



EXCLUSIVE OFFER

**3 MONTHS NET FREE**

Available on new leases of 3 years or greater



CLICK HERE FOR  
**DRONE VIDEO**

MULTIPLE SIZE CONFIGURATIONS  
MODEL SUITES AVAILABLE

**OFFICE  
SPACE  
FOR LEASE**

**WESTPORT**  
BUSINESS CENTRE

6625 - 6705 TOMKEN ROAD, MISSISSAUGA, ON

# PROPERTY HIGHLIGHTS

Centrally located with access to all 400 series Highways

Public transit located at business parks doorstep

Professionally owned and managed complex

Second floor walk-up units

Units with lots of natural light

Ample on site parking

Business Centre surrounded by amenities

Model suites available with kitchenette



Click address for unit flyer



|                                            | Size     | Net Rent    | Add. Rent | Available |
|--------------------------------------------|----------|-------------|-----------|-----------|
| <a href="#">6645 Tomken Road, Unit 201</a> | 1,343 SF | \$15.00 PSF | \$12.07   | Immediate |
| <a href="#">6645 Tomken Road, Unit 202</a> | 1,804 SF | \$14.25 PSF | \$12.07   | Immediate |
| <a href="#">6645 Tomken Road, Unit 203</a> | 2,090 SF | \$14.00 PSF | \$12.07   | Immediate |
| <a href="#">6645 Tomken Road, Unit 204</a> | 1,600 SF | \$14.50 PSF | \$12.07   | Immediate |
| <a href="#">6645 Tomken Road, Unit 205</a> | 1,610 SF | \$14.50 PSF | \$12.07   | Immediate |
| <a href="#">6665 Tomken Road, 214</a>      | 1,275 SF | \$10.00 PSF | \$12.07   | Immediate |
| <a href="#">6705 Tomken Road, 216/217</a>  | 2,032 SF | \$11.00 PSF | \$12.07   | Immediate |

*\*Add. Rent not inclusive of 15% Management Fee*



# MODEL SUITE AVAILABILITIES

- **Modern Kitchenettes:** Equipped in all model suites for your convenience.
- **Turnkey Upgrades:** Freshly updated with new paint, carpet, baseboards, and ceiling tiles for a clean aesthetic.
- **Scalable Footprints:** Easily combine multiple units to accommodate your growing business.
- **Versatile Layouts:** A variety of unique floor plans tailored to meet your specific requirements.
- **Bright & Energizing:** Outfitted with efficient, high performance LED lighting.
- **Flexible Workspaces:** Dynamic open layouts paired with private offices.
- **Sunlit Interiors:** Expansive windows in every unit provide an abundance of natural light



MODERN KITCHENETTES



FLEXIBLE SIZE CONFIGURATIONS



NATURAL LIGHT

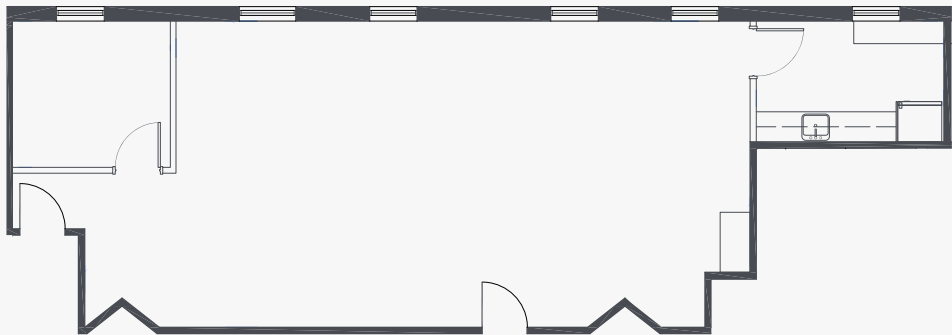


CLEAN MODERN AESTHETICS



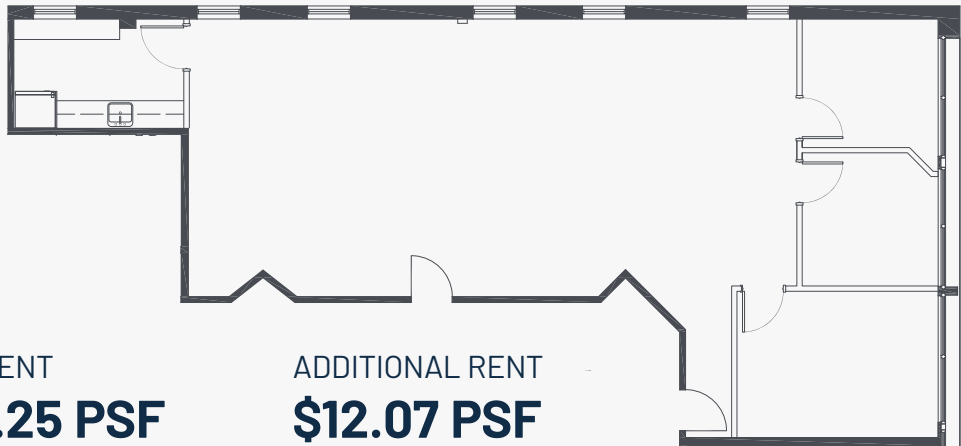
OPEN CONCEPT WITH PRIVATE OFFICES

# UNIT 201



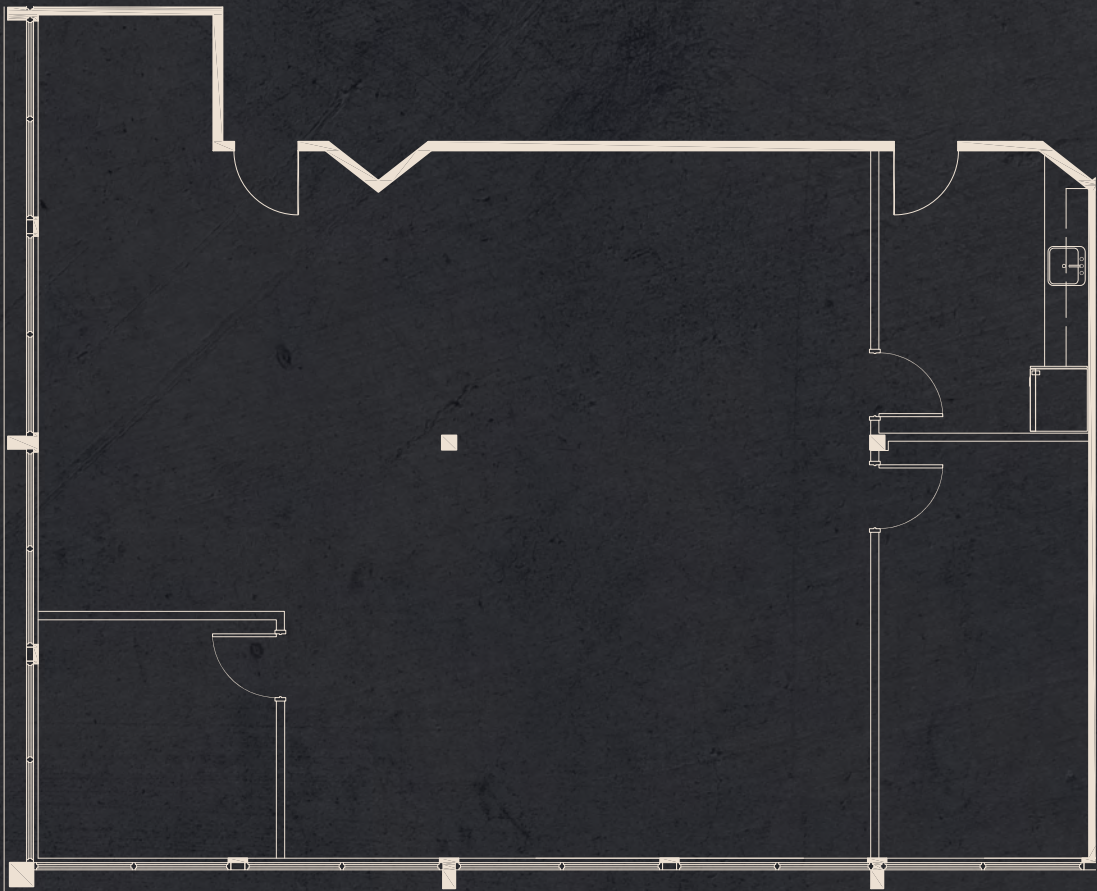
|           |                 |                 |
|-----------|-----------------|-----------------|
| SIZE      | NET RENT        | ADDITIONAL RENT |
| 1,343 SF  | \$15.00 PSF     | \$12.07 PSF     |
| AVAILABLE | PRIVATE OFFICES | KITCHENETTE     |
| IMMEDIATE | ONE             | ONE             |

# UNIT 202



|           |                 |                 |
|-----------|-----------------|-----------------|
| SIZE      | NET RENT        | ADDITIONAL RENT |
| 1,804 SF  | \$14.25 PSF     | \$12.07 PSF     |
| AVAILABLE | PRIVATE OFFICES | KITCHENETTE     |
| IMMEDIATE | THREE           | ONE             |

# UNIT 203

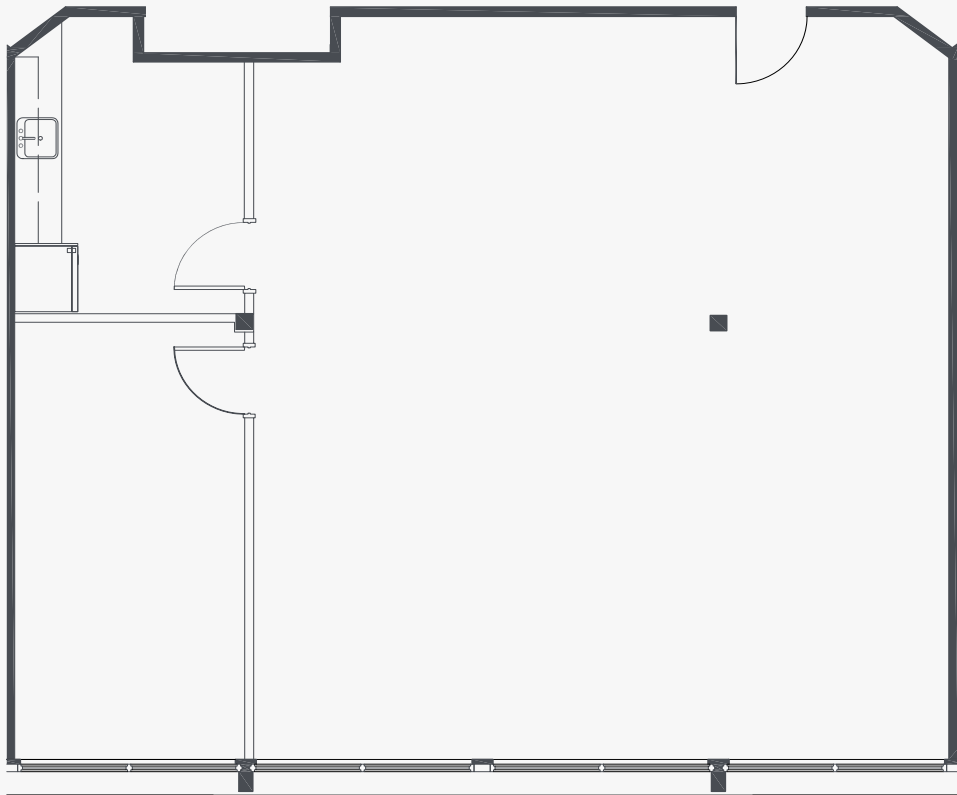


|           |                 |                 |
|-----------|-----------------|-----------------|
| SIZE      | NET RENT        | ADDITIONAL RENT |
| 2,090 SF  | \$14.00 PSF     | \$12.07 PSF     |
| AVAILABLE | PRIVATE OFFICES | KITCHENETTE     |
| IMMEDIATE | TWO             | ONE             |



6645 TOMKEN ROAD | MODEL SUITES

UNIT 204



|           |                 |                 |
|-----------|-----------------|-----------------|
| SIZE      | NET RENT        | ADDITIONAL RENT |
| 1,600 SF  | \$14.50 PSF     | \$12.07 PSF     |
| AVAILABLE | PRIVATE OFFICES | KITCHENETTE     |
| IMMEDIATE | ONE             | ONE             |

6645 TOMKEN ROAD | MODEL SUITES

UNIT 205

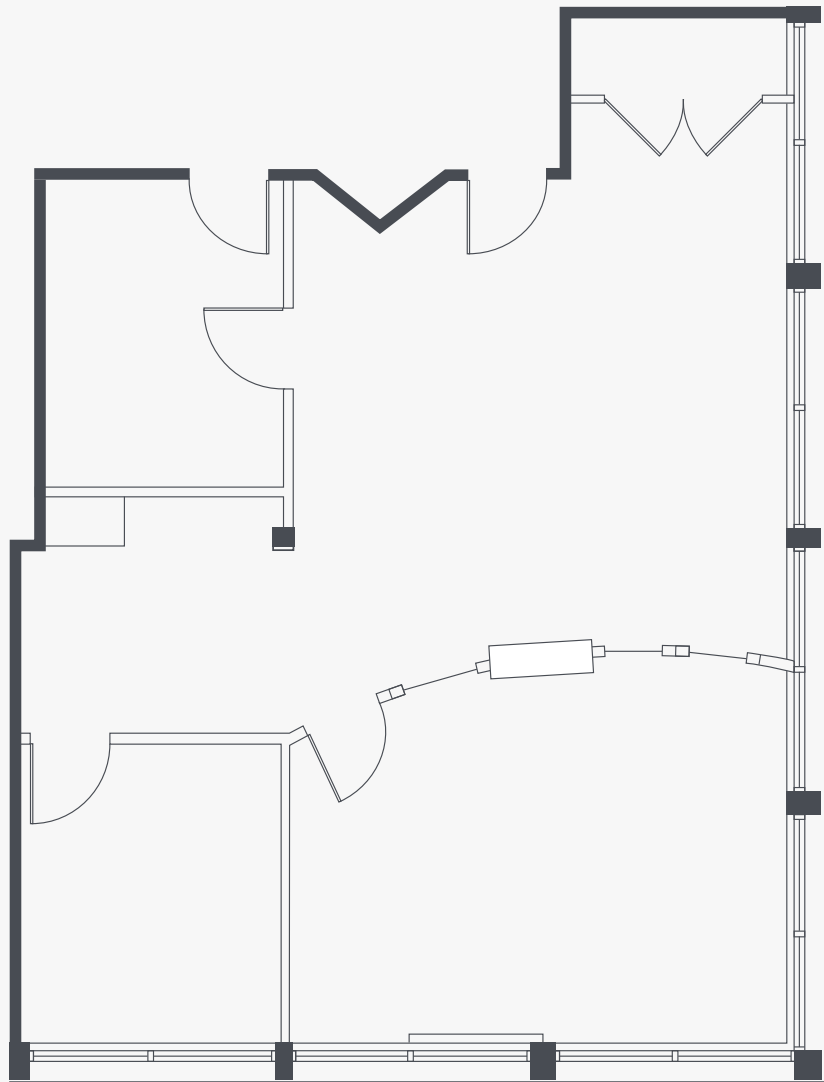


|           |                 |                 |
|-----------|-----------------|-----------------|
| SIZE      | NET RENT        | ADDITIONAL RENT |
| 1,610 SF  | \$14.50 PSF     | \$12.07 PSF     |
| AVAILABLE | PRIVATE OFFICES | KITCHENETTE     |
| IMMEDIATE | TWO             | ONE             |



6665 TOMKEN ROAD

UNIT 214



SIZE  
**1,275 SF**

NET RENT  
**\$10.00 PSF**

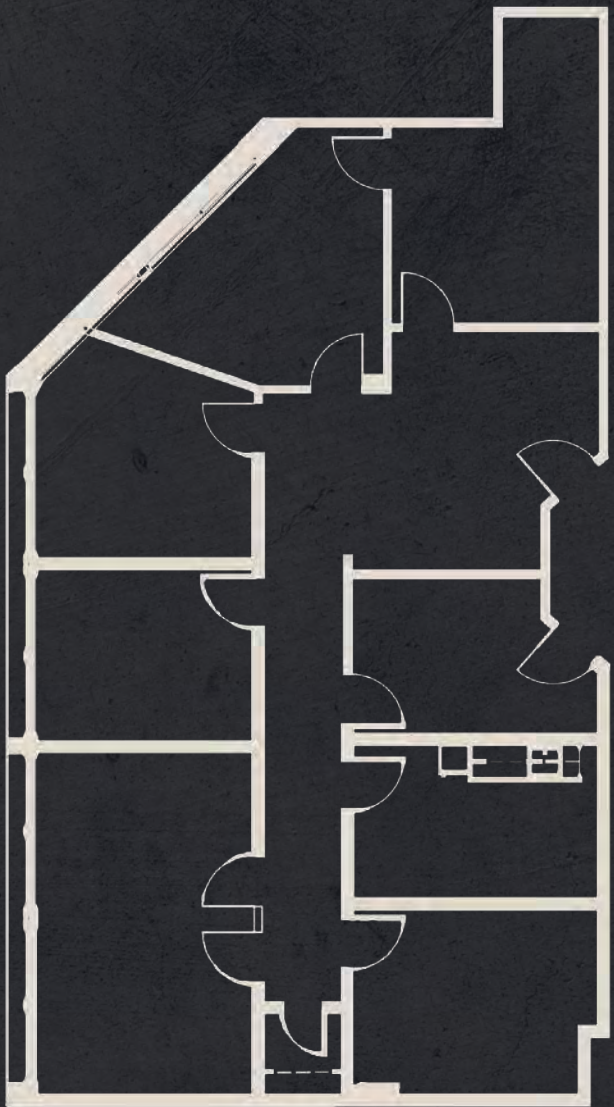
ADDITIONAL RENT  
**\$12.07 PSF**

AVAILABLE  
**IMMEDIATE**

PRIVATE OFFICES  
**TWO**

6705 TOMKEN ROAD

UNIT 216/217



SIZE  
**2,032 SF**

NET RENT  
**\$11.00 PSF**

ADDITIONAL RENT  
**\$12.07 PSF**

AVAILABLE  
**IMMEDIATE**

PRIVATE OFFICES  
**SEVEN**

KITCHENETTE  
**ONE**



# STRATEGIC LOCATION

Westport Business Centre is surrounded by everyday essentials and employer-friendly amenities. From quick bites to sit-down dining, plus a wide range of national retailers, everything your team needs is close by. With easy access to Highway 410, Steeles Avenue and the GTA's top distribution routes, this location delivers both convenience and connectivity for users who want to move fast and operate efficiently.

### DRIVE TIMES

13.5 KM

to Toronto Airport

1.8 KM

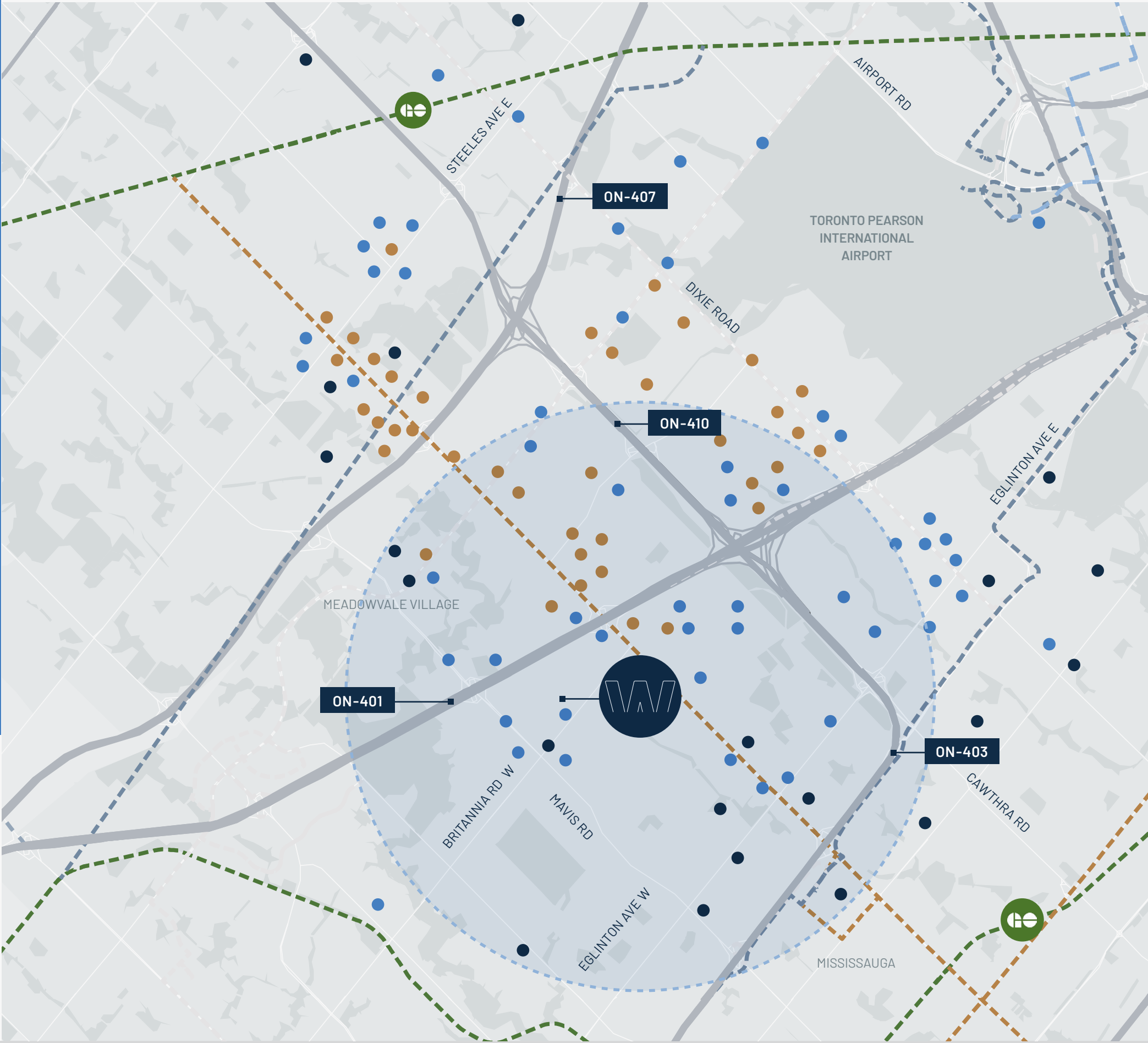
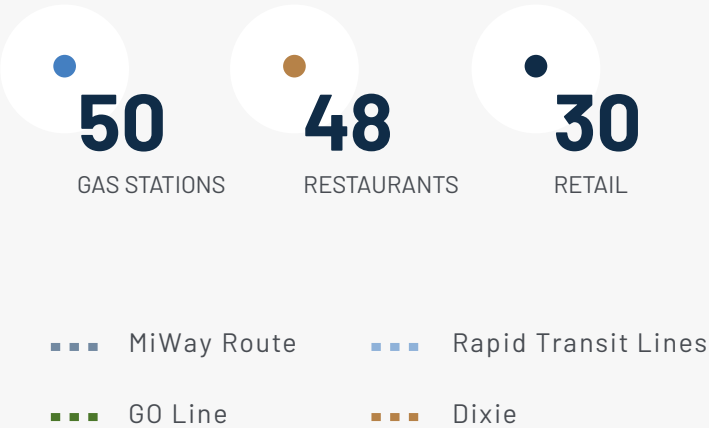
to Highway 410

2.6 KM

to Highway 407

3.6 KM

to Highway 401





Pure Industrial is one of Canada's leading providers of industrial real estate. With offices in Toronto, Montreal, Quebec City, and Vancouver and top tier properties across the country, we believe in the power of vision and the strength of partnership.

We're not just providing industrial real estate; we are laying the foundation for your business to thrive and are committed to being your partner in growth. We offer a

portfolio of more than 43M square feet of prime locations across Canada, ranging from small warehouses to large industrial developments, and diligently serve more than 1,200 customers every day.

Our dedicated, customer-focused team is here to build lasting relationships, deliver highly responsive, personalized service, and keep your supply chain seamless, from the first mile to the last.



For More Information, Please Contact:

**RORY MACNEIL\***

Associate Vice President

289 221 0356

Rory.macneil@cushwake.com

**AARON ENRIQUEZ\***

Associate Vice President

905 808 6070

Aaron.enriquez@cushwake.com

**JESSE MICAK\*\***

Vice President

647 500 5748

Jesse.micak@cushwake.com

**SUMIR DHILLON\***

Senior Associate

647 919 7223

Sumir.dhillon@cushwake.com