



Square Feet:

2,669 to
19,335



Proximity to
everything



Lead Gold
certified building

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FOR LEASE | 401 & 405 THE WEST MALL, ETOBICOKE

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

401 & 405 at Commerce West offer incredible on-site amenities and convenient access to highway and transit.

Net Rent:	\$19.00 per SF
Additional Rent:	\$20.85 per SF
Parking	3 : 1,000 SF

Adam Dauphinee**

Vice President, Broker, LEED, AP
+1 416 620 2872
+1 416 505 4828
adam.dauphinee@colliers.com

Chris Burans*

Vice President
+1 416 620 2866
+1 416 258 9845
chris.burans@colliers.com

Noel Cardy

Sales Representative
+1 416 620 2364
noel.cardy@colliers.com

Property overview

Address	401 & 405 The West Mall, Etobicoke
Location	Located at the North-East corner of Burnhamthorpe Rd & The West Mall
Condition	Model Suites / Built-out Suites / White Boxed
Parking	3 : 1,000 SF - Covered Parking \$50.00 / stall / month

Available Leasing Options

401 The West Mall	Suite 200	19,335 SF	
	Suite 300	2,669 SF	
	Suite 500	19,335 SF	
	Suite 620	4,154 SF	
	Suite 1000	9,164 SF	
		Suite 1001	10,101 SF
Suite 1000 & 1001 are contiguous to 19,265 SF			
405 The West Mall	Suite 300	19,195 SF	
	8th Floor	19,287 SF	
	Suite 800	16,084 SF	
	Suite 810	3,203 SF	

Building Class	Class A
Average Floor Plate	19,265 SF
# of Floors	10 Floors
Transportation	Shuttle to GO & TTC, Hwy 427, QEW, Hwy 401 & Gardiner Expy

KEY HIGHLIGHTS



Shuttle to GO & TTC transit



Covered parking available



Café on-site



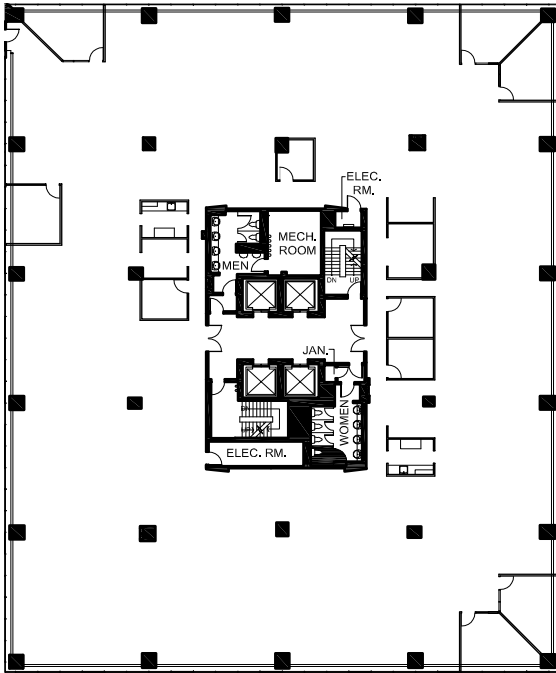
Fibre Optic Capability





Floor plan overview

401 THE WEST MALL



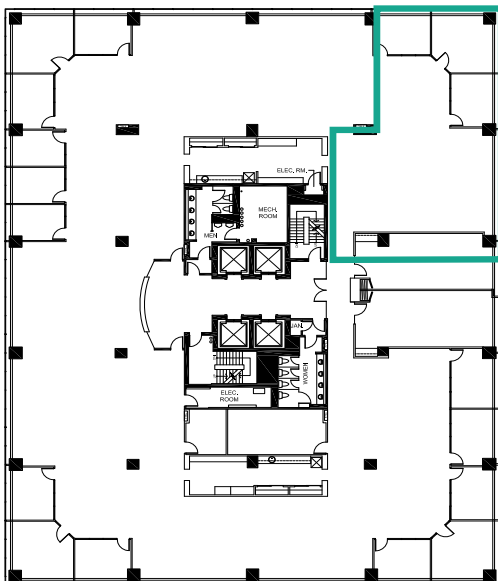
Suite 200

19,335 SF

- Entire Floor
- Open Work Area
- Private Offices

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401 THE WEST MALL



Suite 300

2,669 SF

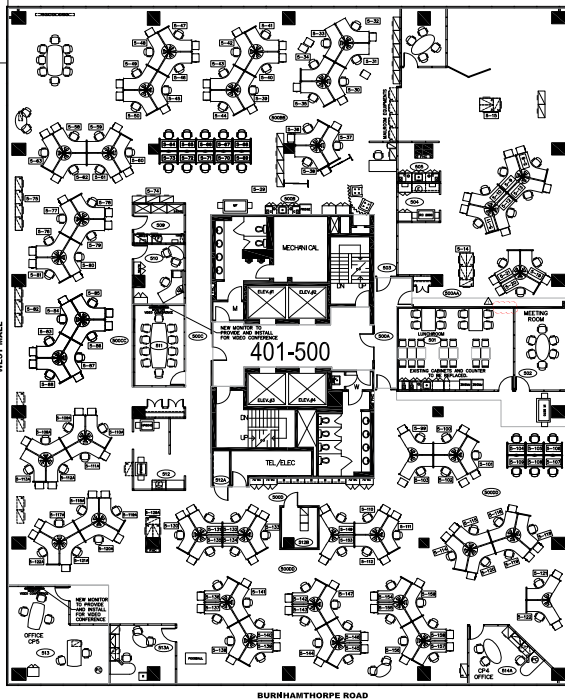
- White Boxed Suite

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Floor plan overview

401 THE WEST MALL



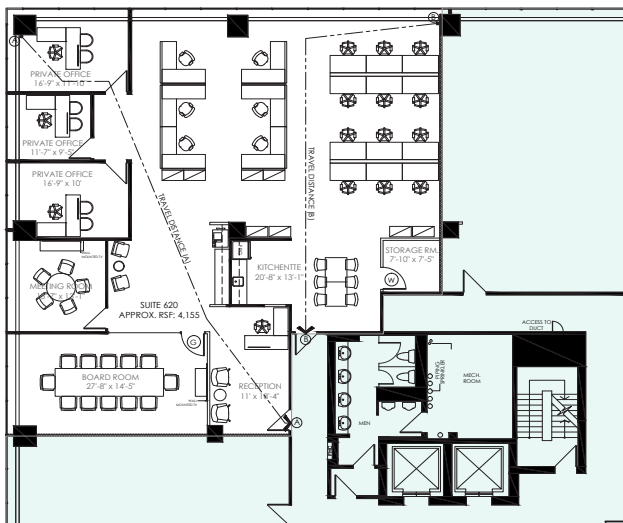
Suite 500

19,335 SF

- Meeting Rooms
- Private Offices
- Lunch Room
- Open Area

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401 THE WEST MALL



Suite 620

4,154 SF

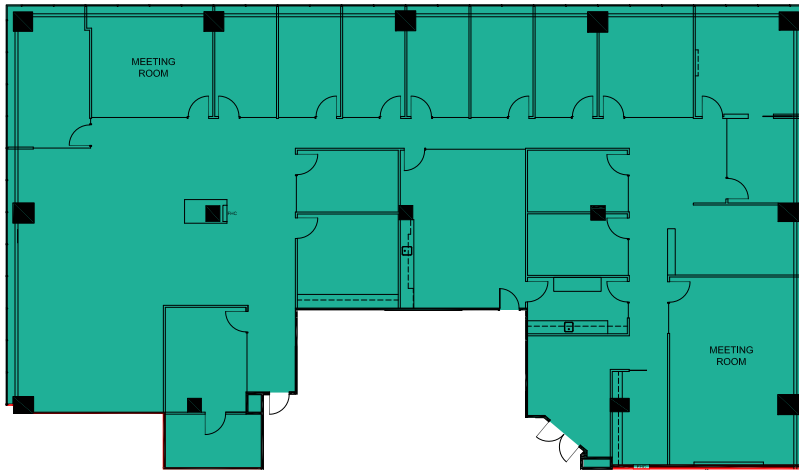
- **Model suite - move in today!**
- Reception
- Boardroom
- Meeting Rooms
- 3 Private Offices
- Kitchenette
- Open Work Area
- Storage Room

[View Virtual Tour](#)



Floor plan overview

401 THE WEST MALL



Suite 1000

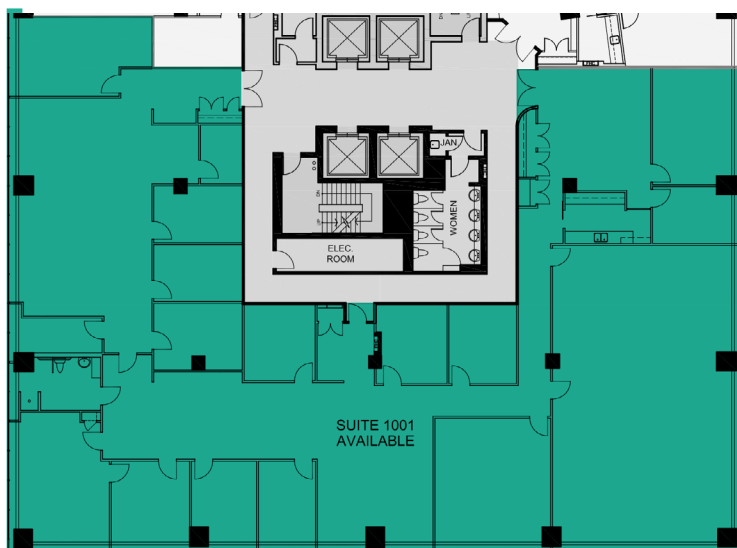
9,164 SF

- Available September 1, 2024
- Great south facing views of downtown Toronto.
- Reception
- Mix of open areas and office space

Suite 1000 & 1001 are contiguous to 19,265 SF

[View Virtual Tour](#)

401 THE WEST MALL



Suite 1001

10,101 SF

- Available now
- Built-out Suite
- Private Offices
- Boardroom
- Meeting Rooms
- Kitchenette
- Open Work Area
- Ensuite Washroom

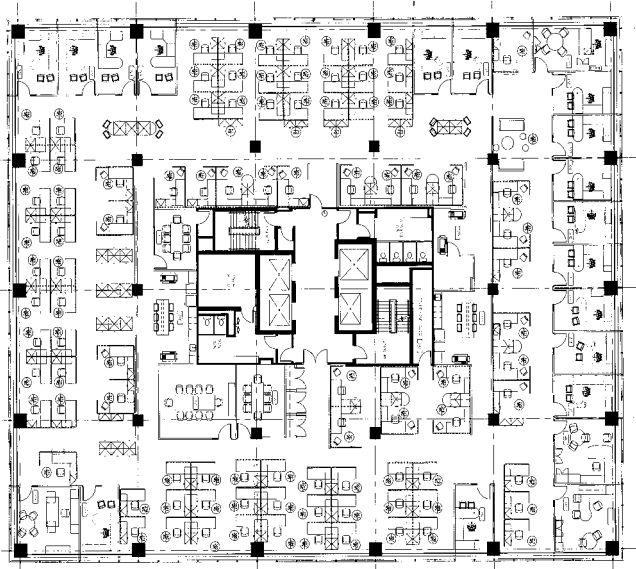
Suite 1000 & 1001 are contiguous to 19,265 SF

[View Virtual Tour](#)

Floor plan overview



405 THE WEST MALL



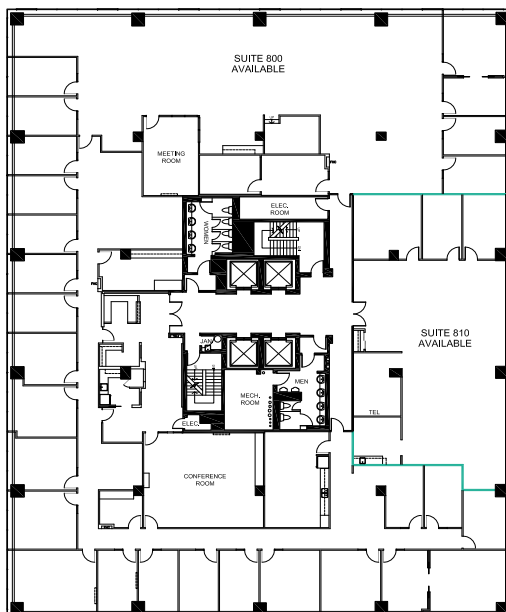
3rd Floor

19,195 SF

- Built-out Suite
- Entire Floor
- Boardroom
- Meeting Rooms
- Private Washrooms
- Kitchen
- Open Work Area
- Print Room

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405 THE WEST MALL



8th Floor

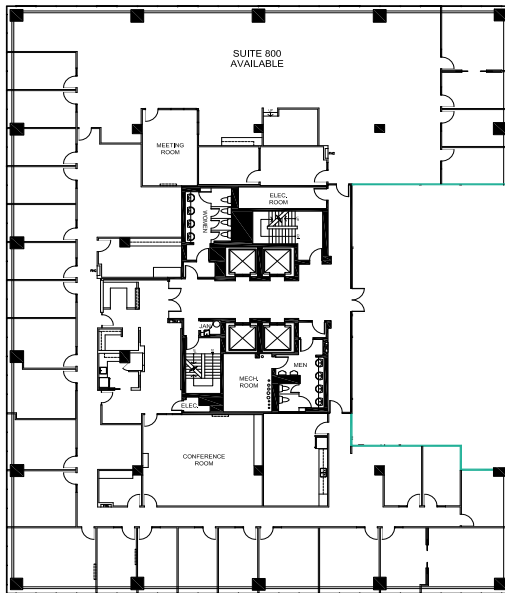
19,287 SF

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

Floor plan overview



405 THE WEST MALL



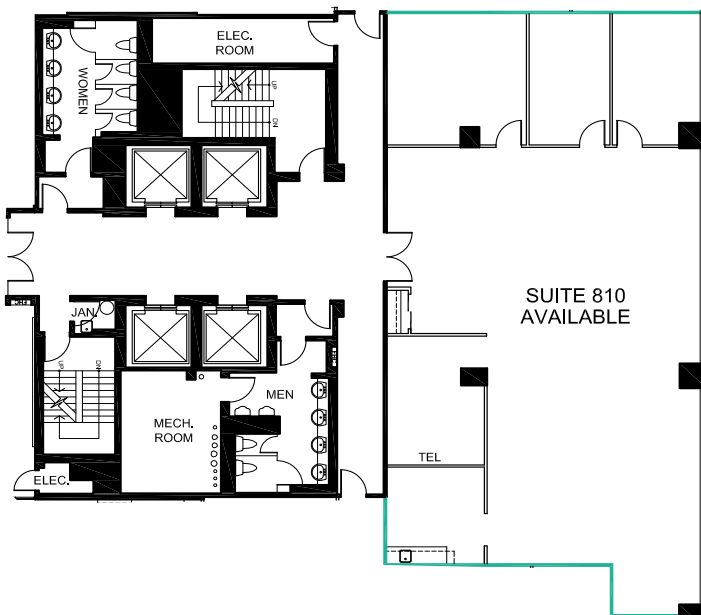
Suite 800

16,084 SF

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

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405 THE WEST MALL



Suite 810

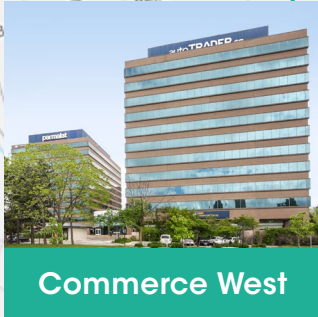
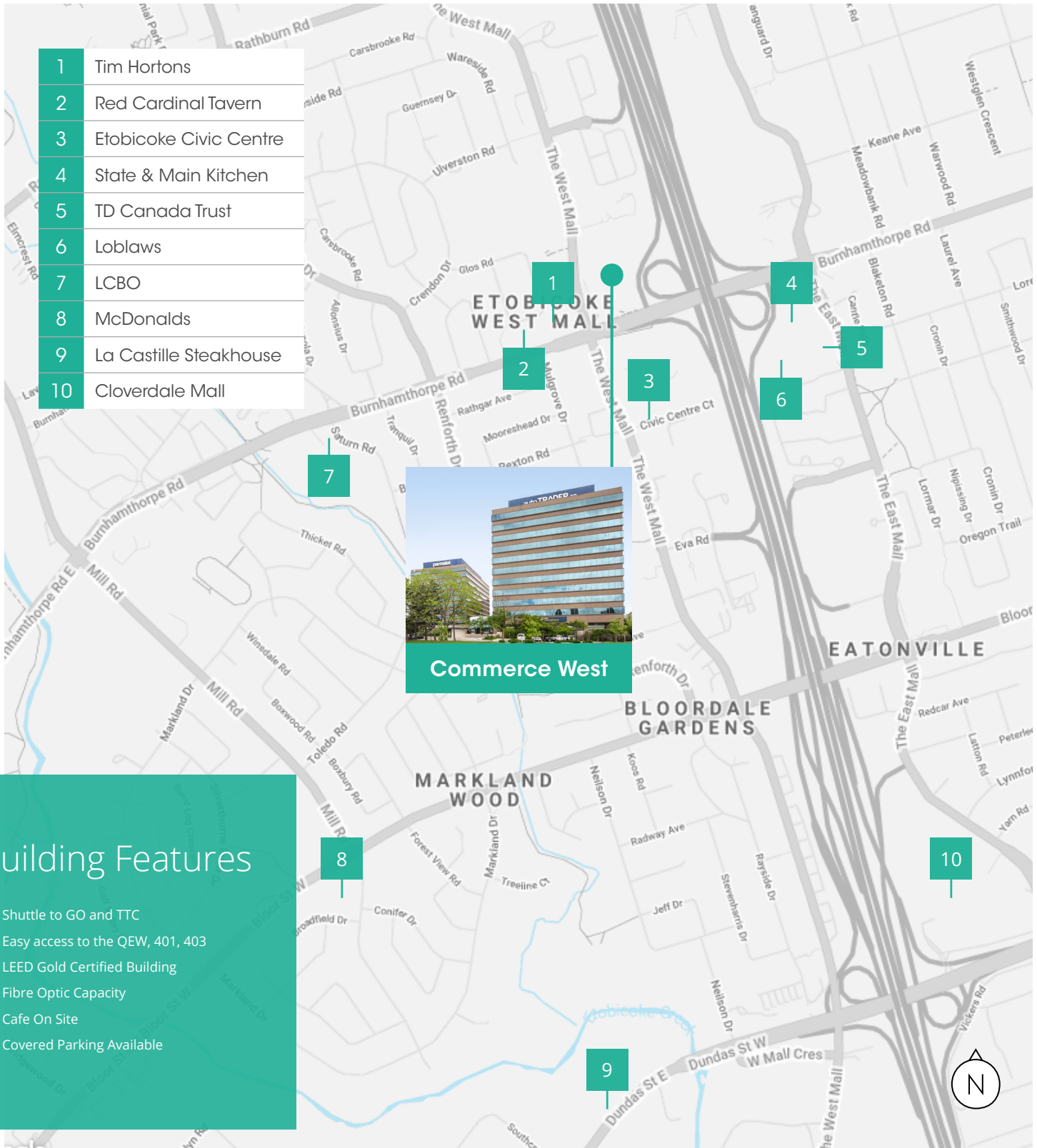
3,203 SF

- Built-out Suite
- Private Offices
- Open Work Area
- Kitchenette

[View Virtual Tour](#)

Surrounding Amenities

- 1 Tim Hortons
- 2 Red Cardinal Tavern
- 3 Etobicoke Civic Centre
- 4 State & Main Kitchen
- 5 TD Canada Trust
- 6 Loblaws
- 7 LCBO
- 8 McDonalds
- 9 La Castille Steakhouse
- 10 Cloverdale Mall

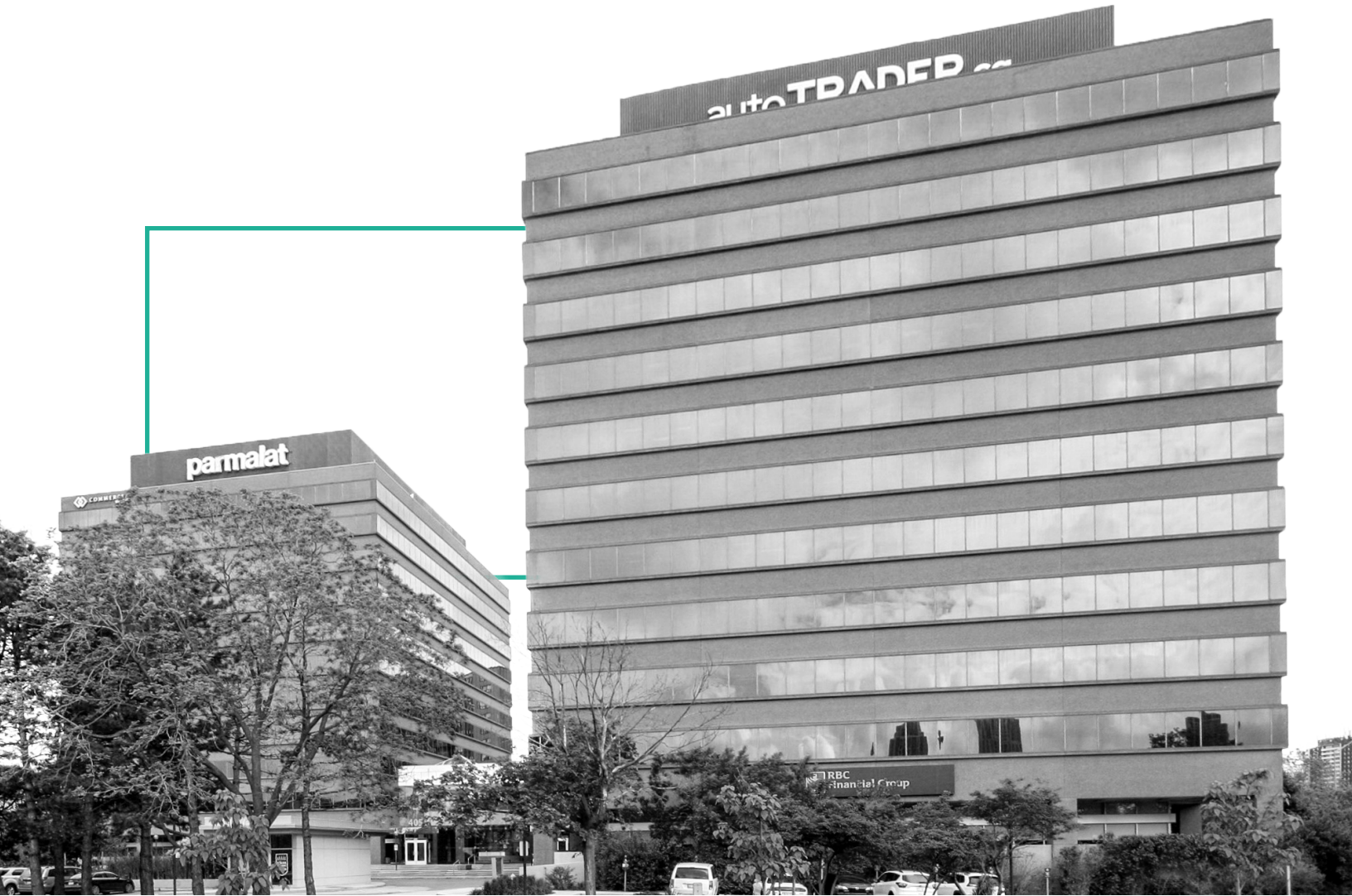


Building Features

- Shuttle to GO and TTC
- Easy access to the QEW, 401, 403
- LEED Gold Certified Building
- Fibre Optic Capacity
- Cafe On Site
- Covered Parking Available



Connected to You



Adam Dauphinee**

Vice President, Broker, LEED, AP
+1 416 620 2872
+1 416 505 4828
adam.dauphinee@colliers.com

Chris Burans*

Vice President
+1 416 620 2866
+1 416 258 9845
chris.burans@colliers.com

Noel Cardy

Sales Representative
+1 416 620 2364
noel.cardy@colliers.com

* Sales Representative ** Broker

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