



EXCLUSIVE OFFER

**3 MONTHS NET FREE**

Available on new leases of 3 years or greater



MULTIPLE SIZE CONFIGURATIONS AVAILABLE

# OFFICE SPACE FOR LEASE



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

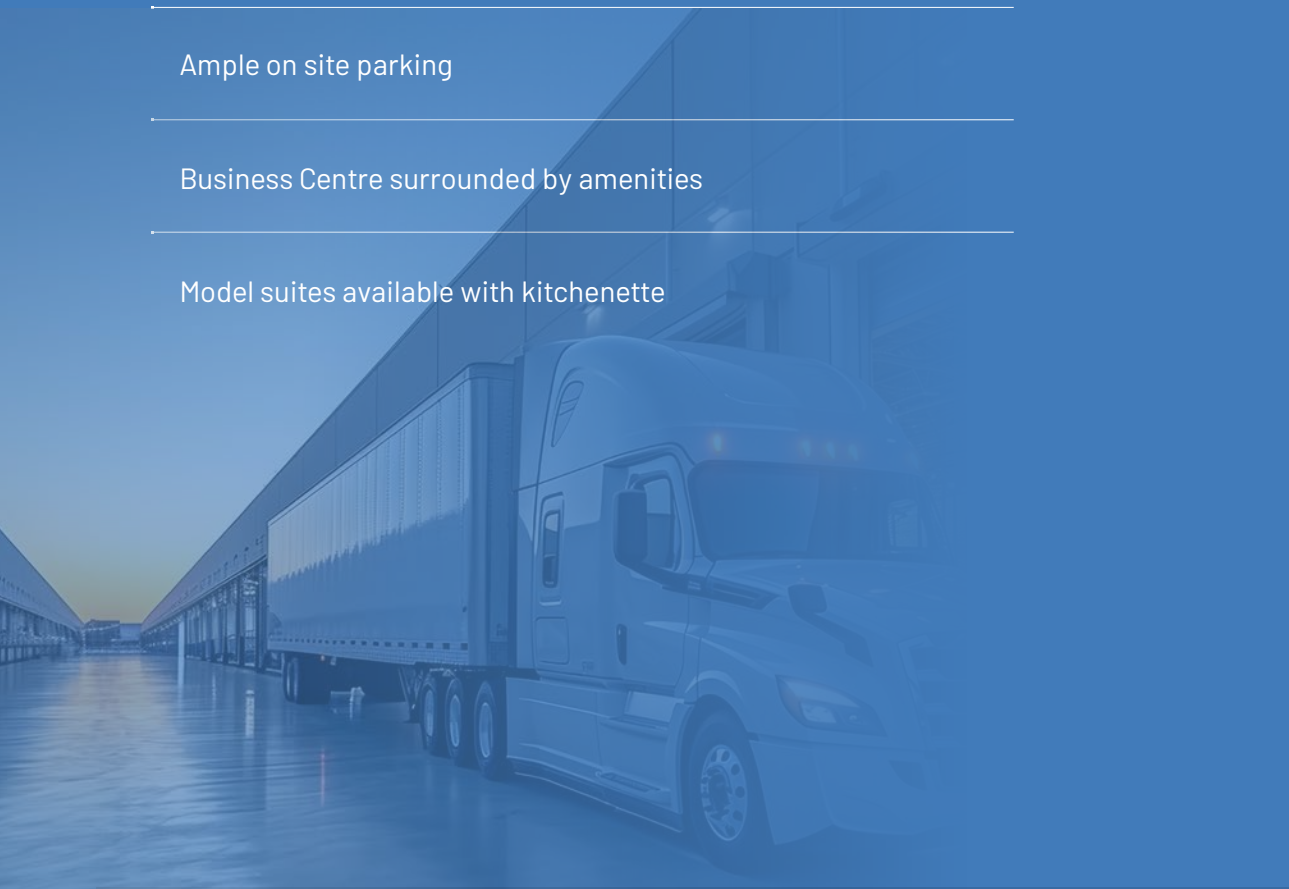
Second floor walk-up units

All units possess natural light

Ample on site parking

Business Centre surrounded by amenities

Model suites available with kitchenette



Click address for unit flyer 

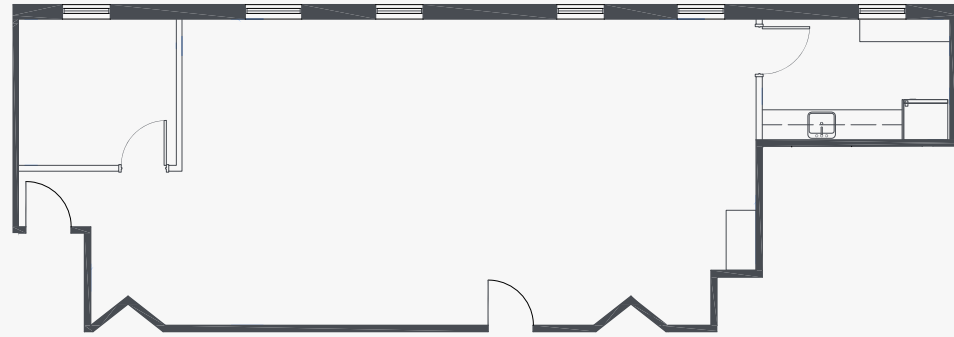
	Size	Net Rent	Add. Rent	Available
<a href="#">6645 Tomken Road, A</a>	1,343 SF	\$15.00 PSF	\$12.07	Immediate
<a href="#">6645 Tomken Road, B</a>	1,804 SF	\$14.25 PSF	\$12.07	Immediate
<a href="#">6645 Tomken Road, C</a>	2,090 SF	\$14.00 PSF	\$12.07	Immediate
<a href="#">6645 Tomken Road, D</a>	1,600 SF	\$14.50 PSF	\$12.07	Immediate
<a href="#">6645 Tomken Road, E</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="#">6685 Tomken Road, 204</a>	1,260 SF	\$9.00 PSF	\$12.07	Immediate
<a href="#">6705 Tomken Road, 216/217</a>	2,032 SF	\$11.00 PSF	\$12.07	Immediate
<a href="#">6705 Tomken Road, 219</a>	2,516 SF	\$11.00 PSF	\$12.07	Immediate

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



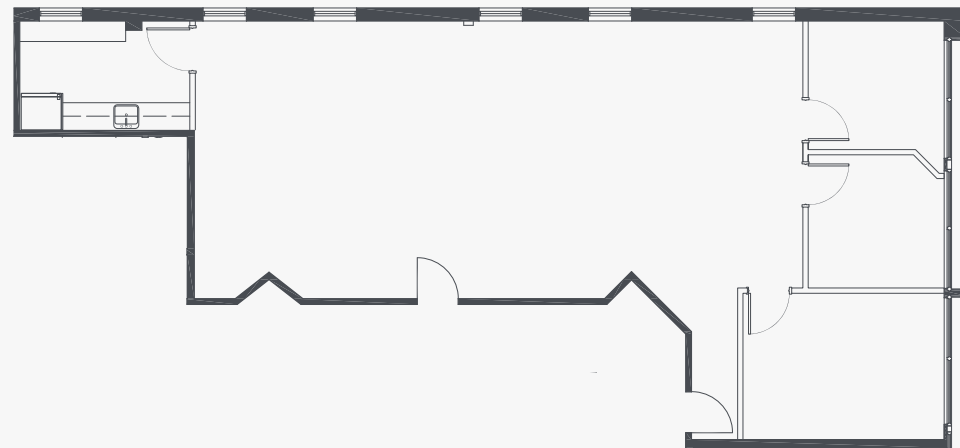
6645 TOMKEN ROAD | MODEL SUITES

# UNIT A



SIZE	NET RENT	ADDITIONAL RENT
<b>1,343 SF</b>	<b>\$15.00 PSF</b>	<b>\$12.07 PSF</b>
AVAILABLE	PRIVATE OFFICES	KITCHENETTE
<b>IMMEDIATE</b>	<b>ONE</b>	<b>ONE</b>

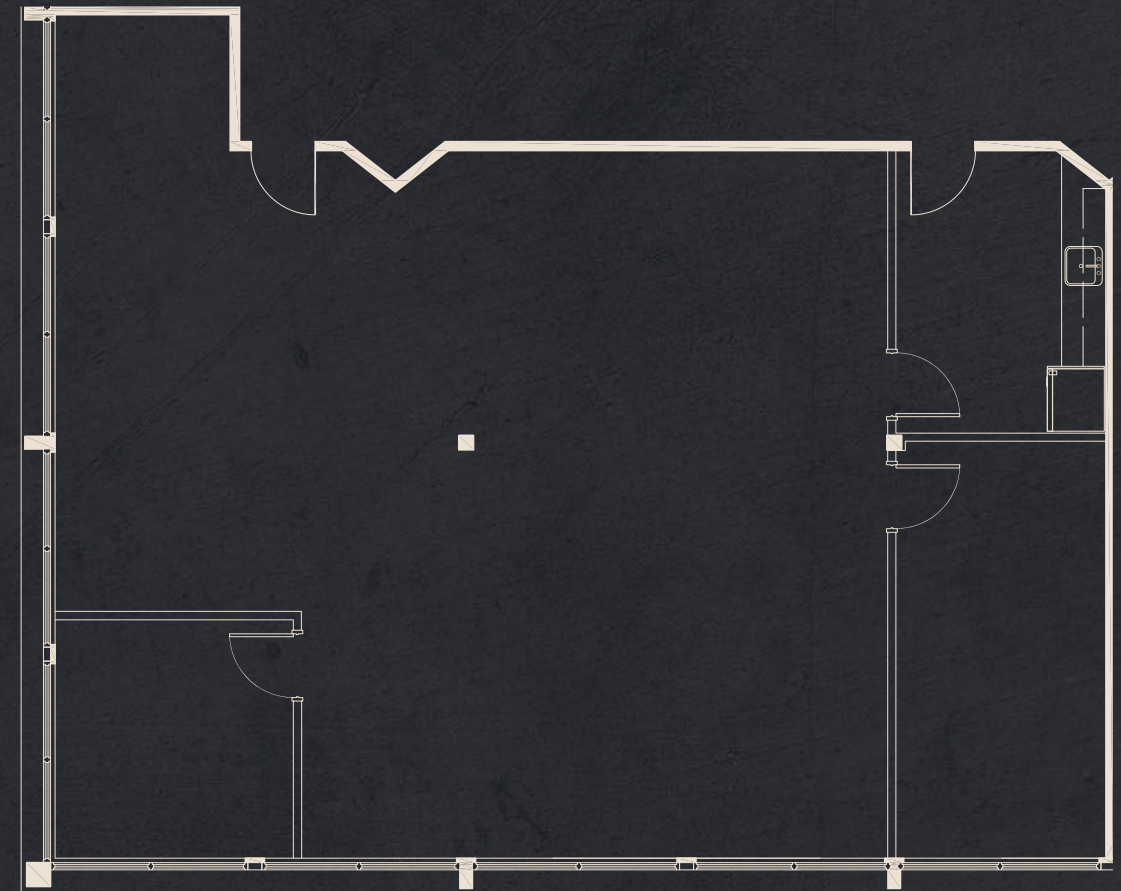
# UNIT B



SIZE	NET RENT	ADDITIONAL RENT
<b>1,804 SF</b>	<b>\$14.25 PSF</b>	<b>\$12.07 PSF</b>
AVAILABLE	PRIVATE OFFICES	KITCHENETTE
<b>IMMEDIATE</b>	<b>THREE</b>	<b>ONE</b>

6645 TOMKEN ROAD | MODEL SUITES

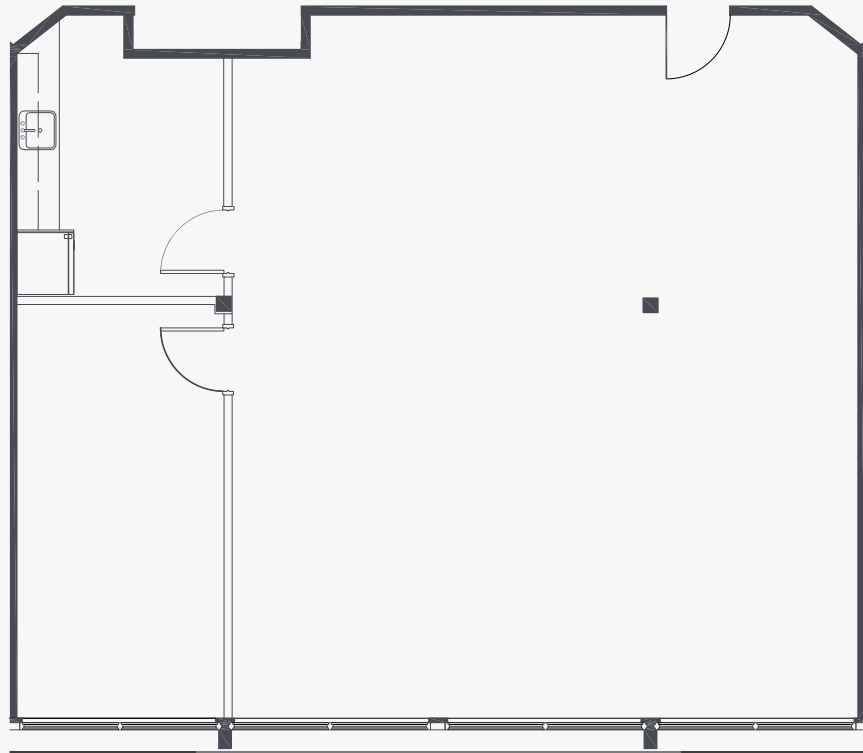
# UNIT C



SIZE	NET RENT	ADDITIONAL RENT
<b>2,090 SF</b>	<b>\$14.00 PSF</b>	<b>\$12.07 PSF</b>
AVAILABLE	PRIVATE OFFICES	KITCHENETTE
<b>IMMEDIATE</b>	<b>TWO</b>	<b>ONE</b>



# UNIT D



SIZE  
**1,600 SF**

NET RENT  
**14.50 PSF**

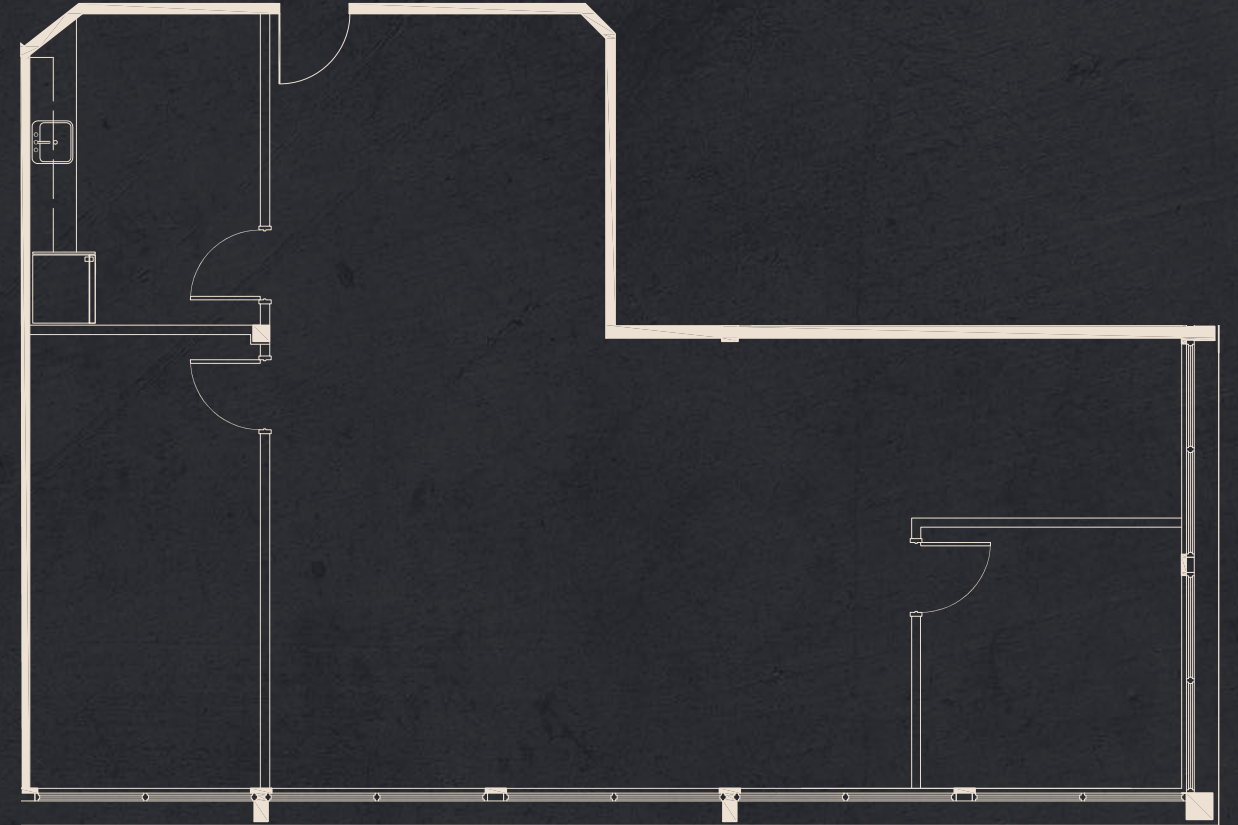
ADDITIONAL RENT  
**\$12.07 PSF**

AVAILABLE  
**IMMEDIATE**

PRIVATE OFFICES  
**ONE**

KITCHENETTE  
**ONE**

# UNIT E



SIZE  
**1,610 SF**

NET RENT  
**\$14.50 PSF**

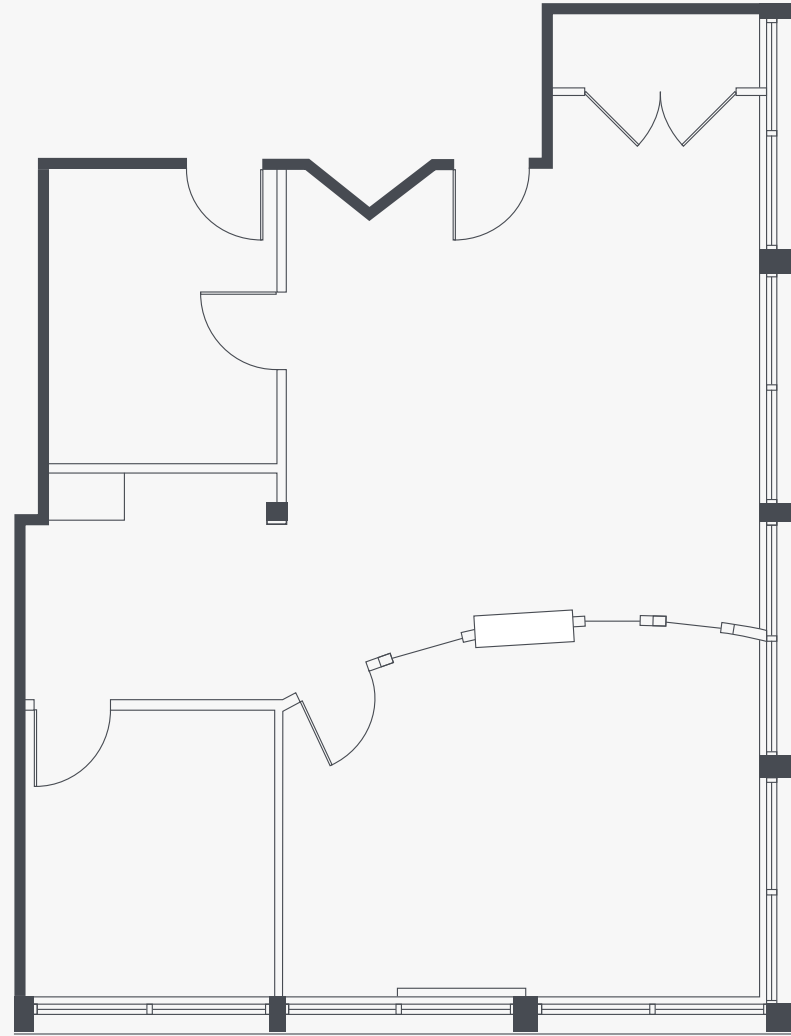
ADDITIONAL RENT  
**\$12.07 PSF**

AVAILABLE  
**IMMEDIATE**

PRIVATE OFFICES  
**TWO**

KITCHENETTE  
**ONE**

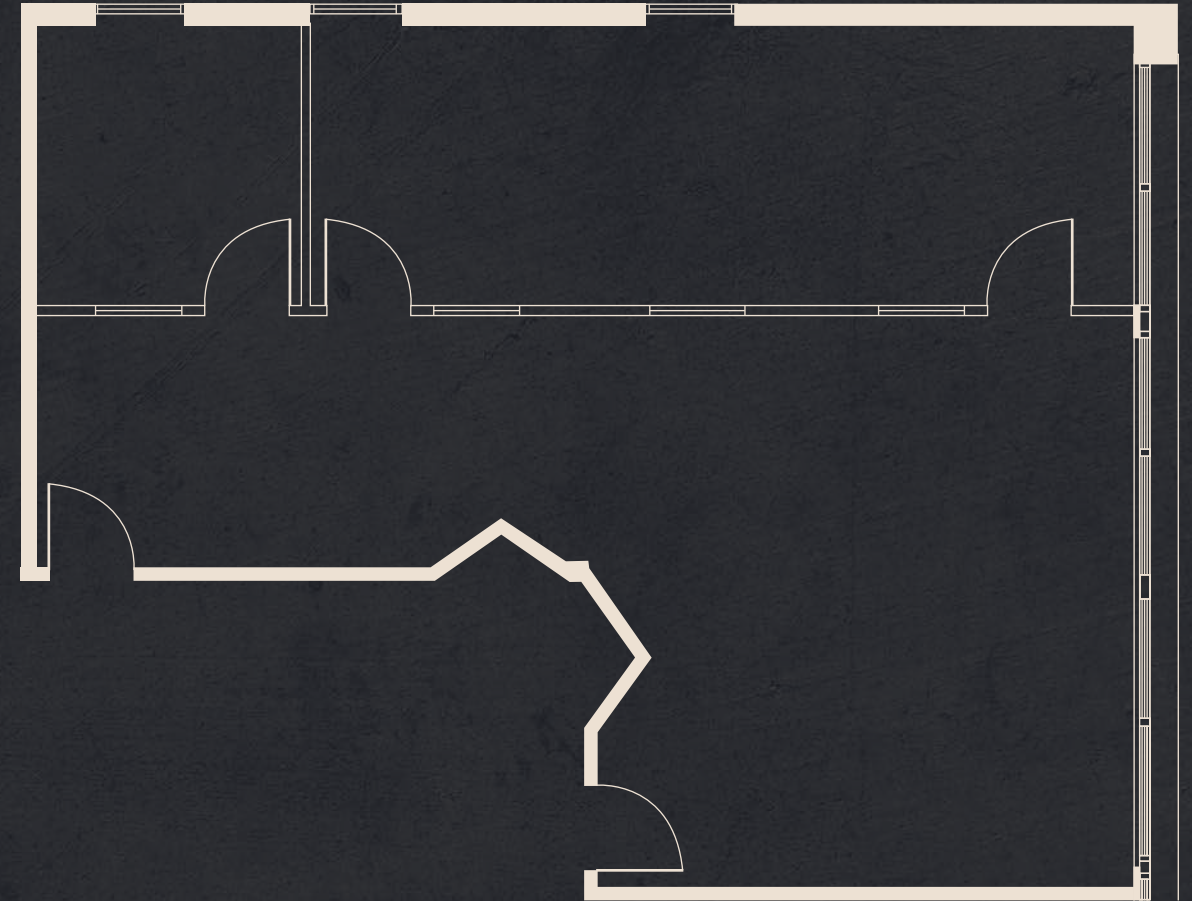
6665 TOMKEN ROAD  
**UNIT 214**



SIZE	NET RENT	ADDITIONAL RENT
<b>1,275 SF</b>	<b>\$10.00 PSF</b>	<b>\$12.07 PSF</b>

AVAILABLE	PRIVATE OFFICES
<b>IMMEDIATE</b>	<b>TWO</b>

6685 TOMKEN ROAD  
**UNIT 204**



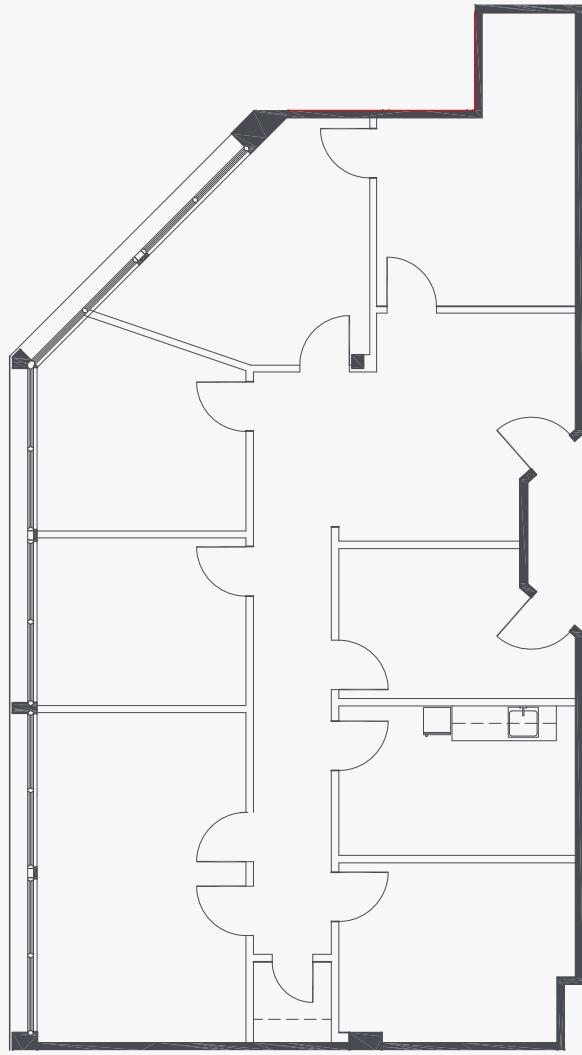
SIZE	NET RENT	ADDITIONAL RENT
<b>1,260 SF</b>	<b>\$9.00 PSF</b>	<b>\$12.07 PSF</b>

AVAILABLE	PRIVATE OFFICES
<b>IMMEDIATE</b>	<b>ONE</b>



6705 TOMKEN ROAD

# UNITS 216/217



SIZE  
**2,032 SF**

NET RENT  
**\$11.00 PSF**

ADDITIONAL RENT  
**\$12.07 PSF**

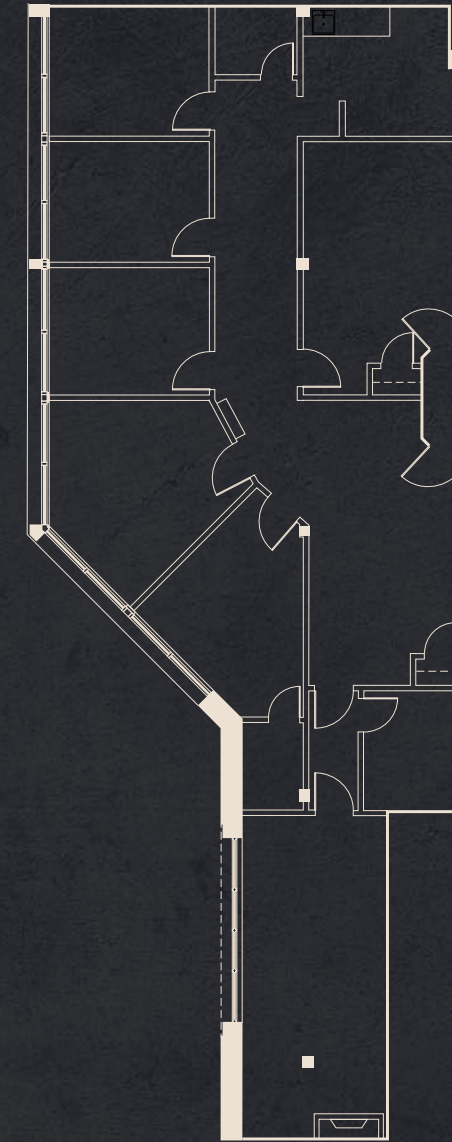
AVAILABLE  
**IMMEDIATE**

PRIVATE OFFICES  
**SEVEN**

KITCHENETTE  
**ONE**

6705 TOMKEN ROAD

# UNIT 219



SIZE  
**2,516 SF**

NET RENT  
**\$11.00 PSF**

ADDITIONAL RENT  
**\$12.07 PSF**

AVAILABLE  
**IMMEDIATE**

PRIVATE OFFICES  
**FIVE**

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**

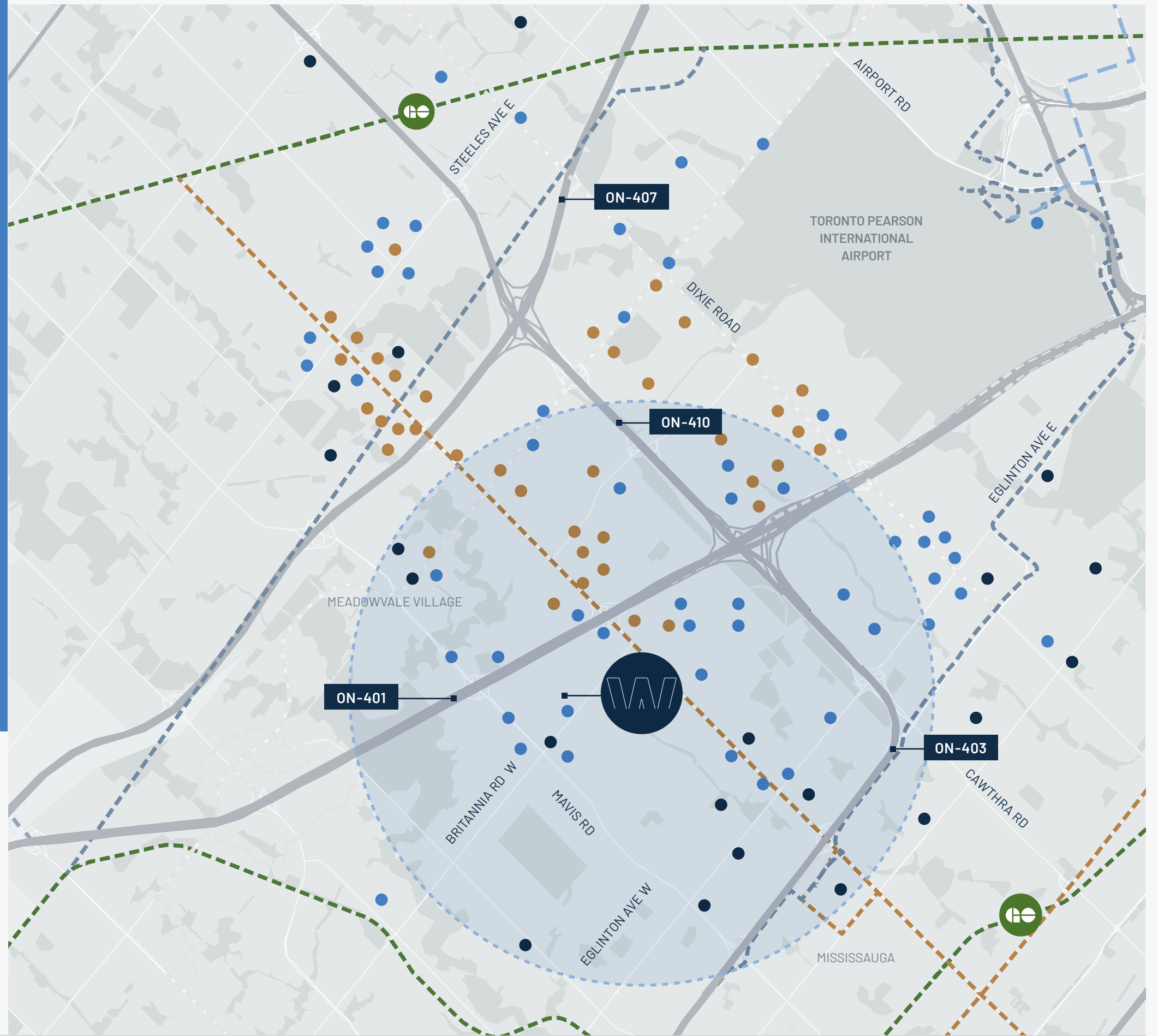
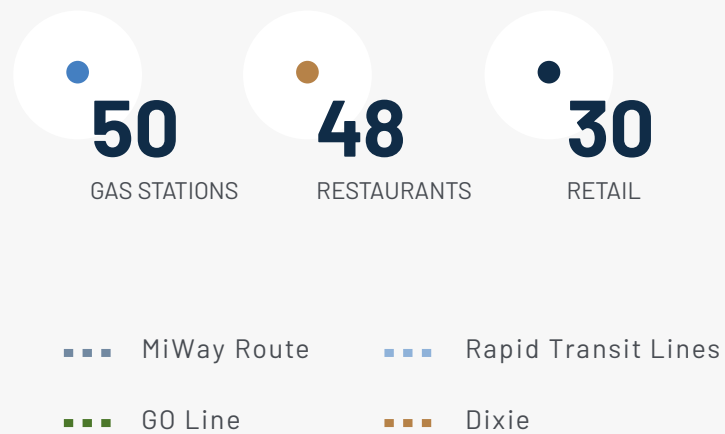
to Highway 410

**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 42M square feet of prime locations across Canada, ranging from small warehouses to large industrial developments, and diligently serve more than 1,400 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:

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