

185
THE WEST
MALL

WEST
METRO
@

THE
427



Square Feet:

**1,100 to
18,439**



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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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 610*	7,253 SF
	Suite 640*	1,100 SF
	*Contiguous to 14,888 SF	
	Suite 800	10,305 SF
	Suite 950	1,319 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



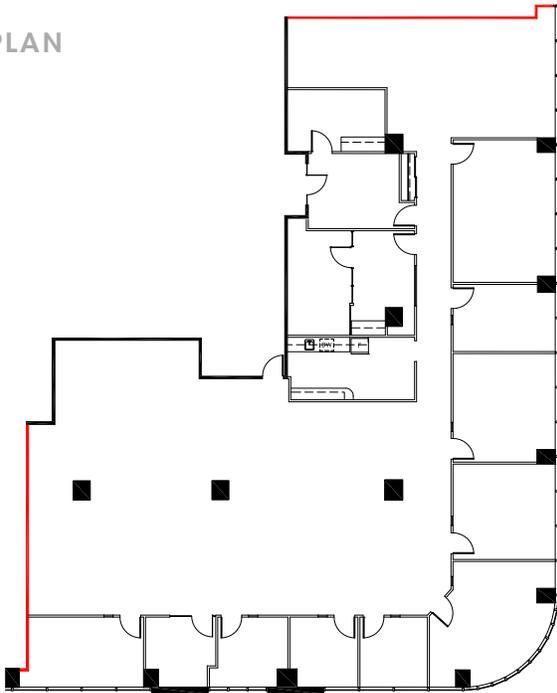
Fibre Optic Capability





Floor plan overview

FLOOR PLAN



Suite 600

6,535 SF

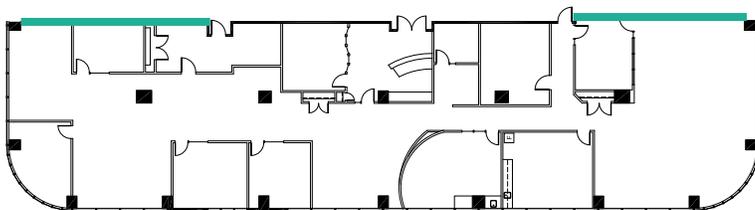
- Built-out Suite
- Entire Floor
- Private Offices
- Boardroom
- Meeting Rooms
- Private Washrooms
- Kitchenette
- Open Work Area

[View Virtual Tour](#)

Contiguous Space

Suite 600 - 640 = **14,888 SF**

FLOOR PLAN



Suite 610

7,253 SF

- Available December 2024
- Built-out suite

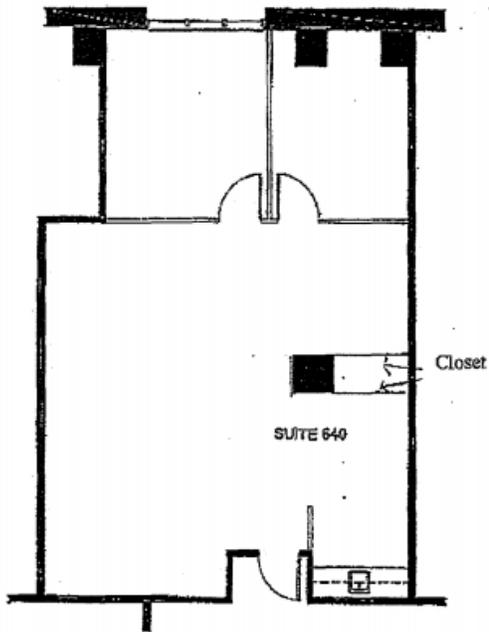
Contiguous Space

Suite 600 - 640 = **14,888 SF**



Floor plan overview

SAMPLE FLOOR PLAN



Suite 640

1,100 SF

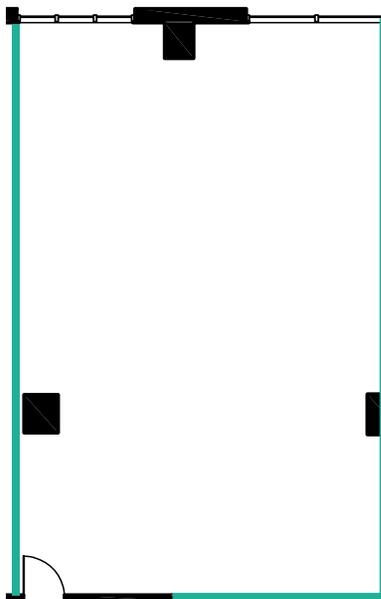
- Built-out Suite
- Private Office
- Open Work Area
- Available Immediately

[View Virtual Tour](#)

Contiguous Space

Suite 600 - 640 = **14,888 SF**

FLOOR PLAN



Suite 950

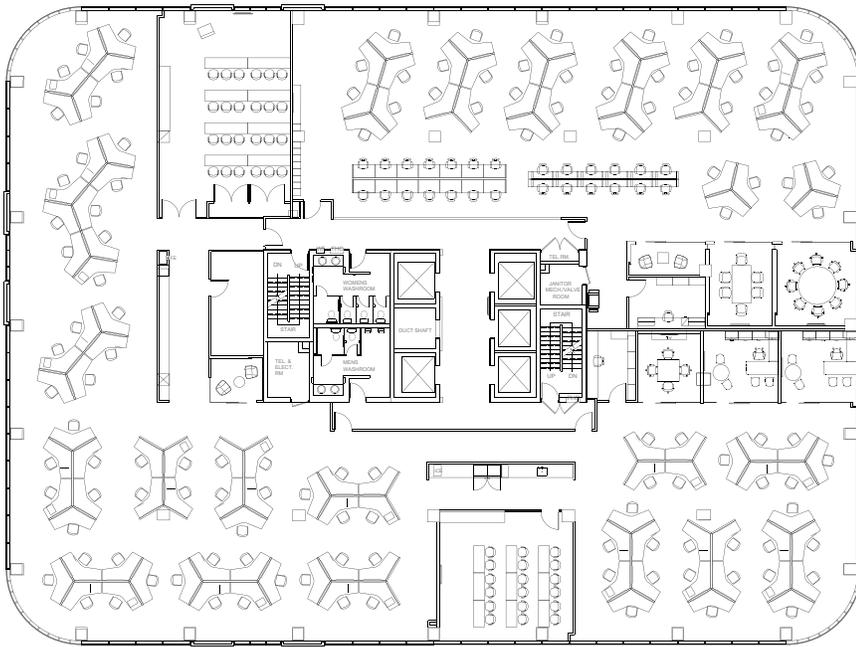
1,319 SF

- Built-out Suite

Floor plan overview



FLOOR PLAN



Suite 1500

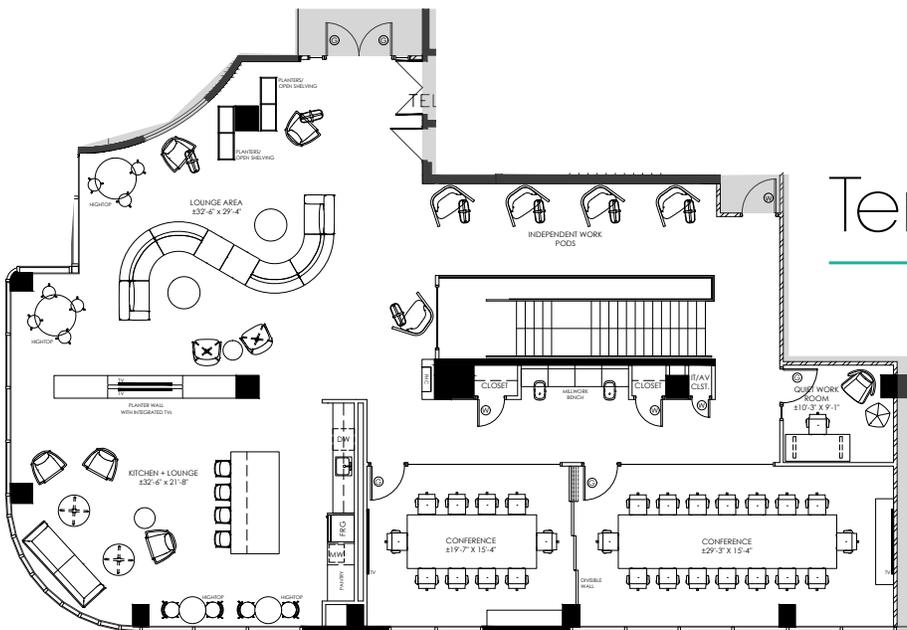
18,439 SF

- Available February 1, 2026
- Fully furnished
- Plenty of open workspace
- 2 meeting rooms
- 2 boardrooms
- Kitchenette

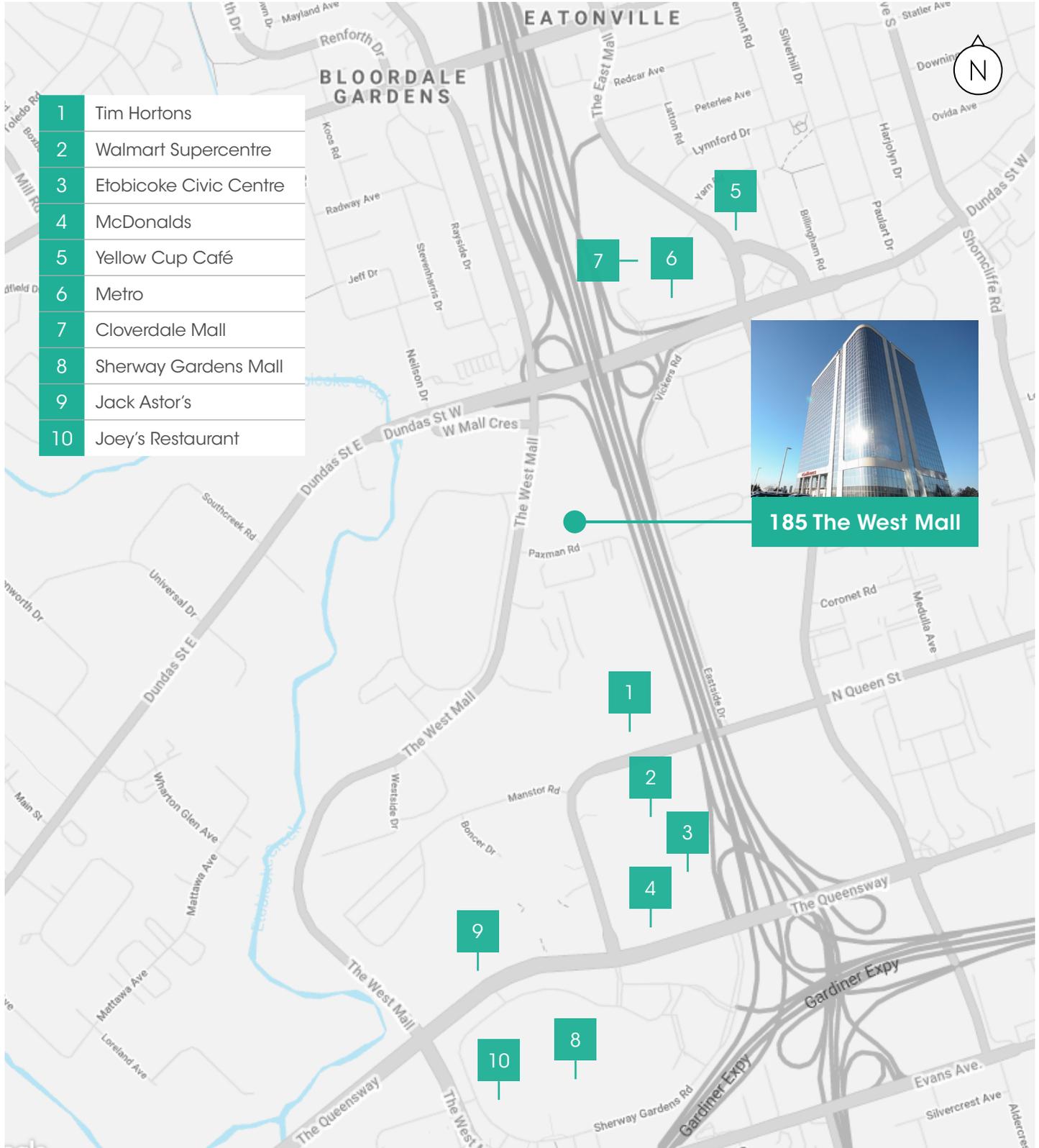
Coming soon to the complex!

Tenant Lounge

- Open lounge area
- Two boardrooms
- Ample seating
- Kitchenette
- Private workspaces



Surrounding Amenities



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