

Office Space For Lease

1243 Islington Avenue | Toronto

Connecting Intelligence and Business

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Kipling

Colliers

Property Overview

Experience the prime location of 1243 Islington Avenue in the heart of Etobicoke. This central spot offers easy access to a wealth of amenities, excellent transit options, and a highly skilled workforce from the nearby residential area and transit link. The building is currently undergoing upgrades, with renovations to the main lobby completed and improvements to the common area washrooms and elevator lobby in progress. Underground parking is available for your convenience.

With its exceptional transit connections, 1243 Islington Avenue provides easy access to downtown Toronto and the City of Mississauga. The subway station is conveniently located just across the street at the corner of Islington and Bloor. You can also access Islington Subway station through an underground walkway in the adjacent building, which seamlessly connects you to GO Transit, Mississauga Transit, and TTC bus transit.

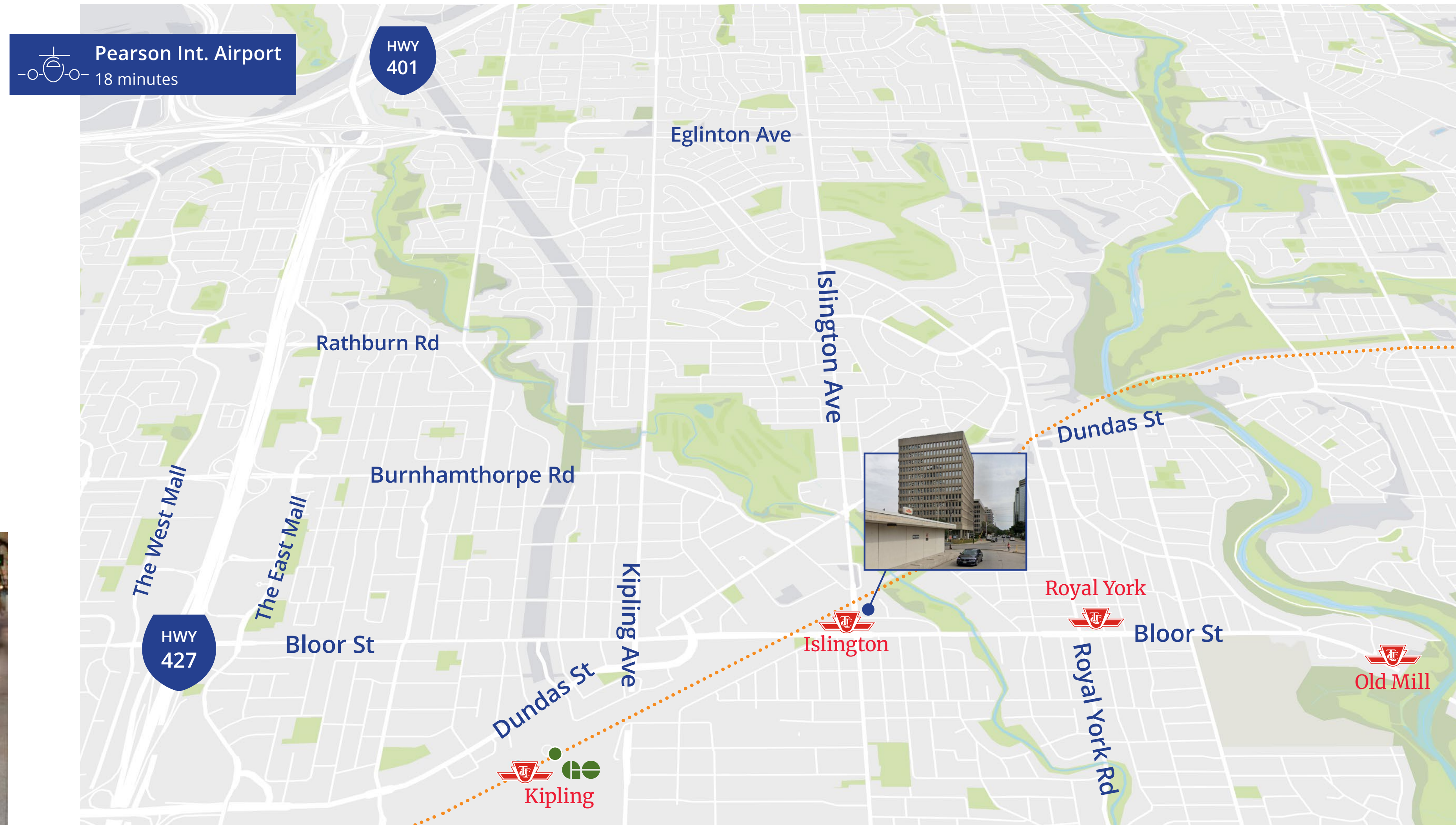
In addition, you'll find a range of amenities nearby, including Islington Medical Pharmacy, Sherwood Copy and Print, Etobicoke Medical & Walk-in Clinic by HMC, and Aberfoyle Dental Office. Across the street, various options await, such as Starbucks, Tim Hortons, a 24-hour Goodlife Fitness, Service Ontario, a food court, restaurants, banks, and more. Discover the perfect connection between your real estate, business, and life at 1243 Islington Avenue.

Your next opportunity awaits you



Superior Connectivity

- Islington Subway Station – located directly across the street
- 11.4 KM to Pearson International Airport and less
- Increased efficiency through improved infrastructure
- Links to TTC Bus Transit and Mississauga Transit Service (MiWay)
Served by Bus routes 37, 40A, 50, 110A and 110B
- 900 Airport Express provides 10-minute or better all-day accessible express bus service between Kipling Station and Pearson Airport. One subway stop from Islington Station (2-min)



Superior Amenities

ISLINGTON GOLF CLUB

Dundas St

Islington Ave

On-Site Amenities

SHERWOOD
DIGITAL COPY & PRINT

LifeLabs

A:D
ABERFOYLE DENTAL

ISLINGTON
Medical Pharmacy

PRECISE PARKLINK
NATIONAL

URBAN MOBILITY

GoodLife FITNESS.

REAL FRUIT BUBBLE TEA

SPUMPERNICKEL'S
"where good food is plentiful"

A&W

Thai EXPRESS

BLACK ANGUS STEAKHOUSE

ServiceOntario

Harry's STEAK HOUSE

Bloor St

Sobeys
urbanFRESH

Tim Hortons

freshii

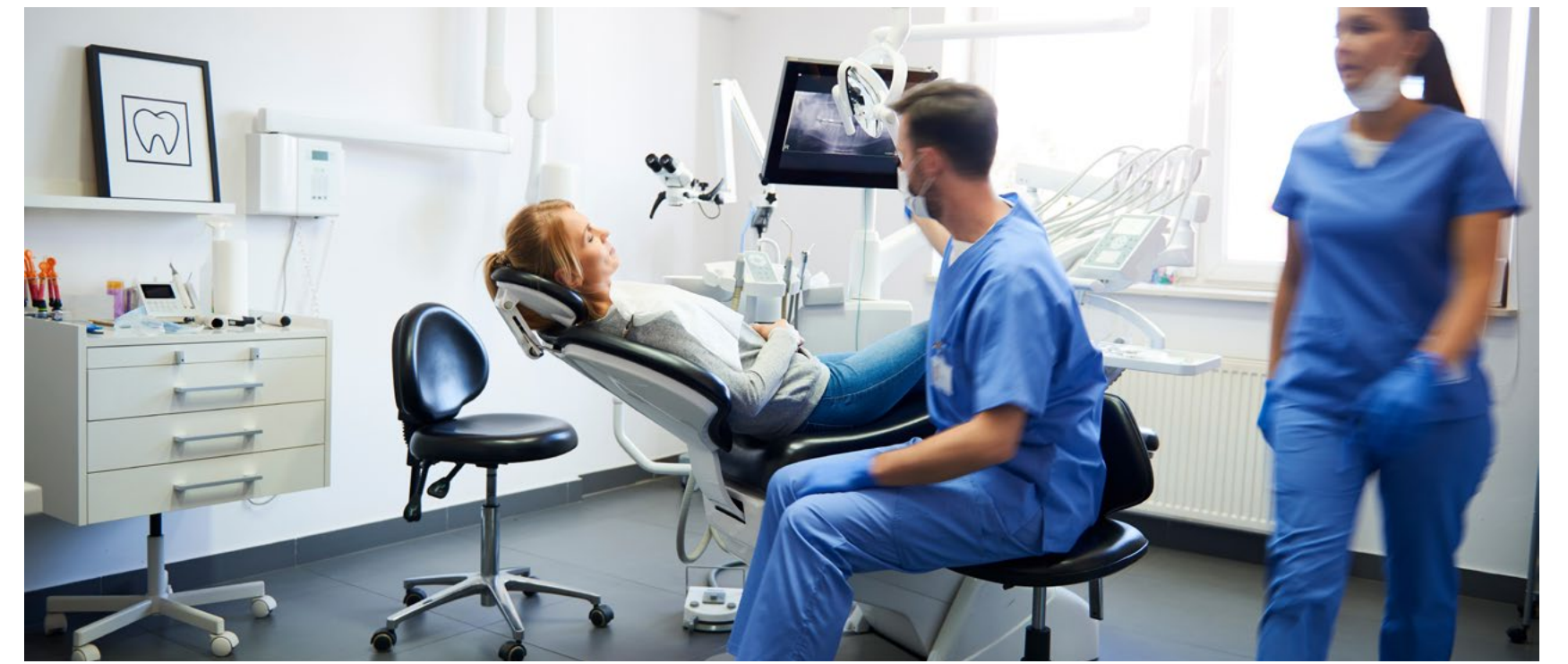
PIZZA PIZZA

KENZO

Ali Baba's

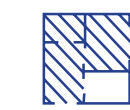
ESPRESSO DOXA

PIZZA IOLO



Property Availabilities

Space	Size	Availability	Comments
1207	560 SF	Immediate	Built out space
1206	1,315 SF	Immediate	Medical office, large reception, 4 offices with plumbing, storage room, kitchenette, in-suite washroom
1100	9,716 SF	Immediate	Built out full floor available with offices, boardroom and kitchenette
1002	1,553 SF	Immediate	Base with some built out
Suite 907	1,592 SF	Immediate	Model suite, two large offices on glass, kitchenette and open area
Suite 900	2,051 SF	Immediate	4 offices on glass, boardroom/training room and kitchenette
Suite 805	1,859 SF	Immediate	Built out medical space
Suite 802	1,410 SF	Immediate	Raw Space
Suite 705	791 SF	Immediate	Built out office space
Suite 703	619 SF	Immediate	Built out with two private offices
Suite 702	903 SF	Immediate	Raw Space
Suite 402	4,831 SF	Immediate	Built out office space
Suite 301 Divisible	4,706 SF	Immediate	Raw space



Rentable Area: 116,592 SF



Typical Floor Size: 9,716 SF



Parking: 0.5 : 1,000 SF



Loading Dock: 28' long by 10' wide (max. 20' truck)
Door is 8' wide by 10' height



Net Rent: \$19.25 Net PSF / Annum



Additional Rent: \$26.76 PSF (Includes in-suite janitorial)

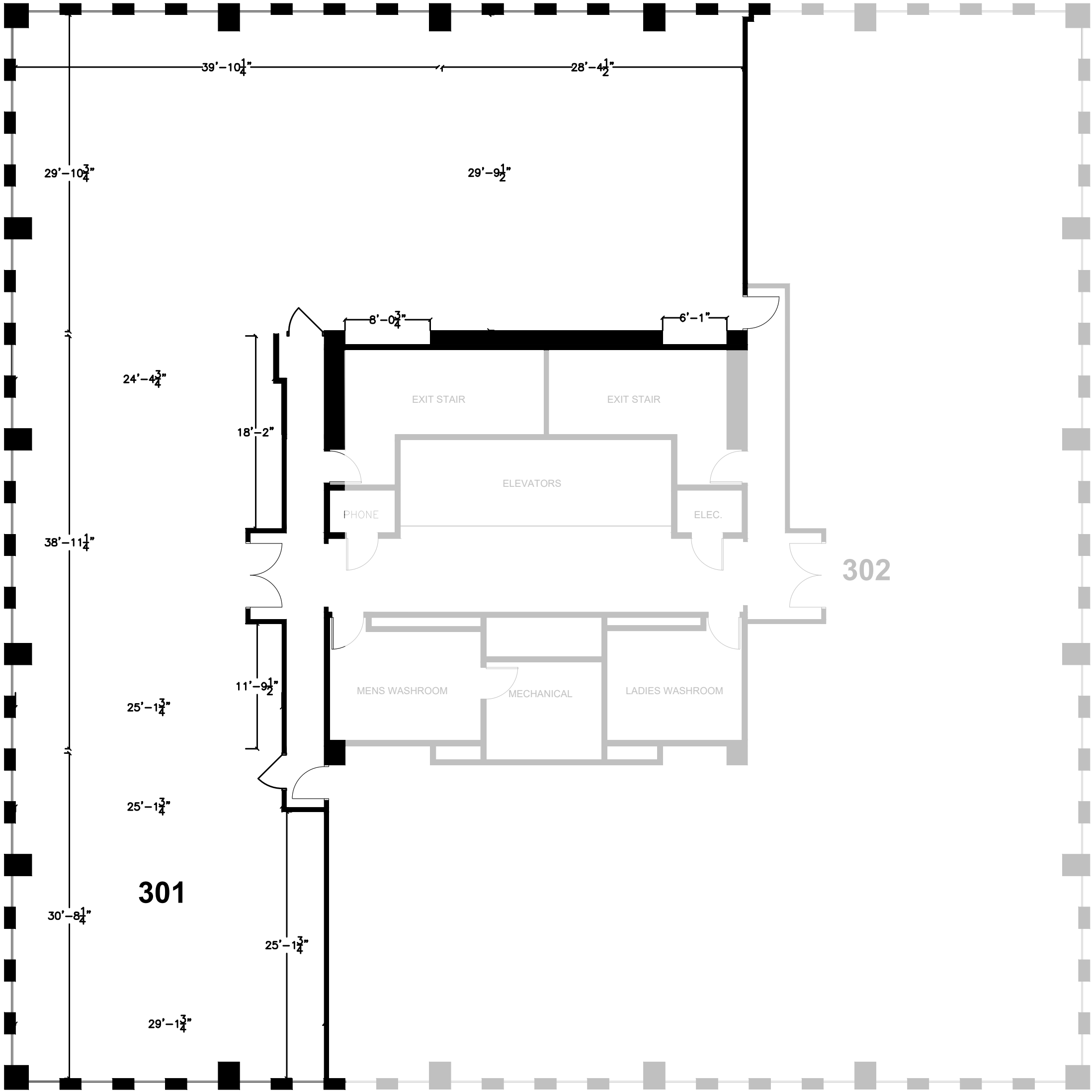
Availability | Suite 301

Total Area 4,706 SF

Additional Rent \$26.76 PSF (2024)

Occupancy Immediate

Virtual tour

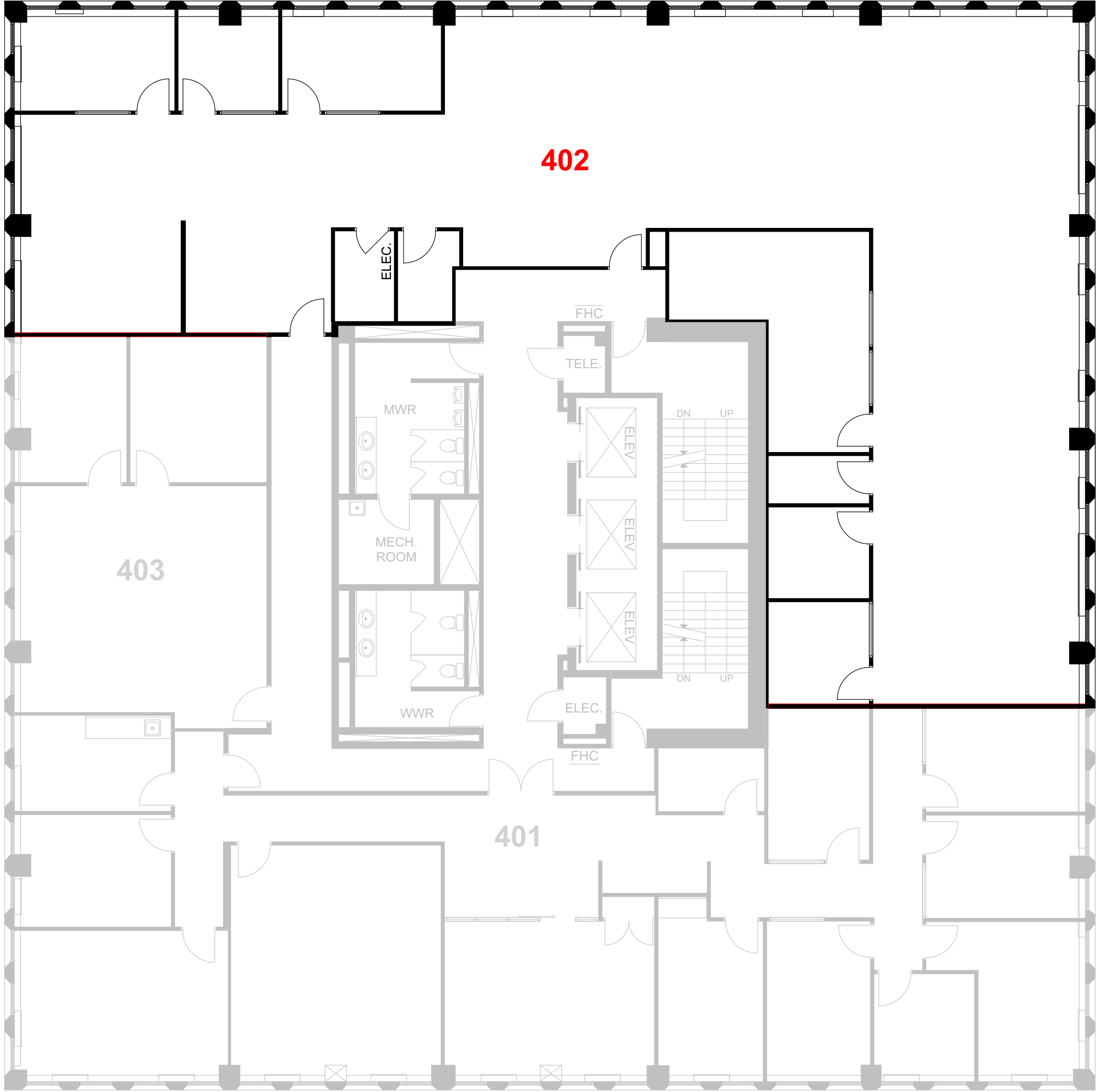


Availability | Suite 402

Total Area 4,831 SF

Additional Rent \$26.76 PSF (2024)

Occupancy Immediate



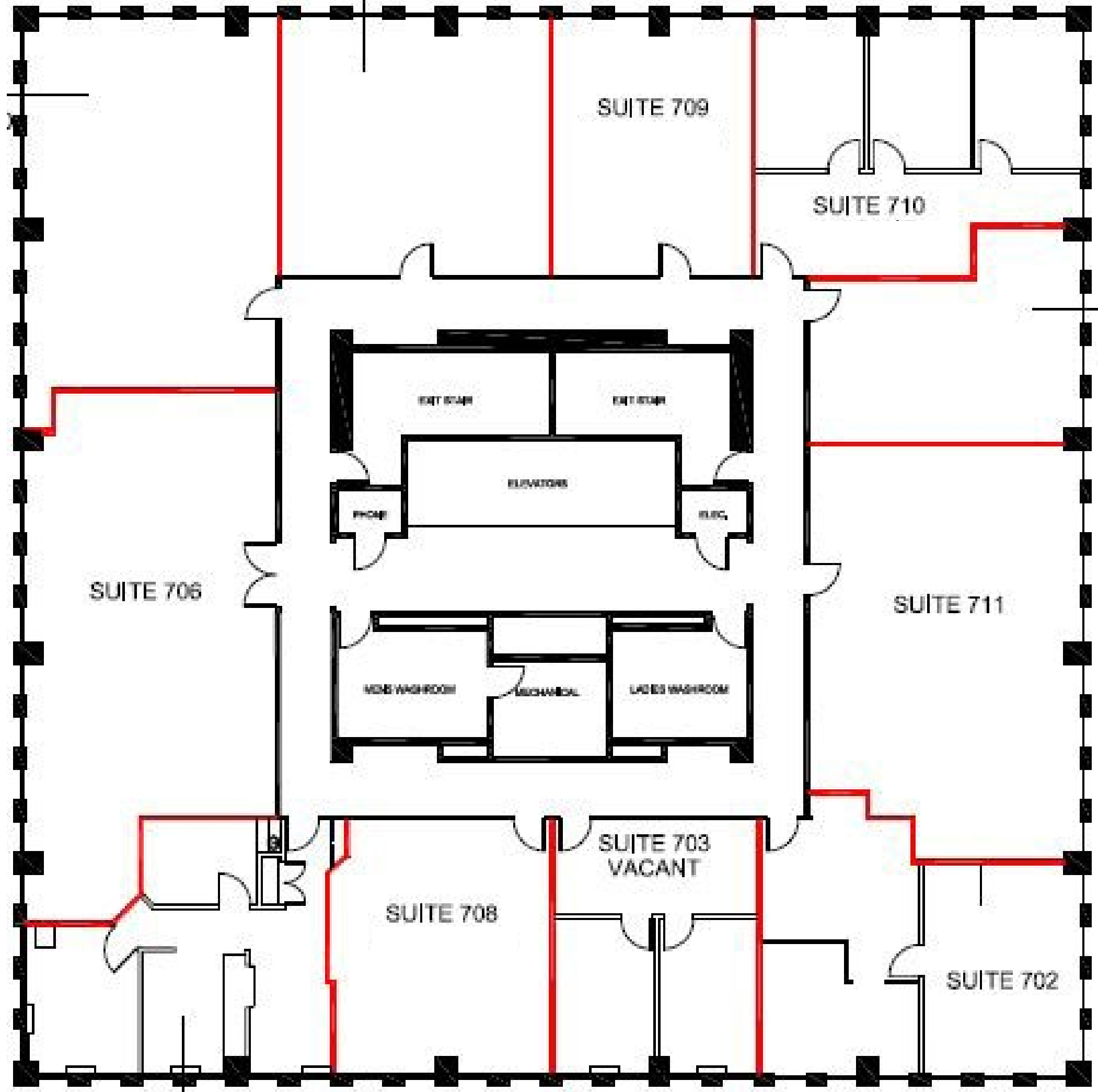
Availability | Suite 702

Total Area 903 SF

Additional Rent \$26.76 PSF (2024)

Occupancy Immediate

Virtual tour

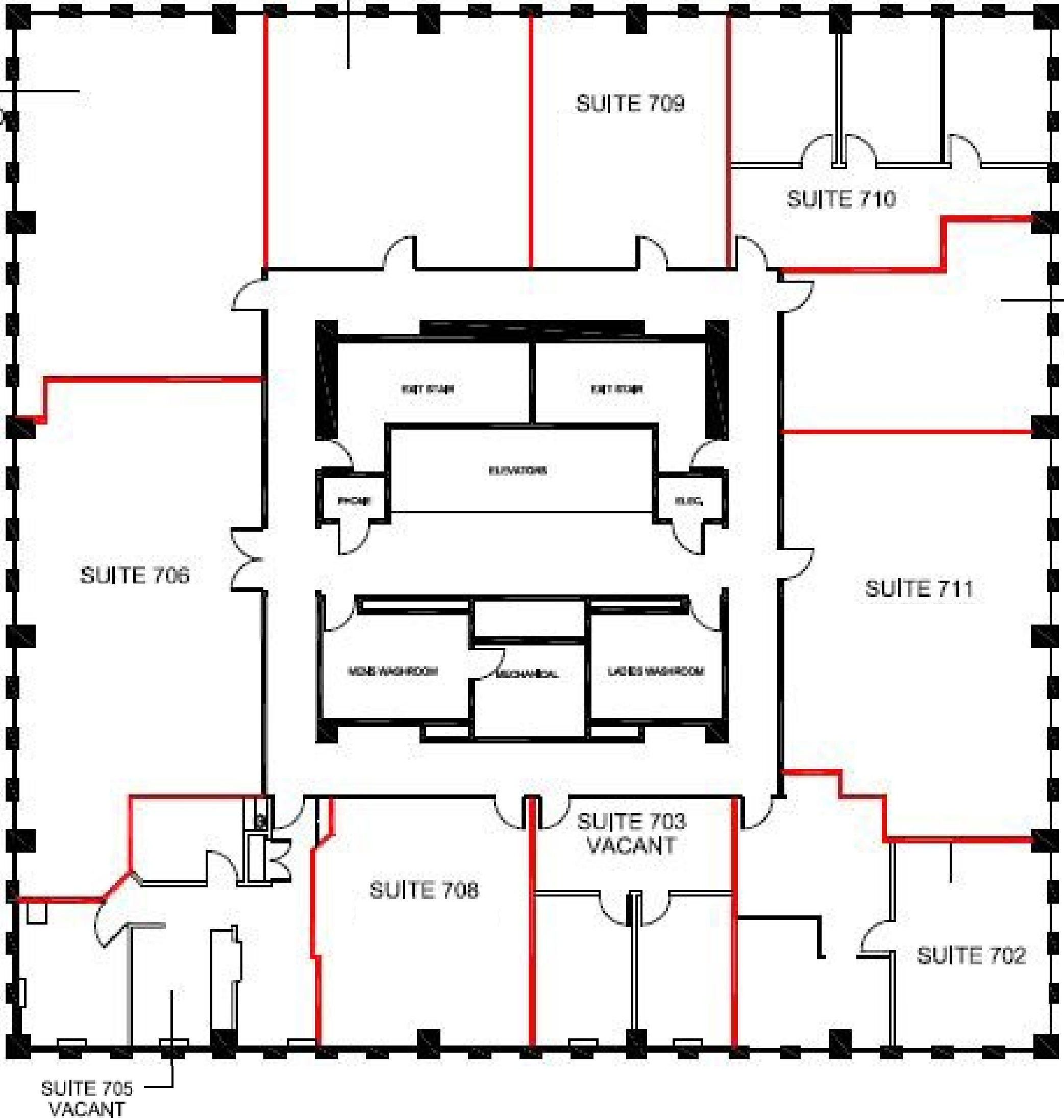


Availability | Suite 703

Total Area 619 SF

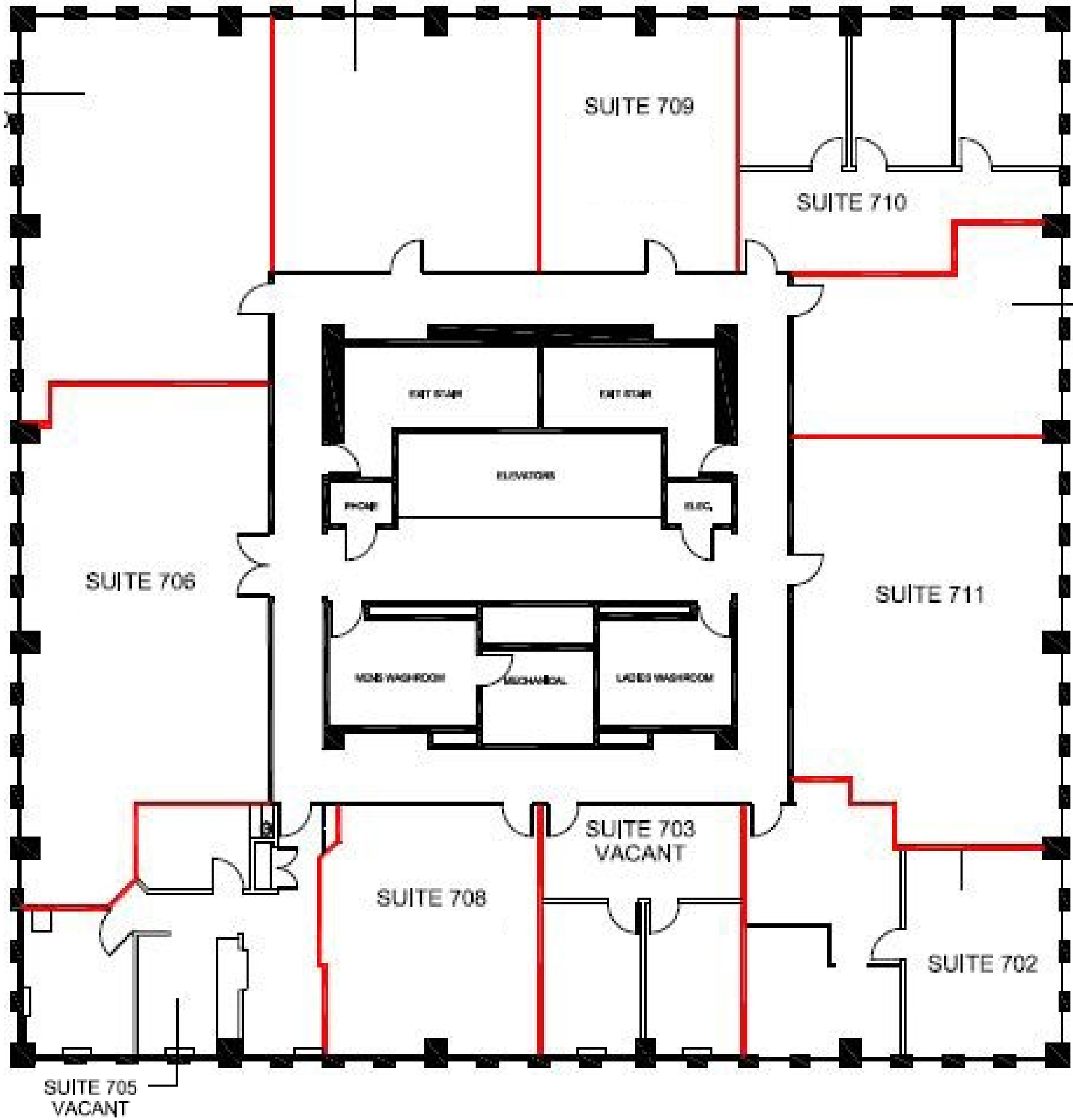
Additional Rent \$26.76 PSF (2024)

Occupancy Immediate



Availability | Suite 705

Total Area 791 SF
Additional Rent \$26.76 PSF (2024)
Occupancy Immediate



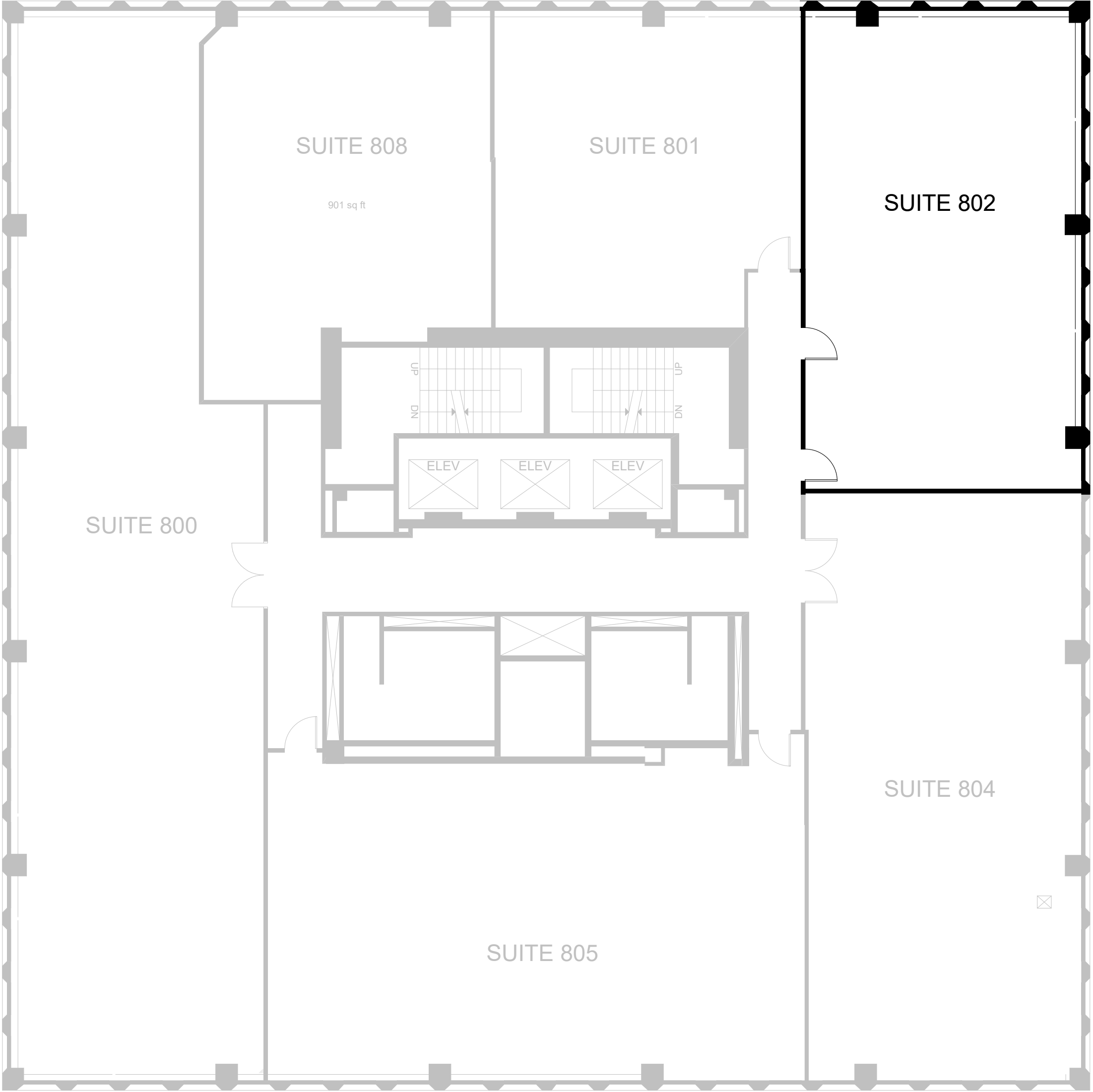
Availability | Suite 802

Total Area 1,410 SF

Additional Rent \$26.76 PSF (2024)

Occupancy Immediate

Virtual tour

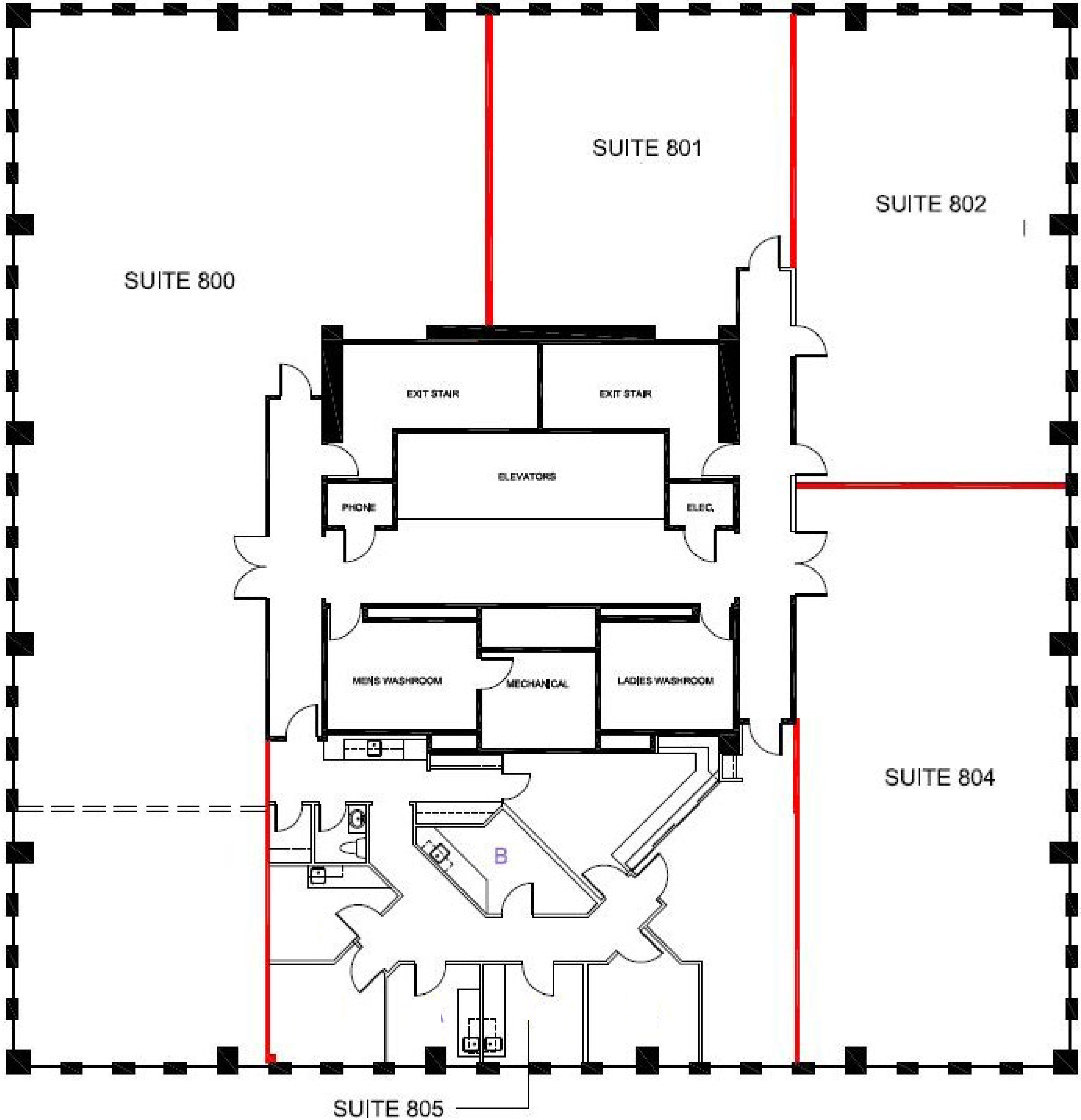


Availability | Suite 805

Total Area 1,859 SF

Additional Rent \$26.76 PSF (2024)

Occupancy Immediate



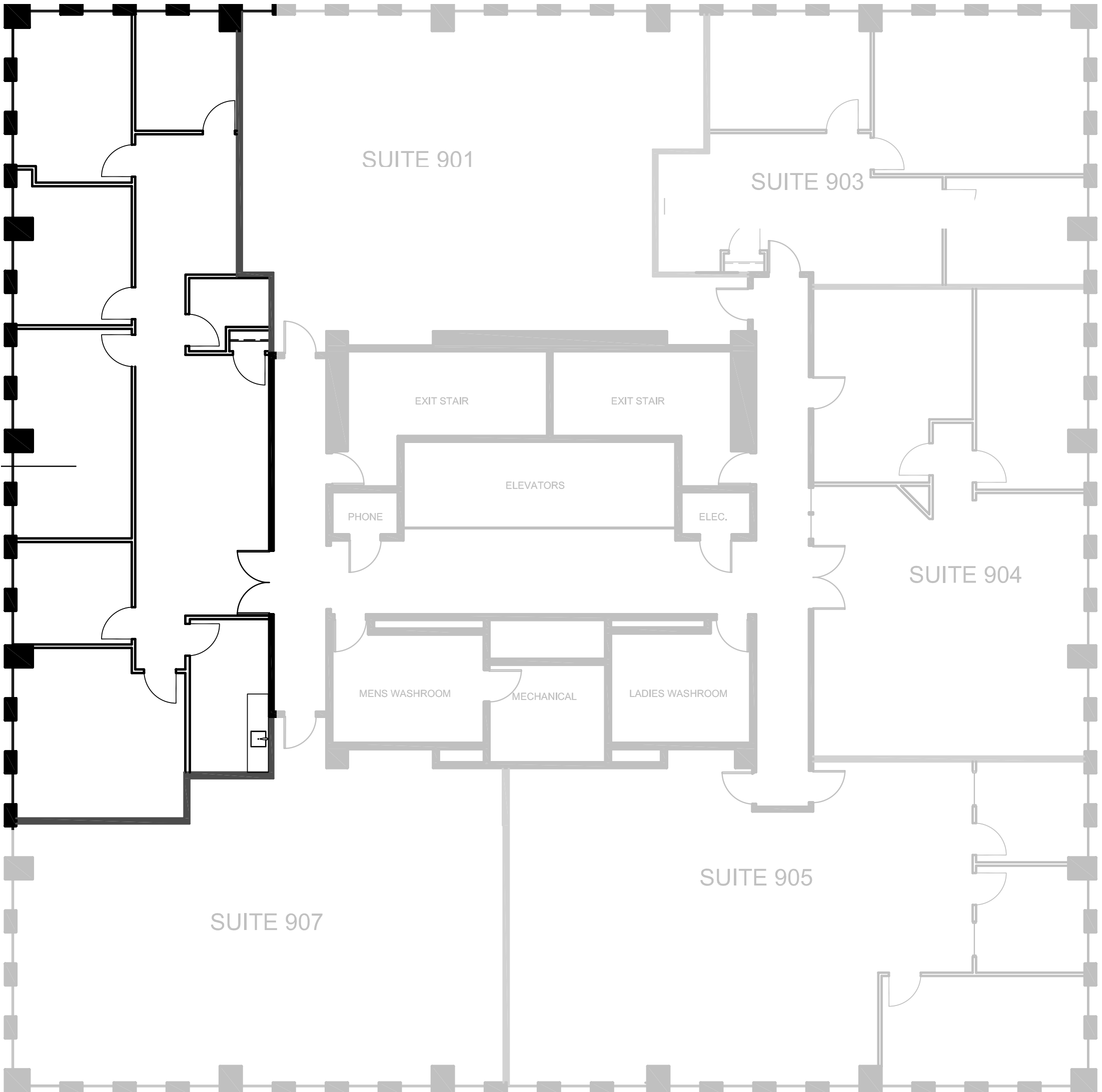
Availability | Suite 900

Total Area 2,051 SF

Additional Rent \$26.76 PSF (2024)

Occupancy Immediate

Virtual tour



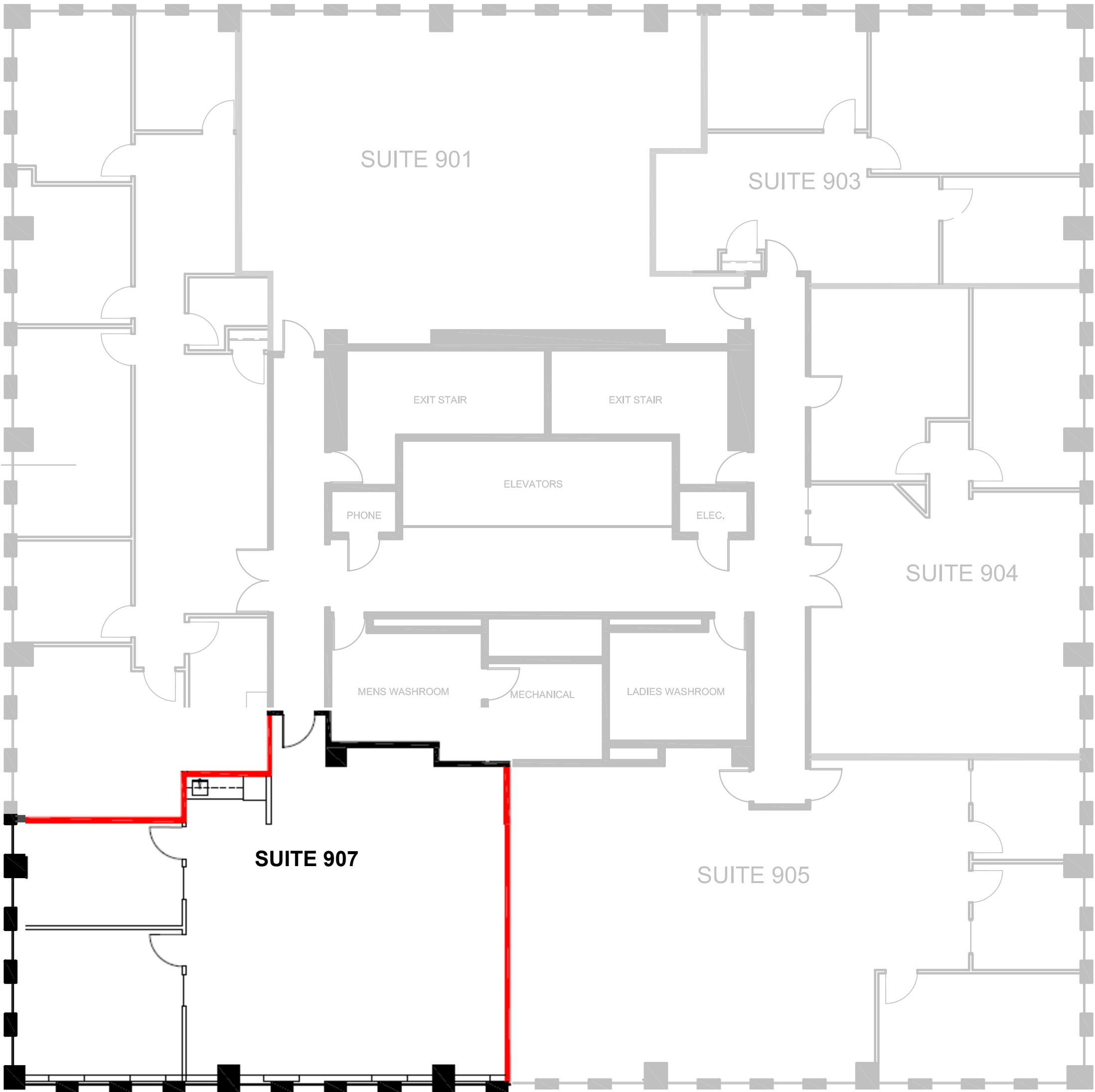
Availability | Suite 907

Total Area 1,592 SF

Additional Rent \$26.76 PSF (2024)

Occupancy Immediate

Virtual tour



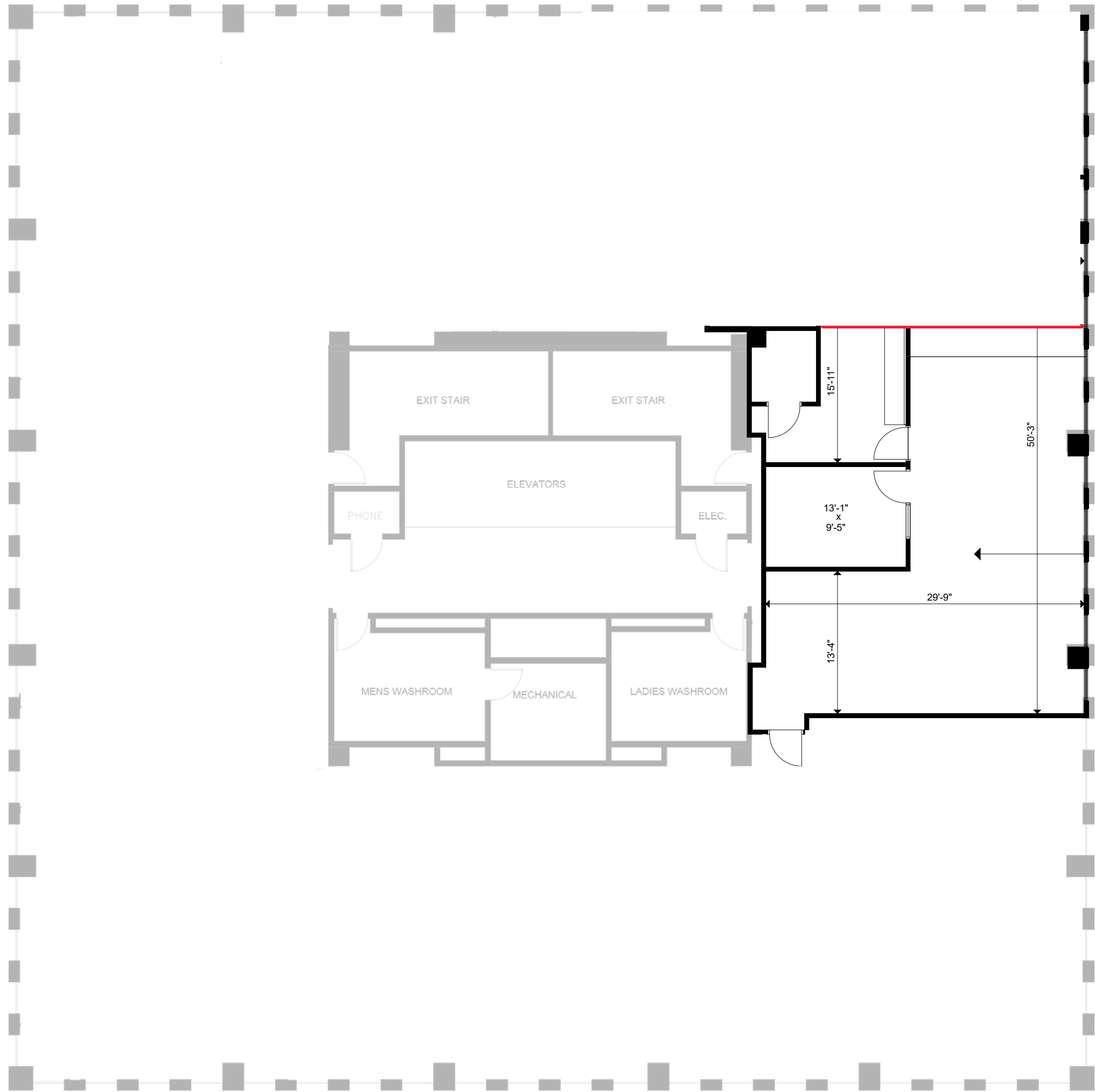
Availability | Suite 1002

Total Area 1,553 SF

Additional Rent \$26.76 PSF (2024)

Occupancy Immediate

Virtual tour



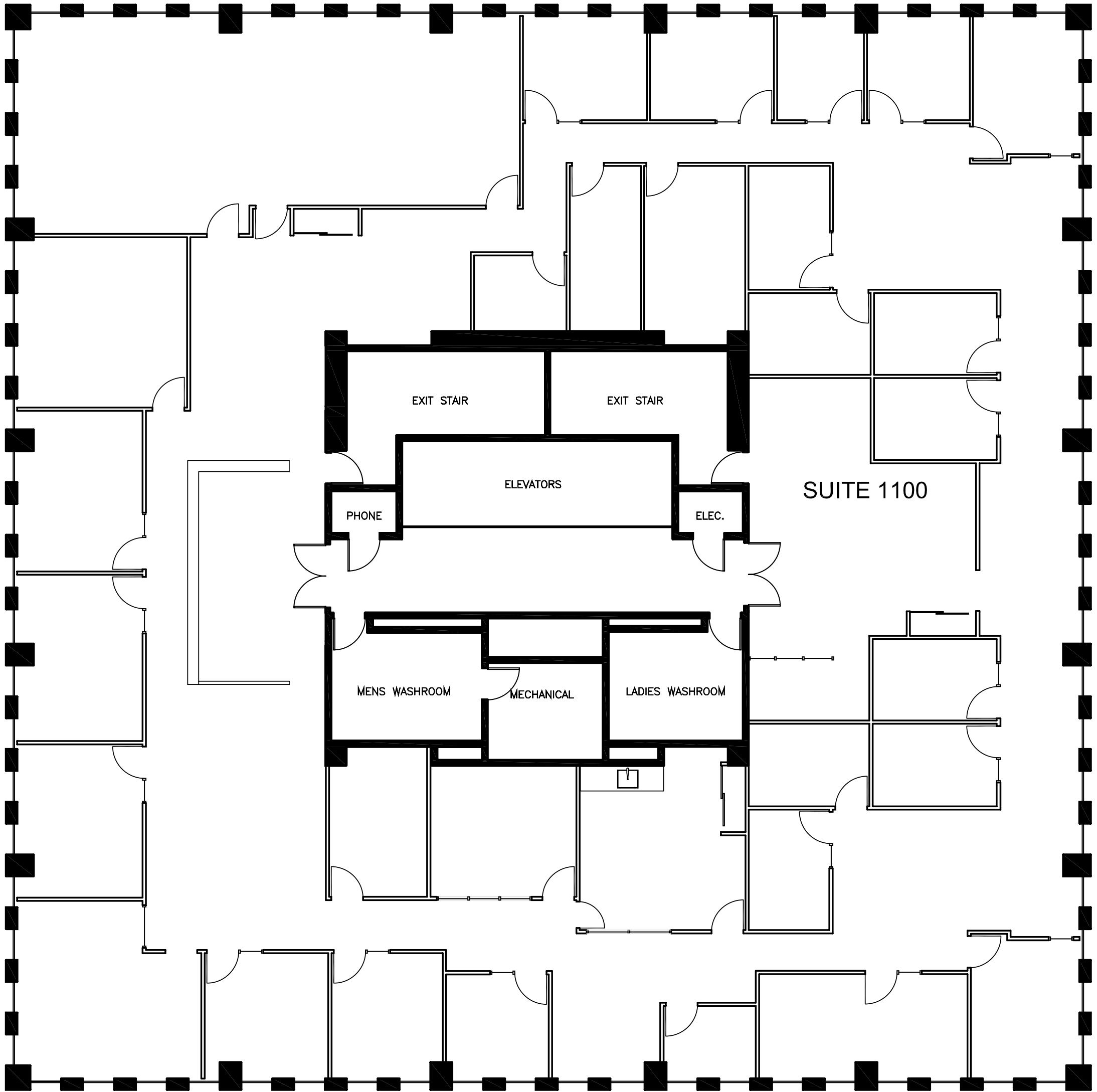
Availability | Suite 1110

Total Area 9,716 SF

Additional Rent \$26.76 PSF (2024)

Occupancy Immediate

Virtual tour



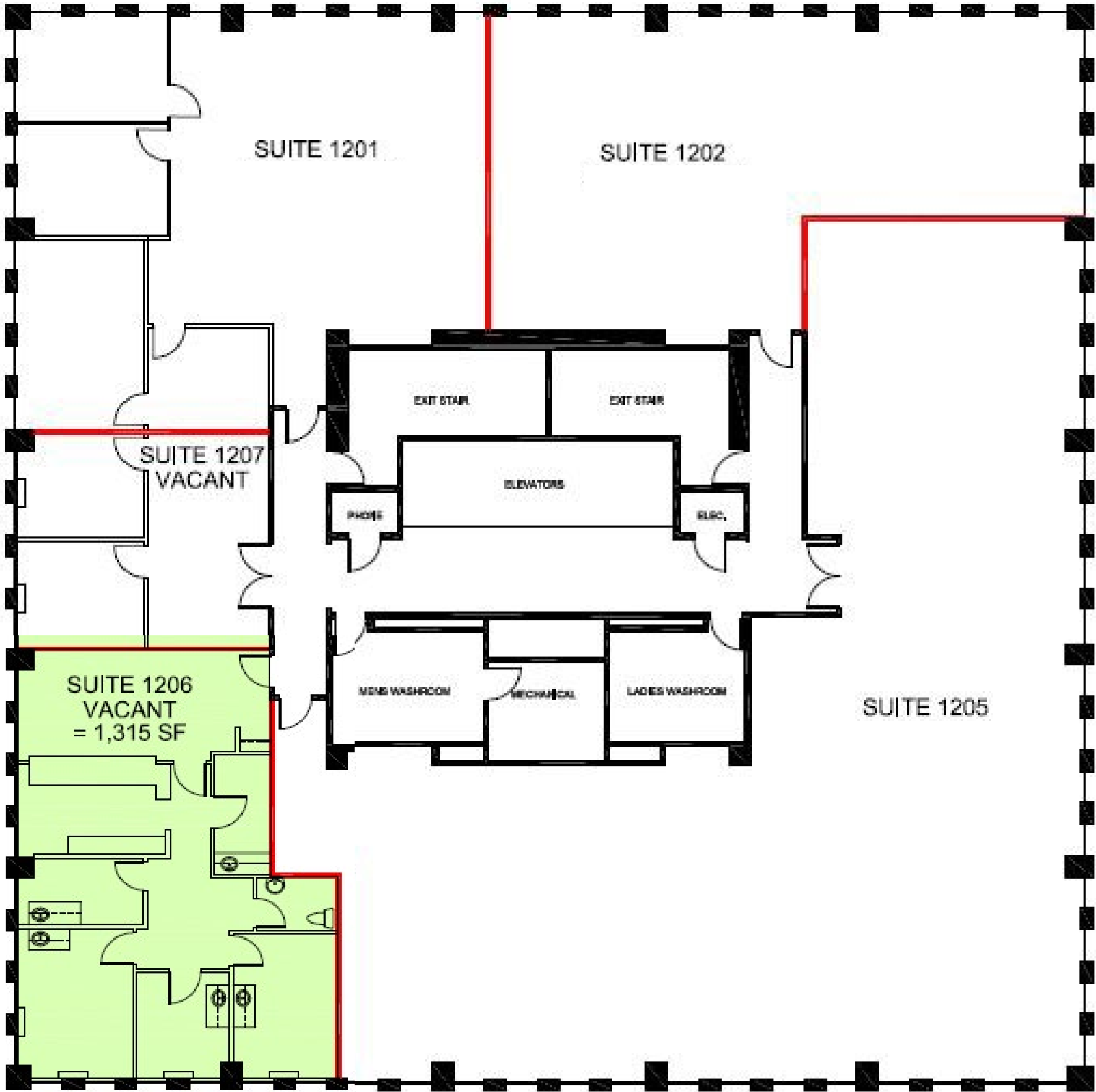
Availability | Suite 1206

Total Area 1,315 SF

Additional Rent \$26.76 PSF (2024)

Occupancy Immediate

Virtual tour



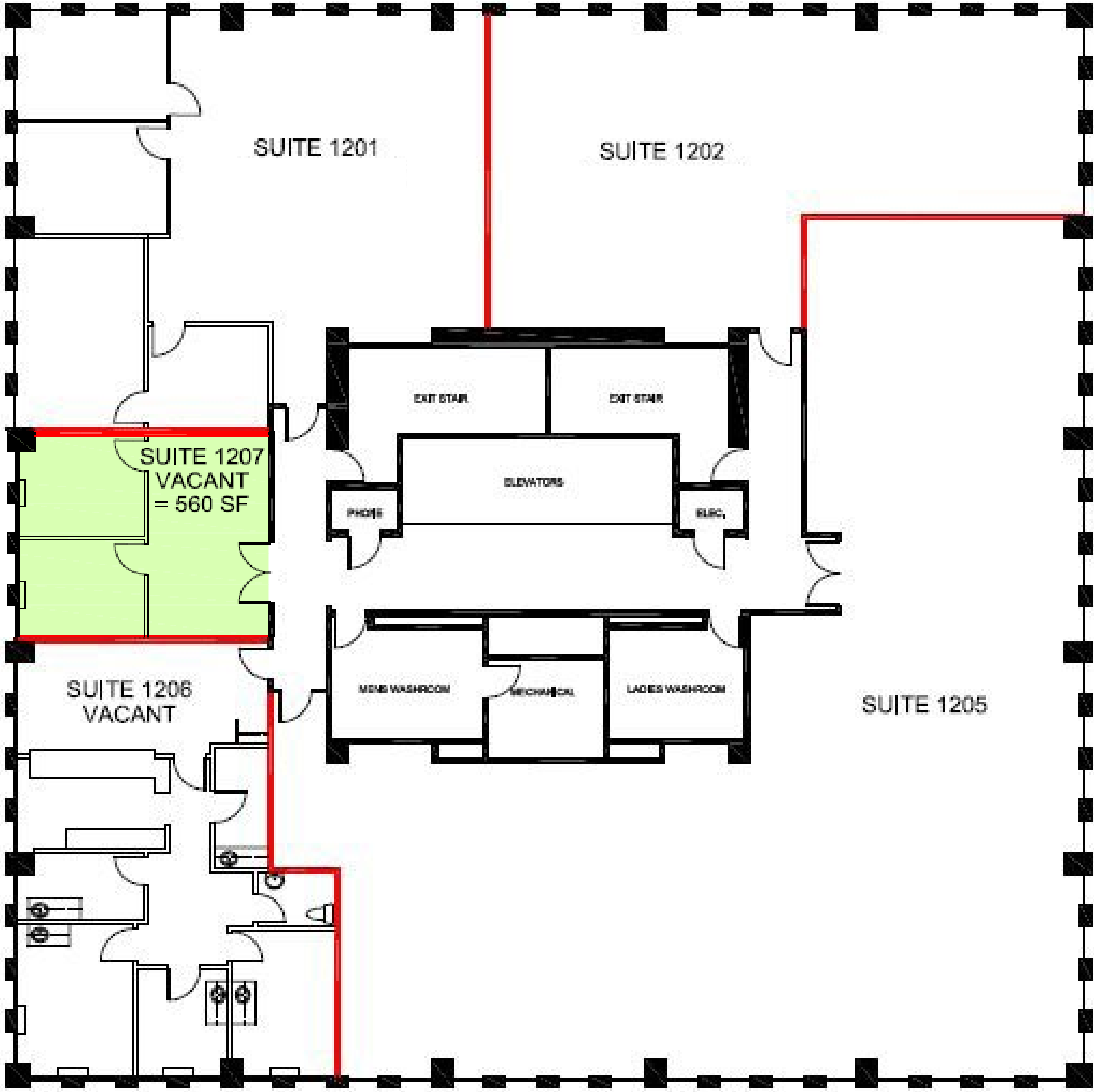
Availability | Suite 1207

Total Area 560 SF

Additional Rent \$26.76 PSF (2024)

Occupancy Immediate

Virtual tour



The Team



The Kipling Group

The Kipling Group has over 35 years of property management experience with a diverse office building portfolio across Canada. Kipling's dedicated team of real estate professionals understand that the most important aspect of property management is service excellence.

Kipling believes that by offering customized commercial property management services, they will exceed the expectations of their tenants and building occupants.

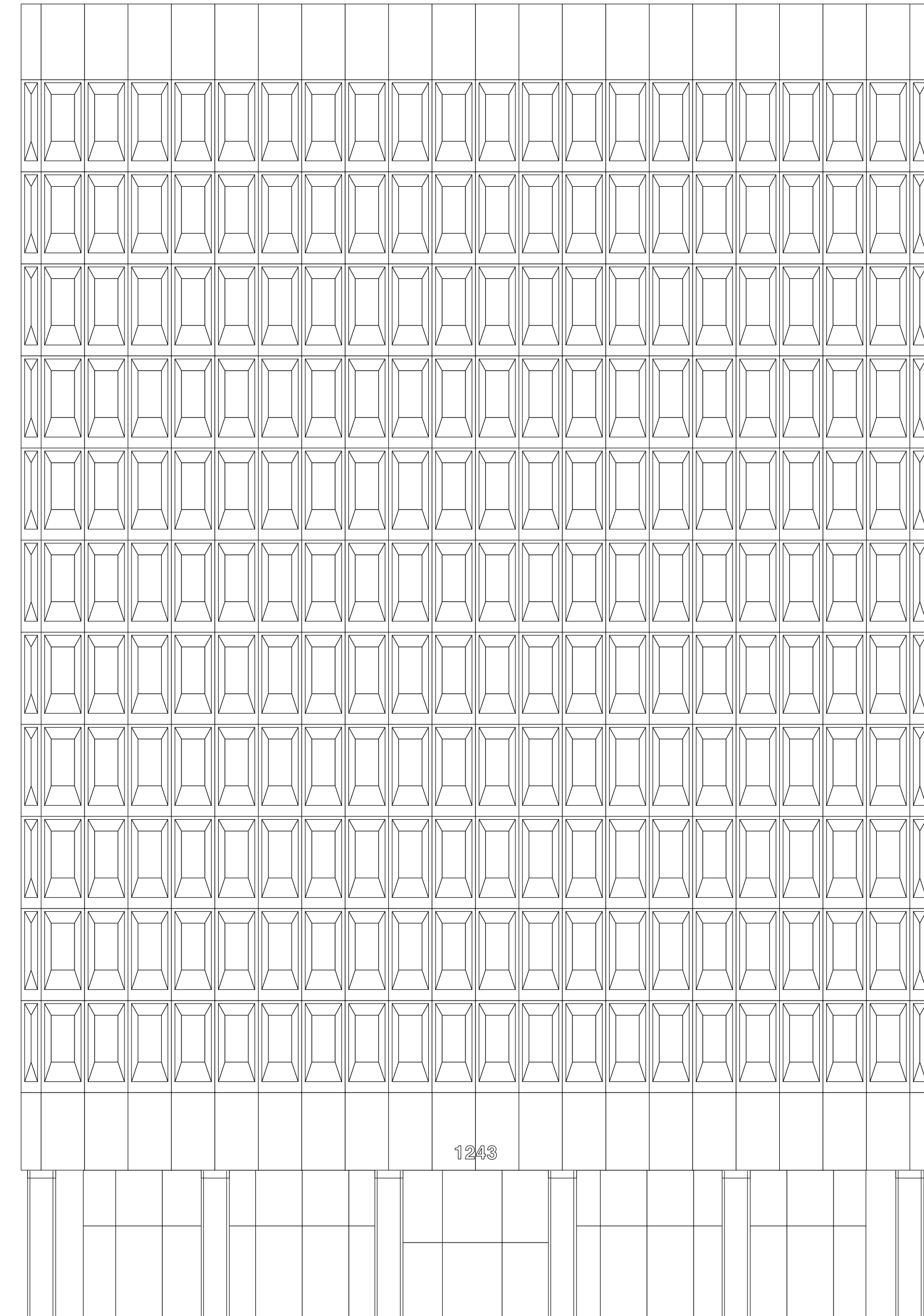
Kipling's success reflects their understanding that it is only exceptional service that sets them apart. Kipling focuses on quality at every level from the building operator through to the senior management team. Working to create exceptional building services is what Kipling does best.

'At Kipling, we think like an Owner but act as a manager.'



Colliers

Colliers (NASDAQ, TSX: CIGI) is a leading diversified professional services and investment management company. With operations in 66 countries, our 18,000 enterprising professionals work collaboratively to provide expert real estate and investment advice to clients. For more than 28 years, our experienced leadership with significant inside ownership has delivered compound annual investment returns of approximately 20% for shareholders. With annual revenues of \$4.5 billion and \$98 billion of assets under management, Colliers maximizes the potential of property and real assets to accelerate the success of our clients, our investors, and our people. Learn more at corporate.colliers.com, Twitter @Colliers or LinkedIn.



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