



EXCLUSIVE OFFER

3 MONTHS NET FREE

Available on new leases of 3 years or greater



CLICK HERE FOR
DRONE VIDEO

MULTIPLE SIZE CONFIGURATIONS
MODEL SUITES AVAILABLE

**OFFICE
SPACE
FOR LEASE**

WM
WESTPORT
BUSINESS CENTRE

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

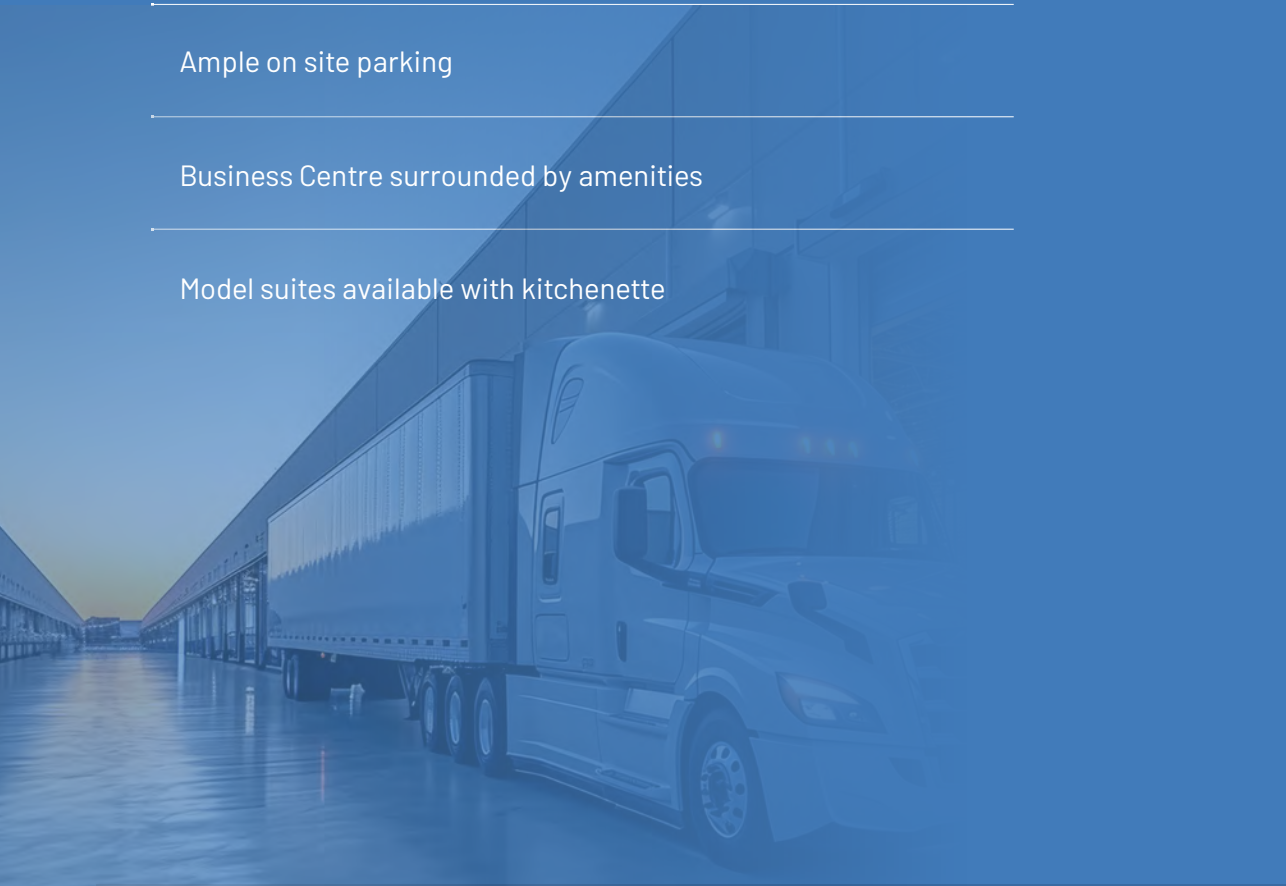
Second floor walk-up units

Units with lots of 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
6645 Tomken Road, Unit 201	1,343 SF	\$15.00 PSF	\$12.07	Immediate
6645 Tomken Road, Unit 202	1,804 SF	\$14.25 PSF	\$12.07	Immediate
6645 Tomken Road, Unit 203	2,090 SF	\$14.00 PSF	\$12.07	Immediate
6645 Tomken Road, Unit 204	1,600 SF	\$14.50 PSF	\$12.07	Immediate
6645 Tomken Road, Unit 205	1,610 SF	\$14.50 PSF	\$12.07	Immediate
6665 Tomken Road, 214	1,275 SF	\$10.00 PSF	\$12.07	Immediate
6705 Tomken Road, 216/217	2,032 SF	\$11.00 PSF	\$12.07	Immediate

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



MODEL SUITE AVAILABILITIES

- **Modern Kitchenettes:** Equipped in all model suites for your convenience.
- **Turnkey Upgrades:** Freshly updated with new paint, carpet, baseboards, and ceiling tiles for a clean aesthetic.
- **Scalable Footprints:** Easily combine multiple units to accommodate your growing business.
- **Versatile Layouts:** A variety of unique floor plans tailored to meet your specific requirements.
- **Bright & Energizing:** Outfitted with efficient, high performance LED lighting.
- **Flexible Workspaces:** Dynamic open layouts paired with private offices.
- **Sunlit Interiors:** Expansive windows in every unit provide an abundance of natural light



MODERN KITCHENETTES



FLEXIBLE SIZE CONFIGURATIONS



NATURAL LIGHT

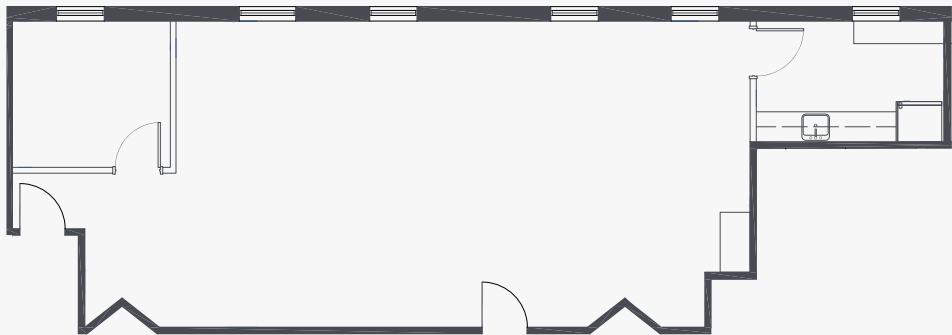


CLEAN MODERN AESTHETICS



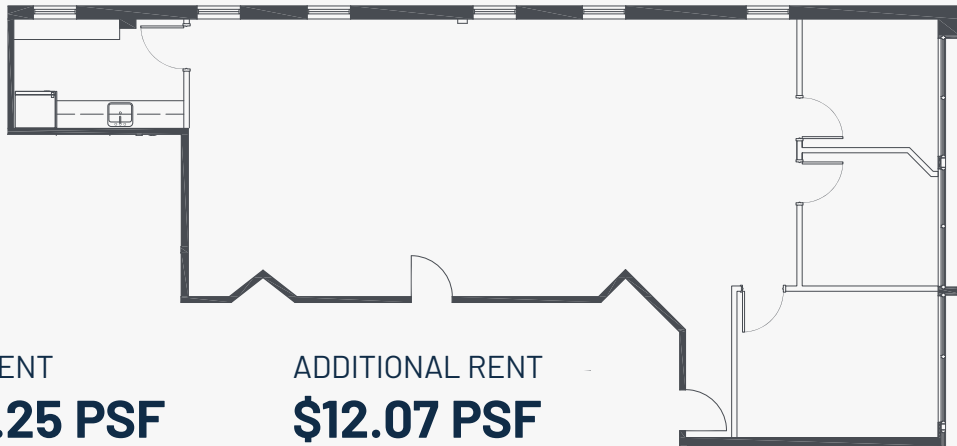
OPEN CONCEPT WITH PRIVATE OFFICES

UNIT 201



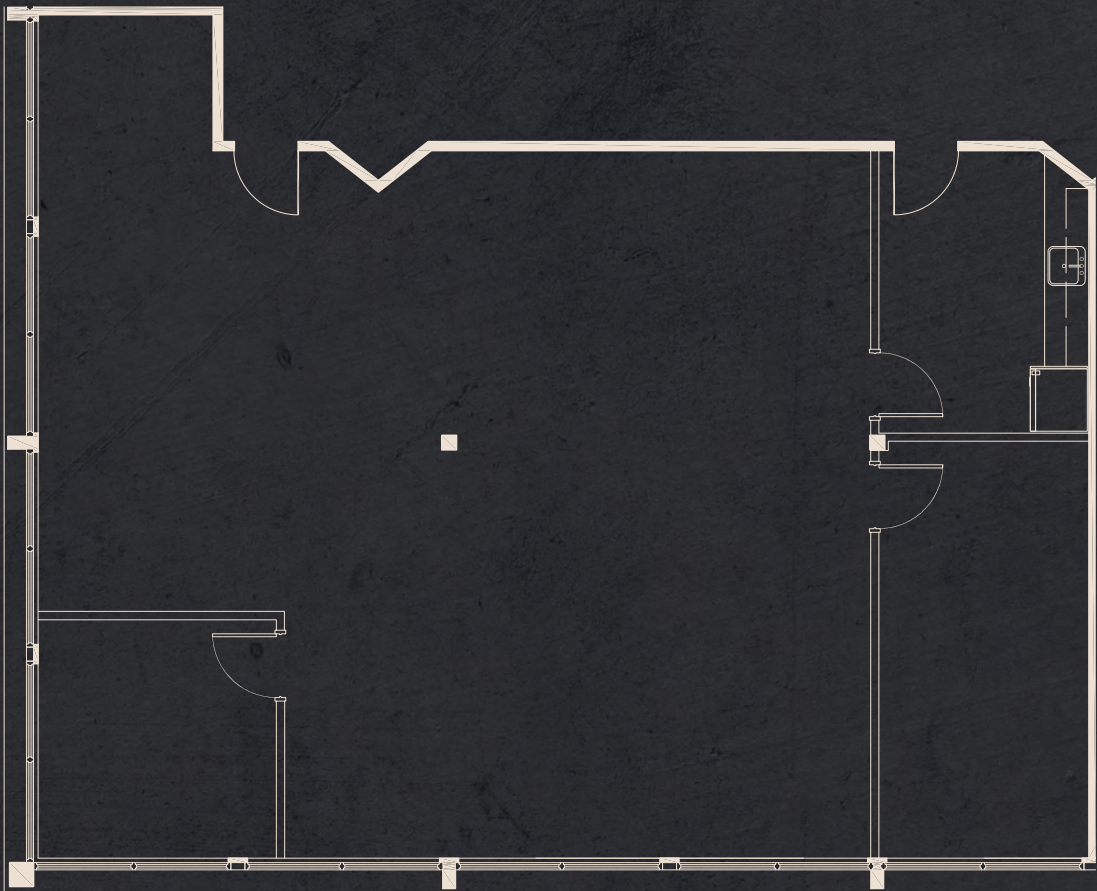
SIZE	NET RENT	ADDITIONAL RENT
1,343 SF	\$15.00 PSF	\$12.07 PSF
AVAILABLE	PRIVATE OFFICES	KITCHENETTE
IMMEDIATE	ONE	ONE

UNIT 202



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

UNIT 203

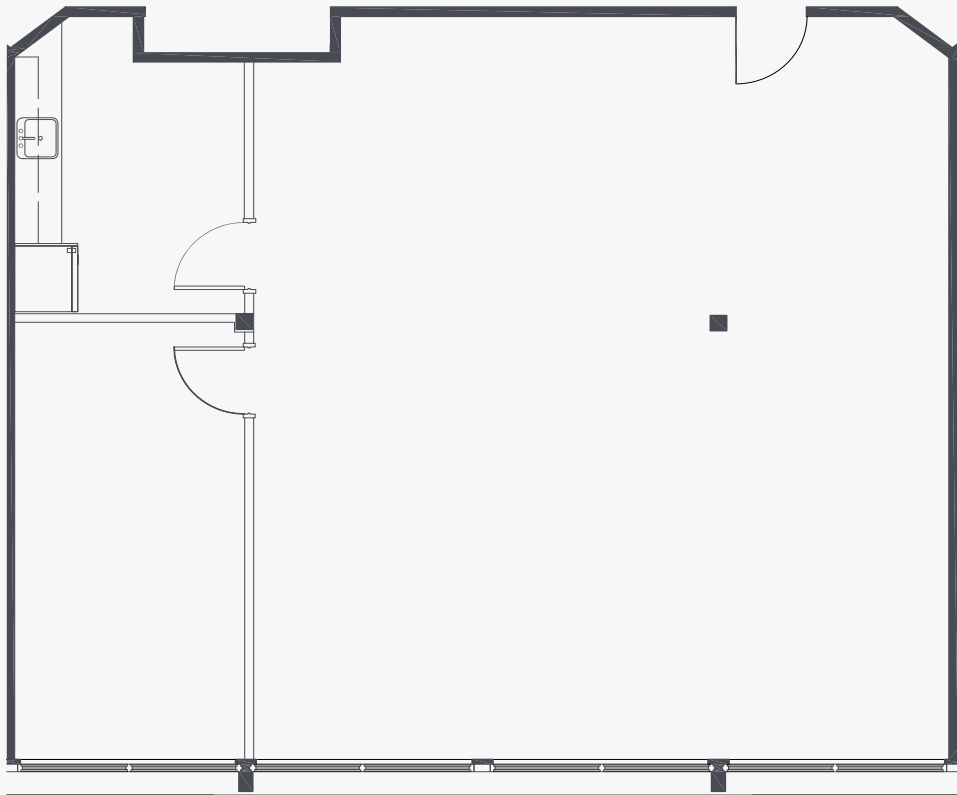


SIZE	NET RENT	ADDITIONAL RENT
2,090 SF	\$14.00 PSF	\$12.07 PSF
AVAILABLE	PRIVATE OFFICES	KITCHENETTE
IMMEDIATE	TWO	ONE



6645 TOMKEN ROAD | MODEL SUITES

UNIT 204



SIZE	NET RENT	ADDITIONAL RENT
1,600 SF	\$14.50 PSF	\$12.07 PSF
AVAILABLE	PRIVATE OFFICES	KITCHENETTE
IMMEDIATE	ONE	ONE

6645 TOMKEN ROAD | MODEL SUITES

UNIT 205

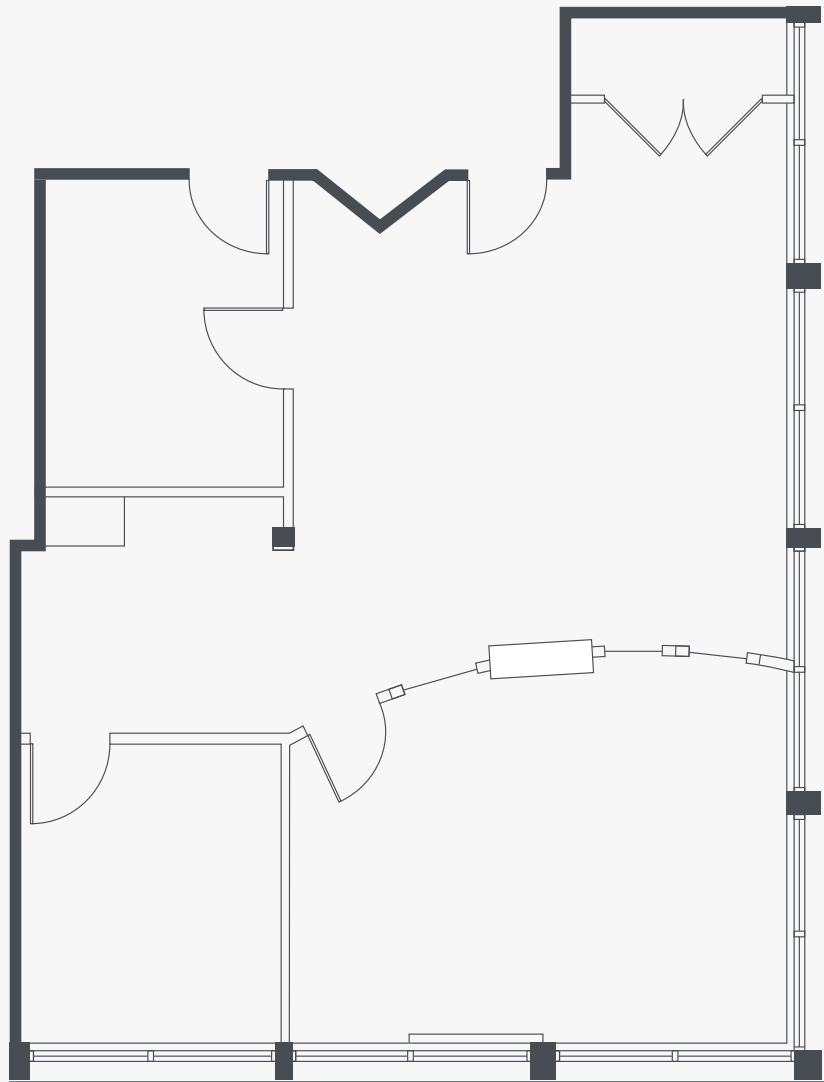


SIZE	NET RENT	ADDITIONAL RENT
1,610 SF	\$14.50 PSF	\$12.07 PSF
AVAILABLE	PRIVATE OFFICES	KITCHENETTE
IMMEDIATE	TWO	ONE



6665 TOMKEN ROAD

UNIT 214



SIZE
1,275 SF

NET RENT
\$10.00 PSF

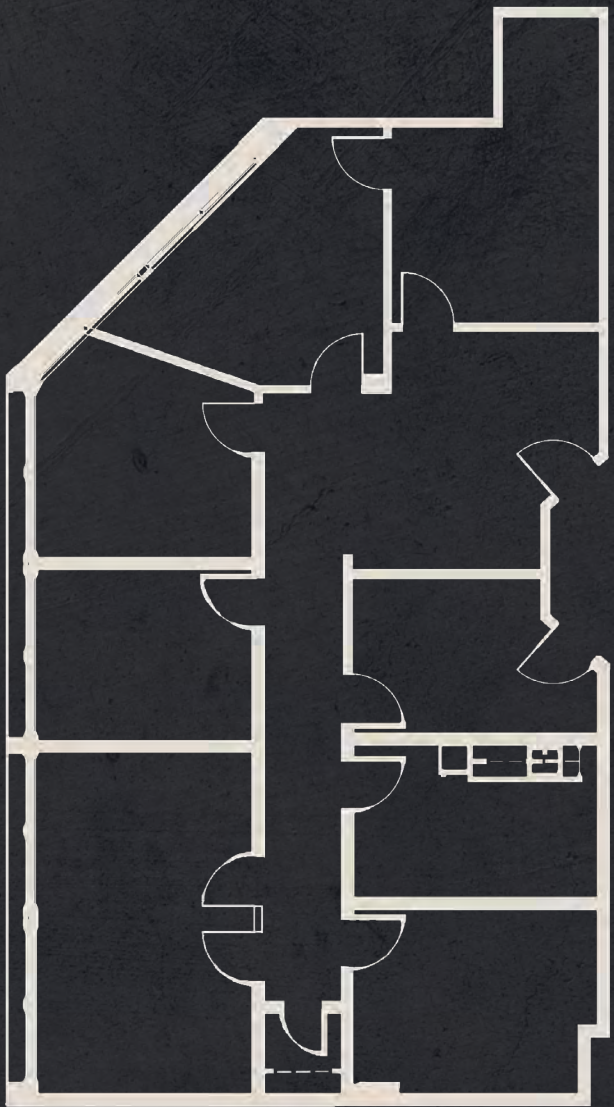
ADDITIONAL RENT
\$12.07 PSF

AVAILABLE
IMMEDIATE

PRIVATE OFFICES
TWO

6705 TOMKEN ROAD

UNIT 216/217



SIZE
2,032 SF

NET RENT
\$11.00 PSF

ADDITIONAL RENT
\$12.07 PSF

AVAILABLE
IMMEDIATE

PRIVATE OFFICES
SEVEN

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

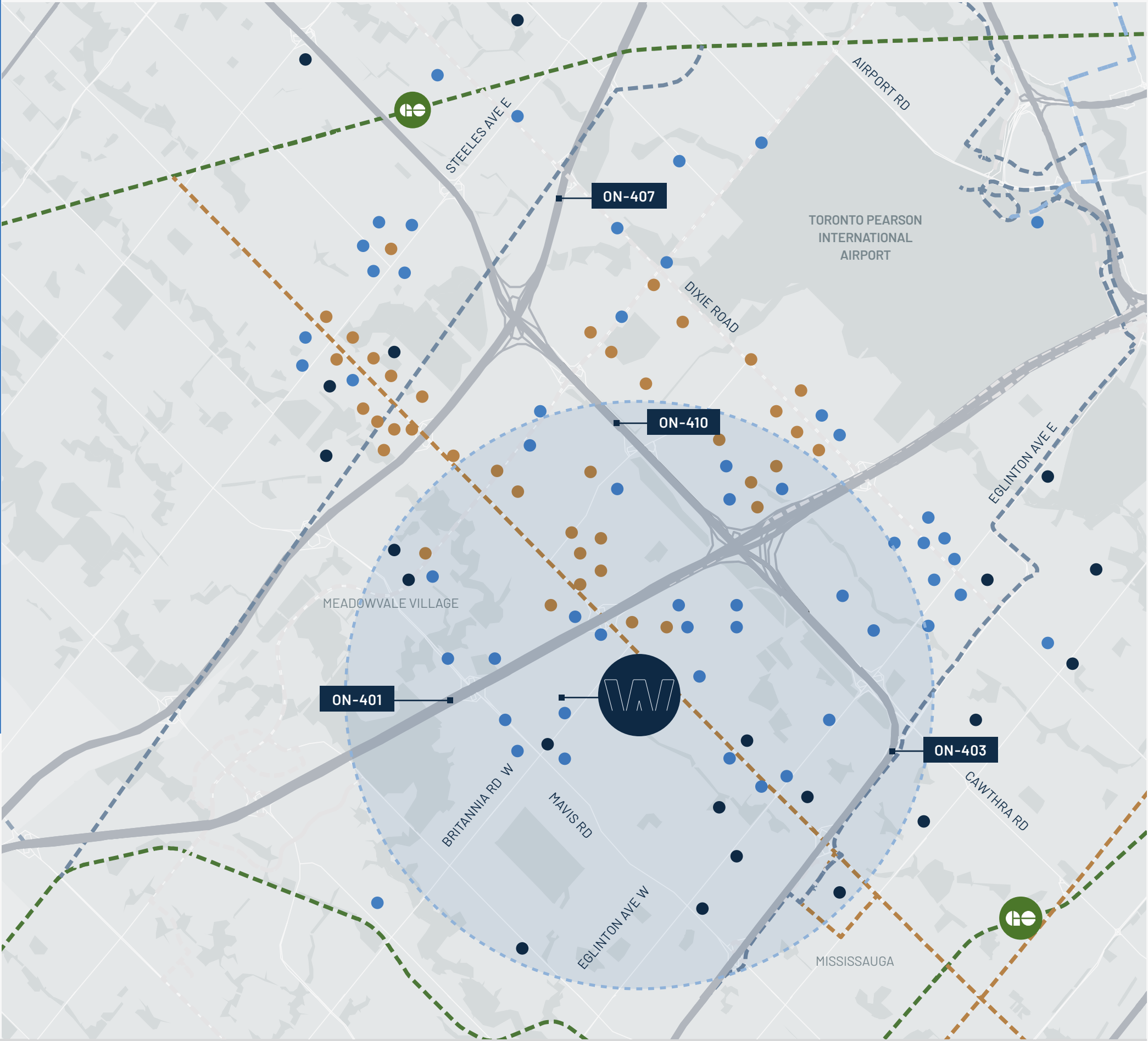
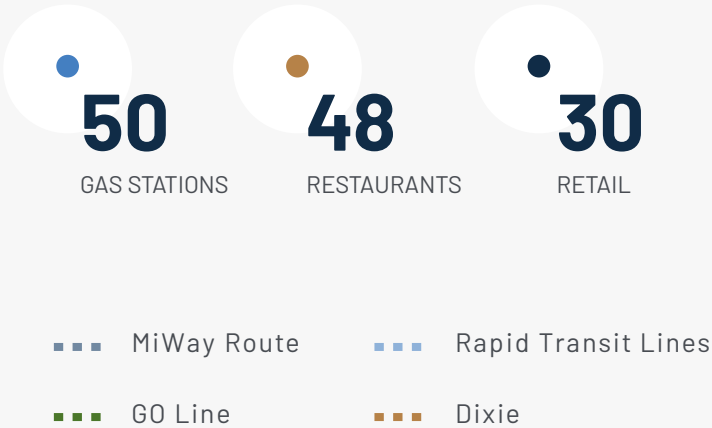
to Highway 410

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 43M square feet of prime locations across Canada, ranging from small warehouses to large industrial developments, and diligently serve more than 1,200 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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