CUSHMAN & WAKEFIELD

PURE INDUSTRIAL

EXCLUSIVE OFFER

3 MONTHS NET FREE

Available on new leases of 3 years or greater



Click for details!

$1.00 PSF BONUS COMMISSION

Firm & Binding
by Dec 31, 2026

CLICK HERE FOR
DRONE VIDEO

MULTIPLE SIZE CONFIGURATIONS
MODEL SUITES AVAILABLE

OFFICE SPACE FOR LEASE

WESTPORT
BUSINESS CENTRE

6625 - 6705 TOMKEN ROAD, MISSISSAUGA, ON

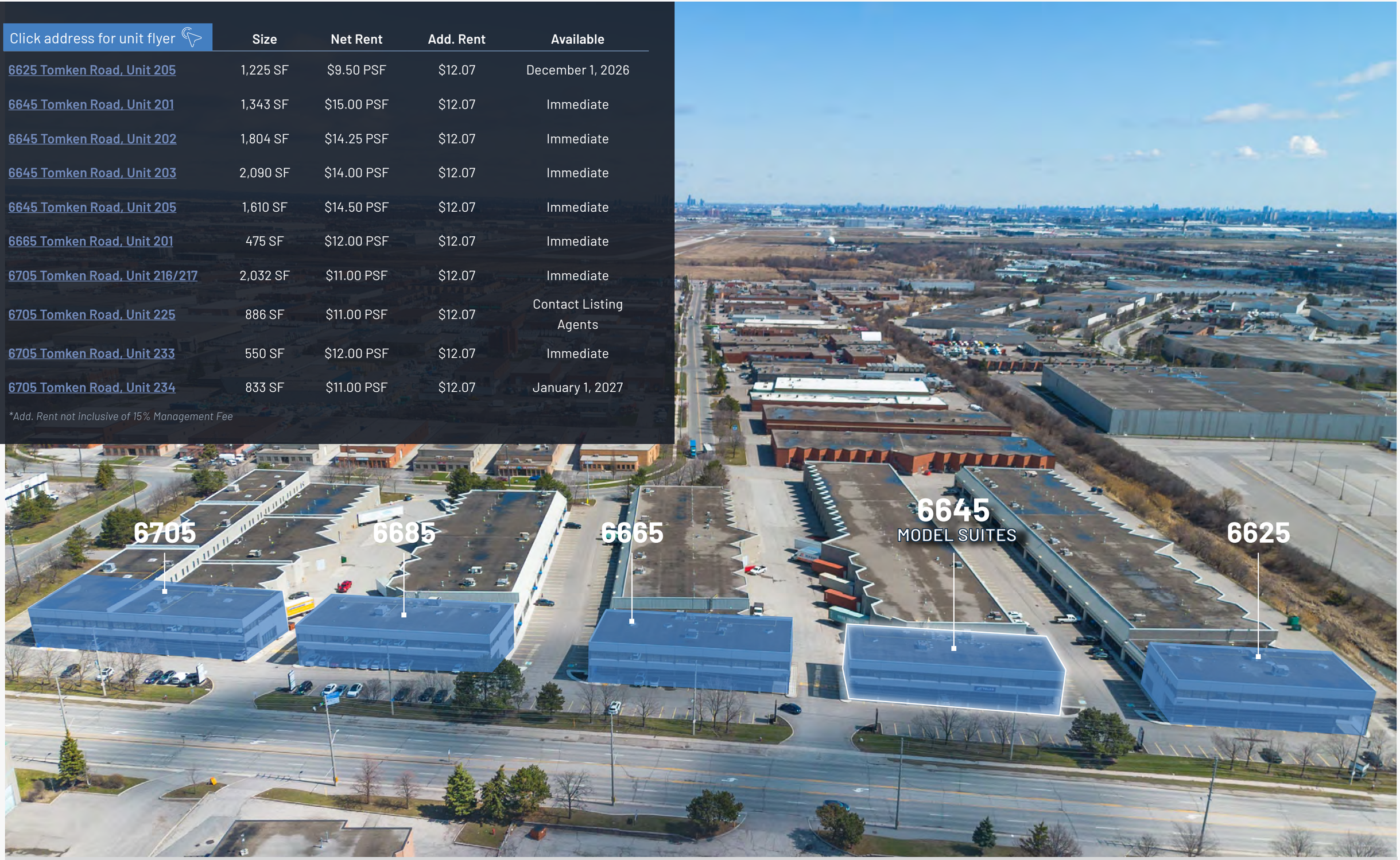
PROPERTY HIGHLIGHTS

- 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
6625 Tomken Road, Unit 205	1,225 SF	$9.50 PSF	$12.07	December 1, 2026
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 205	1,610 SF	$14.50 PSF	$12.07	Immediate
6665 Tomken Road, Unit 201	475 SF	$12.00 PSF	$12.07	Immediate
6705 Tomken Road, Unit 216/217	2,032 SF	$11.00 PSF	$12.07	Immediate
6705 Tomken Road, Unit 225	886 SF	$11.00 PSF	$12.07	Contact Listing Agents
6705 Tomken Road, Unit 233	550 SF	$12.00 PSF	$12.07	Immediate
6705 Tomken Road, Unit 234	833 SF	$11.00 PSF	$12.07	January 1, 2027

**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 Interors:** Expansive windows in every unit provide an abundance of natural light


MODERN KITCHENETTES


FLEXIBLE SIZE CONFIGURATIONS

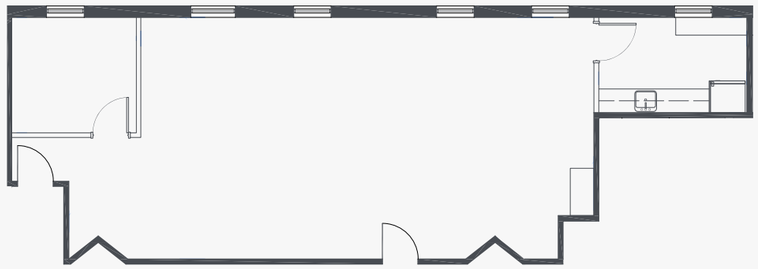

NATURAL LIGHT


CLEAN MODERN AESTHETICS


OPEN CONCEPT WITH PRIVATE OFFICES

6645 TOMKEN ROAD | MODEL SUITES

UNIT 201



SIZE
1,343 SF

NET RENT
$15.00 PSF

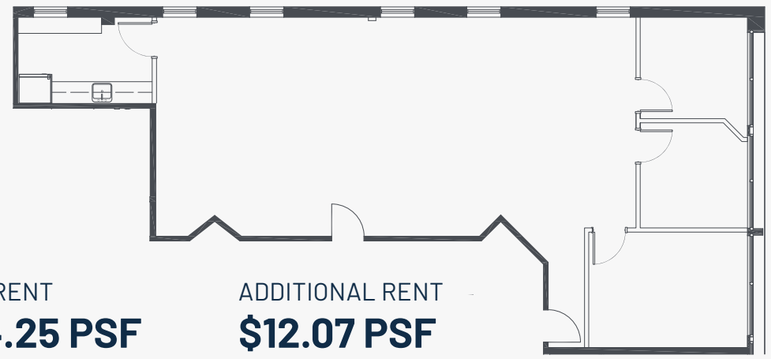
ADDITIONAL RENT
$12.07 PSF

AVAILABLE
IMMEDIATE

PRIVATE OFFICES
ONE

KITCHENETTE
ONE

UNIT 202



SIZE
1,804 SF

NET RENT
$14.25 PSF

ADDITIONAL RENT
$12.07 PSF

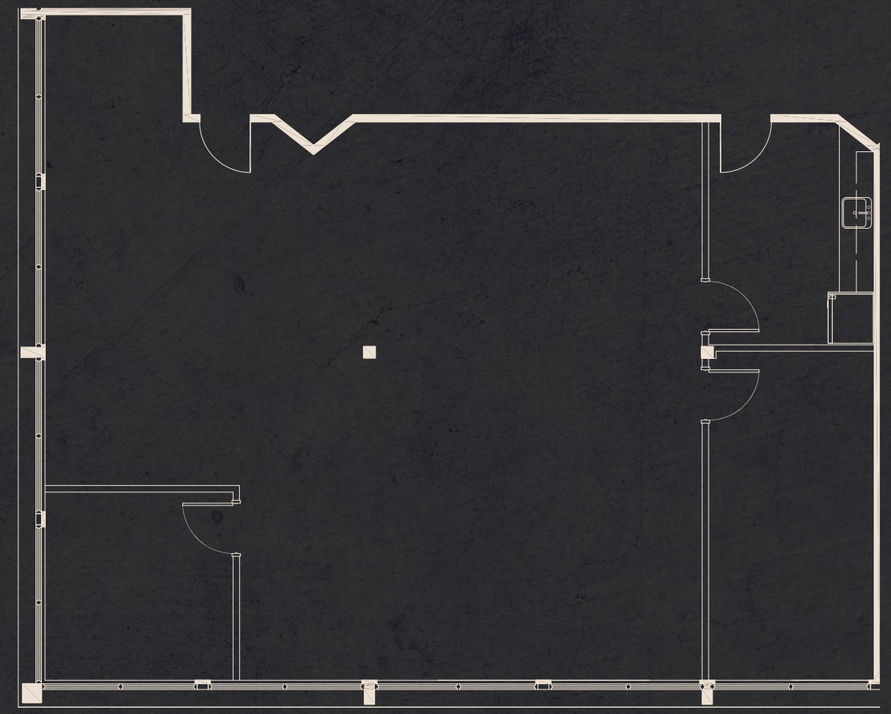
AVAILABLE
IMMEDIATE

PRIVATE OFFICES
THREE

KITCHENETTE
ONE

6645 TOMKEN ROAD | MODEL SUITES

UNIT 203



SIZE
2,090 SF

NET RENT
$14.00 PSF

ADDITIONAL RENT
$12.07 PSF

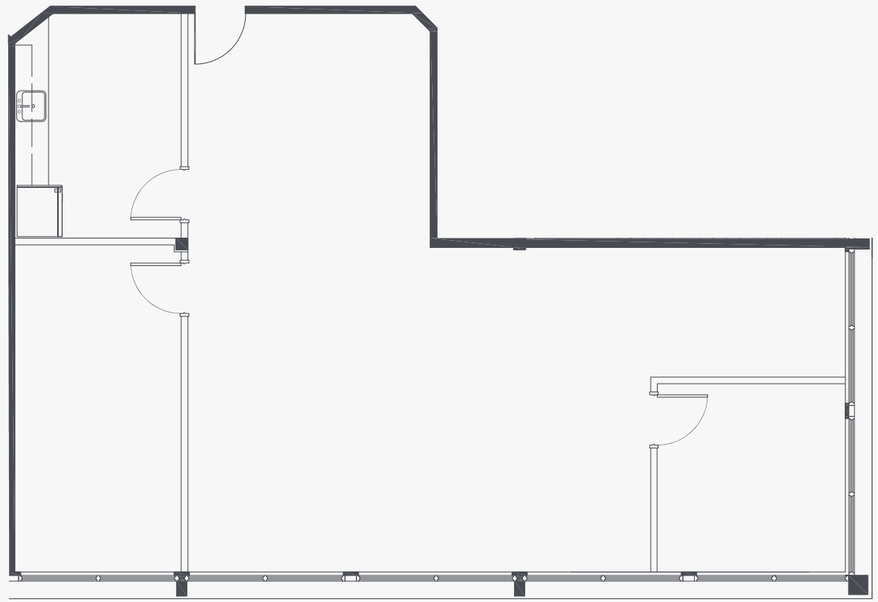
AVAILABLE
IMMEDIATE

PRIVATE OFFICES
TWO

KITCHENETTE
ONE

6645 TOMKEN ROAD | **MODEL SUITES**

UNIT 205



SIZE
1,610 SF

NET RENT
$14.50 PSF

ADDITIONAL RENT
$12.07 PSF

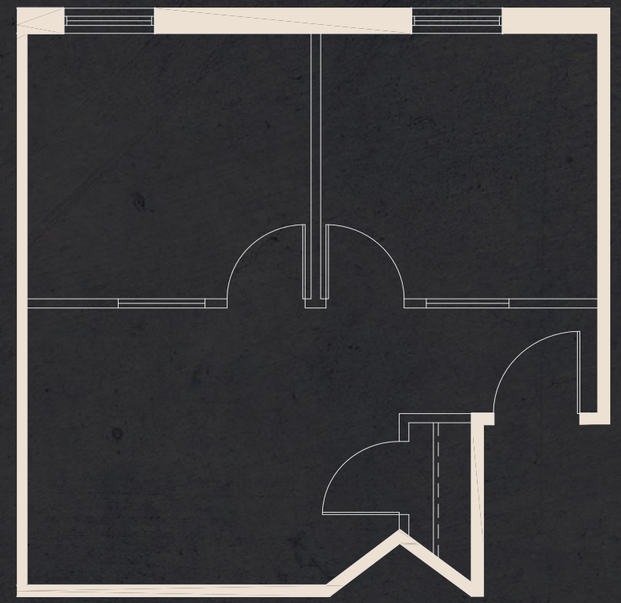
AVAILABLE
IMMEDIATE

PRIVATE OFFICES
TWO

KITCHENETTE
ONE

6665 TOMKEN ROAD

UNIT 201



SIZE
475 SF

NET RENT
$12.00 PSF

ADDITIONAL RENT
$12.07 PSF

AVAILABLE
IMMEDIATE

PRIVATE OFFICES
TWO

6705 TOMKEN ROAD

UNIT 233

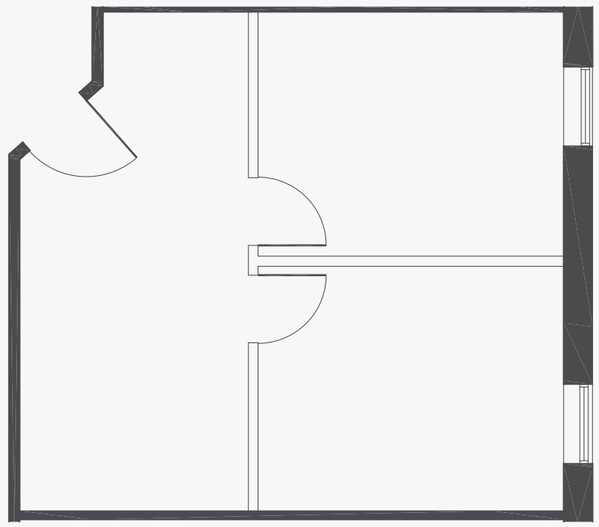
SIZE
550 SF

NET RENT
$12.00 PSF

ADDITIONAL RENT
$12.07 PSF

AVAILABLE
IMMEDIATE

PRIVATE OFFICES
TWO



UNIT 234

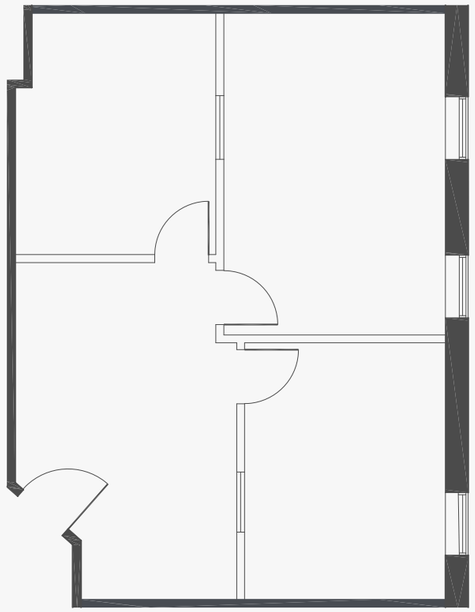
SIZE
833 SF

NET RENT
$11.00 PSF

ADDITIONAL RENT
$12.07 PSF

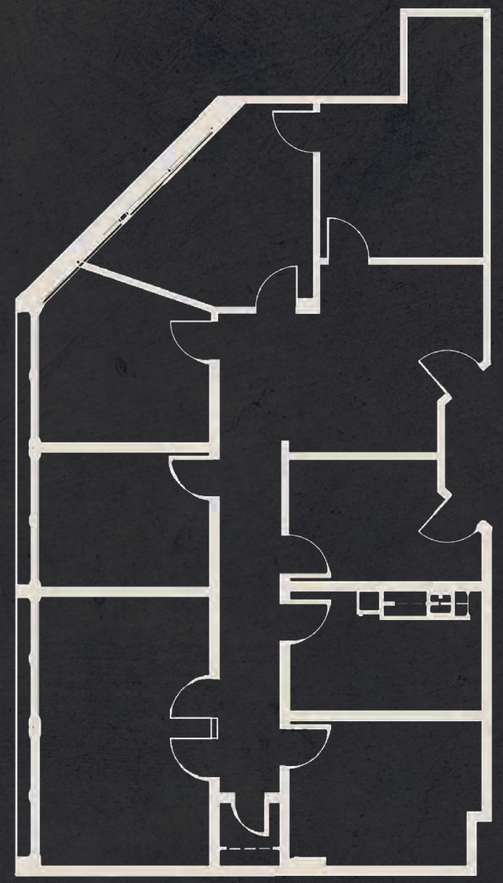
AVAILABLE
JANUARY 1, 2027

PRIVATE OFFICES
THREE



6705 TOMKEN ROAD

UNIT 216/217



SIZE
2,032 SF

NET RENT
$11.00 PSF

ADDITIONAL RENT
$12.07 PSF

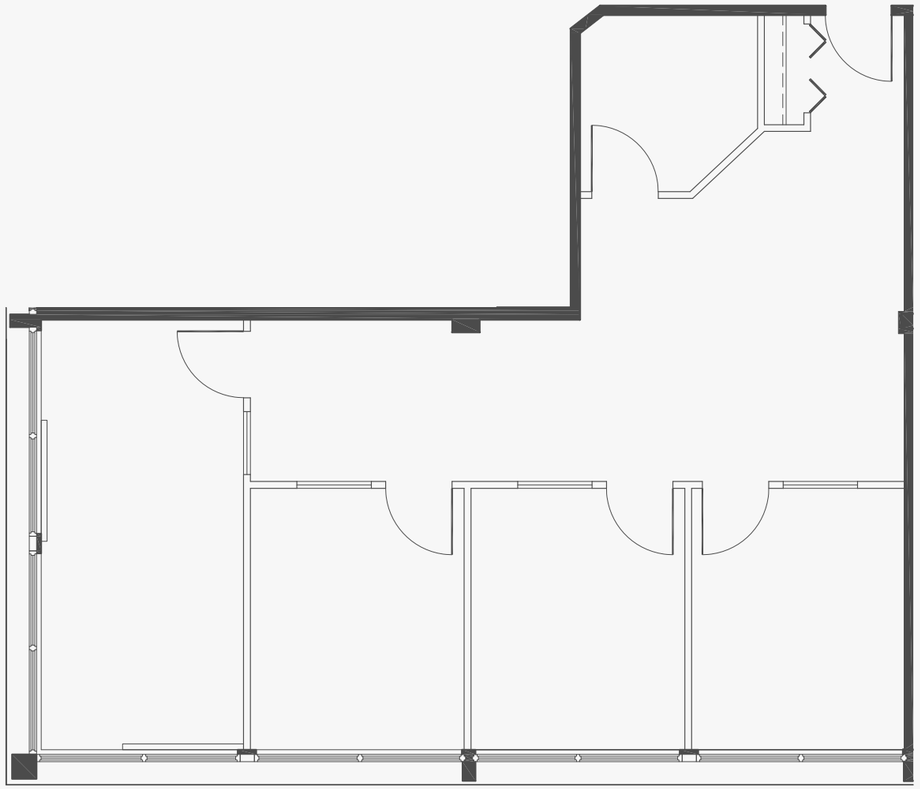
AVAILABLE
IMMEDIATE

PRIVATE OFFICES
SEVEN

KITCHENETTE
ONE

6625 TOMKEN ROAD

UNIT 205



SIZE
1,225 SF

NET RENT
$9.50 PSF

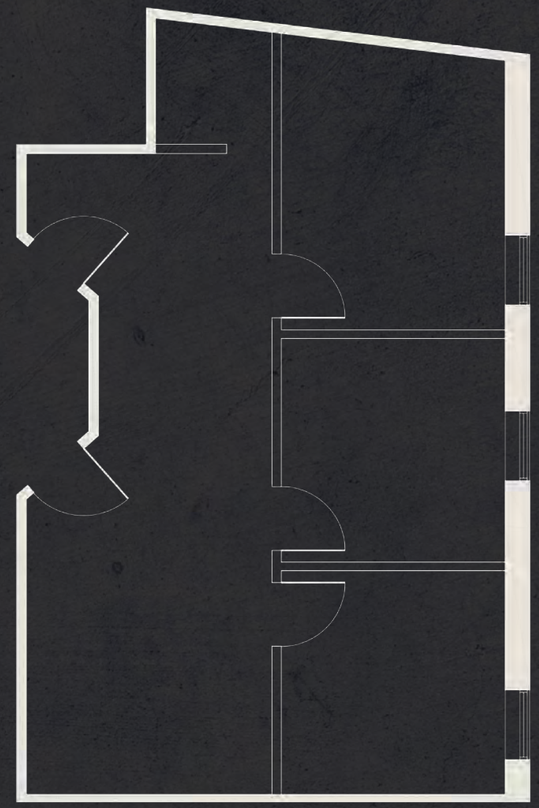
ADDITIONAL RENT
$12.07 PSF

AVAILABLE
DECEMBER 1, 2026

PRIVATE OFFICES
FOUR

6705 TOMKEN ROAD

UNIT 225



SIZE
886 SF

NET RENT
$11.00 PSF

ADDITIONAL RENT
$12.07 PSF

AVAILABLE
CONTACT LISTING AGENTS

PRIVATE OFFICES
THREE

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

50
GAS STATIONS

48
RESTAURANTS

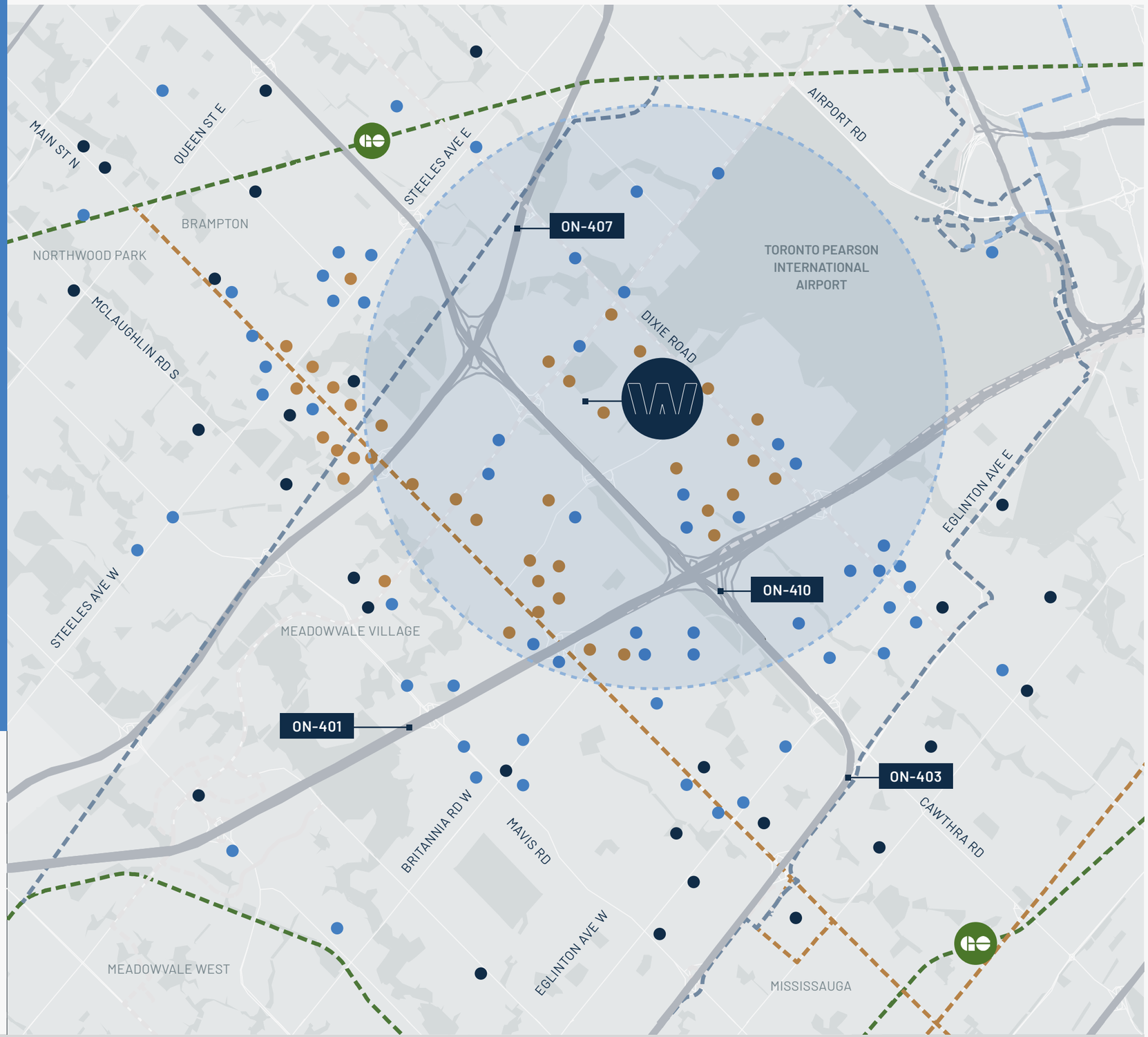
30
RETAIL

MiWay Route

Rapid Transit Lines

GO Line

Dixie



VISIT WEBSITE



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.

CUSHMAN & WAKEFIELD

PURE INDUSTRIAL

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