

185
THE WEST
MALL

WEST
METRO
@

THE
427



Square Feet:

**1,100 to
6,535**



Proximity to
everything



LEED Gold
Certified

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FOR LEASE | 185 THE WEST MALL, ETOBICOKE

The 427, a vibrant office community with suites available for lease

185 West Metro is the tallest of the three class A office towers and offers amazing panoramic views of the GTA and downtown Toronto.

Net Rent: \$19.00 per SF

Additional Rent: \$19.90 per SF

Parking 3.5 : 1,000 SF

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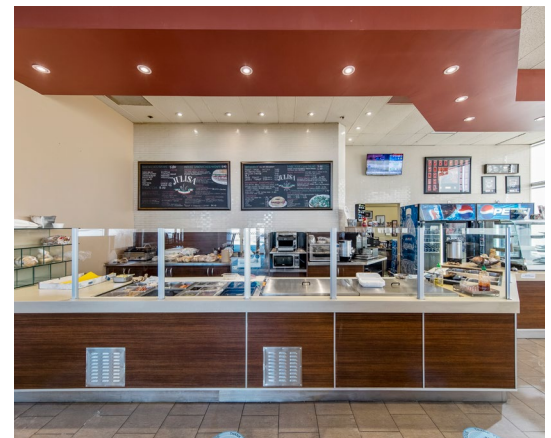
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Property overview

Address	185 The West Mall, Etobicoke	
Location	Located on the East side of The West Mall near the intersection of Highway 427 and Dundas Street West	
Parking	3.5 : 1,000 SF \$45.00 / stall / month - Surface \$56.50 / stall / month - P1 \$75.00 / stall / month - P2	
Rentable Suite Options	Suite 600	6,535 SF
	Suite 640	1,100 SF
	Suite 715	3,859 SF
	Suite 910	1,659 SF
	Suite 1005	1,696 SF
Net Rent	\$19.00 per SF	
Additional Rent	\$19.90 per SF	
Building Class	Class A	
Average Floor Plate	14,981 SF	
# of Floors	17 Floors	
Transportation	Shuttle to GO & TTC, Hwy 427, QEW, Hwy 401 & Gardiner Expy	



KEY HIGHLIGHTS



Shuttle to GO & TTC transit



Gym on-site



2 x Cafés on-site

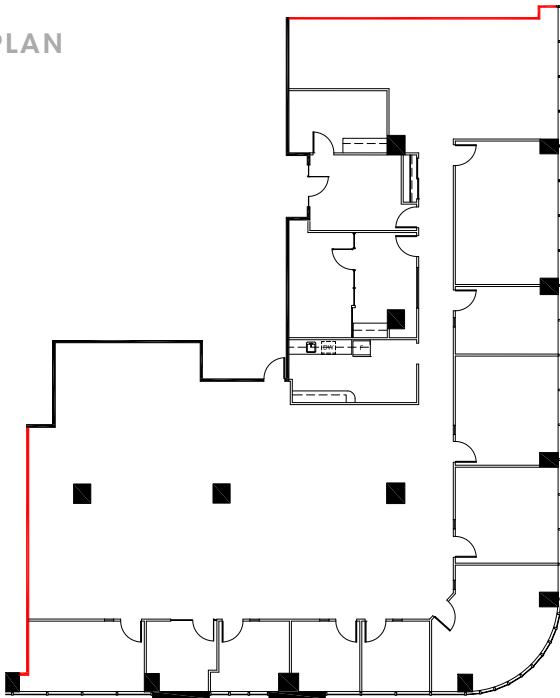


Fibre Optic Capability

Floor plan overview



FLOOR PLAN



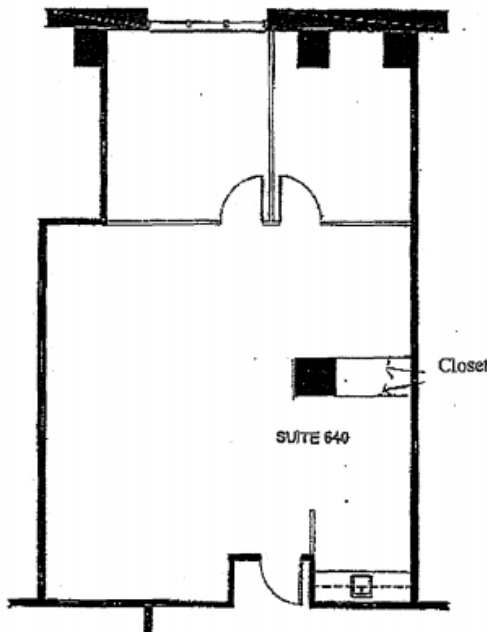
Suite 600

6,535 SF

- Built-out Suite
- Entire Floor
- Private Offices
- Boardroom
- Meeting Rooms
- Private Washrooms
- Kitchenette
- Open Work Area

[View Virtual Tour](#)

SAMPLE FLOOR PLAN



Suite 640

1,100 SF

- Built-out Suite
- Private Office
- Open Work Area
- Available Immediately

[View Virtual Tour](#)

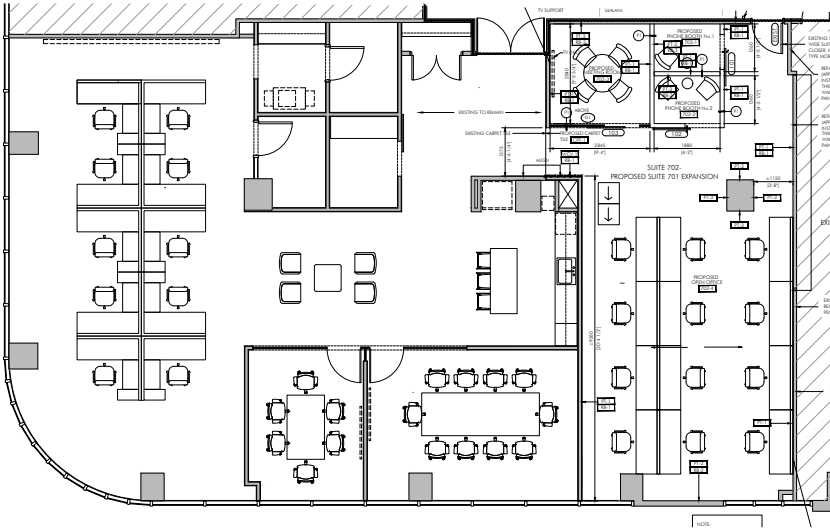
Contiguous Space

Suite 600 + 640 = **7,635 SF**

Floor plan overview



FLOOR PLAN

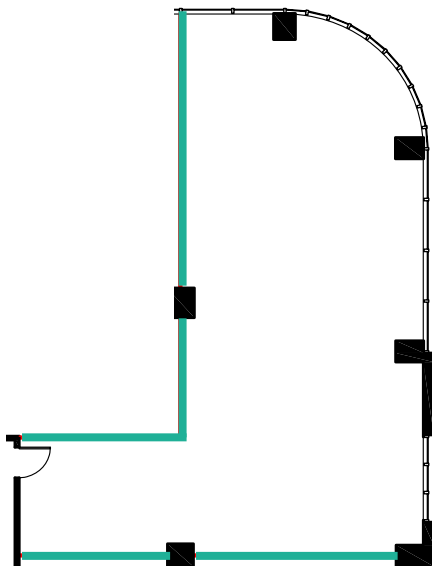


Suite 715

3,859 SF

- Built-out Suite

SAMPLE FLOOR PLAN



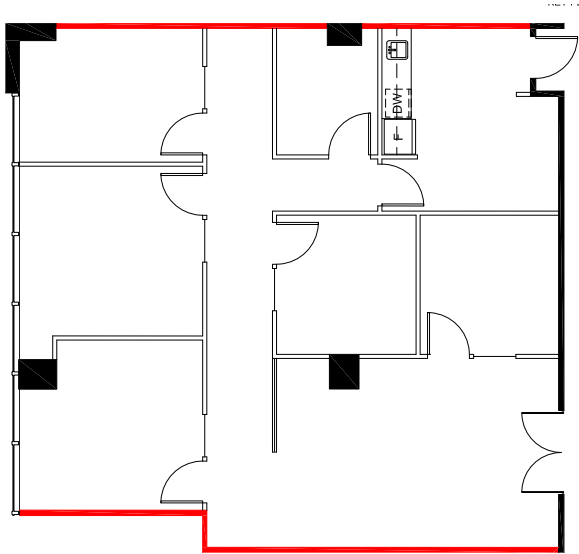
Suite 910

1,659 SF

- Built-out Suite
- Open Work Area
- Available Immediately

[View Virtual Tour](#)

Floor plan overview



Suite 1005

1,696 SF

- Built-out suite

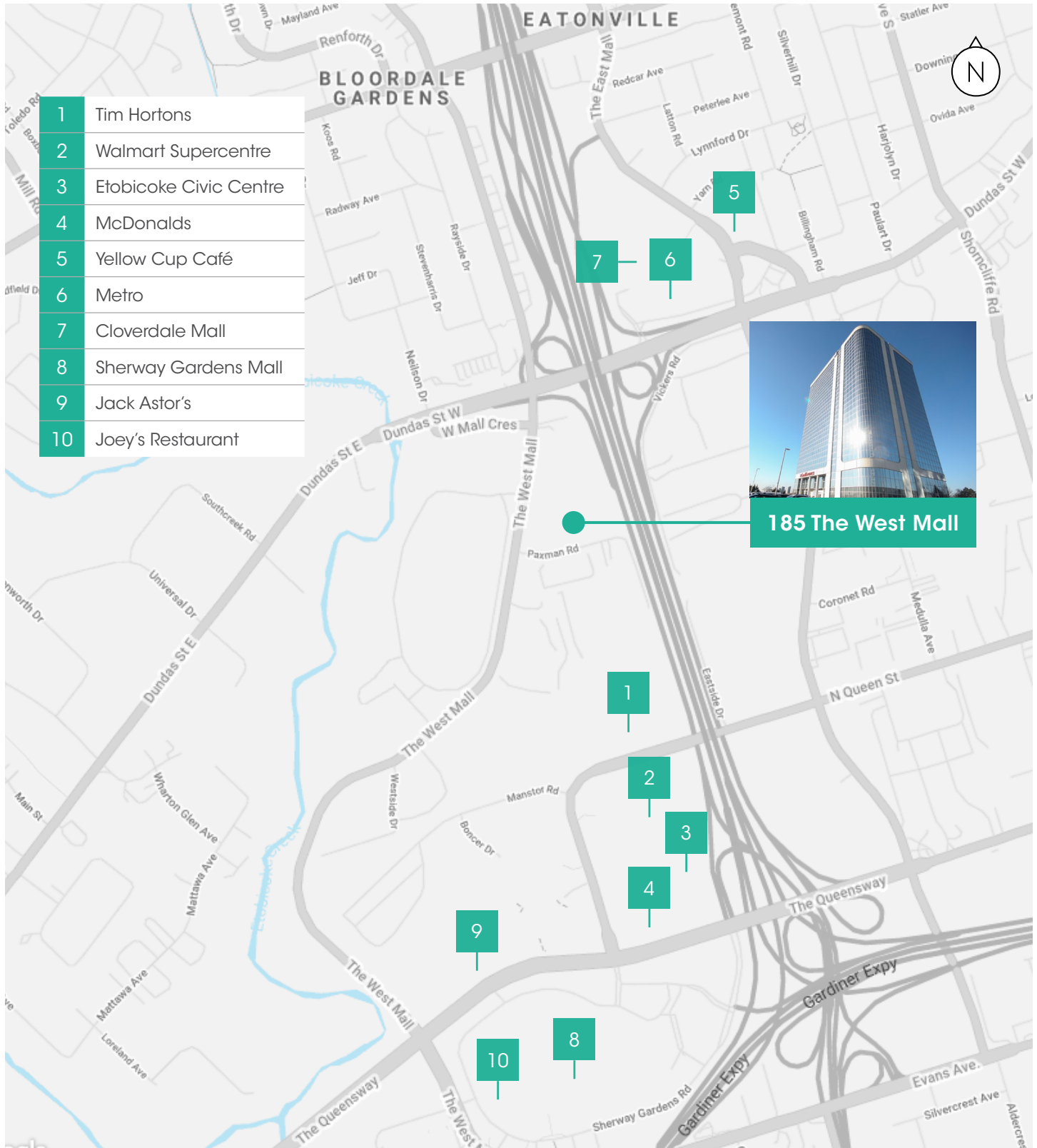
Complex Features

- Fibre Optic & Wired Certified Building
- 2 x Cafes on-site
- Goodlife Fitness Centre
- Shuttle to GO & TTC transit
- 10 mins to Airport
- Car Charging Stations
- Car Detailing Services
- Security on-site
- Panoramic views of city



1,100 - 6,696
SF available

Surrounding Amenities



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Connected to
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