and Toronto to the east. Strategically situated at this pivotal location, The CORE also benefits from its ability to draw talent from a diverse and continually growing labor pool.



HAMILTON

Companies

Centre for Probe
Development
and Commercialization
Innovation Factory
Triumvira Immunologics
Nix Sensors
Canada Cryobank
Affinity Biologicals

Institutions

McMaster University
Mohawk College
St. Joseph's Hospital

Industry Sectors

Biomanufacturing
Medical Devices
Digital Health
Infectious
Diseases
Nuclear Medicine

MISSISSAUGA (PILL HILL)

Companies

Abbot
Therapure Biopharma
Bora Pharmaceuticals
Thermo Fisher Scientific
Baxter Corporation
GE Healthcare
Amgen Canada
Roche

Institutions

University of Toronto – Mississauga
Trillium Health Partners
Credit Valley Hospital
Mississauga Hospital
Research Innovation Commercialization Centre (RICC)
Sheridan Institute of Technology

Industry Sectors

Advanced Manufacturing
Medtech
Biotechnology
Medical Devices



VAUGHAN

Companies

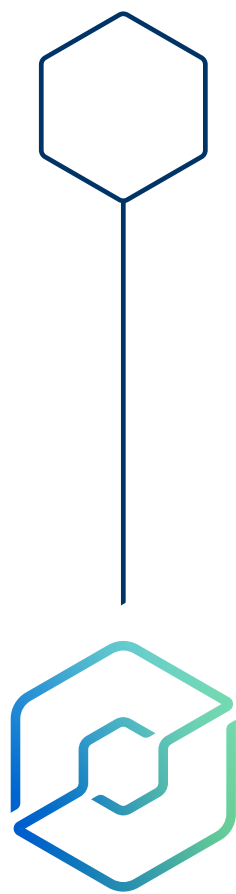
LGC
Canon Medical
Cardinal Health
Leo Pharma
Olympus Canada
PerkinElmer
Philips Healthcare
Teva Pharmaceuticals

Institutions

ventureLAB
Mackenzie Health – Cortellucci Vaughan Hospital

Industry Sectors

Digital Health
Diagnostics
Pharmaceutical
Medtech



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AT THE CORE OF THE ONTARIO
LIFE SCIENCES CORRIDOR

TORONTO

Companies

Sanofi Pasteur
Jlabs
Apotex
Boston Scientific
Abbott
Celestica

Institutions

University of Toronto
York University
UHN
SickKids
MaRS
Mount Sinai Hospital

Industry Sectors

Vaccines
Diagnostics
Bio-informatics
Bio-pharmaceuticals
Biotech instrumentation
Genomic, Proteomics



LOCAL AMENITIES AND ACCESS

Conveniently located along the QEW in Mississauga, the campus offers an abundance of green space, access to key corporate neighbors, and general surroundings that make everyday life easier to navigate. We are removing complications to ensure the focus remains on innovation.

RESTAURANTS

- 1 Starbucks
- 2 McDonalds
- 3 Trattoria Timone
- 4 Wild Wing
- 5 Scaddabush
- 6 Baton Rouge
- 7 Tim Horton's
- 8 Thai Cuisine Experts
- 9 Señor Burrito
- 10 barBurrito
- 11 Taza Xpress

CONVENIENCE

- 1 National Bank
- 2 RBC
- 3 TD Bank
- 4 Scotiabank
- 5 Metro
- 6 Multifood Warehouse
- 7 Food Basics

COMMUNITY

- 1 Olive Grove School
- 2 Kids Zone Child Care Centre
- 3 Clarkson Community Centre
- 4 Iona Catholic Secondary School

CORPORATE NEIGHBOURS

- 1 **Hatch** - 2800 Speakman Dr.
- 2 **Element** - 2395 Speakman Dr.
- 3 **Xerox** - 2660 Speakman Dr.
- 4 **Opentext** - 2655 North Sheridan Way
- 5 **Suncor Energy** - 2489 North Sheridan Way
- 6 **SNC** - 2251 Speakman Dr.
- 7 **Shaw** - 2055 Flavelle Blvd.



DEVELOPMENT

Project plan

With the ability to deliver 160,000 SF before 2024, and another 240,000 SF immediately thereafter, **The Core** is uniquely positioned to accommodate today's research that will drive innovation for decades to come.



Phase I

Phase II

Delivering
a campus
to explore

BUILDING SPECS

	Building size 80,000 SF		Floor flatness 30-35 range		LEED Gold		Parking ratio 3/1,000
	Average floorplate 40,000 SF		Floor vibration criteria 8000 mips RMS (4000 mips RMS achievable in certain areas)		Bio-safety level 1 & 2 lab space offering		24/7 on-site security
	Ceilings 18'6" on 1st floor 15' on 2nd floor		Curtain wall system with insulated metal panels		Barrier-free design (OBC 2022 compliant)		Building and elevator card access
	Steel Frame Structure 2 Storeys		Elevators 2 passenger, 1 freight (2,268 kg capacity)		AOD-compliant washrooms		LED chain hung light fixtures
	8" steel fibre reinforced concrete slab (on grade)		Loading docks 2 at truck level (9'x10' with leveler); 1 at grade level		Bicycle parking		HVAC Lab: makeup air @ 1.75 cfm/RSF Office: makeup air @ 1.1 cfm/RSF
	Composite floor slab (2nd floor), supportive of 4kPa dead load (+100PSF live)		Shipping & receiving capabilities for materials, equipment, etc.		Signage opportunity		Electrical Dedicated building transformer; 2,500A, 600/347 V, 3 phase, 4 wire service

Lab provision
**16 Watts/RSF
(with backup generator @ 3 Watts/RSF)**

Office provision
6 Watts/RSF

Your life sciences needs met

ABOUT THE TEAM

FIRST GULF

First Gulf is a proven market leader with more than \$5-billion in developed assets. Offering development, construction, leasing, finance and property management expertise, we provide clients with unique and exciting market opportunities. Within the Greater Toronto Area alone, our team has completed development and construction of more than 5-million sf of premier, LEED®-certified office space, with another 2-million sf currently under construction. Within the industrial sector, First Gulf has constructed over 6-million sf of space, with an additional 6-million sf currently in the pipeline. First Gulf also manages over 4-million sf of fully-operational buildings.

Spear Street Capital

Founded in 2001, **Spear Street Capital** (SSC) is an owner, developer and operator of distinctive healthcare and research & technology oriented properties located in the United States, Canada and Europe. SSC focuses on assets and portfolios greater than \$25 million in total value, targeting well conceived and located properties that can succeed through creative leasing efforts, physical improvements, entitlement changes or realization of adaptive re-use strategies. Properties may be located in both primary and secondary markets provided they possess, or can attain, superior appeal to quality tenants.

SSC has an established track record as a dependable and resourceful buyer of complicated assets, having bought, sold or developed in a broad array of markets through all real estate cycles. SSC has creatively structured acquisitions to meet the needs of diverse sellers, including individuals and joint ventures, corporations, lenders in possession, domestic institutions and offshore owners. Holding periods for acquired assets have varied from several years to over a decade.

Jacobs

Jacobs is a global practice with 1,000+ partners that has provided best-in-class architectural solutions to clients around the world for the last seven decades. With the leading full-service life sciences practice in the United States, Jacobs is the largest professional services provider to the biopharmaceutical industry and has worked with healthcare providers and biopharmaceutical companies globally for more than 50 years. Jacobs has designed over 100 healthcare projects representing over \$45 billion in construction costs including over 30 major academic medical centers. Engineering News-Record ranks Jacobs #1 among the Top 500 Design Firms and #1 in both Healthcare Facilities Design and Pharmaceuticals. Jacobs subject matter expertise is best demonstrated by the firm's overwhelming presence in the Greater Boston Area, particularly in Kendall Square.



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HOME

WELCOME

OVERVIEW

VISION

STATS

LOCATION

AMENITIES

DEVELOPMENT

BUILDING SPECS

ABOUT

CONTACT