



THE
core
MISSISSAUGA

THE CAMPUS FOR ONTARIO
RESEARCH & EXPLORATION

2395 Speakman Drive

L5K 1B3

EXPLORE



Innovation is at The Core of who we are

[HOME](#)

[WELCOME](#)

[OVERVIEW](#)

[VISION](#)

[STATS](#)

[LOCATION](#)

[AMENITIES](#)

[DEVELOPMENT](#)

[BUILDING SPECS](#)

[ABOUT](#)

[CONTACT](#)

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

HOME

WELCOME

OVERVIEW

VISION

STATS

LOCATION

AMENITIES

DEVELOPMENT

BUILDING SPECS

ABOUT

CONTACT





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](#)

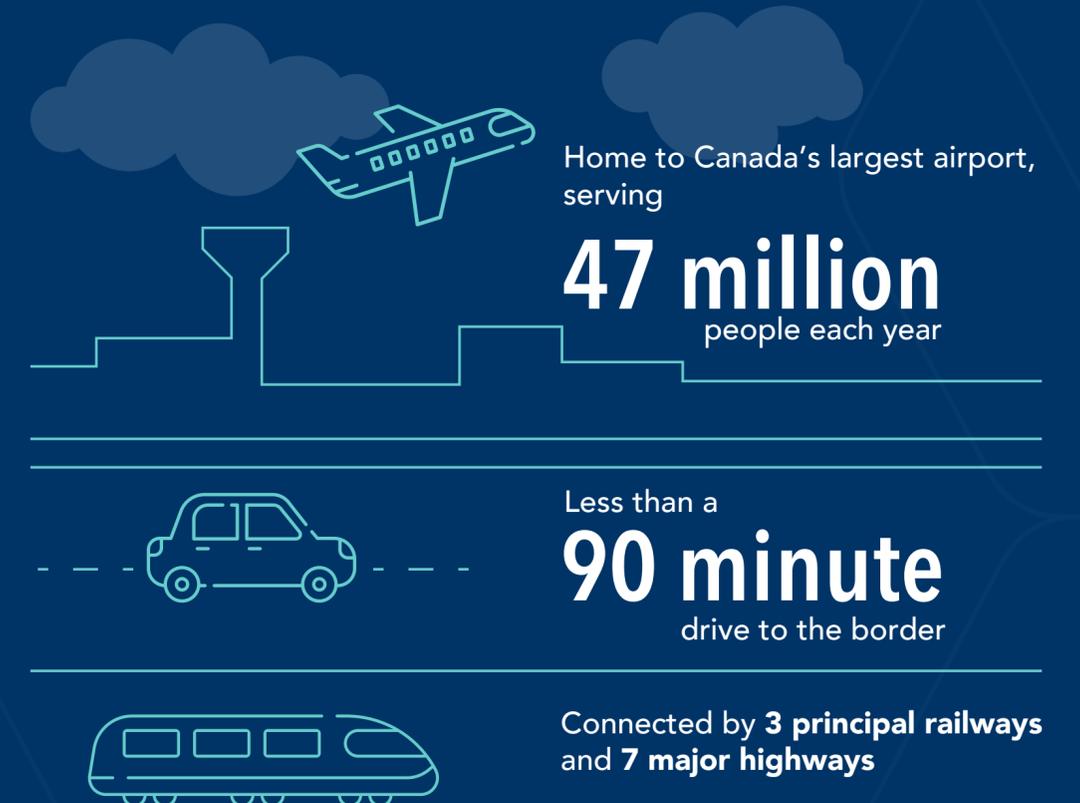
Destination Mississauga

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.

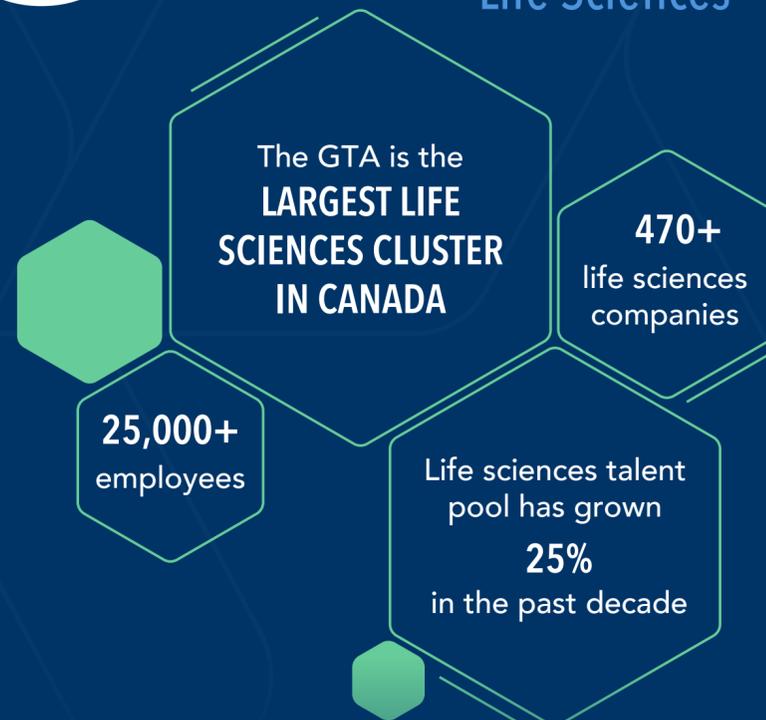
Business Leadership



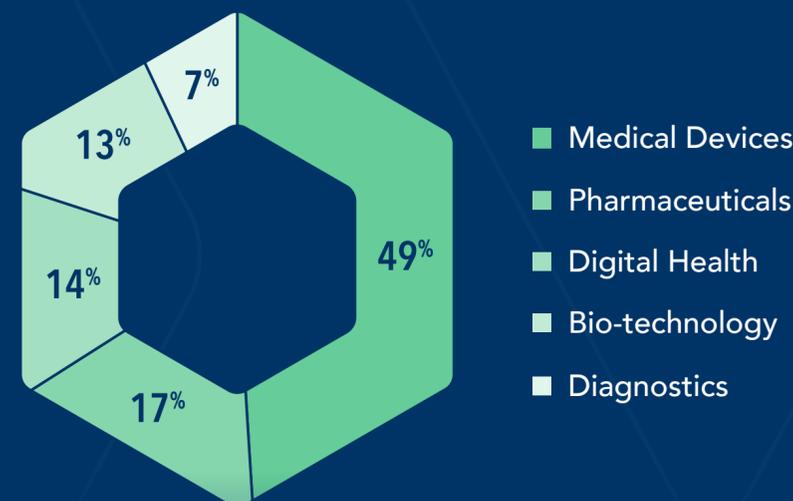
Connectivity



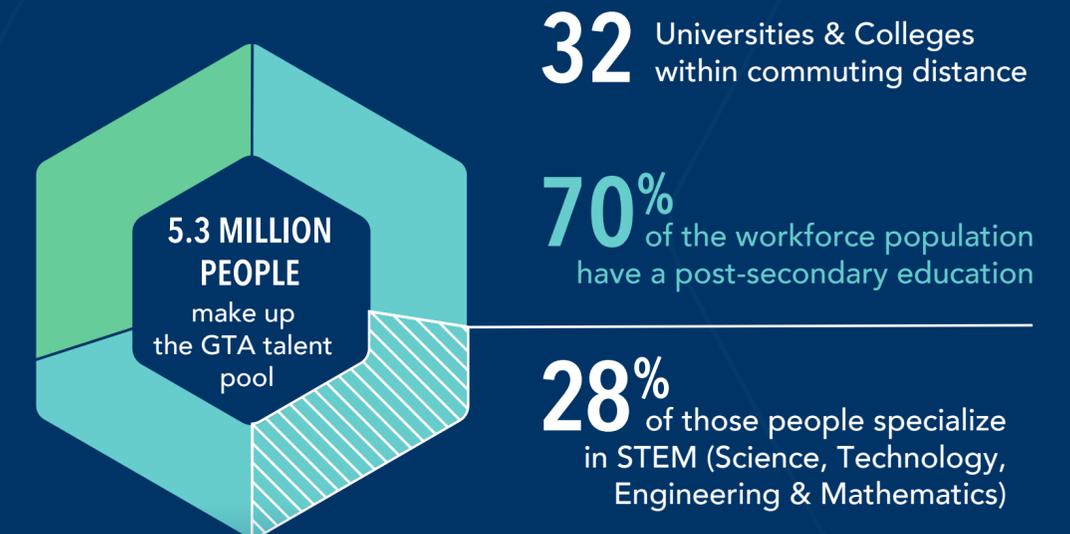
Life Sciences



Industry Sub-sectors



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
core
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

Biomufacturing
Medical Devices
Digital Health
Infectious
Diseases
Nuclear Medicine

[HOME](#)

[WELCOME](#)

[OVERVIEW](#)

[VISION](#)

[STATS](#)

[LOCATION](#)

[AMENITIES](#)

[DEVELOPMENT](#)

[BUILDING SPECS](#)

[ABOUT](#)

[CONTACT](#)

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

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

HOME

WELCOME

OVERVIEW

VISION

STATS

LOCATION

AMENITIES

DEVELOPMENT

BUILDING SPECS

ABOUT

CONTACT

BUILDING SPECS

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

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.



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.



[HOME](#)

[WELCOME](#)

[OVERVIEW](#)

[VISION](#)

[STATS](#)

[LOCATION](#)

[AMENITIES](#)

[DEVELOPMENT](#)

[BUILDING SPECS](#)

[ABOUT](#)

[CONTACT](#)

CONTACT

Matthew Johnson
Senior Vice President*

Matthew.Johnson@colliers.com
Direct: +1 416 643 3754
Mobile: +1 416 505 4687

Colliers

181 Bay Street, Suite 1400
Toronto, ON M5J 2V1 | Canada
Main: +1 416 777 2200

Todd Cooney, SIOR
Senior Vice President†

Todd.Cooney@cbre.com
Direct: +1 519 340 2315
Mobile: +1 519 500 1922

CBRE Limited

72 Victoria St S Suite 200
Kitchener, ON N2G 4Y9 | Canada
Main: +1 519 744 4900

Richard Shouldice
Senior Sales Representative*

Richard.Shouldice@colliers.com
Direct: +1 416 607 4317
Mobile: +1 647 239 5741

Colliers

181 Bay Street, Suite 1400
Toronto, ON M5J 2V1 | Canada
Main: +1 416 777 2200

Justin H. Bates
Vice President*

Justin.Bates@cbre.com
Direct: +1 905 315 3698
Mobile: +1 647 628 7873

CBRE Limited

1235 North Service Road, Suite 101
Oakville, ON L6M 2W2 | Canada
Main: +1 416 674 7900

thecoremississauga.com



* Sales Representative
† Broker