

6300

NORTHWEST DRIVE
UNITS 2&3

MISSISSAUGA, ONTARIO

FULLY FURNISHED UPSCALE FLEX OFFICE SPACE

FOR SUBLEASE



Ben Sykes ^{SIOR}

Principal, Sales Representative
+1 416 903 5340
ben.sykes@avisonyoung.com

Tristan Bogler ^{MBA}

Sales Representative
+1 647 213 3049
tristan.bogler@avisonyoung.com

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Property Overview

Total Available Area	18,287 SF
Industrial Area	1,800 SF
Office Area	16,487 SF
Clear Height	14'
Shipping	1 truck level door
Zoning	E3
Possession	May 1, 2026
Asking Rent	\$13.95 psf Net (price not inclusive of full FF&E)
Additional Rent	\$7.76 psf (2026)

Property Highlights



Upscale and functional office space located in the Airport Corporate Centre node



Fully furnished turnkey space with small warehousing component complete with single loading dock



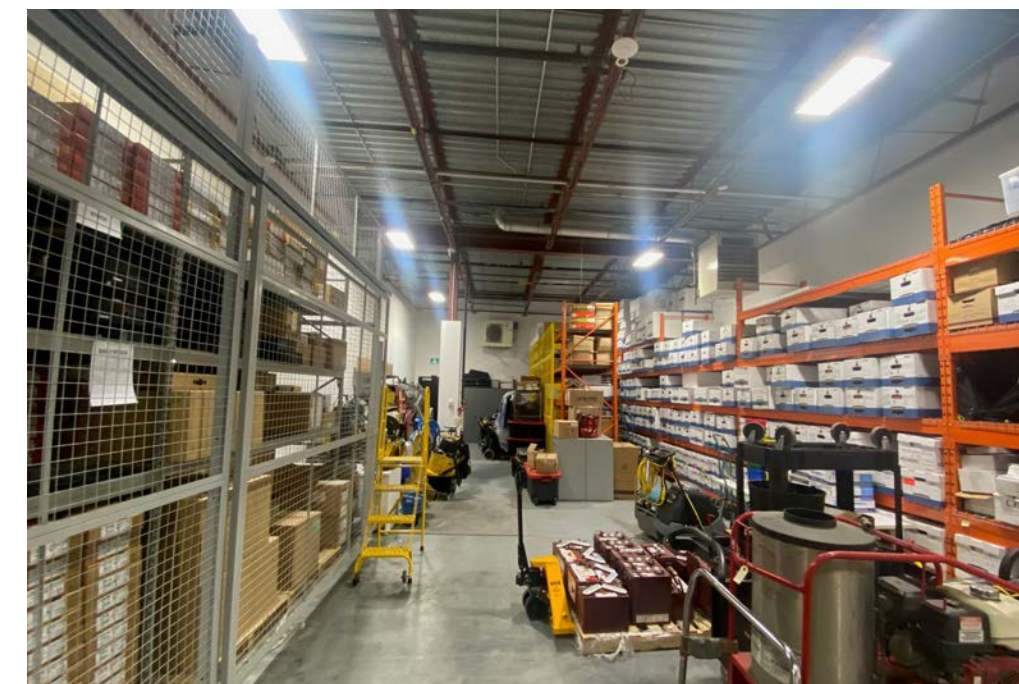
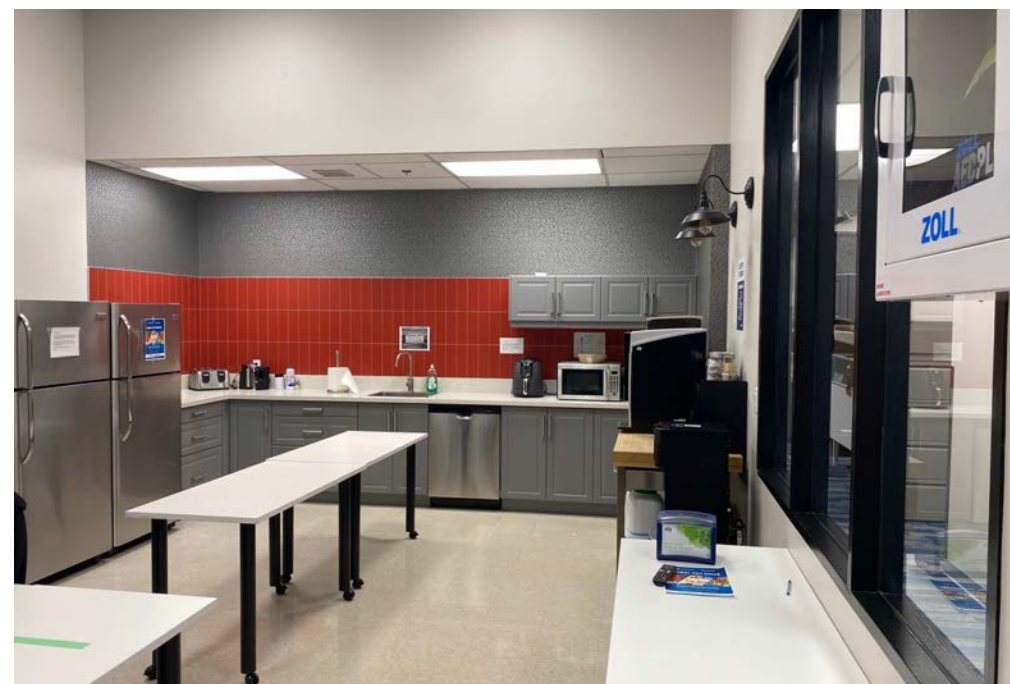
Easy Access to the 400-series highway network and minutes away from Pearson International Airport



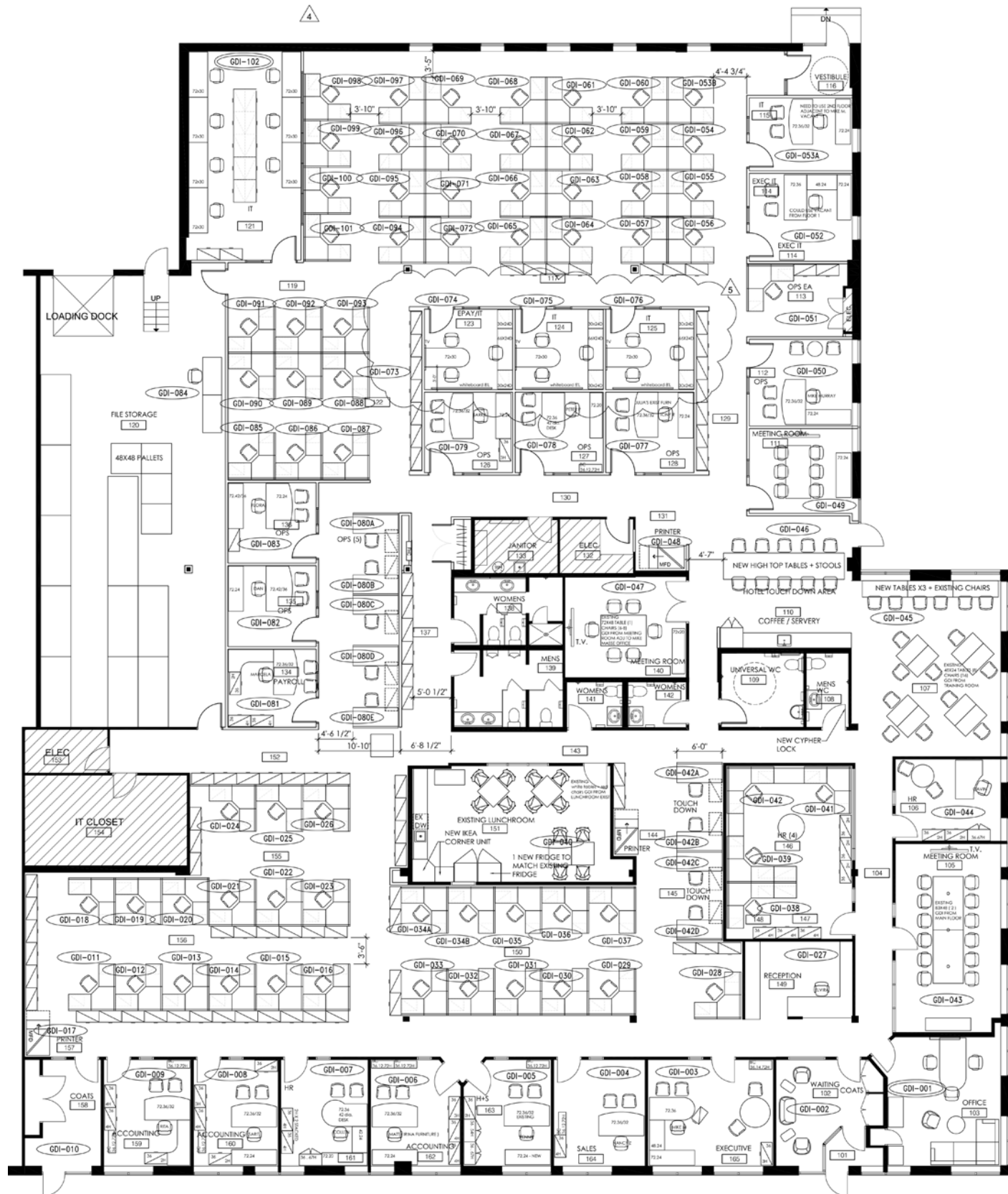
Head lease expires November 30, 2030











Ample on-site parking

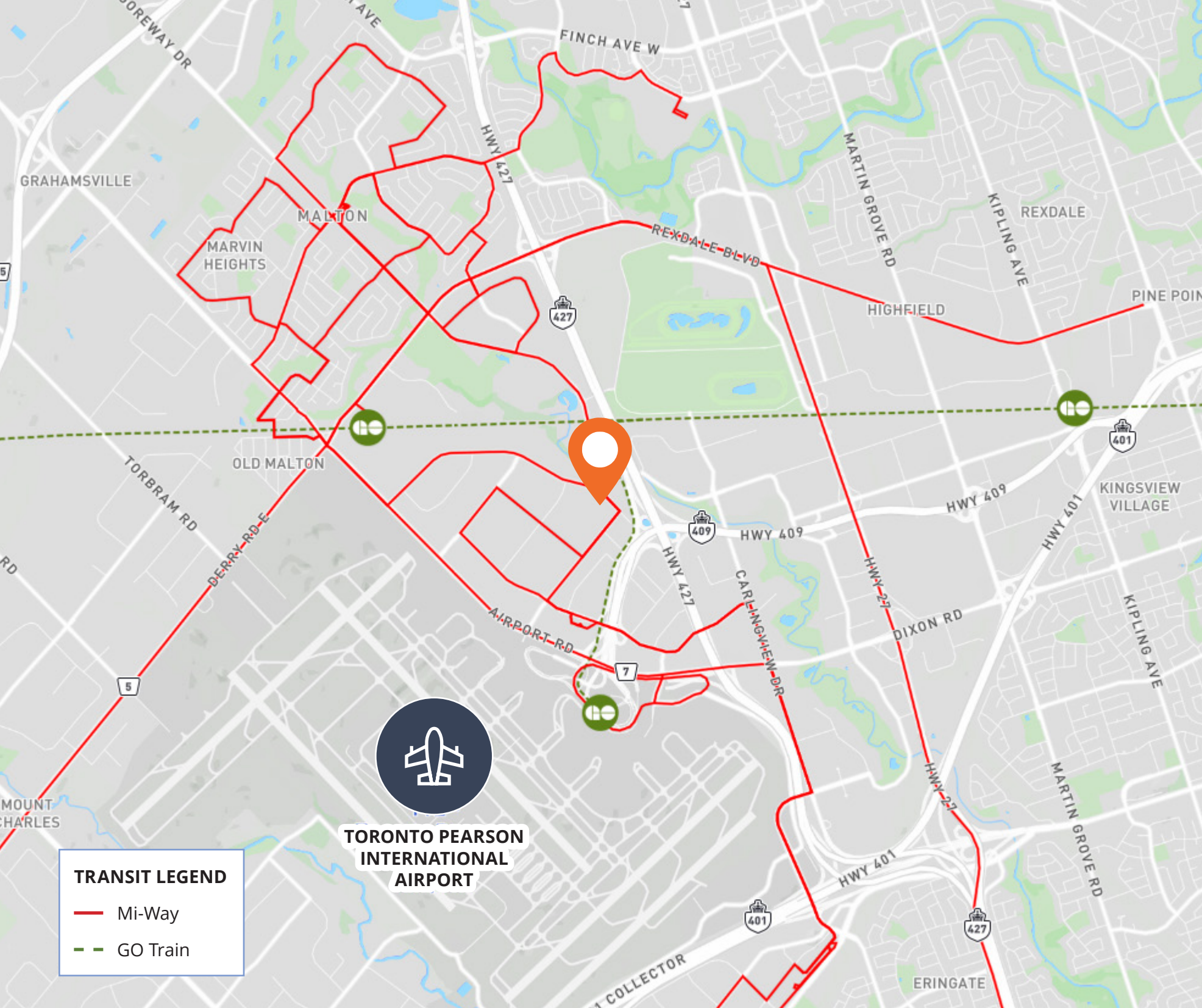


Floor Plan



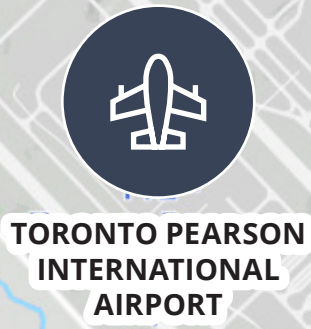
Included Furniture

- | | | | |
|---|--|---|---|
|  | 67 Workstations (6x6) |  | 6 Kitchen Tables (Square-White) |
|  | 67 Task Chairs |  | 24 Kitchen Chairs (Red) |
|  | 14 Private Office Suites
6 New (White)
8 Older (Wood) |  | 1 Kitchen Island
42"D x 192"L x 36 "H with Villa power module cut-out |
|  | 9 Hoteling Stations |  | 10 Stools (Red)
Seat Height 24"
Total Height 32" |





TRANSIT LEGEND

- Mi-Way
- GO Train



Amenities within 5KM

 273 Restaurants	 556 Retail	 36 Gas Stations	 30 Banks	 10 Fitness Centres
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Area Overview

Airport Corporate Centre

Situated in the Airport Corporate Centre (ACC), a well-established and highly sought-after mixed-use office and industrial hub, this turnkey flex office space offers move-in-ready accommodation ideal for back-end support staff or a secondary office location. The property benefits from excellent connectivity to both public transit and the 400-series highway network, providing seamless access throughout the Greater Toronto Area. Its proximity to Toronto Pearson International Airport further enhances its appeal, offering exceptional convenience for business travel, logistics, and client connectivity.

Designed with flexibility in mind, the space can be tailored to suit a range of tenant needs, with customizable furniture, fixtures, and equipment available as part of the offering. Flexible lease terms are also available to accommodate varying operational requirements and timelines.



Commute Times	Time	Distance
Pearson Airport	7 mins	3.2 km
Malton GO Station	8 mins	3.5 km
TTC/UP Express	8 mins	3.6 km
Toronto Congress Centre	8 mins	4.3 km
Highway 401	8 mins	6.5 km
Highway 427	12 mins	7.3 km
Highway 407	10 mins	8.0 km
Downtown Toronto	35 mins	30.3 km

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Get in touch!

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Avison Young Commercial Real Estate Services, LP, Brokerage

77 City Centre Drive, Suite 301, Mississauga, Ontario L5B 1M5

Office 905 712 2100 Fax 905 712 2937 avisonyoung.ca

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