

# FOR LEASE



American Business Park  
Mississauga, ON



**AMERICAN DRIVE 3405 #7-8 | 3397 #14**

**NORTHAM DRIVE 6275 #2B | 6295 #5-7 | 6305 #8, 9-11**

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FOR LEASE

AMERICAN BUSINESS PARK | MISSISSAUGA, ON

# 3405 AMERICAN DRIVE | UNITS 7-8

**Total Unit Area** 5,532 sf (60% office)



List Price:  
Contact listing agent



T.M.I. (2025)  
\$7.39 PSF



Possession:  
July 1, 2025



Ample free  
surface parking



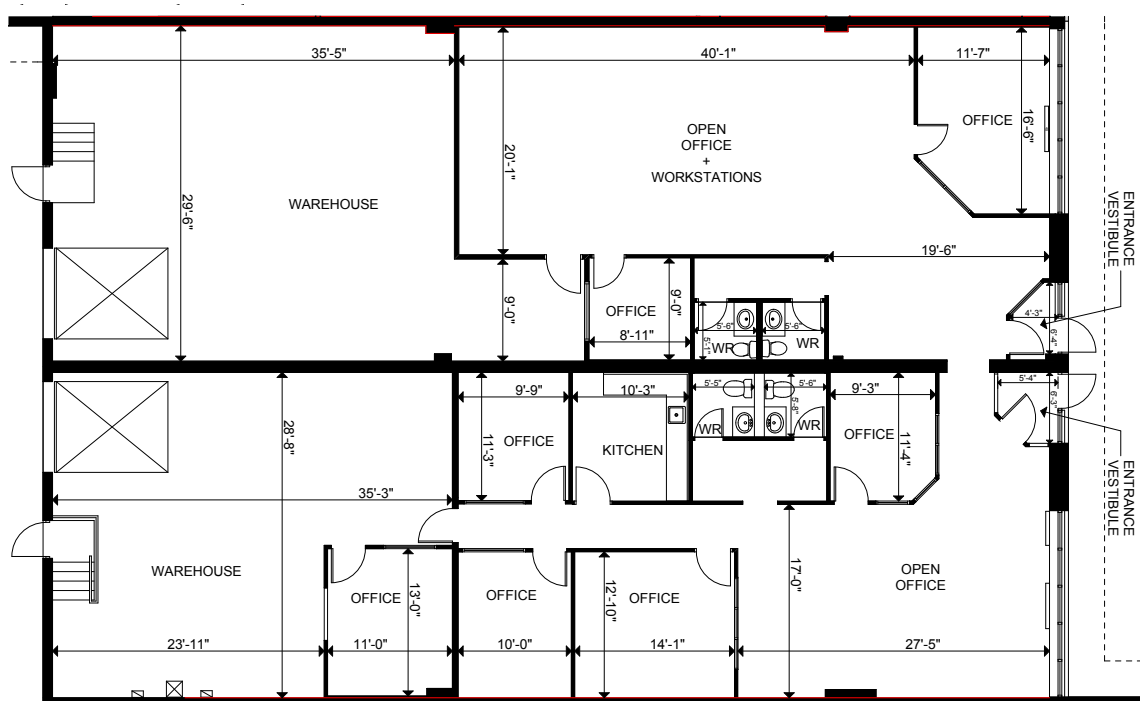
14' 0"  
Clear Height



Shipping Doors:  
2 Truck Level

## Property Highlights

- Divisible into separate units: Unit 7 (2,795 sf) and Unit 8 (2,737 sf)
- Walking distance from Pearson Airport and future Union West Station
- Close to highways 409, 427, 401 & 407
- On-site property management and operations team



FOR LEASE

AMERICAN BUSINESS PARK | MISSISSAUGA, ON

# 3397 AMERICAN DRIVE | UNIT 14

**Total Unit Area** 2,900 sf (20% office)



List Price:  
Contact listing agent



T.M.I. (2025)  
\$5.35 PSF



Possession:  
Immediate



Ample free  
surface parking



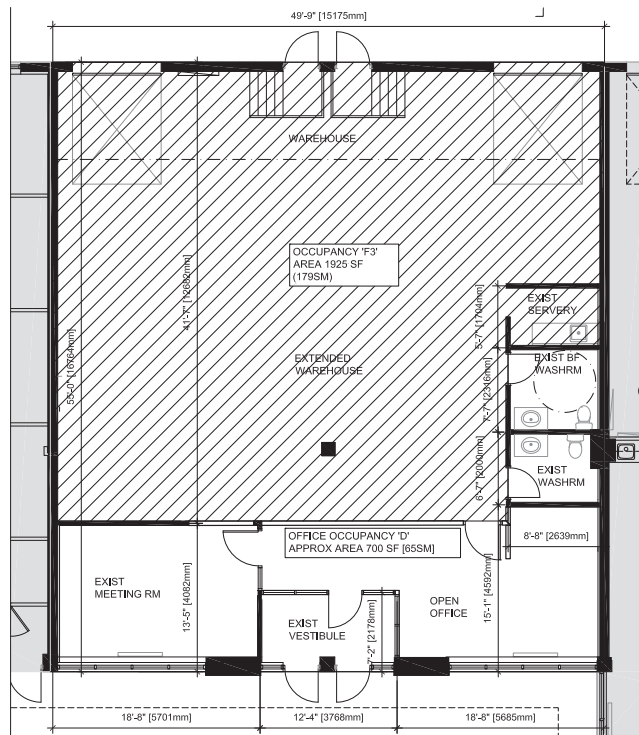
14' 0"  
Clear Height



Shipping Doors:  
2 Truck Level

## Property Highlights

- Walking distance from Pearson Airport and future Union West Station
- Close to highways 409, 427, 401 & 407
- On-site property management and operations team





FOR LEASE

AMERICAN BUSINESS PARK | MISSISSAUGA, ON

# 6275 NORTHAM DRIVE | UNIT 2B

**Total Unit Area** 3,824 sf (100% office)



List Price:  
\$16.95 PSF



T.M.I. (2025)  
\$5.52 PSF



Possession:  
January 31, 2026



Ample free  
surface parking



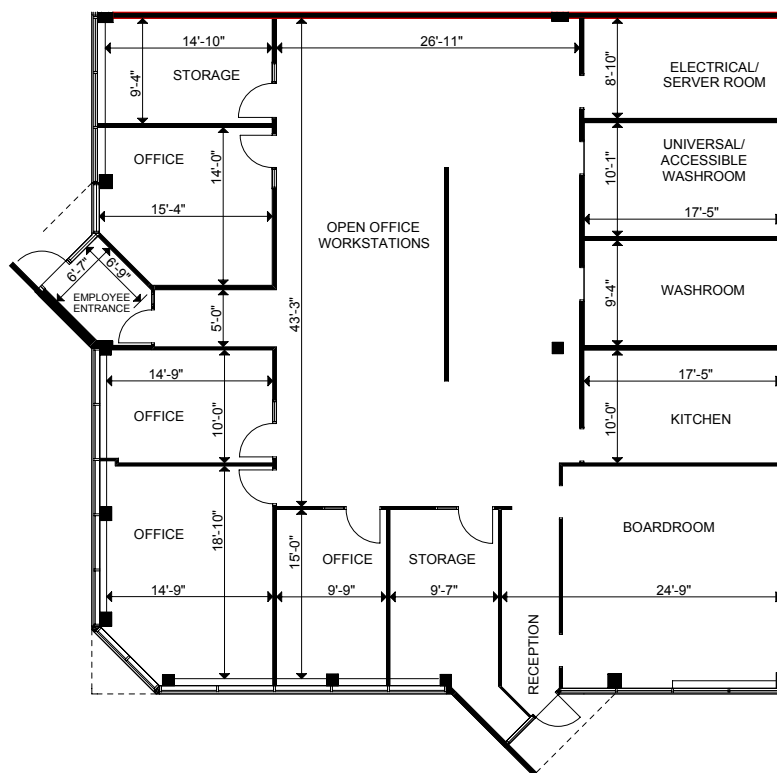
14' 0"  
Clear Height



Shipping Doors:  
N/A

## Property Highlights

- Prime corner office space: Fully built-out with excellent exposure
- Walking distance from Pearson Airport and future Union West Station
- Close to highways 409, 427, 401 & 407
- On-site property management and operations team



**FOR LEASE**

AMERICAN BUSINESS PARK | MISSISSAUGA, ON

# 6295 NORTHAM DRIVE | UNITS 5-7

**Total Unit Area** 7,638 sf (40% office)



List Price:  
\$18.50 PSF



T.M.I. (2025)  
\$7.86 PSF



Possession:  
Immediate



Ample free  
surface parking



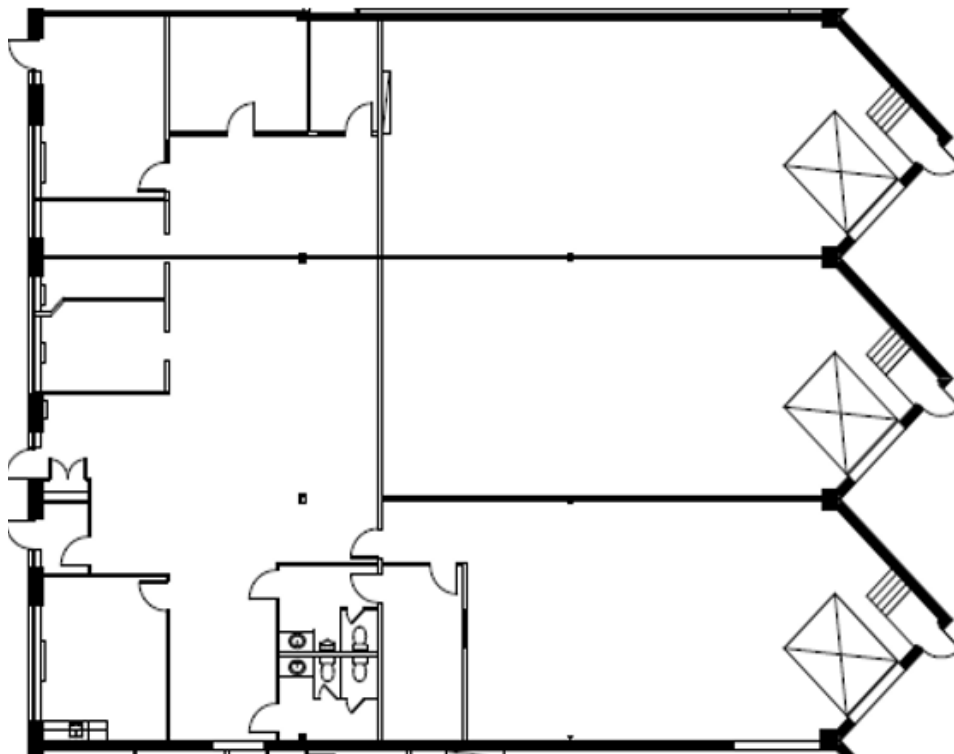
14' 0"  
Clear Height



Shipping Doors:  
3

## Property Highlights

- Office size can be reduced
- Walking distance from Pearson Airport and future Union West Station
- On-site property management and operations team
- Close to highways 409, 427, 401 & 407



FOR LEASE

AMERICAN BUSINESS PARK | MISSISSAUGA, ON

# 6305 NORTHAM DRIVE | UNIT 8

**Total Unit Area** 2,599 sf (50% office)



List Price:  
Contact listing agent



T.M.I. (2025)  
\$7.85 PSF



Possession:  
June 1, 2025



Ample free  
surface parking



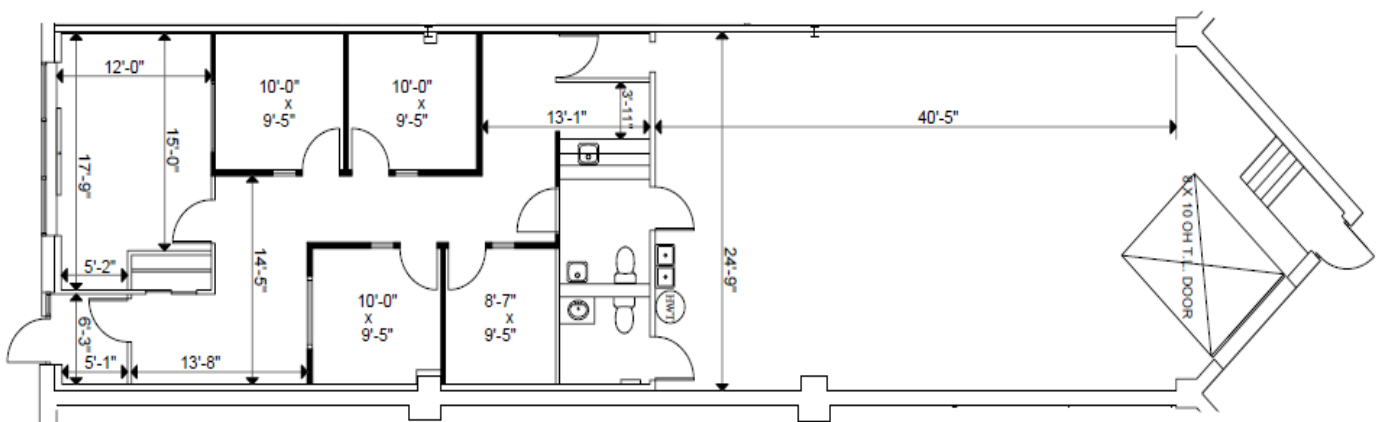
14' 0"  
Clear Height



Shipping Doors:  
1 Truck Level

## Property Highlights

- Walking distance from Pearson Airport and future Union West Station
- Close to highways 409, 427, 401 & 407
- On-site property management and operations team
- Flex industrial space, landlord can work with the tenant to open up and create workstation area



FOR LEASE

AMERICAN BUSINESS PARK | MISSISSAUGA, ON

# 6305 NORTHAM DRIVE | UNITS 9-11

**Total Unit Area** 7,514 sf (70% office)



List Price:  
\$15.50 PSF  
(Year 1)



T.M.I. (2025)  
\$7.85 PSF



Possession:  
June 1, 2025



Ample free  
surface parking



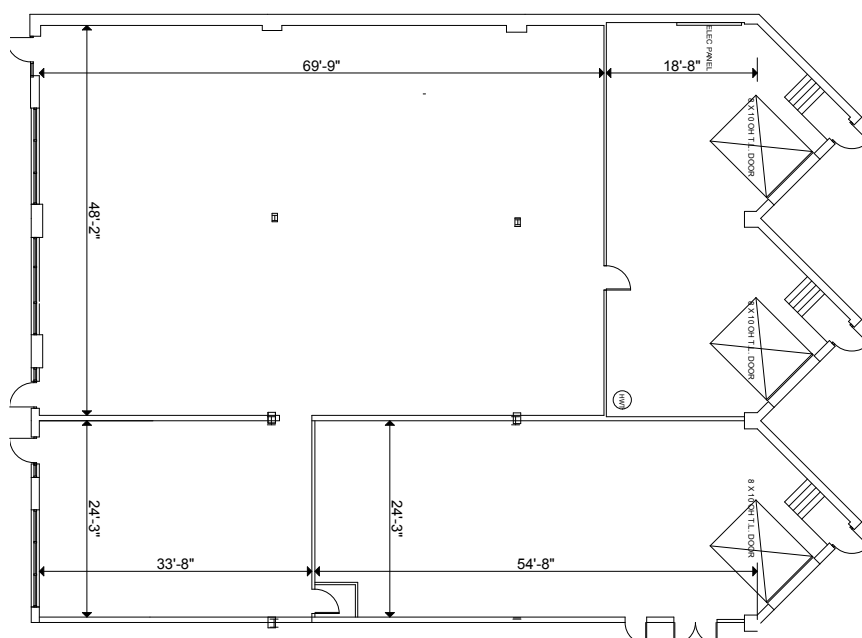
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Clear Height



Shipping Doors:  
3 Truck Level

## Property Highlights

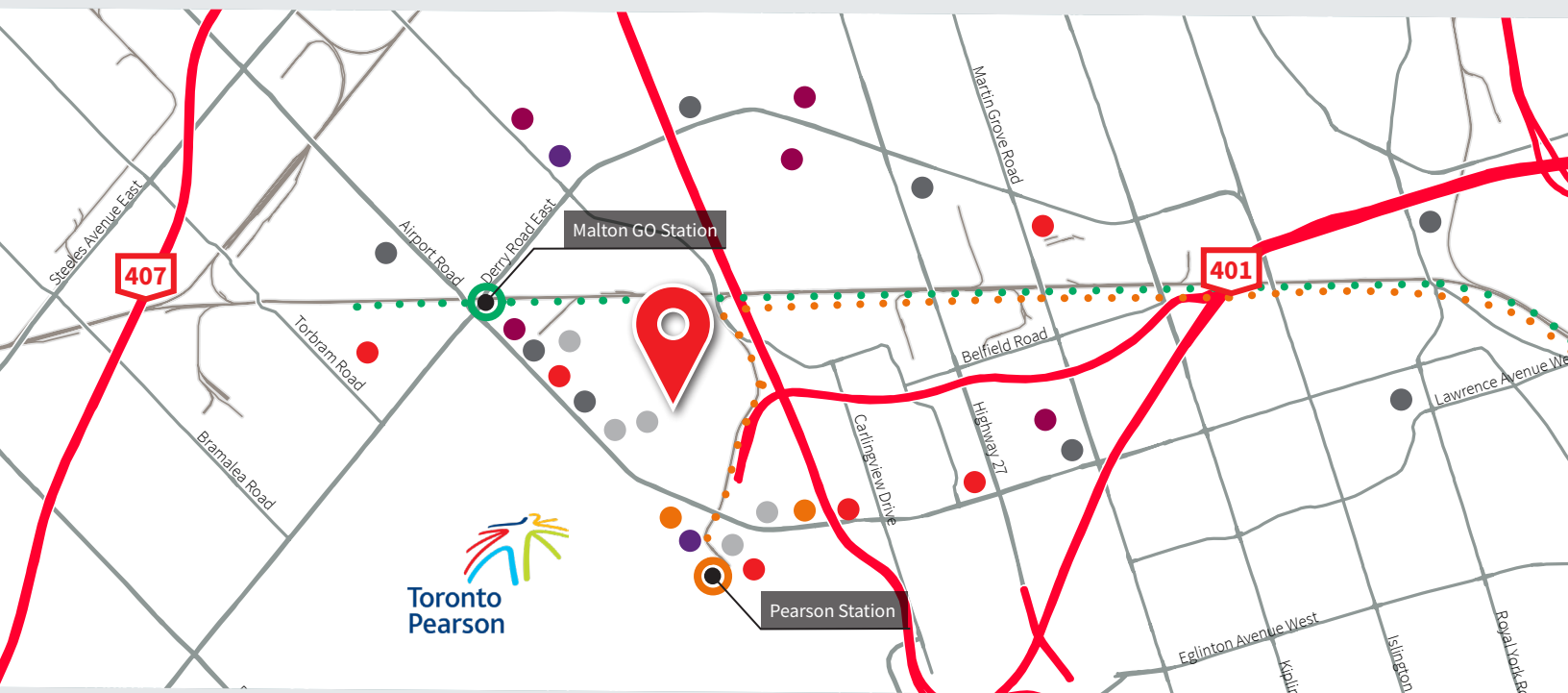
- Walking distance from Pearson Airport and future Union West Station
- Close to highways 409, 427, 401 & 407
- On-site property management and operations team
- Flex industrial space, landlord can work with the tenant to open up and create workstation area



FOR LEASE

AMERICAN BUSINESS PARK | MISSISSAUGA, ON

### Corporate Neighbours



### Area Amenities

#### Restaurants

- Freshii
- Wahlburgers
- The Keg Steakhouse
- Jack Astor's

#### Cafes

- Starbucks
- Tim Horton's
- Country Style

#### Banks

- TD
- CIBC
- RBC
- BMO

#### Attractions

- International Centre
- Woodbine Slots
- Woodbine Shops

#### Hotels

- Sheraton
- Hilton

#### Fitness

- GoodLife
- Planet Fitness

### Transit



### Drive Times

**5 mins** to  
Pearson Airport

**7 mins** to  
Malton GO

**10 mins** to  
Highway 427

**12 mins** to  
Highway 407

**13 mins** to  
Highways 403/401

**15 mins** to  
Bramalea GO

**17 mins** to  
CN Intermodal

**25 mins** to  
DT Toronto

**32 mins** to  
CP Vaughan





# FOR LEASE

## American Business Park



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