

CORE GTA LOCATION FOR LEASE

# 100 Westmore Drive

Etobicoke, ON



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## 100 Westmore Drive

Etobicoke, ON

Unit	Total Area	Office Area		Asking Net Rent	T.M.I. (2024)	Occupancy
12	2,856 sf	100%	<b>7 Private Offices</b>	\$8.00 psf	\$9.89 psf	Immediate
12C	1,137 sf	100%	<b>5 Private Offices</b>	\$8.00 psf	\$9.89 psf	Immediate
12D	956 sf	100%	<b>2 Private Offices</b>	\$8.00 psf	\$9.89 psf	Immediate
12E-F	1,587 sf	100%	<b>4 Private Offices</b>	\$8.00 psf	\$9.89 psf	Immediate

### Building Description



Excellent access to highways 401, 407 and 427



Nicely built out office space with tons of natural light



Solid mix of open space and private offices



Well maintained professional office space



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# 100 Westmore Drive

Etobicoke, ON

## Unit 12 Floorplan



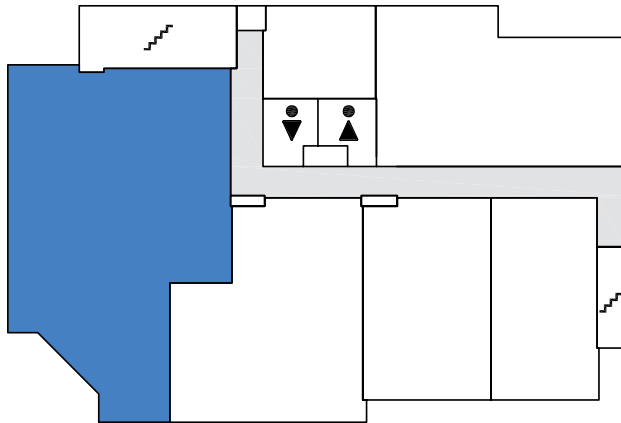
Total Area  
**2,856 sf**



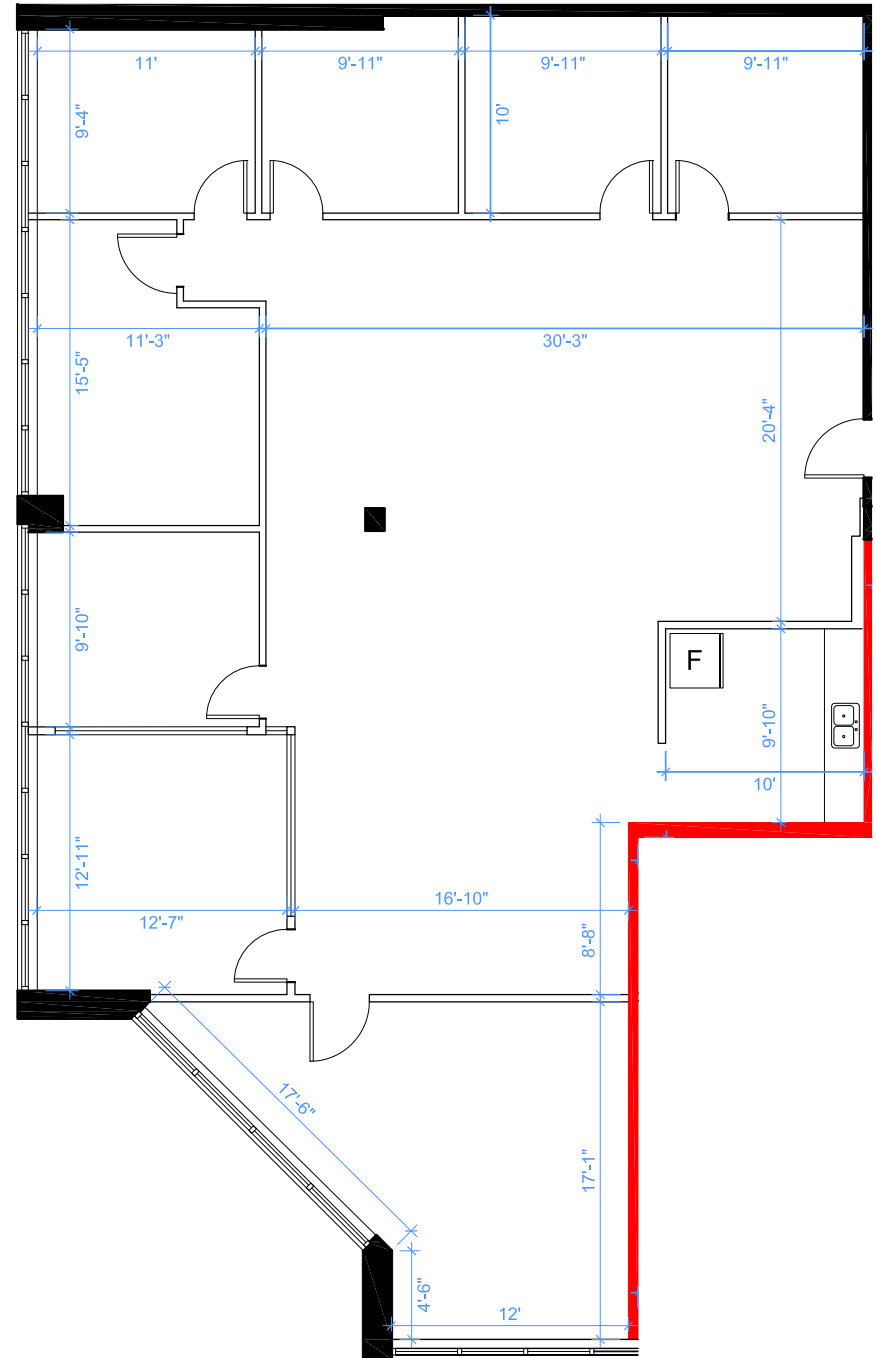
Office Area  
**100%**  
**(7 private offices)**



T.M.I.  
**\$9.89 psf**



Unit 12



CORE GTA LOCATION FOR LEASE

# 100 Westmore Drive

Etobicoke, ON

## Unit 12C Floorplan



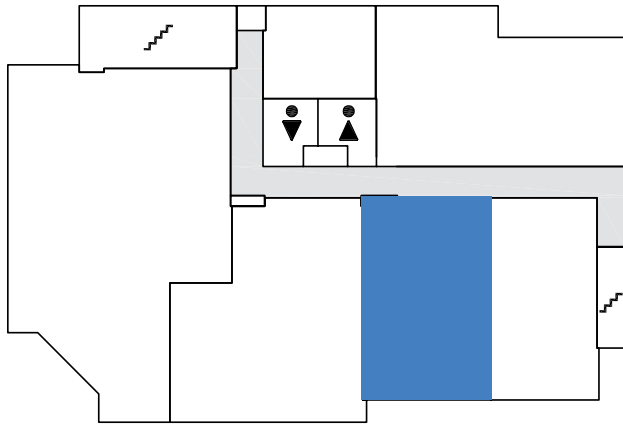
Total Area  
**1,137 sf**



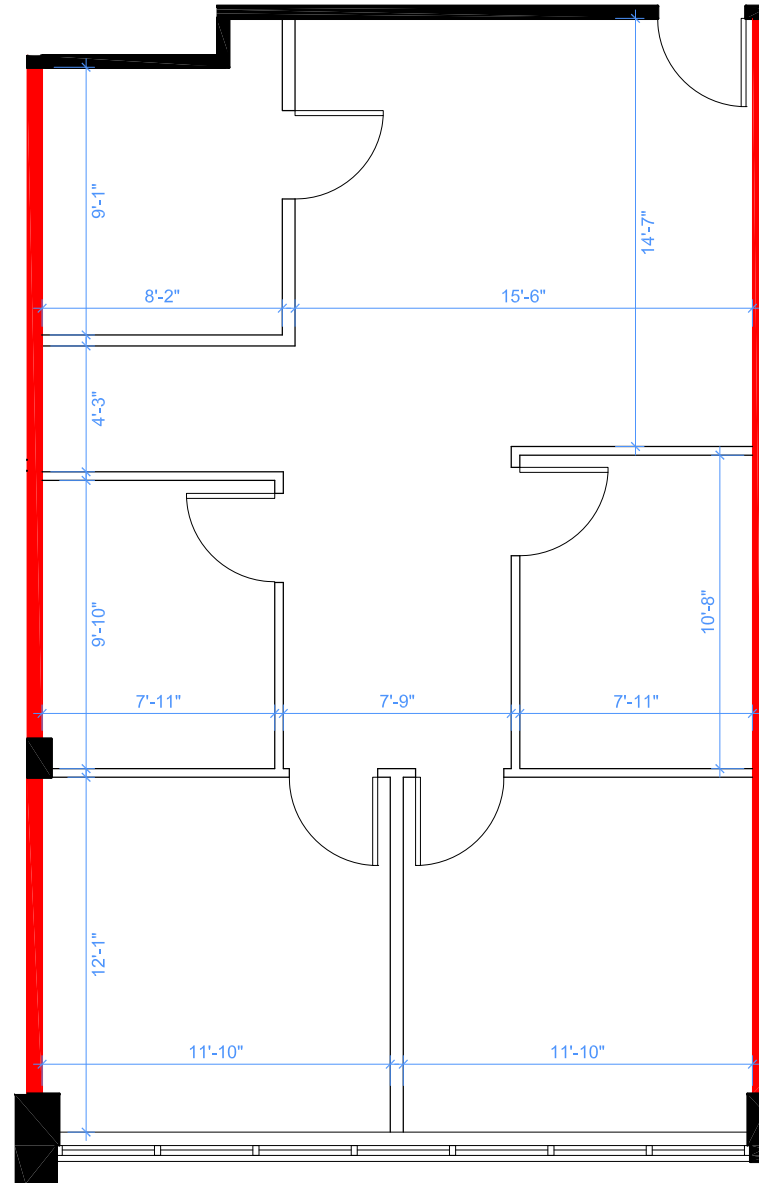
Office Area  
**100%**  
(5 private offices)



T.M.I.  
**\$9.89 psf**



Unit 12C



CORE GTA LOCATION FOR LEASE

# 100 Westmore Drive

Etobicoke, ON

## Unit 12D Floorplan



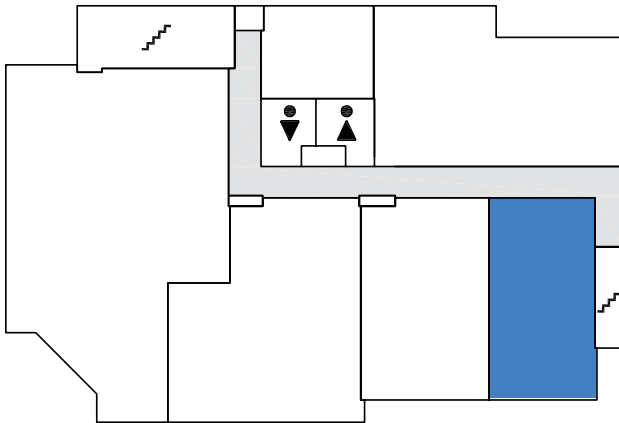
Total Area  
**956 sf**



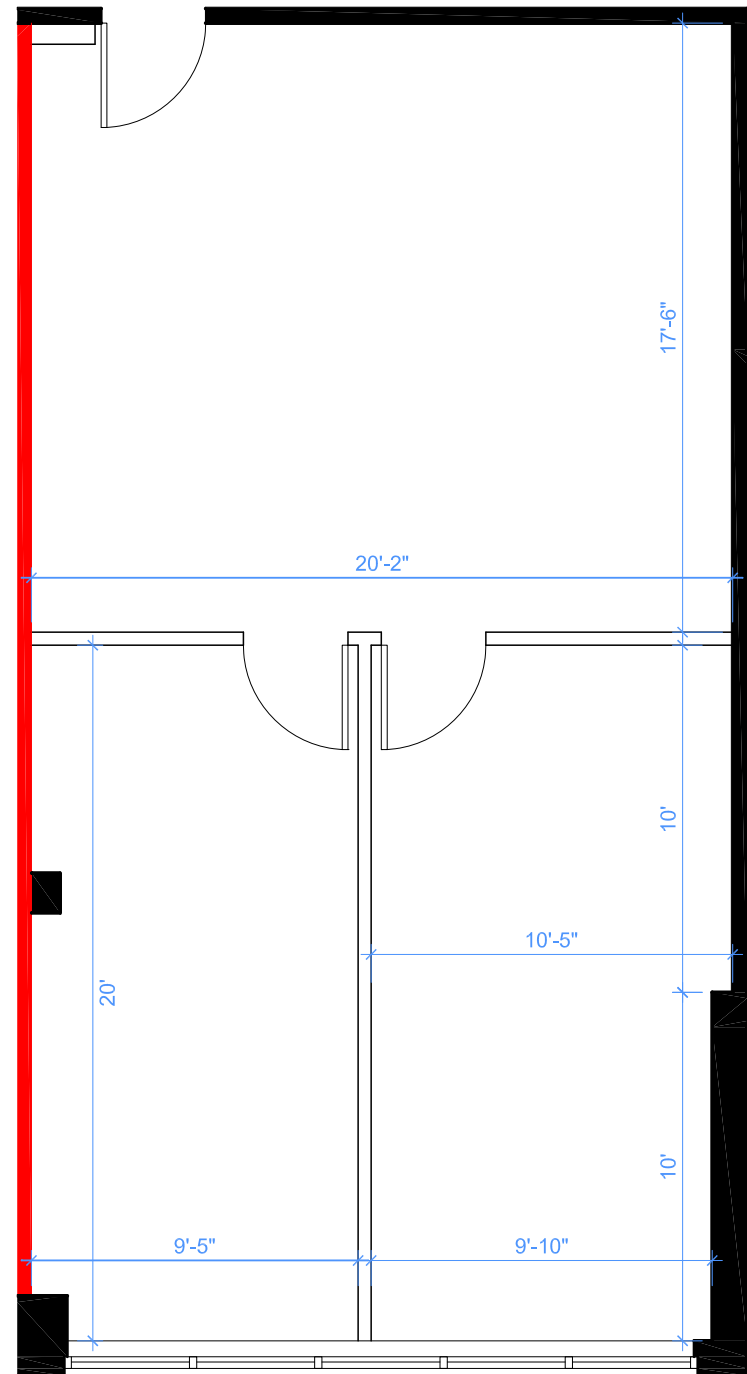
Office Area  
**100%**  
(2 private offices)



T.M.I.  
**\$9.89 psf**



Unit 12D



# CORE GTA LOCATION FOR LEASE

## 100 Westmore Drive

Etobicoke, ON

### Unit 12E-F Floorplan



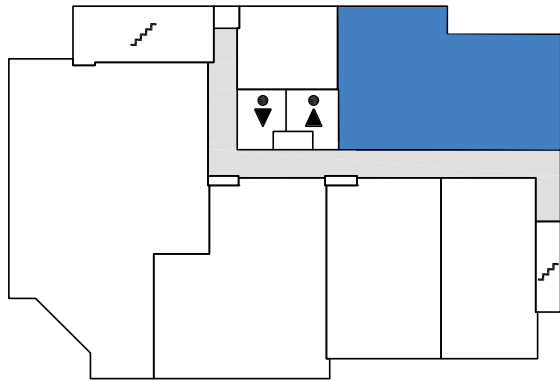
Total Area  
**1,587 sf**



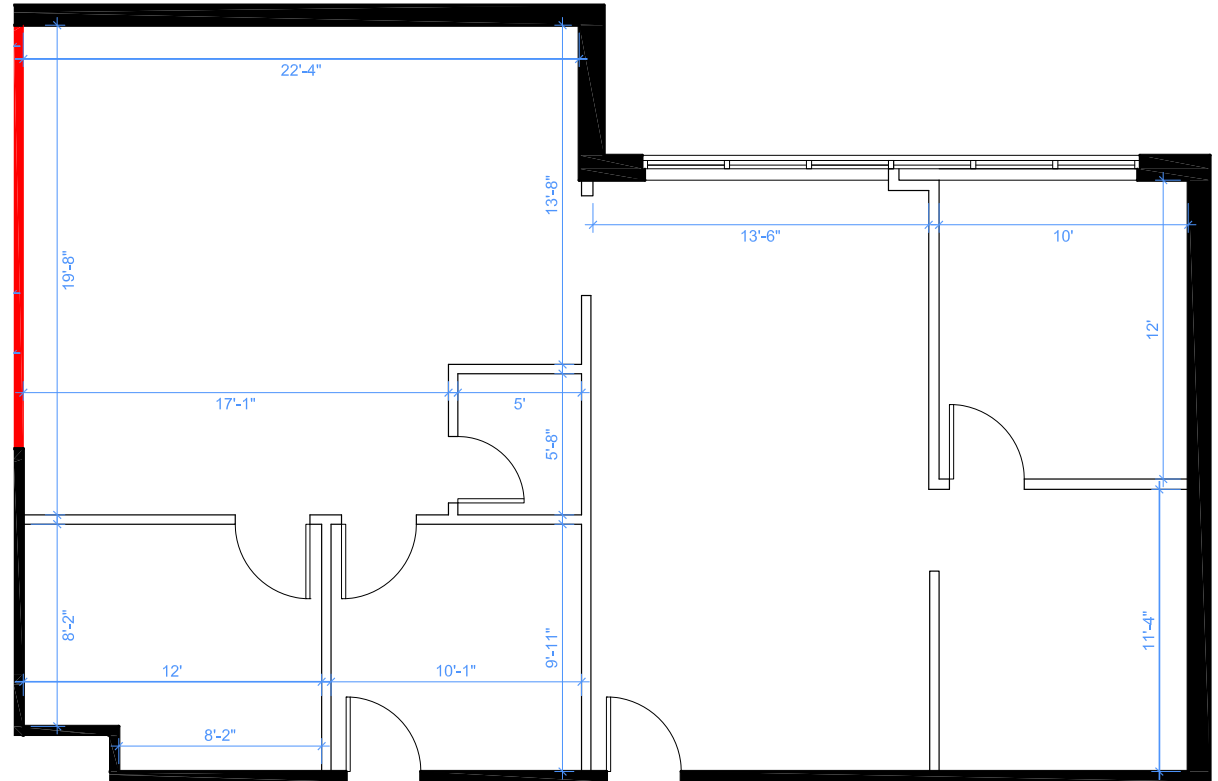
Office Area  
**100%**  
(4 private offices)



T.M.I.  
**\$9.89 psf**



Unit 12E-F



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# 100 Westmore Drive

Etobicoke, ON

Unit 12 Photos



CORE GTA LOCATION FOR LEASE

# 100 Westmore Drive

Etobicoke, ON

Unit 12D Photos





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# 100 Westmore Drive

Etobicoke, ON

Unit 12E+F Photos





**100%**

Serviced by  
Public Transit



**5 min**

Average Drive time to  
400-Series Highways



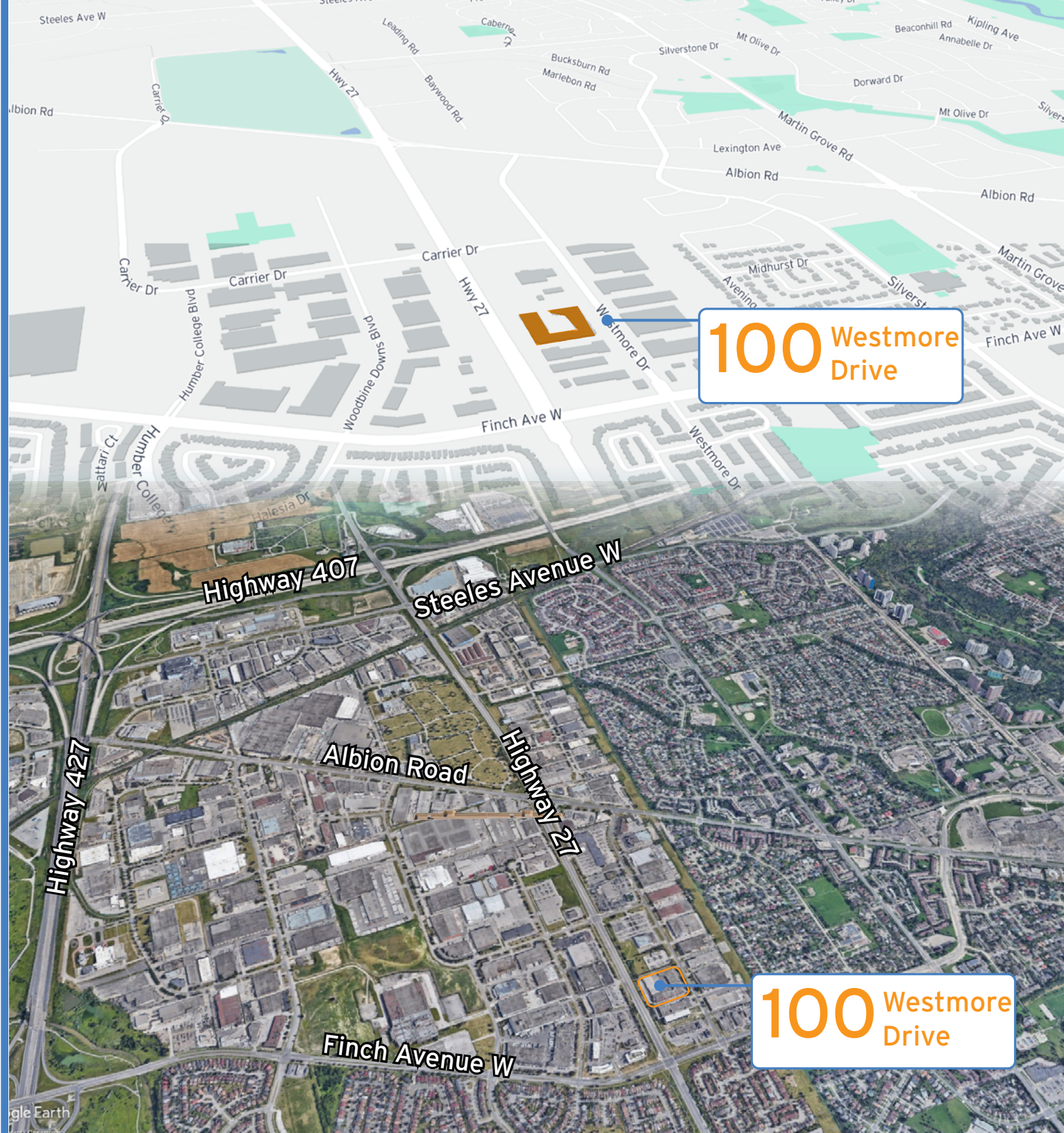
**7 KM**

Distance to Toronto Pearson  
International Airport



**30 KM**

Distance to  
Downtown Toronto



**100 Westmore Drive**

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Etobicoke, ON

## Our Team

Pure Industrial (“Pure”) is one of Canada’s leading providers of industrial real estate. Headquartered in Toronto, with offices in Montreal, Quebec City, and Vancouver, Pure owns and operates a 40+ million square foot portfolio of high-quality and well-located assets, ranging from small warehouses to large industrial developments.

Pure is strategically focused on developing and refining its unique industrial real estate offering in order to serve the needs of customers in locations critical to the Canadian supply chain, from the first mile to the last.

Pure prides itself on its professional and customer service-oriented team, and seeks to build long-term relationships with tenants by providing highly responsive and personalized service

[pureindustrial.ca](http://pureindustrial.ca)



Avison Young creates real economic, social and environmental value as a global real estate advisor, powered by people. As a private company, our clients collaborate with an empowered partner who is invested in their success. Our integrated talent realizes the full potential of real estate by using global intelligence platforms that provide clients with insights and advantage. Together, we can create healthy, productive workplaces for employees, cities that are centers for prosperity for their citizens, and built spaces and places that create a net benefit to the economy, the environment and the community.

Avison Young is a 2021 winner of the Canada's Best Managed Companies Platinum Club designation, having retained its Best Managed designation for 10 consecutive years.

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## Get more information

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