

WESTPORT BUSINESS CENTRE

6625 - 6705 TOMKEN ROAD, MISSISSAUGA, ON

Professional Office Spaces Available | From 425 sf to 8,447 sf



FOR LEASE

Partnership. Performance.

For more information, please contact:

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WESTPORT BUSINESS CENTRE



PROPERTY DETAILS



- Cost-effective office space in the heart of Mississauga



- Bright space with lots of natural light



- Wide range of sizes and layouts available



- Great access to public transit



- Ample free parking



- Future model suite units



PRICING

Office

ASKING NET RENT

*\$10.50 psf

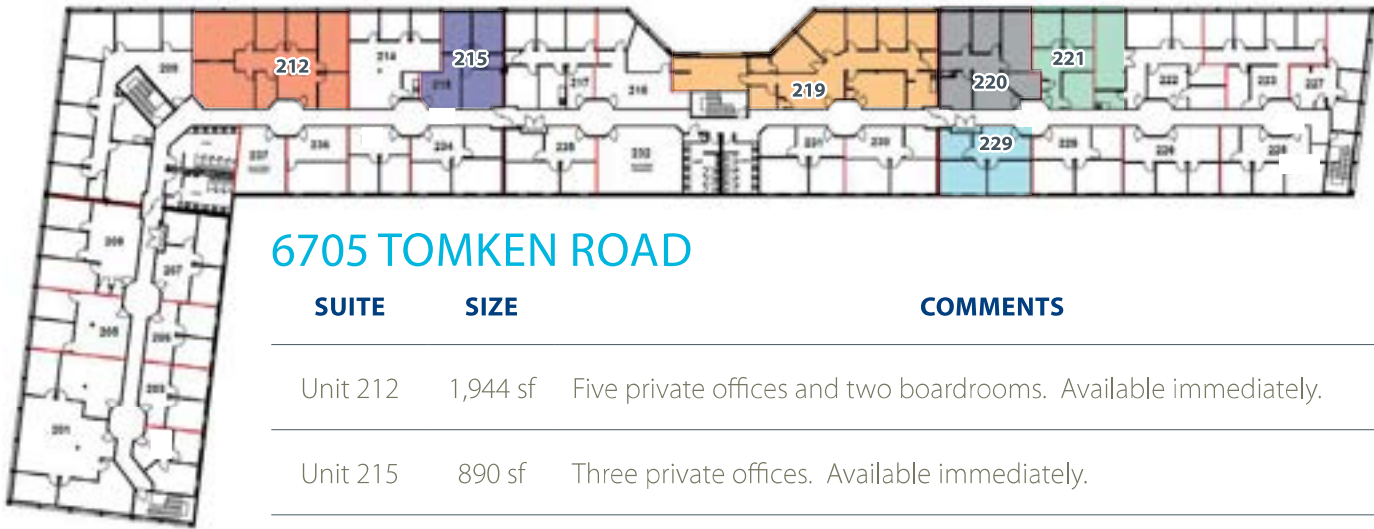
TMI (2020)

\$12.41 psf

GROSS RENT

\$22.91 psf

* Rates to escalate each year

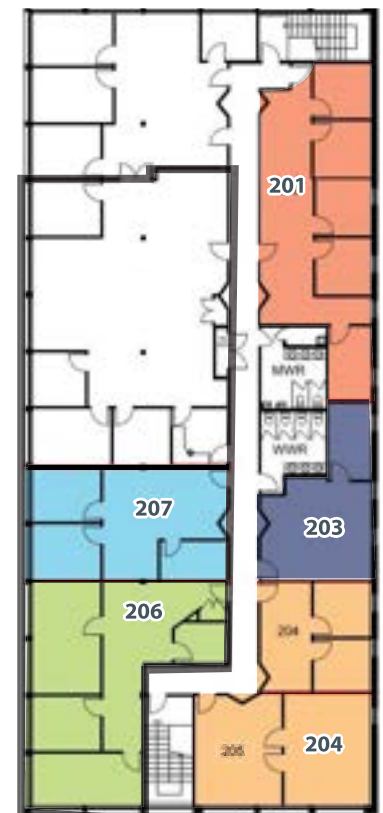


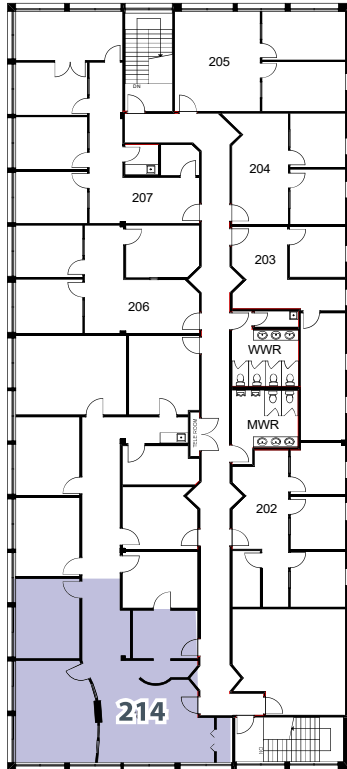
6705 TOMKEN ROAD

| SUITE | SIZE | COMMENTS |
|----------|----------|--|
| Unit 212 | 1,944 sf | Five private offices and two boardrooms. Available immediately. |
| Unit 215 | 890 sf | Three private offices. Available immediately. |
| Unit 219 | 2,516 sf | Seven private offices and one boardroom / meeting room. |
| Unit 220 | 1,205 sf | Five private offices and small kitchenette. Available Immediately. |
| Unit 221 | 745 sf | Three private offices. Available Immediately. |
| Unit 229 | 798 sf | Three private offices. Available Immediately. |

6685 TOMKEN ROAD

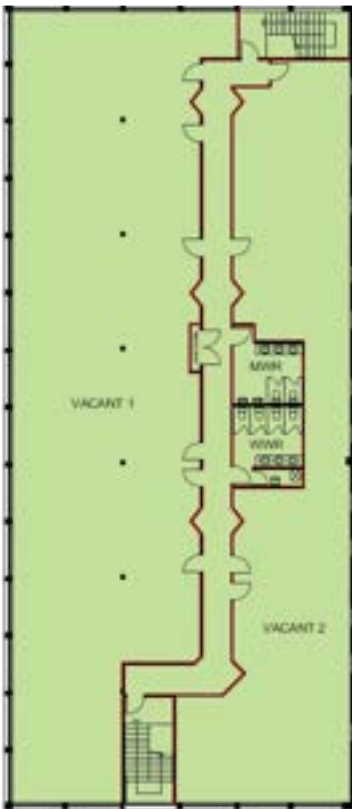
| SUITE | SIZE | COMMENTS |
|----------------|----------|--|
| Unit 201 | 1,243 sf | Five private offices and a boardroom. Offices are built out with glass sidelights and are located on exterior walls with windows. Available immediately. |
| Unit 203 | 574 sf | One private office and reception . Available immediately. |
| Unit 204 | 1,260 sf | One private office and boardroom. Corner unit with lots of natural light. Available immediately. |
| Unit 206 | 1,232 sf | Four private office. Corner unit with lots of natural light. Overlooks Tomken Road. Available immediately. |
| Unit 207 | 845 sf | Three private offices. Overlooks Tomken Road. Available immediately |
| Unit 206 & 207 | 2,077 sf | Fully Finished turn key unit with private offices. Corner unit with lots of natural light. Available immediately. |





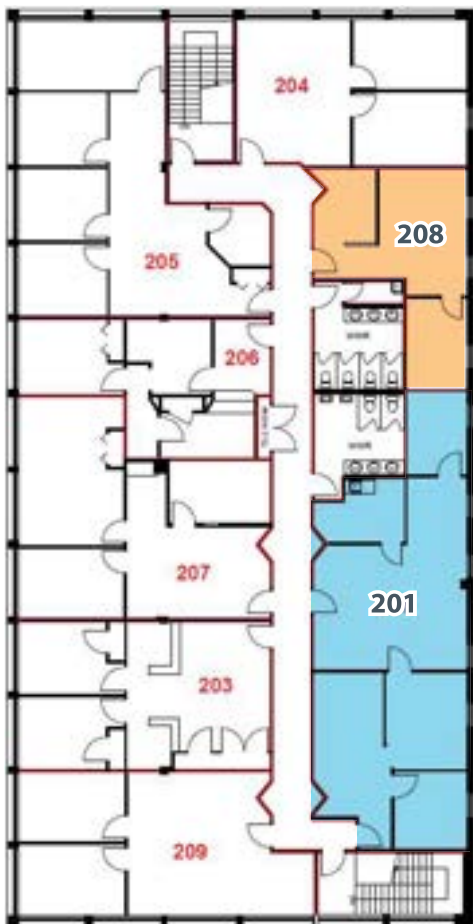
6665 TOMKEN ROAD

| SUITE | SIZE | COMMENTS |
|-----------|----------|---|
| Units 214 | 1,275 sf | Second floor office walk-up. End unit with plenty of natural light. Build out includes two private offices and a large boardroom. |



6645 TOMKEN ROAD

| SUITE | SIZE | COMMENTS |
|-----------|----------|---|
| Units 201 | 8,447 sf | Opportunity to lease an entire floor. Plenty of natural light with windows on each side of the building. Flexible space offering ability to customize the layout and finishes. Landlord will assist in space planning. Available immediately. |



6625 TOMKEN ROAD

| SUITE | SIZE | COMMENTS |
|----------|----------|---|
| Unit 201 | 1,332 sf | Built out kitchenette and two private offices. Two separate entrances. Available immediately. |
| Unit 208 | 533 sf | Build out with a private office. |

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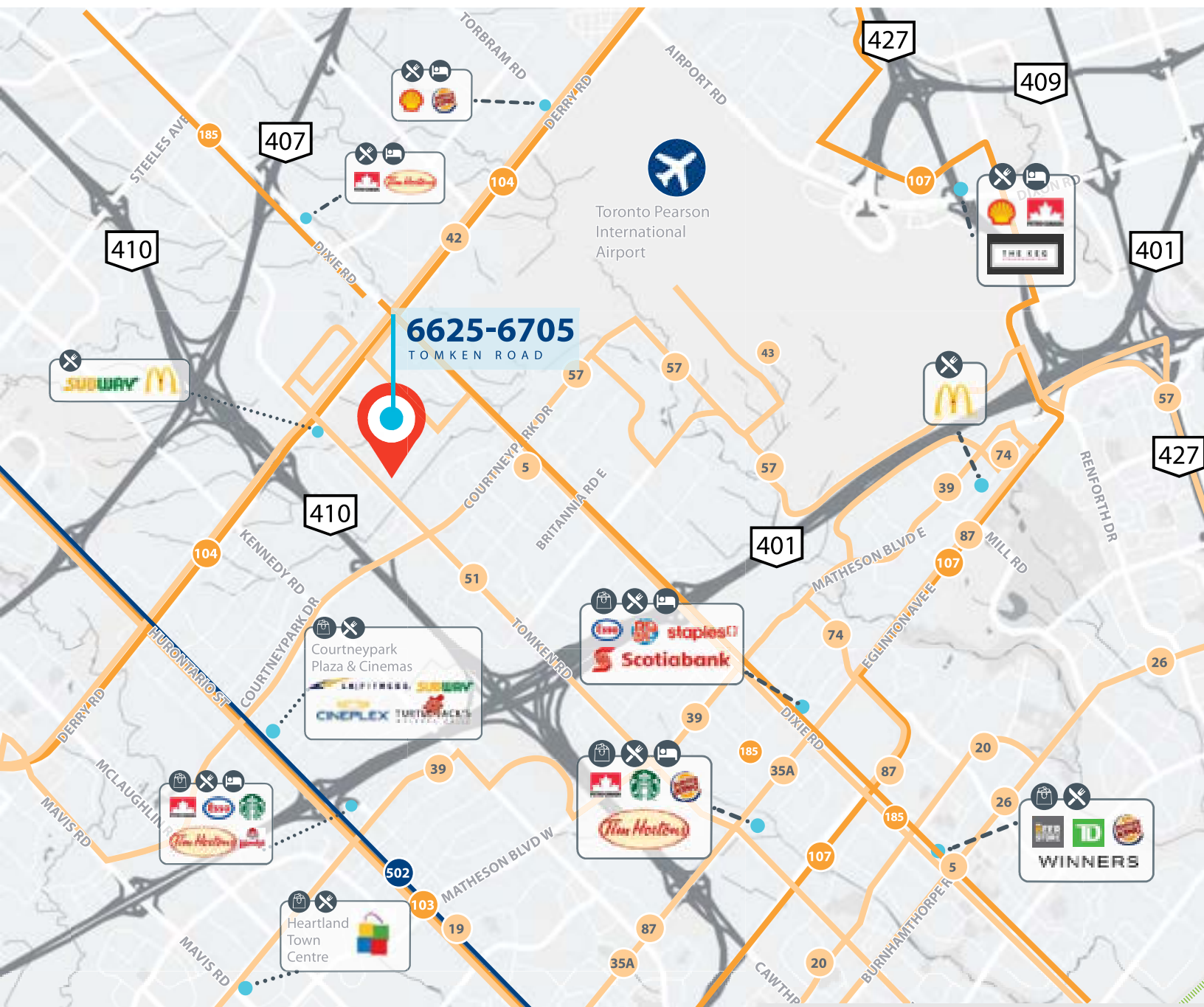
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PUBLIC TRANSIT



- | | | |
|-------------------------|-----------------|------------------------|
| 5 Dixie | 39 Britannia | 87 Meadowvale-Skymark |
| 19 Hurontario | 42 Derry | 103 Hurontario Express |
| 20 Rathburn | 51 Tomken | 104 Derry Express |
| 26 Burnhamthorpe | 57 Courtneypark | 107 Malton Express |
| 35A Eglinton-Tenth Line | 74 Explorer | 185 Dixie |

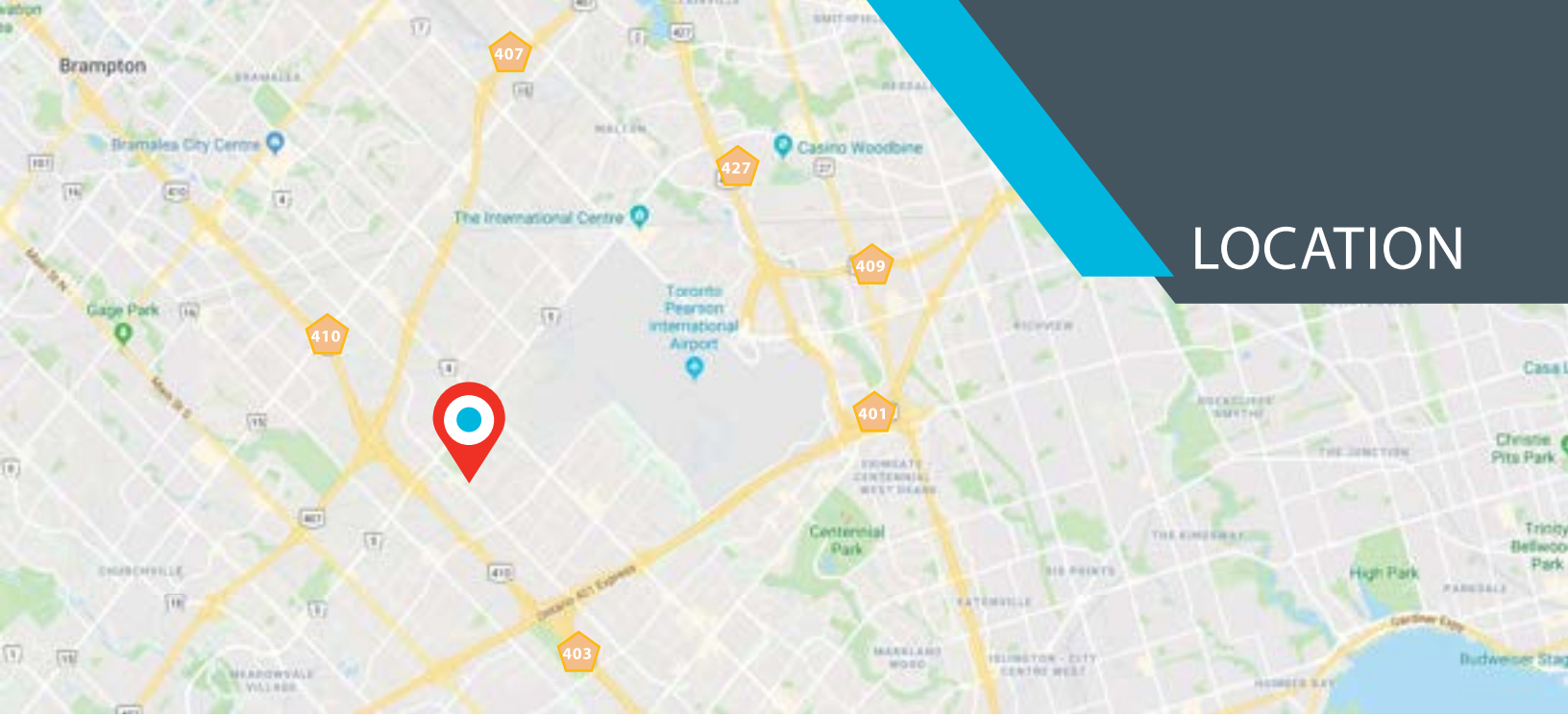


502 Main-Hurontario

DISTANCES FROM 6625-6705 TOMKEN ROAD

9.9 KM to Toronto Airport 1.3 KM to Highway 410

3.1 KM to Highway 407 3.7 KM to Highway 401



LOCATION

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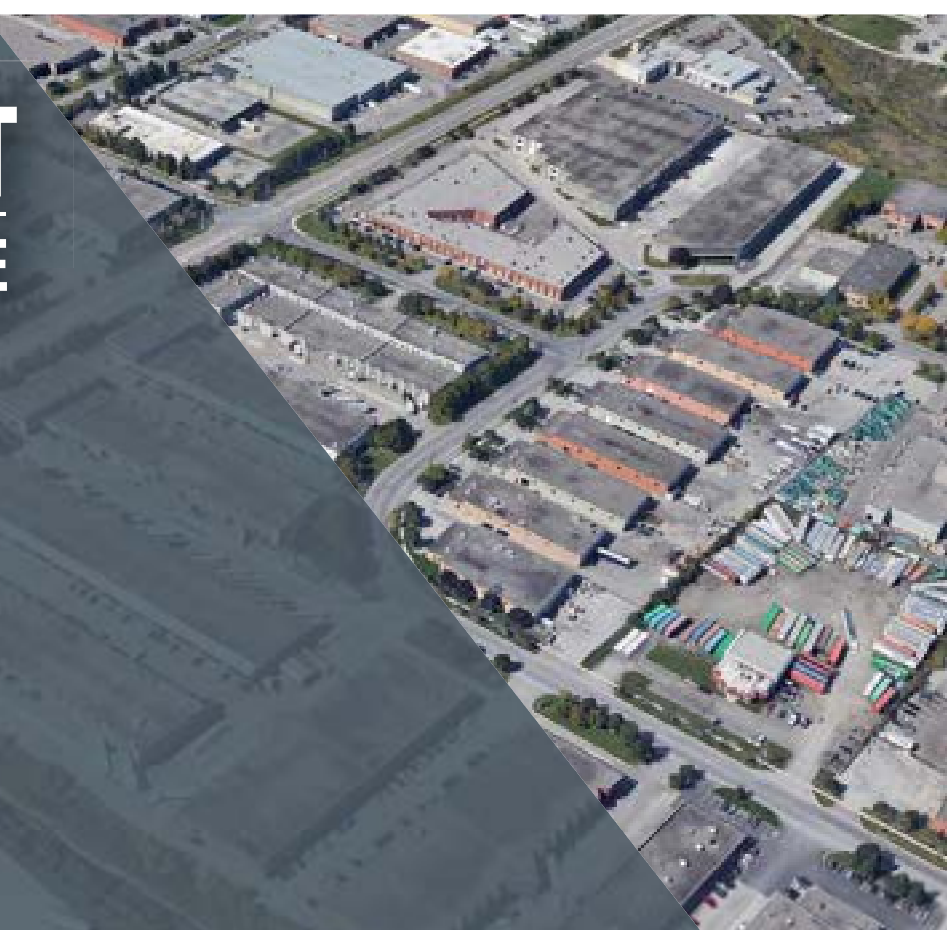
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