

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 **55,271 SF** available

EAST TOWER:

Suite 301 4,421 SF Available :Immediately

WEST TOWER:

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

Rates

Year 1 Rent	\$18.75 PSF
Additional Rent	\$12.84 PSF (2026)
TI Allowance	\$40.00 PSF (Based on 10-Year
Parking	Term) 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

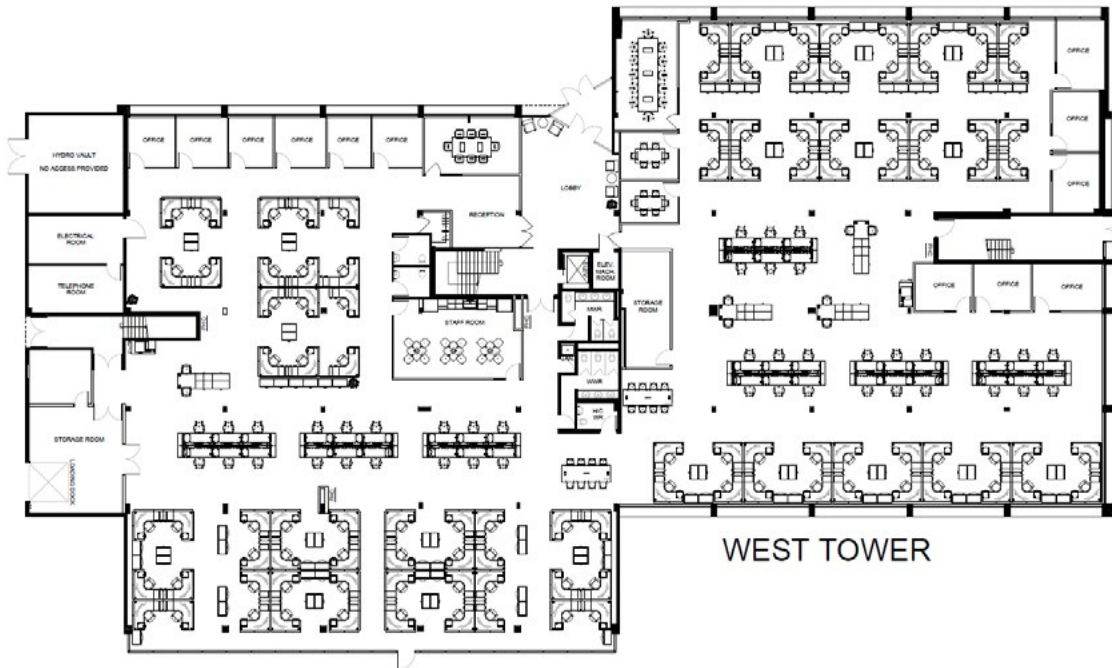


WEST TOWER

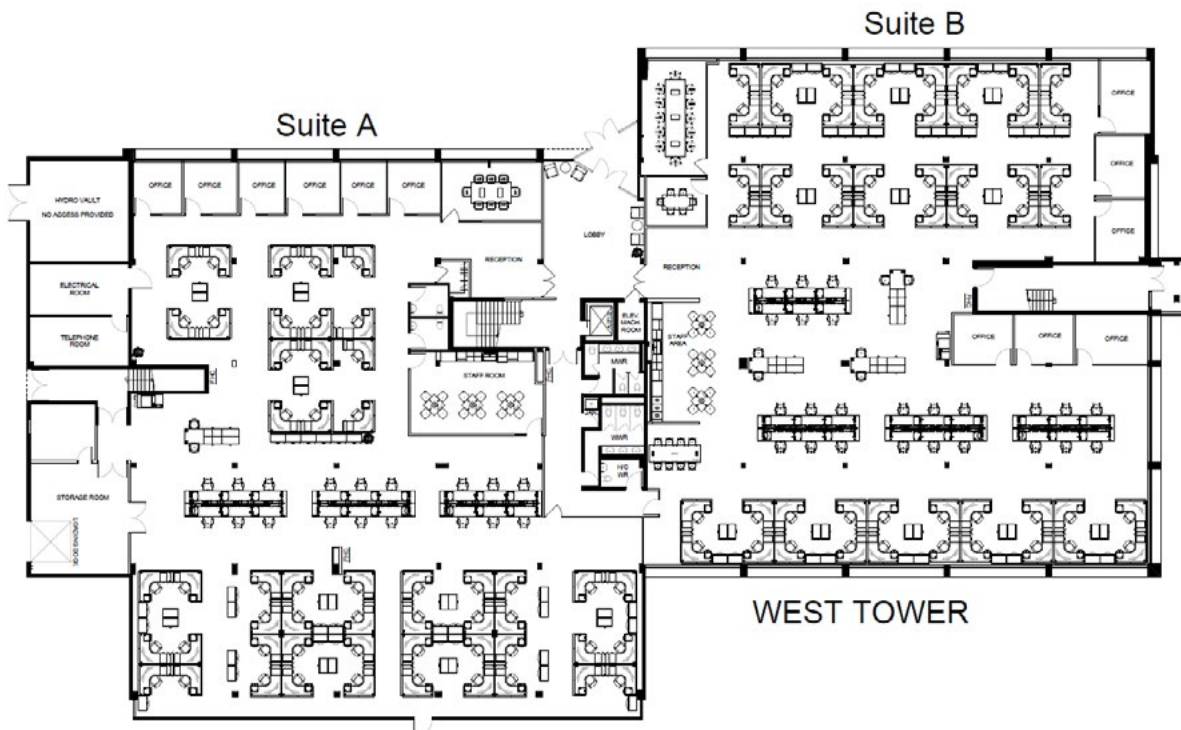
First Floor - FEASIBILITY PLANS

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

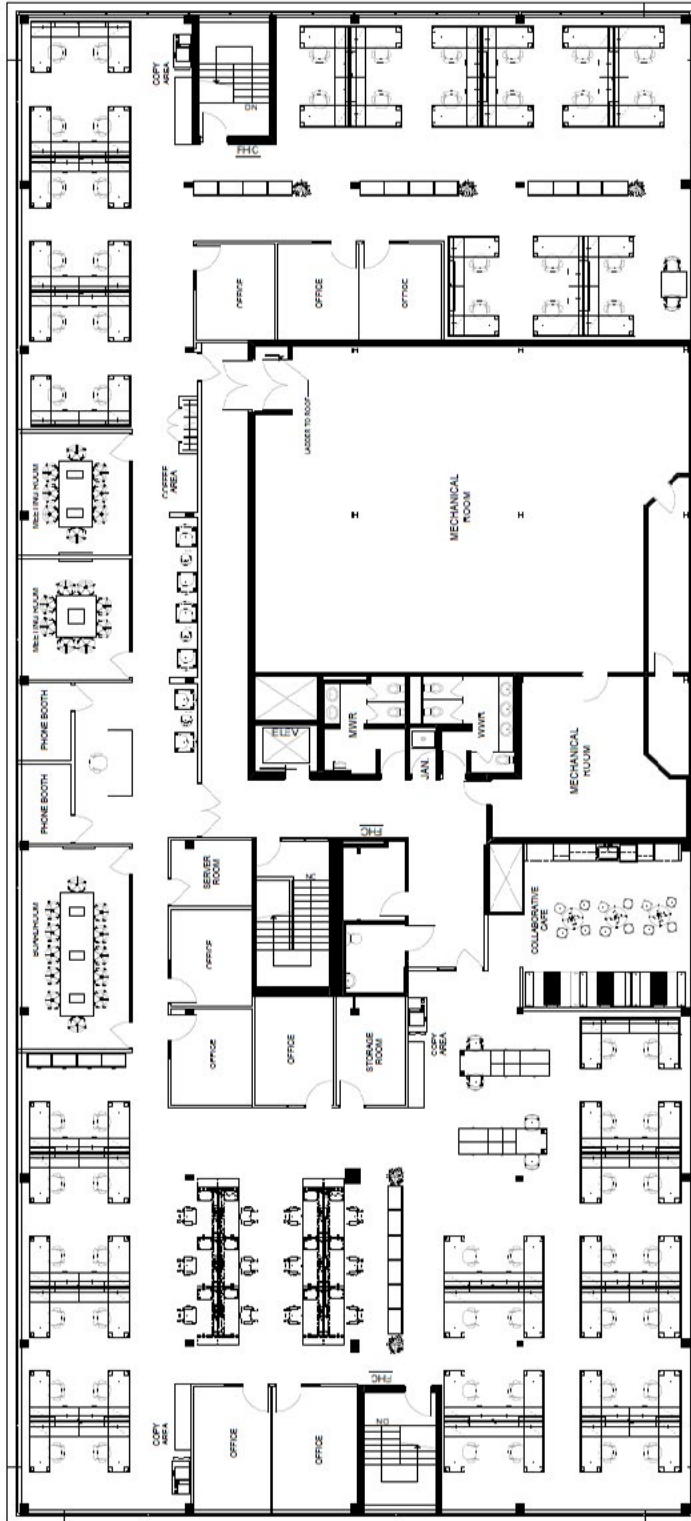


WEST TOWER

Third Floor – Feasibility Plan

12,511 SF

of Employees 83
178 PSF per person





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CONTACT US

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