

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

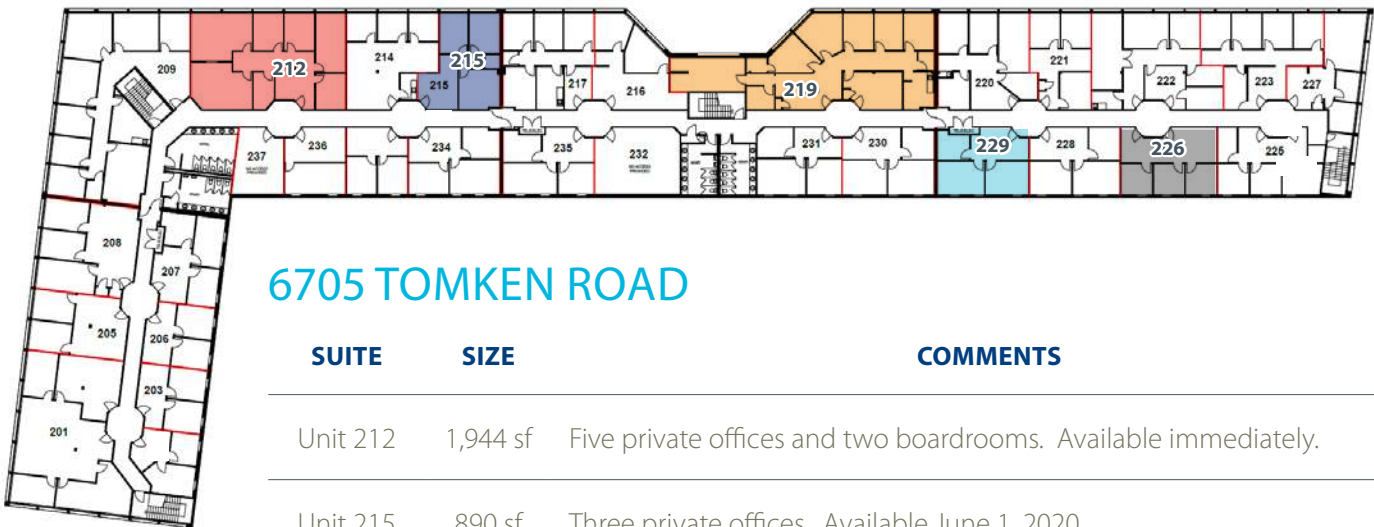
TMI (2020)

\$12.41 psf

GROSS RENT

\$22.91 psf

* Rates to escalate each year

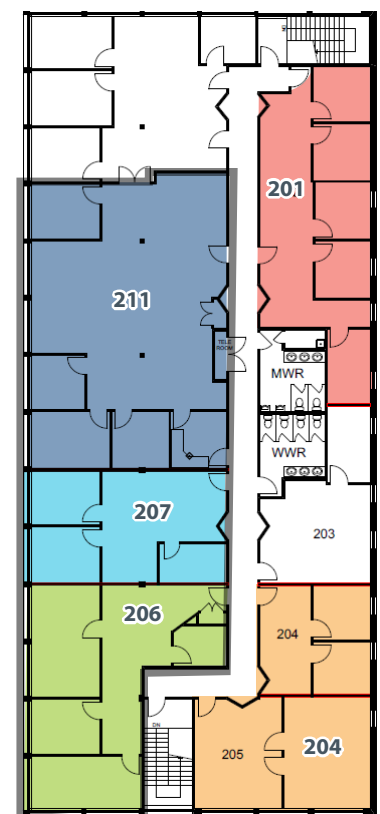


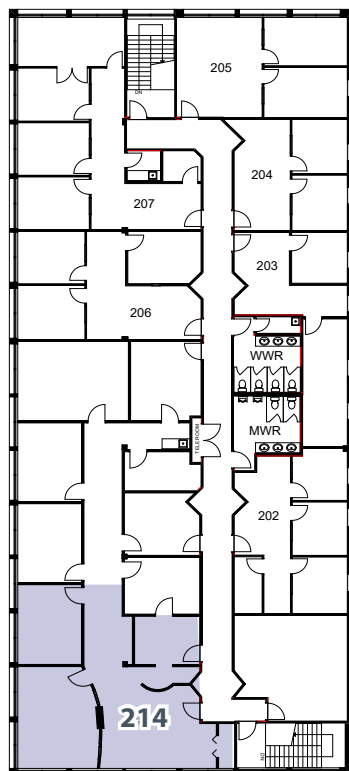
6705 TOMKEN ROAD

SUITE	SIZE	COMMENTS
Unit 212	1,944 sf	Five private offices and two boardrooms. Available immediately.
Unit 215	890 sf	Three private offices. Available June 1, 2020.
Unit 219	2,516 sf	Seven private offices and one boardroom / meeting room.
Unit 226	845 sf	Three private offices. Available Immediately.
Unit 229	798 sf	Three private offices. Available Immediately.

6685 TOMKEN ROAD

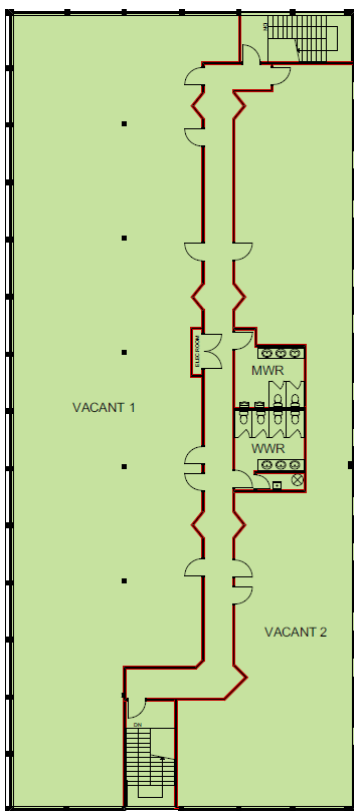
SUITE	SIZE	COMMENTS
Unit 201	1,243 sf	Five private offices and a boardroom. Offices are built out with glass sidelights and are located on exterior walls with windows. Available immediately.
Unit 204	1,260 sf	One private office and boardroom. Corner unit with lots of natural light. Available immediately.
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 211	2,128 sf	Two private office, boardroom and kitchenette. Lots of natural light. Available immediately.
Unit 206, 207, 211	4,205 sf	Fully Finished turn key unit with private office, boardroom and kitchenette. Corner unit with lots of natural light. Available immediately.





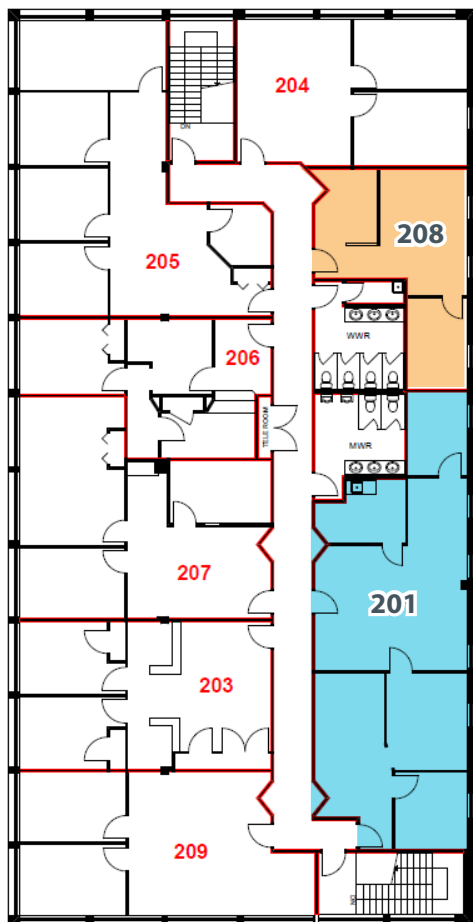
6665 TOMKEN ROAD

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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Aidan Mallovy

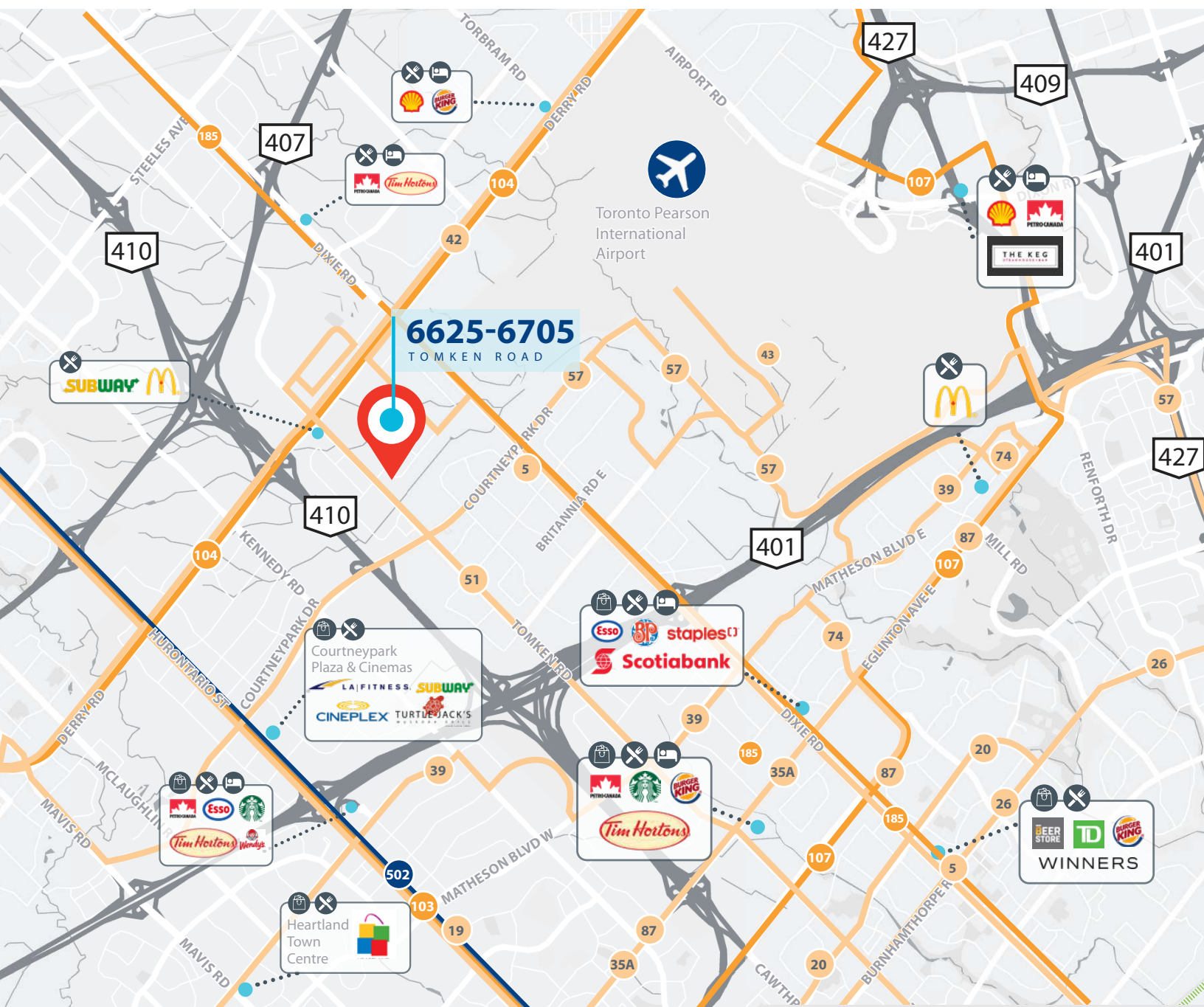
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TRANSIT & AMENITIES

WESTPORT BUSINESS CENTRE



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 |

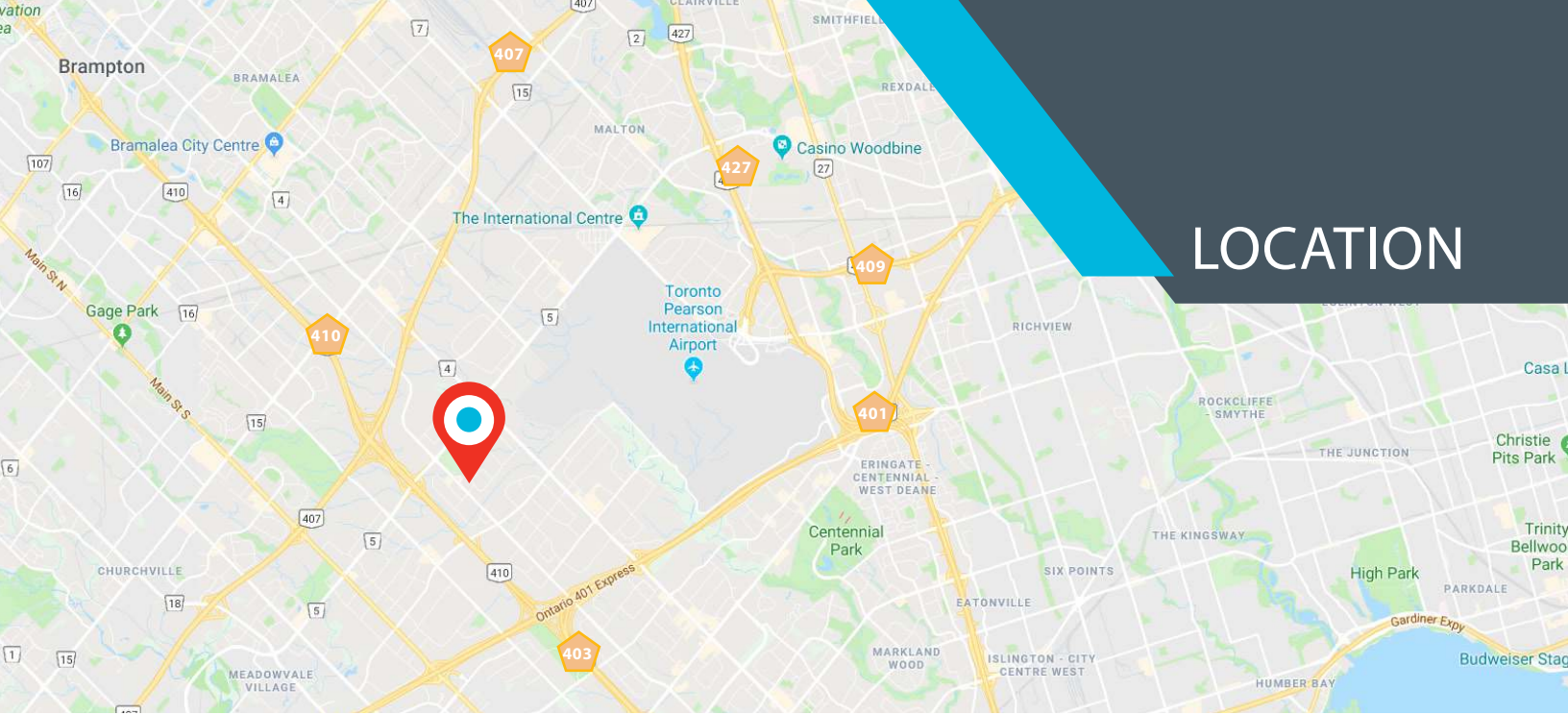


502 Main-Hurontario

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



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**AVISON
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