

# 6860

## Century Avenue

### LEASE AVAILABILITIES



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\*All photographs are artist's concept and subject to change without notice E. & O.E. All information and measurements to be verified.

# Availability

Up to **53,380 SF** available, divisible to 2,530 SF

## EAST TOWER:

Suite 201	2,530 SF	Available:Immediately
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## WEST TOWER:

First Floor	22,893 SF	Available:Immediately
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Second Floor	15,446 SF	Available:Immediately
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Third Floor	12,511 SF	Available:Immediately
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# Rates

<b>Year 1 Rent</b>	\$18.75 PSF
<b>Additional Rent</b>	\$12.17 PSF (2024 Est.) west tower \$12.17 PSF (2024 Est.) east tower
<b>TI Allowance</b>	\$40.00 PSF (Based on 10-Year Term)
<b>Parking</b>	3.5/1,000 SF leased

connecting your **workplace**  
with your **life & style**



# Building Specifications



## SECURITY

- Card access at all perimeter doors, capacity for in-suite card access
- Tenants have their own security
- Building Hours - 7:00 am to 7:00 pm



## STRUCTURE

- One elevator in each building
- Concrete flooring
- Structural steel frame behind precast panels
- Conventional built up roof



## BUILDING FEATURES

- 2 3-storey buildings connected by an atrium walkway
- Property Management on site
- Exposure of the southwest side of Hwy 401 and Mississauga Road in an established commercial/office area
- Built in 1980



## SERVICE PROVIDERS

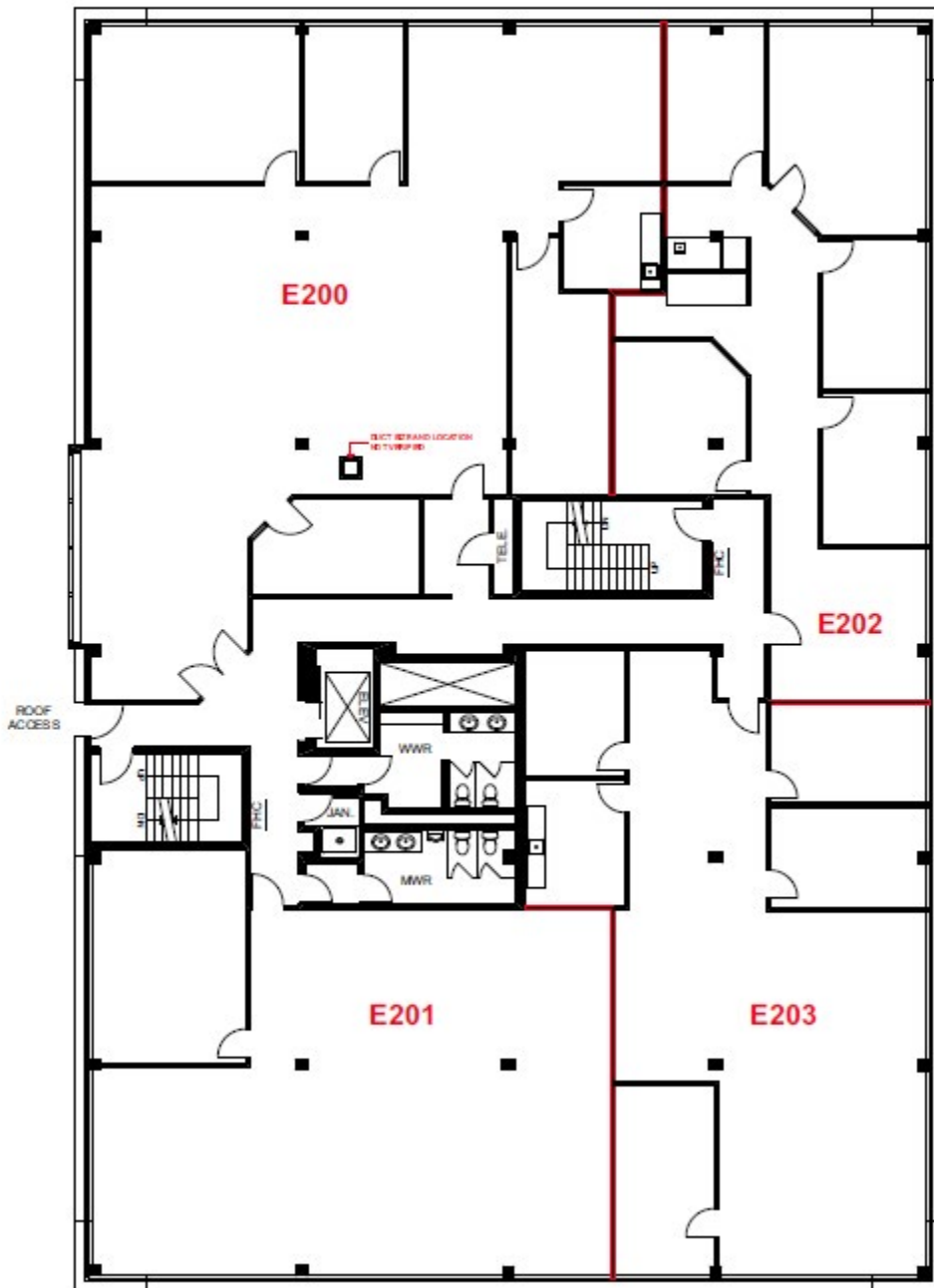
- Bell, Rogers and Terago



# EAST TOWER

## Second Floor

Suite 201: 2,530 SF

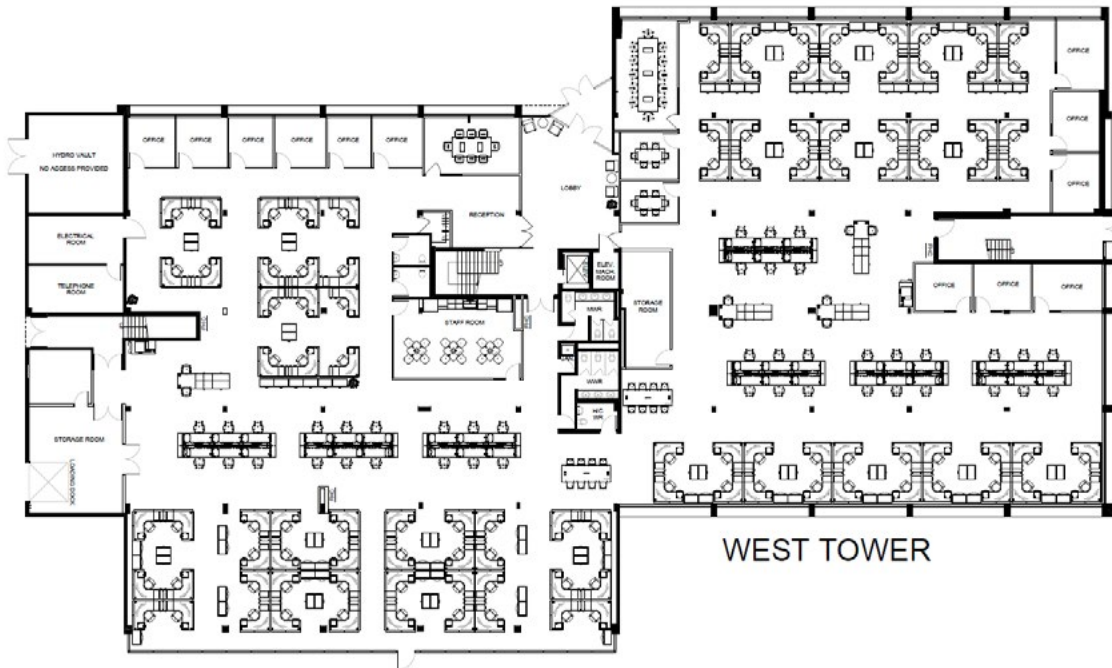


# WEST TOWER

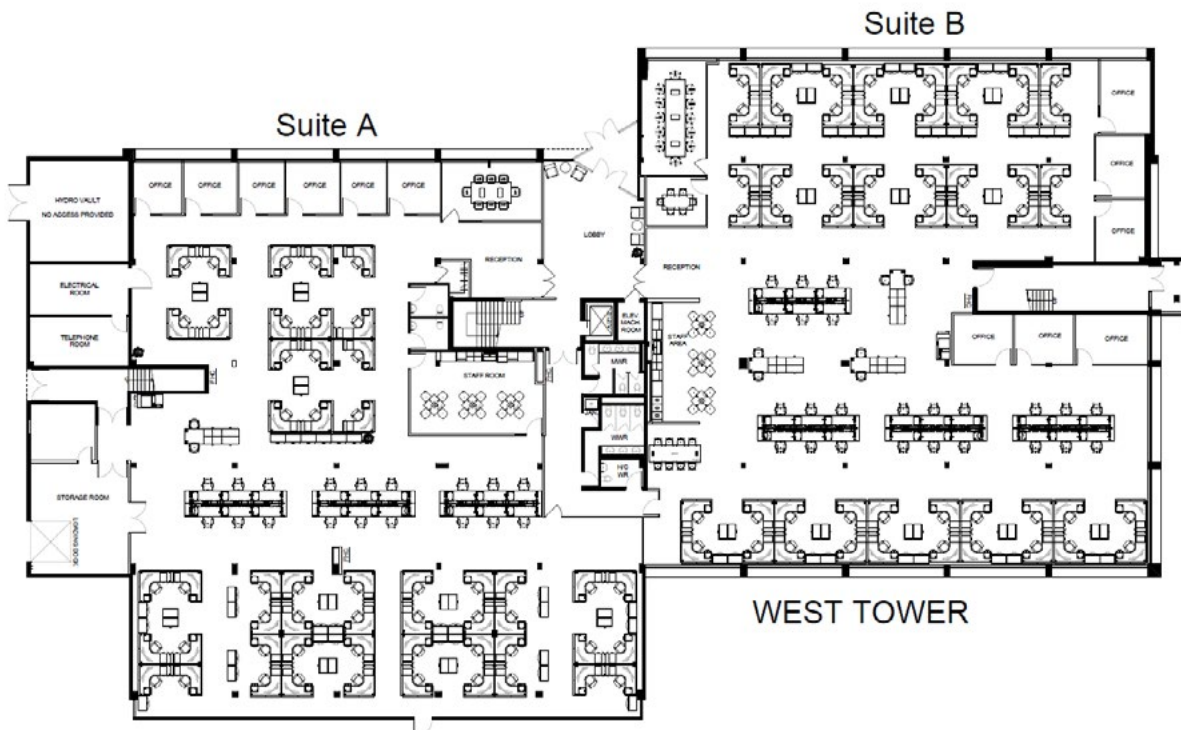
## First Floor - FEASIBILITY PLANS

22,893 SF

Single Tenant  
# of Employees 159  
142 PSF per person



## Multi-Tenanted



# WEST TOWER

## Second Floor – Feasibility Plan 15,446 SF

# of Employees 102  
145 PSF per person

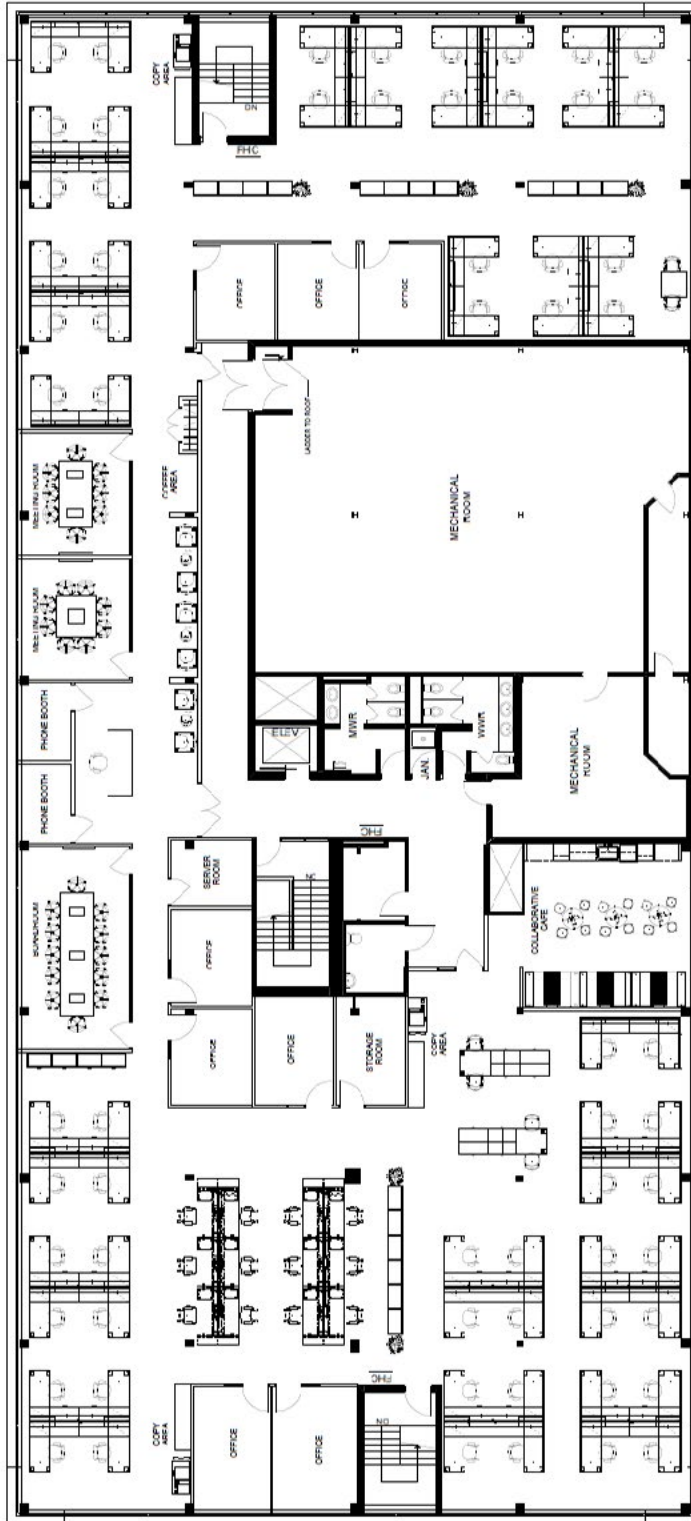


# WEST TOWER

## Third Floor – Feasibility Plan

12,511 SF

# of Employees 83  
178 PSF per person





6860

Century  
Avenue

## CONTACT US

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