

CORE GTA LOCATION FOR LEASE

100 Westmore Drive

Etobicoke, ON



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**AVISON
YOUNG**

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Unit	Total Area	Office Area	Asking Net Rent	T.M.I. (2025)	Occupancy
12A	1,679 sf	100%	5 Private Offices \$12.00 psf	\$11.87 psf	Immediate
20	2,581 sf	100%	7 Private Offices \$16.00 psf	\$7.27 psf	Mar 1, 2026

Building Description



Excellent access to highways 401, 407 and 427



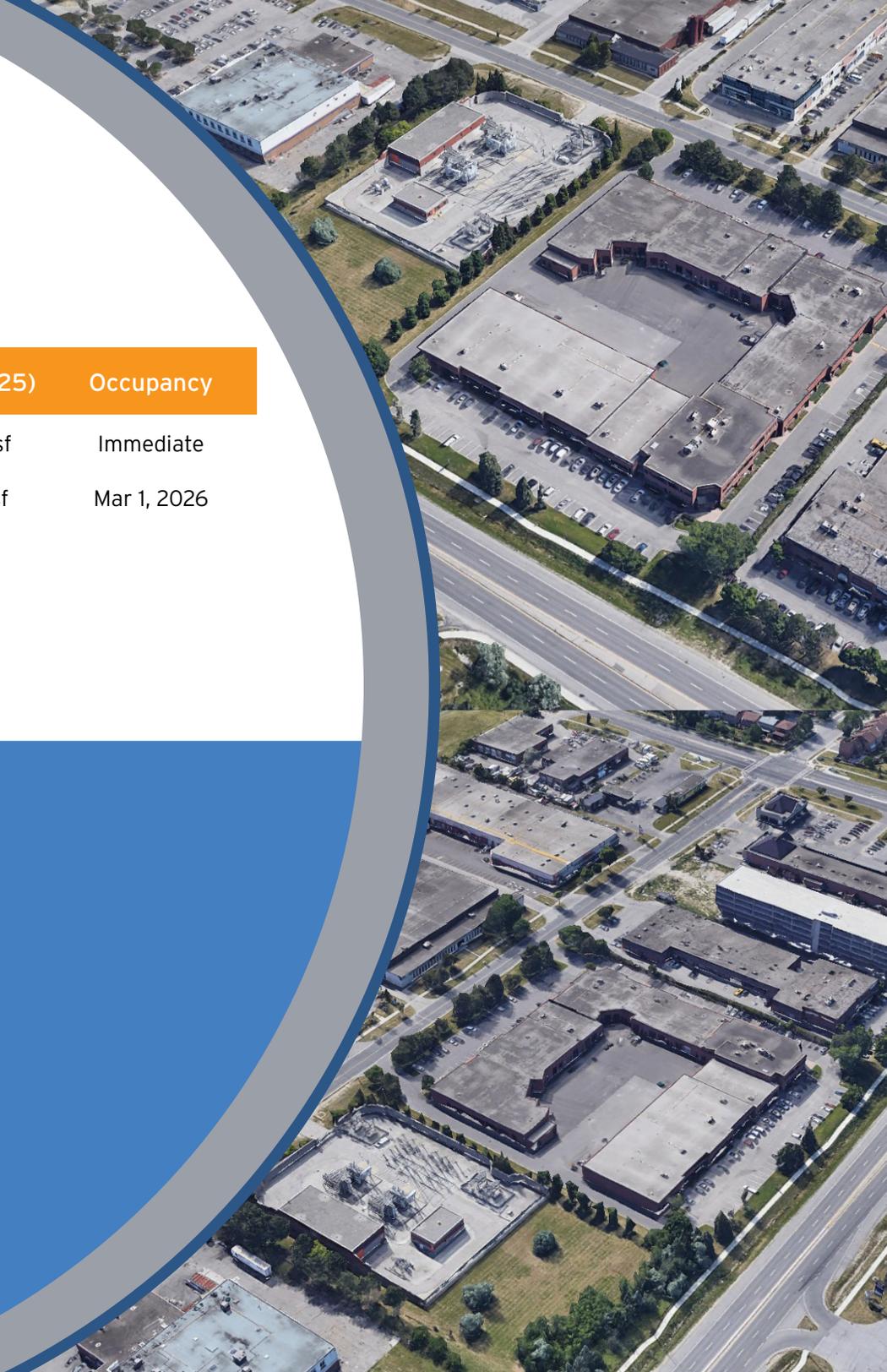
Nicely built out office space with tons of natural light



Solid mix of open space and private offices



Well maintained professional office space



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Unit 12A Floorplan



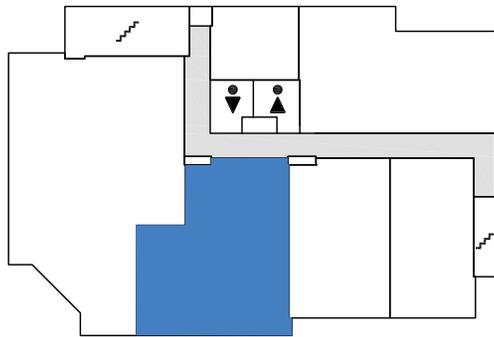
Total Area
1,679 sf



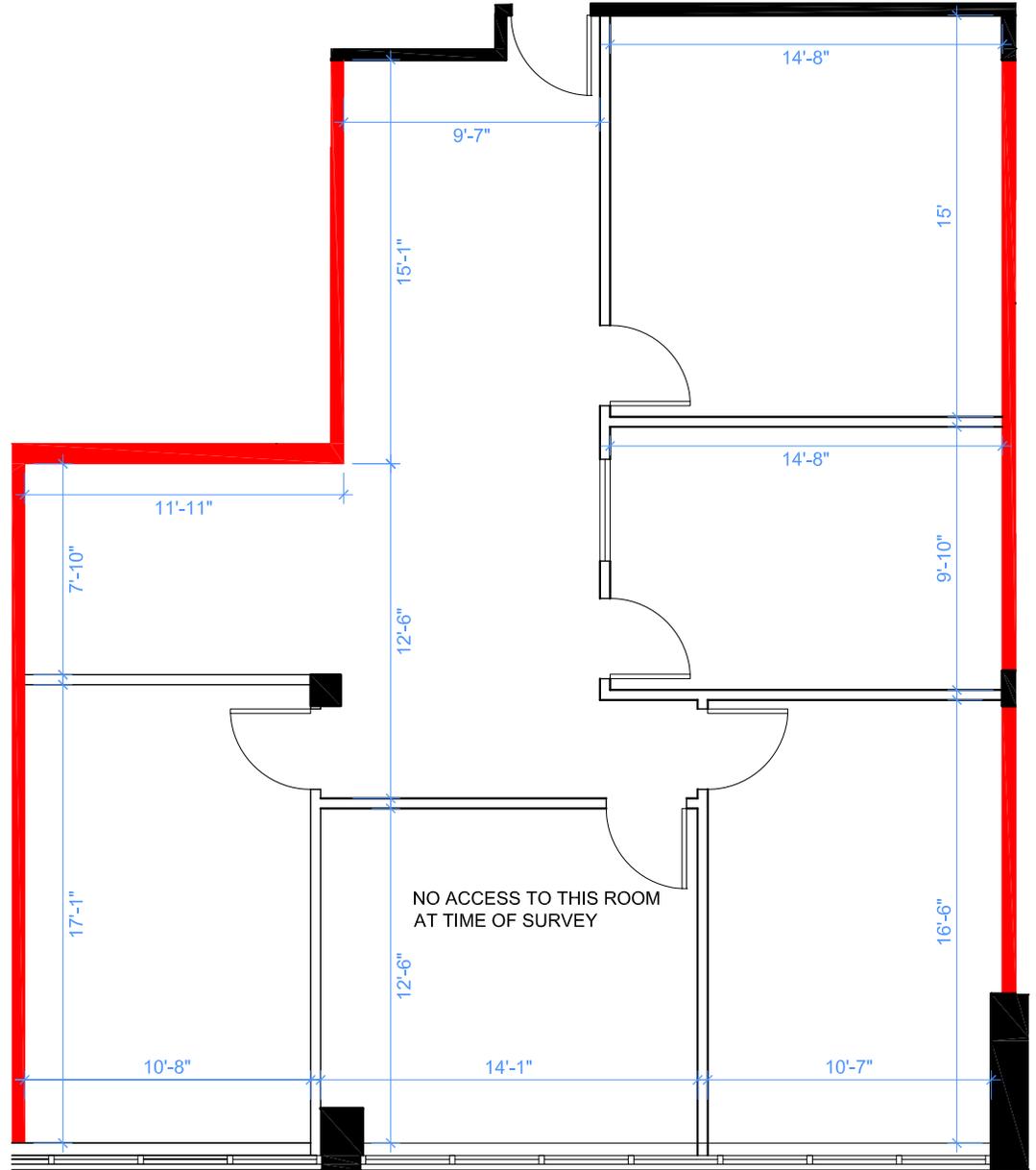
Office Area
100%
(5 private offices)



T.M.I.
\$11.87 psf



Unit 12A



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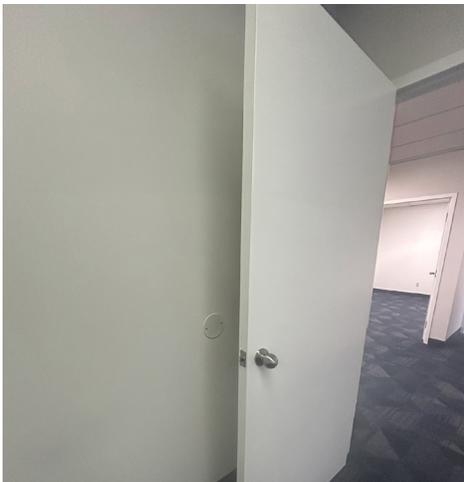
Newly Renovated Unit 12A



NEW HORIZONTAL BLINDS



REMOVED WALLPAPER



NEW DOOR HANDLES



CLEAN AIR DIFFUSERS



CLEAN RETURN AIR

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Unit 20 Floorplan



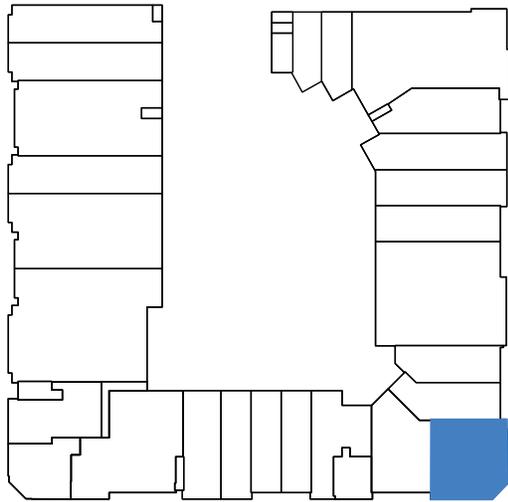
Total Area
2,581 sf



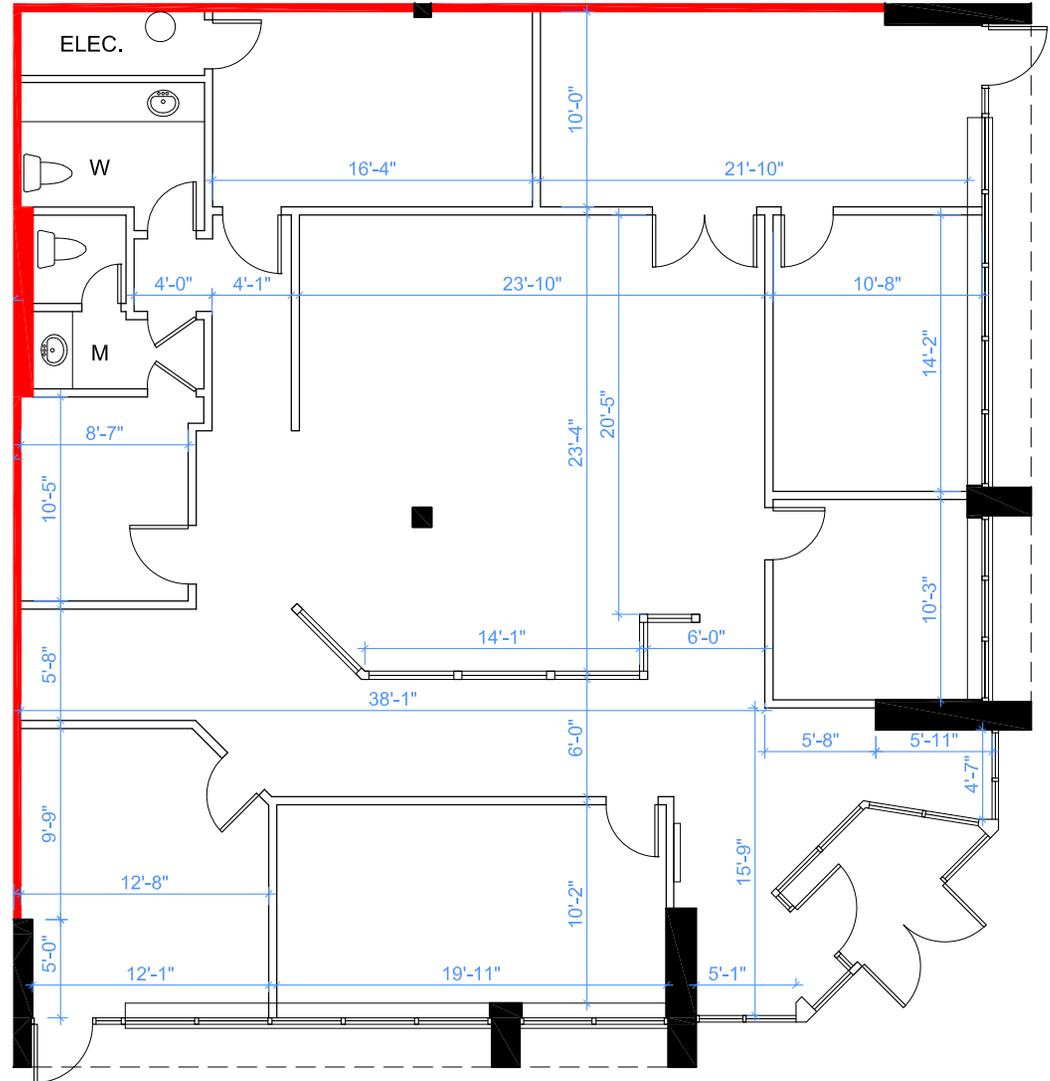
Office Area
100%
(7 private offices)



T.M.I.
\$7.27 psf



Unit 20





100%

Serviced by
Public Transit



5 min

Average Drive time to
400-Series Highways



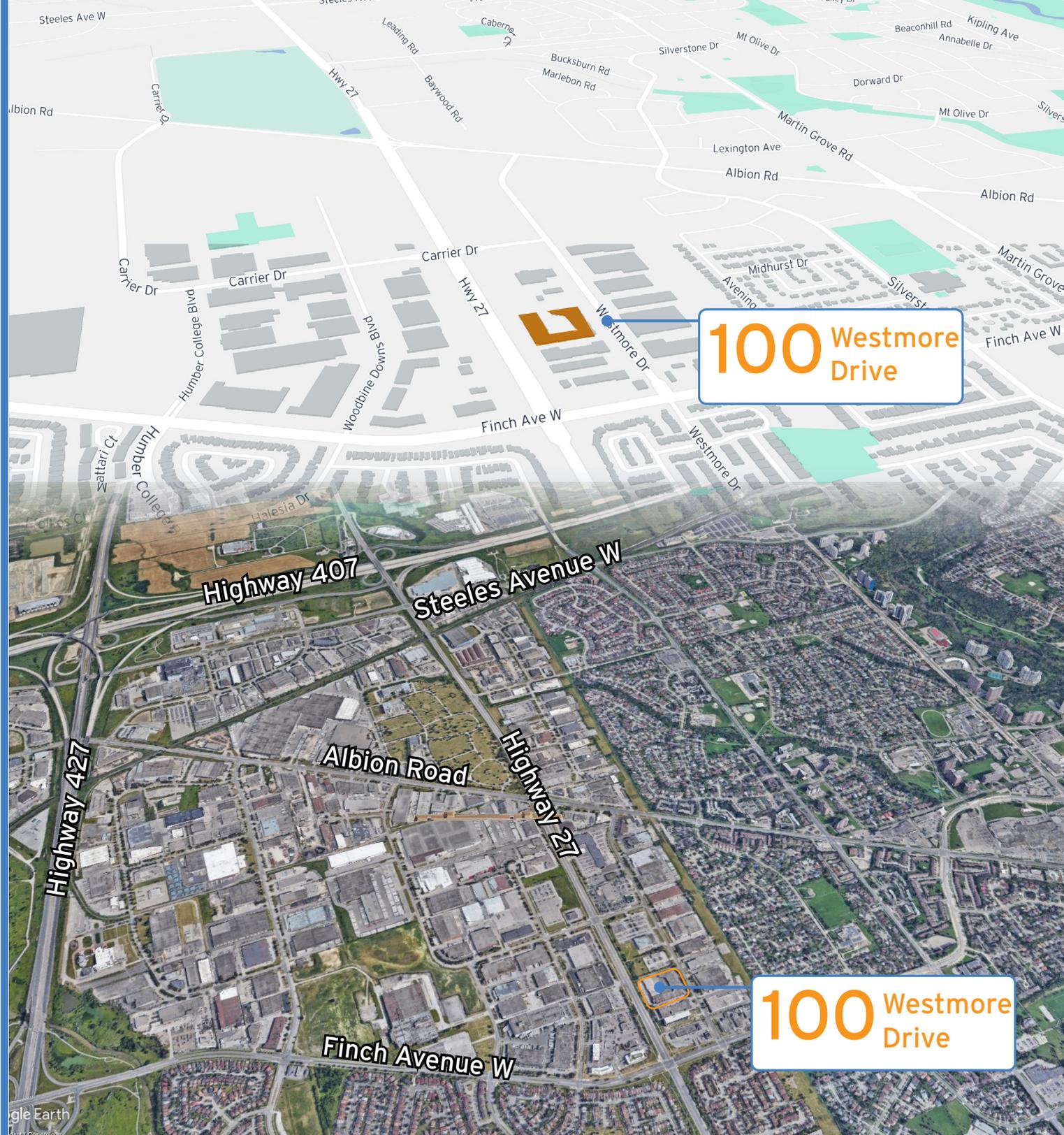
7 KM

Distance to Toronto Pearson
International Airport



30 KM

Distance to
Downtown Toronto



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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 42+ 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



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.

avisonyoung.com



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Get more information

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100 Westmore Drive

Mississauga



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