Office Space **For Lease**

1243 Islington Avenue | Toronto

Connecting Intelligence and Business

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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.

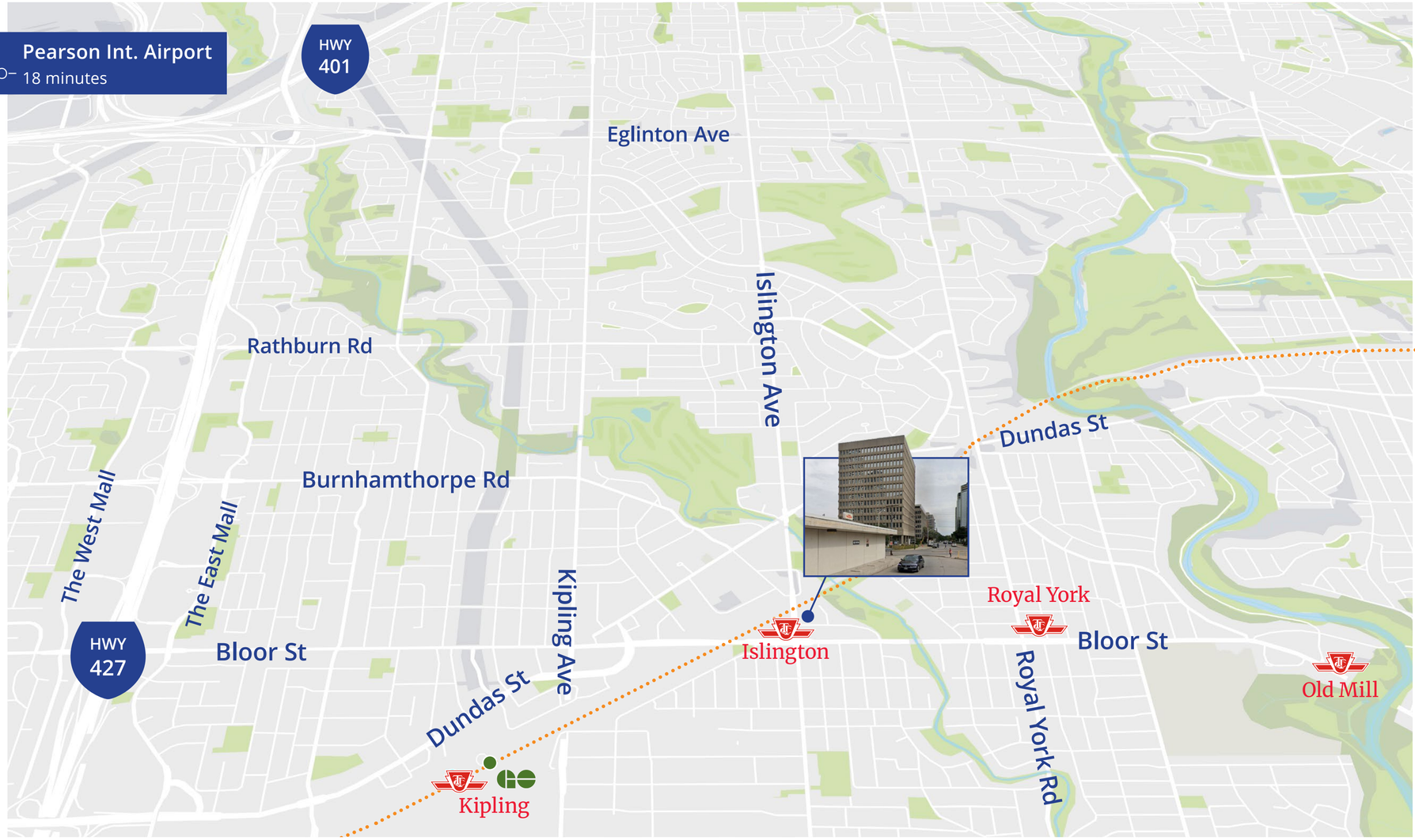
With its exceptional transit connections, 1243 Islington Avenue provides easy access to downtown Toronto and the City of Mississauga. The subway station is conveniently located just across the street at the corner of Islington and Bloor. You can also access Islington Subway station through an underground 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)
  Serviced 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

Bloor St

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

Primo Pumpernickel's

A&W

Thai Express

Black Angus Steakhouse

ServiceOntario

Harry's Steak House

Sobeys urbanFRESH

freshii

Tim Hortons

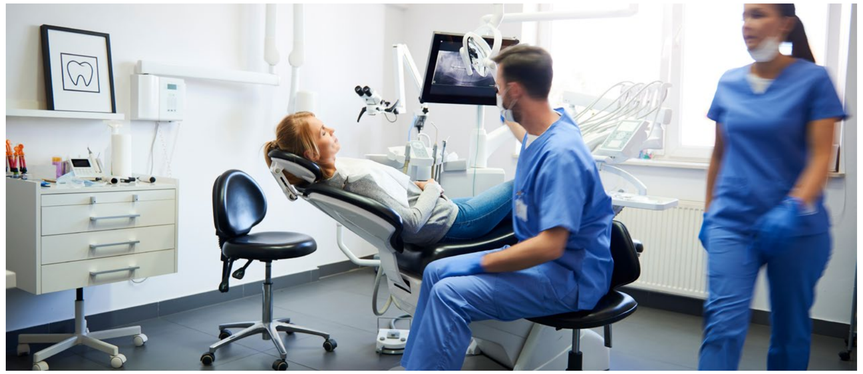
Pizza Pizza

Kenzo

Ali Baba's

Burrito Boys

Pizza Iolo



Property **Availabilities**

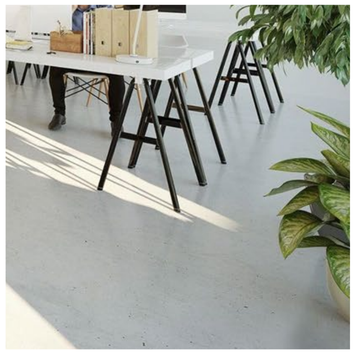
Space	Size	Availability	Comments
Suite 1100	9,716 SF	Immediate	Built out full floor available with offices, boardroom and Kitchenette
Suite 907	1,592 SF	Immediate	Model suite, two large offices on glass, kitchenette and open area
Suite 903	2,706 SF	Immediate	Built out office space
Suite 900	2,061 SF	Immediate	4 offices on glass, boardroom/training room and kitchenette
Suite 808	1,076 SF	Immediate	Built out office space
Suite 805	1,859 SF	Immediate	Built out medical space
Suite 802	1,410 SF	Immediate	Raw Space
Suite 800	2,618 SF	Immediate	Built out office space
Suite 705	791 SF	Immediate	Built out office space
Suite 703	619 SF	July 1, 2025	Built out office space
Suite 702	903 SF	Immediate	Raw Space
Suite 605	2,088 SF	Immediate	Built out office space
Suite 503	1,096 SF	April 1, 2025	Built out office space
Suite 402	4,814 SF	Immediate	Built out office space
Suite 301 Divisible	4,706 SF	Immediate	Raw space
Suite 200	9,716 SF	Immediate	Built out office space

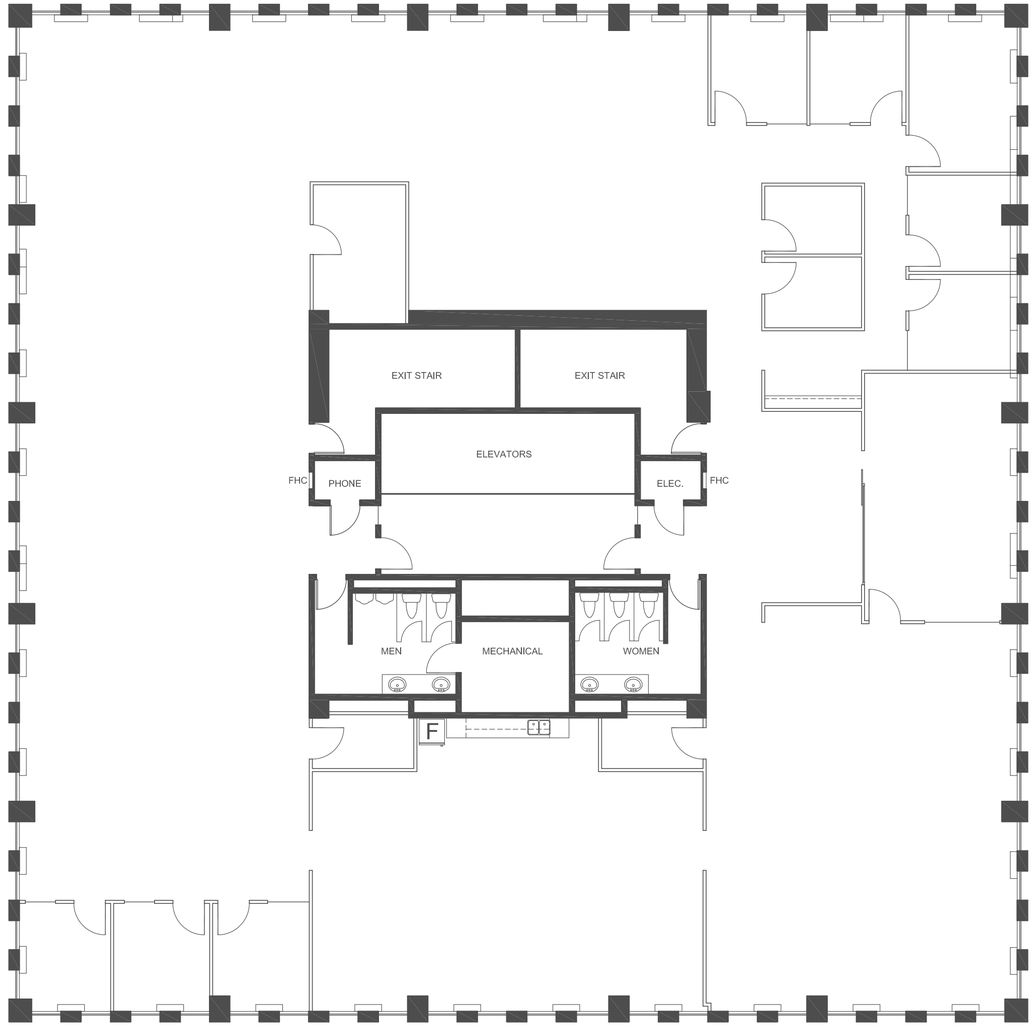
Rentable Area:	126,308 SF
Typical Floor Size:	9,716 SF
Parking:	0.5 : 1,000 SF
Loading Dock:	28’ long by 10’ wide (max. 20’ truck) Door is 8’ wide by 10’ height
Net Rent:	$19.25 Net PSF / Annum
Additional Rent:	$27.29 PSF (Includes in-suite janitorial)

Availability | **Suite 200**

Total Area	**9,716 SF**
Additional Rent	**$27.29 PSF (2025)**
Occupancy	**Immediate**

360°

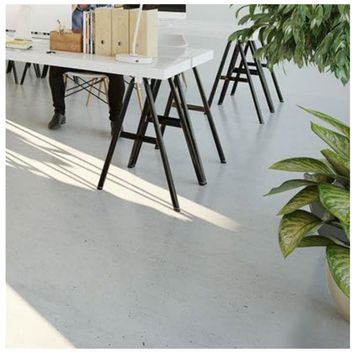


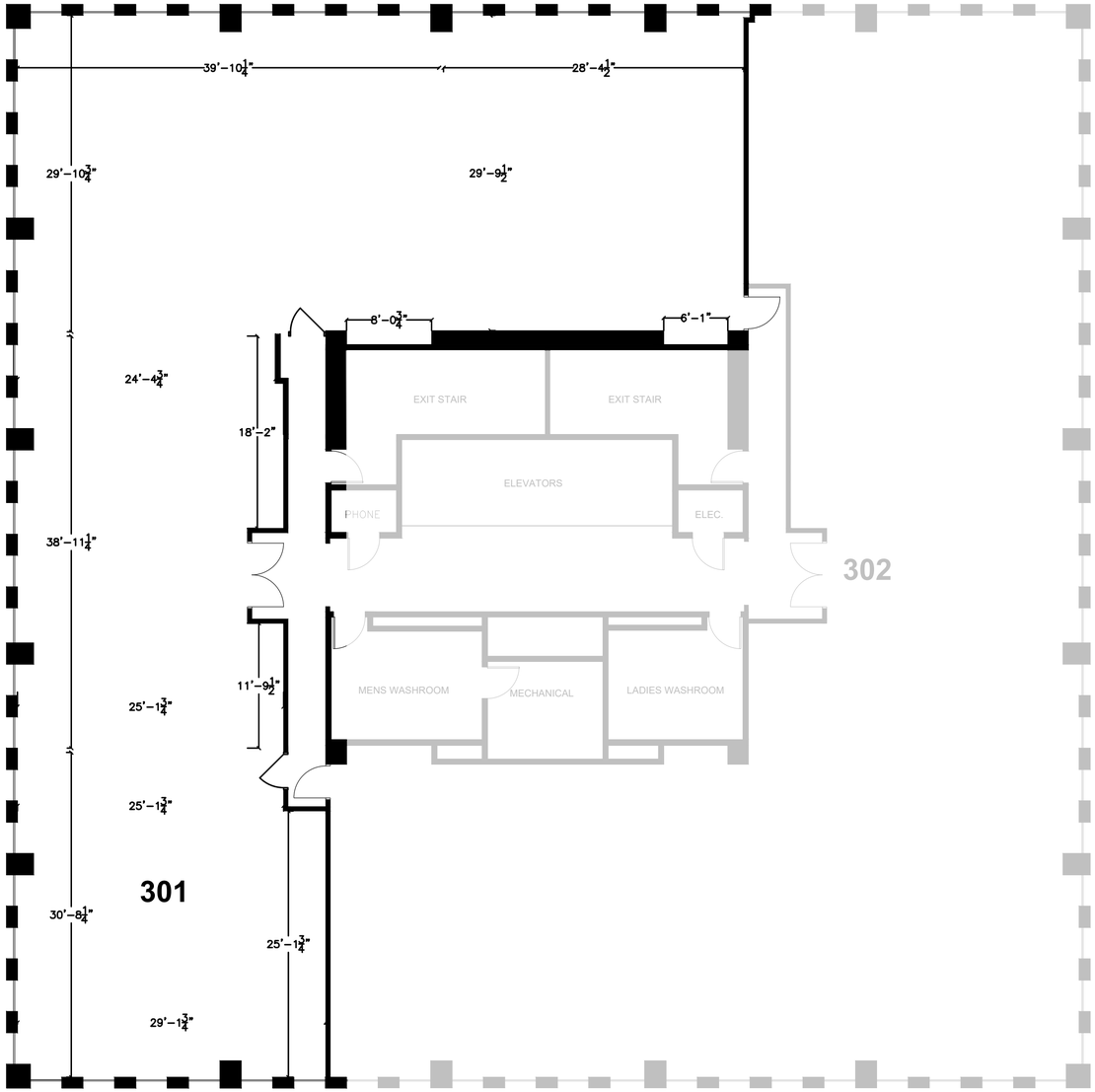


Availability | **Suite 301**

Total Area	**4,706 SF**
Additional Rent	**$27.29 PSF (2025)**
Occupancy	**Immediate**

360°

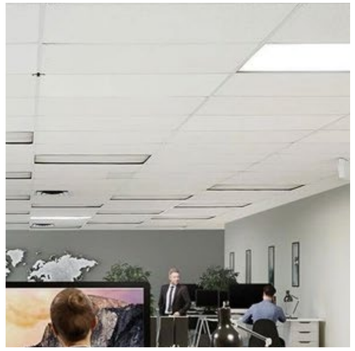


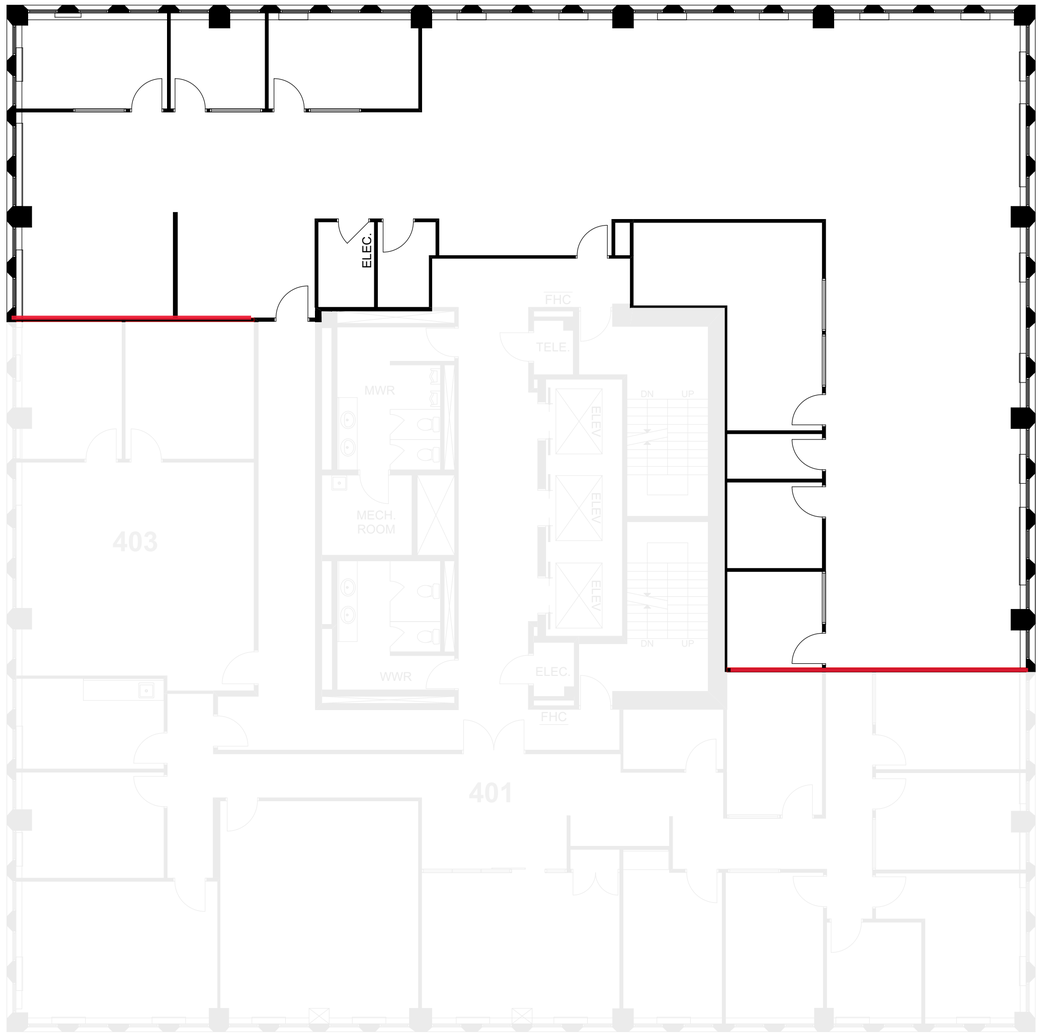


Availability | **Suite 402**

Total Area	**4,814 SF**
Additional Rent	**$27.29 PSF (2025)**
Occupancy	**Immediate**

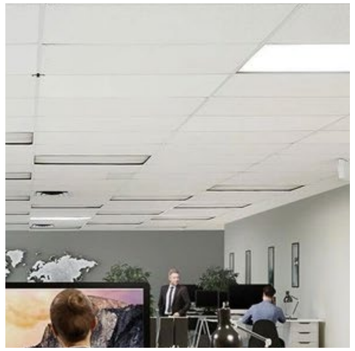
360°

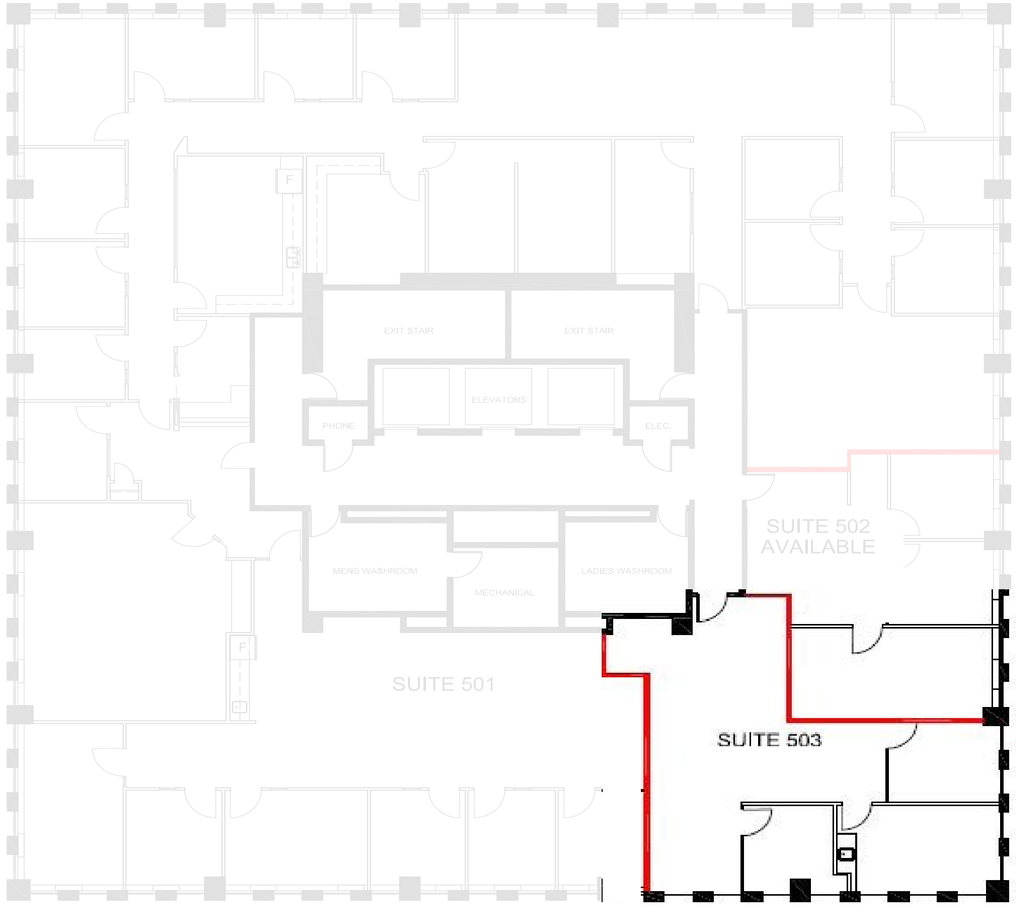




Availability | **Suite 503**

Total Area	**1,096 SF**
Additional Rent	**$27.29 PSF (2025)**
Occupancy	**April 1, 2025**

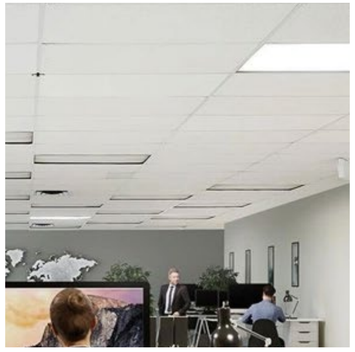




Availability | **Suite 605**

Total Area	**2,088 SF**
Additional Rent	**$27.29 PSF (2025)**
Occupancy	**Immediate**

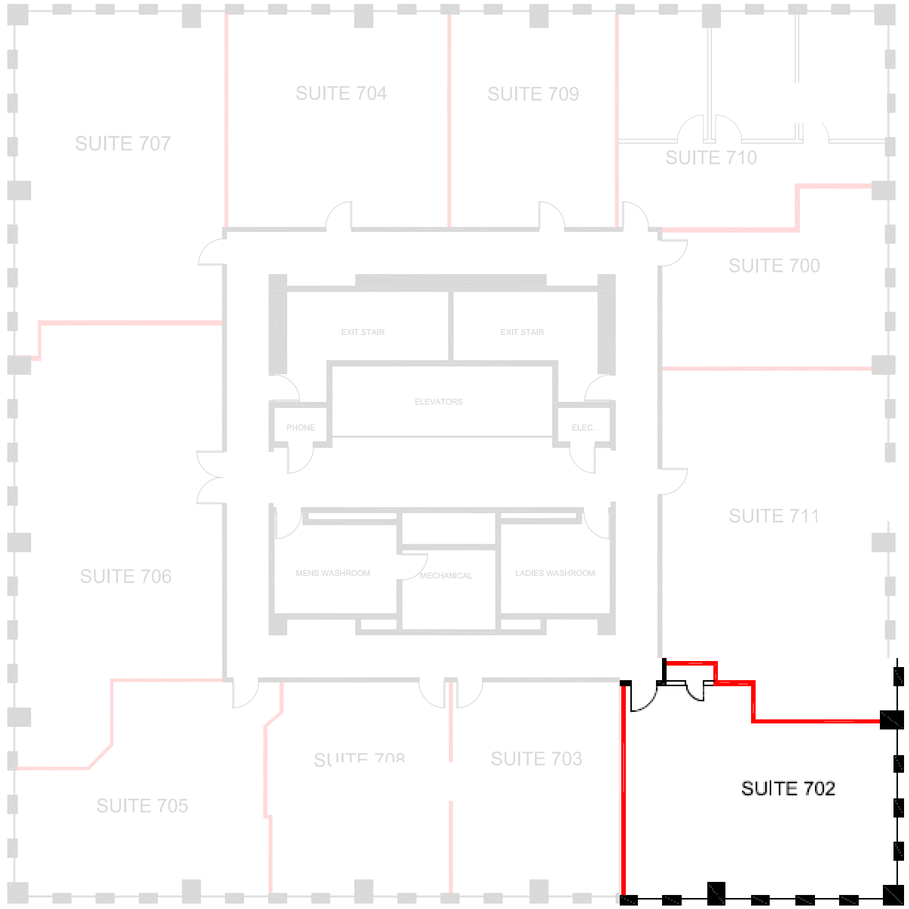
360°



Availability | **Suite 702**

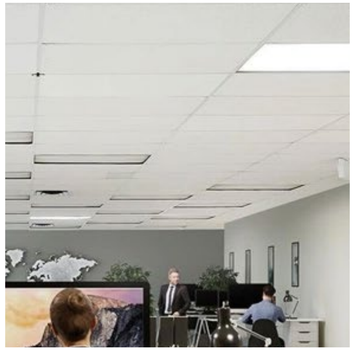
Total Area	**903 SF**
Additional Rent	**$27.29 PSF (2025)**
Occupancy	**Immediate**

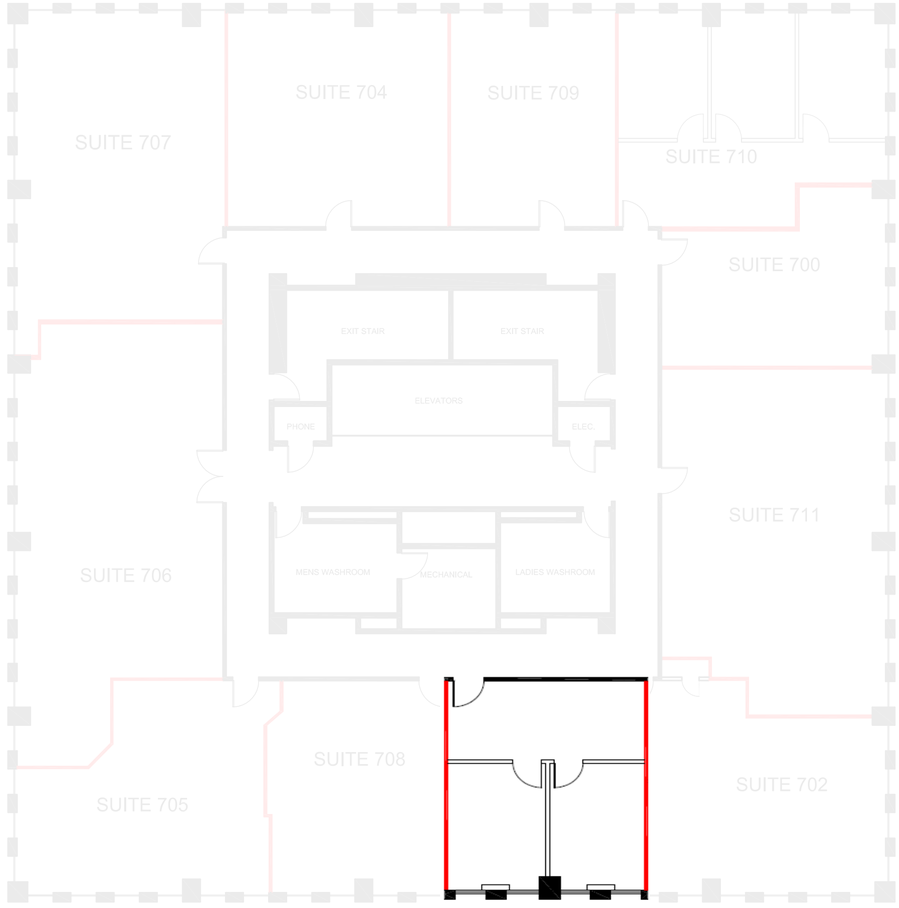
360°



Availability | **Suite 703**

Total Area	**619 SF**
Additional Rent	**$27.29 PSF (2025)**
Occupancy	**Immediate**



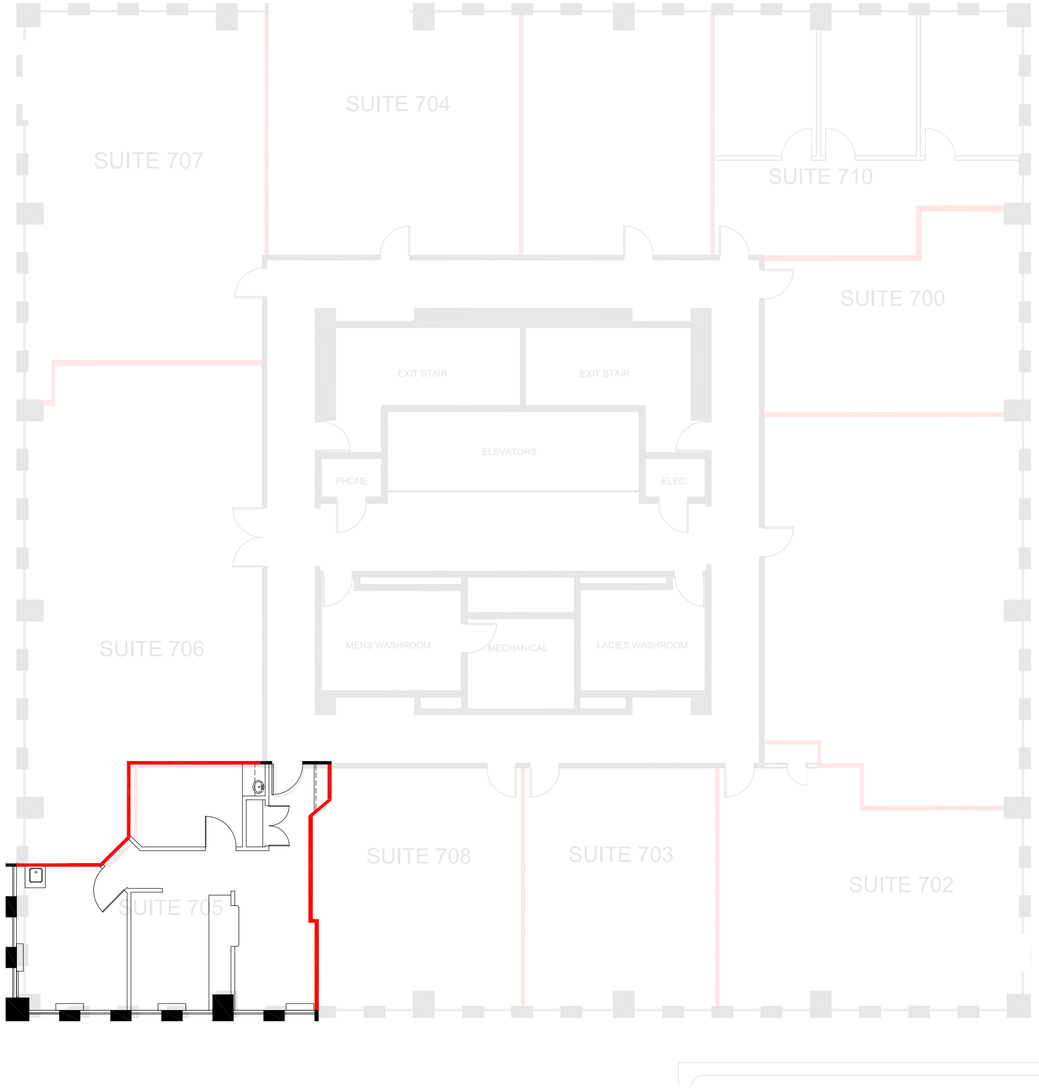


SUITE 703

Availability | **Suite 705**

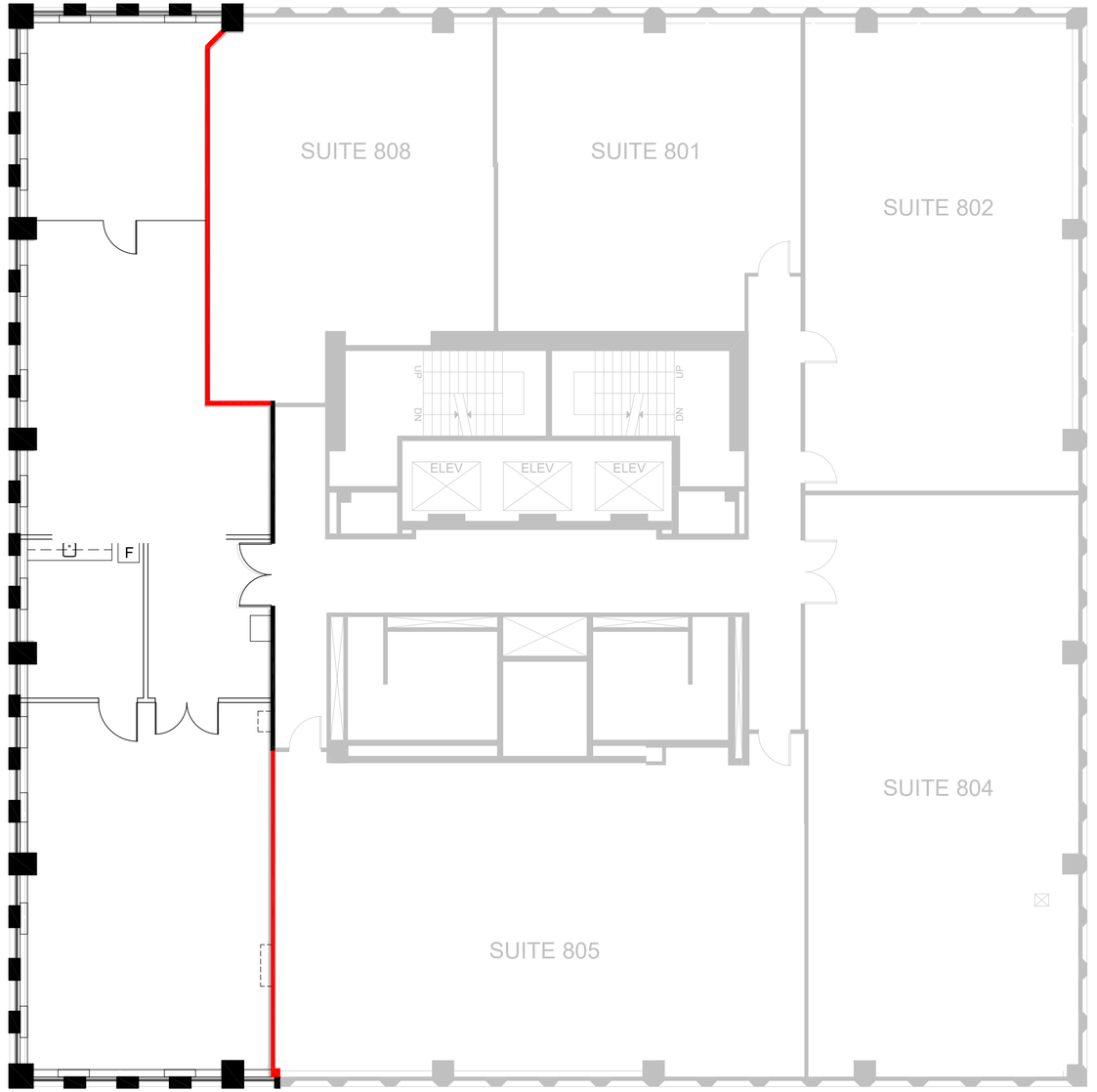
Total Area	**791 SF**
Additional Rent	**$27.29 PSF (2025)**
Occupancy	**Immediate**

360°



Availability | **Suite 800**

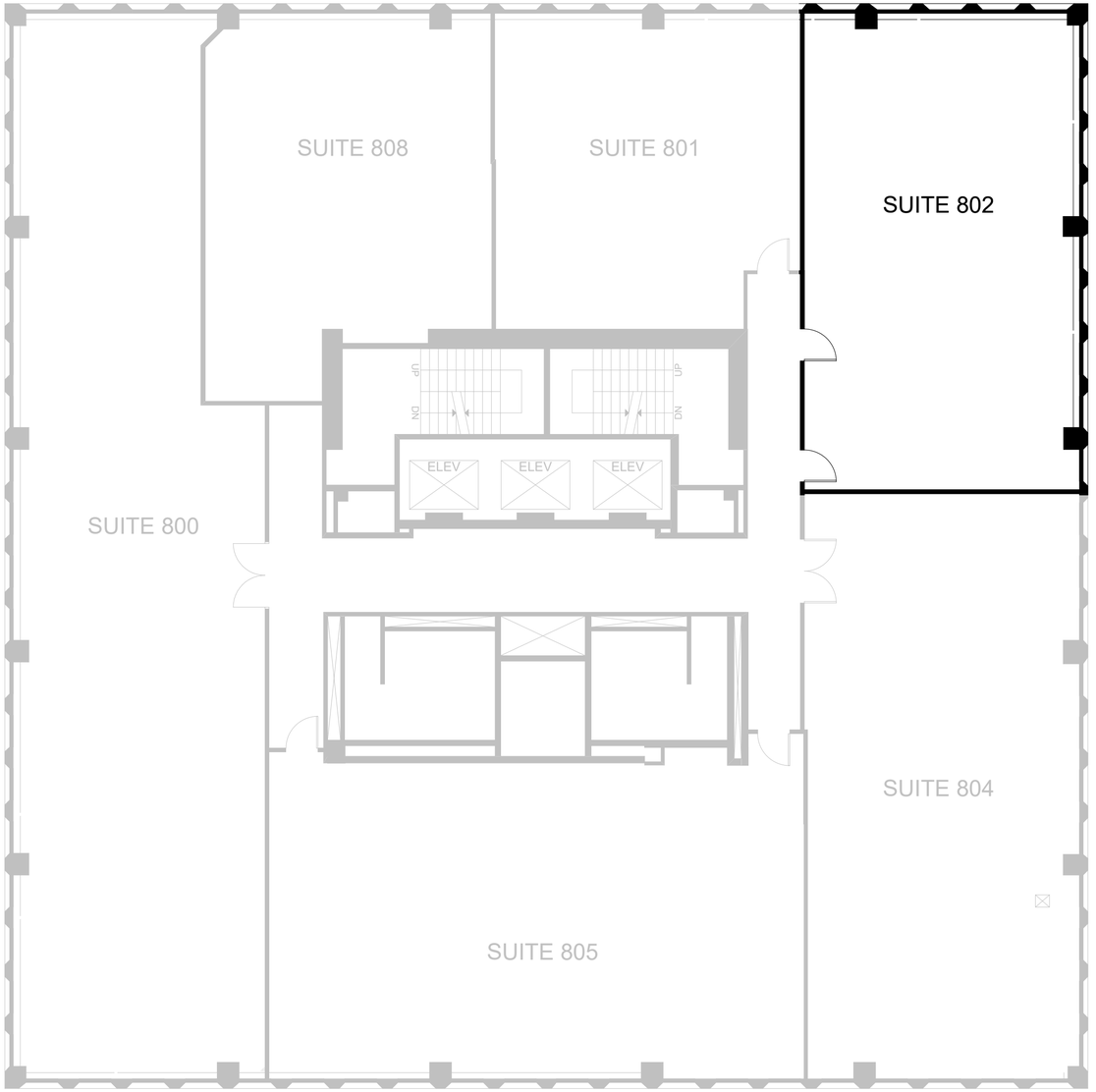
Total Area	**2,618 SF**
Additional Rent	**$27.29 PSF (2025)**
Occupancy	**Immediate**



Availability | **Suite 802**

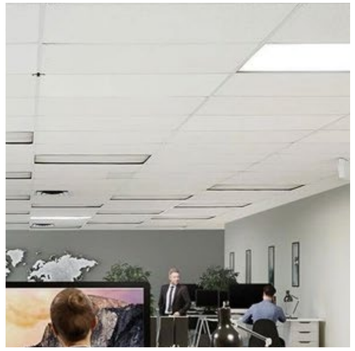
Total Area	**1,410 SF**
Additional Rent	**$27.29 PSF (2025)**
Occupancy	**Immediate**

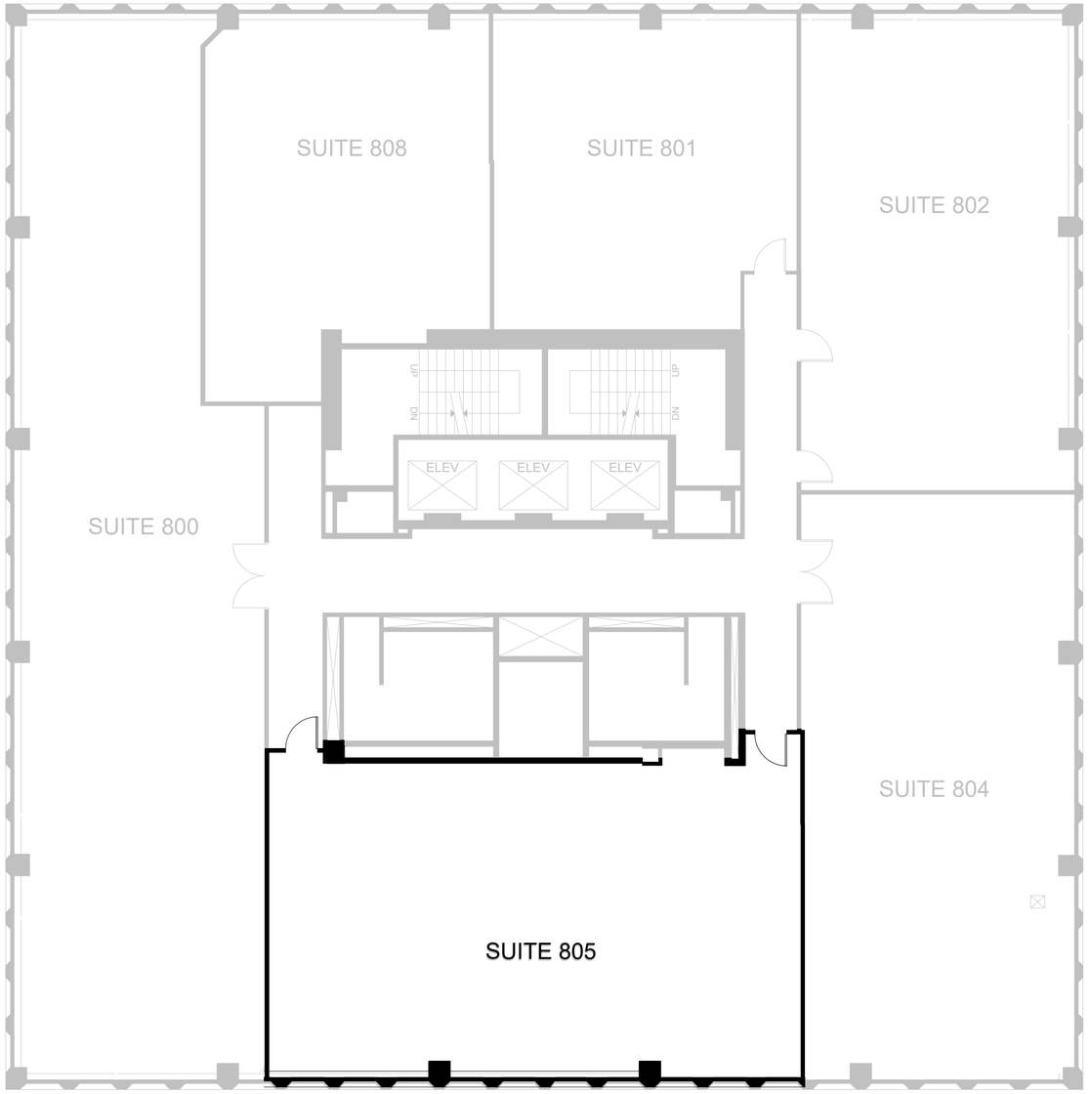
360°



Availability | **Suite 805**

Total Area	**1,859 SF**
Additional Rent	**$27.29 PSF (2025)**
Occupancy	**Immediate**

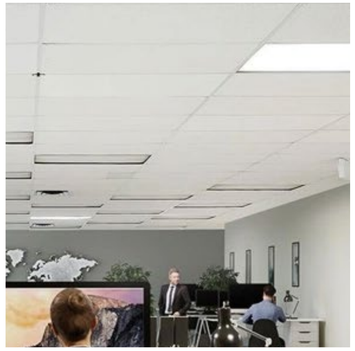


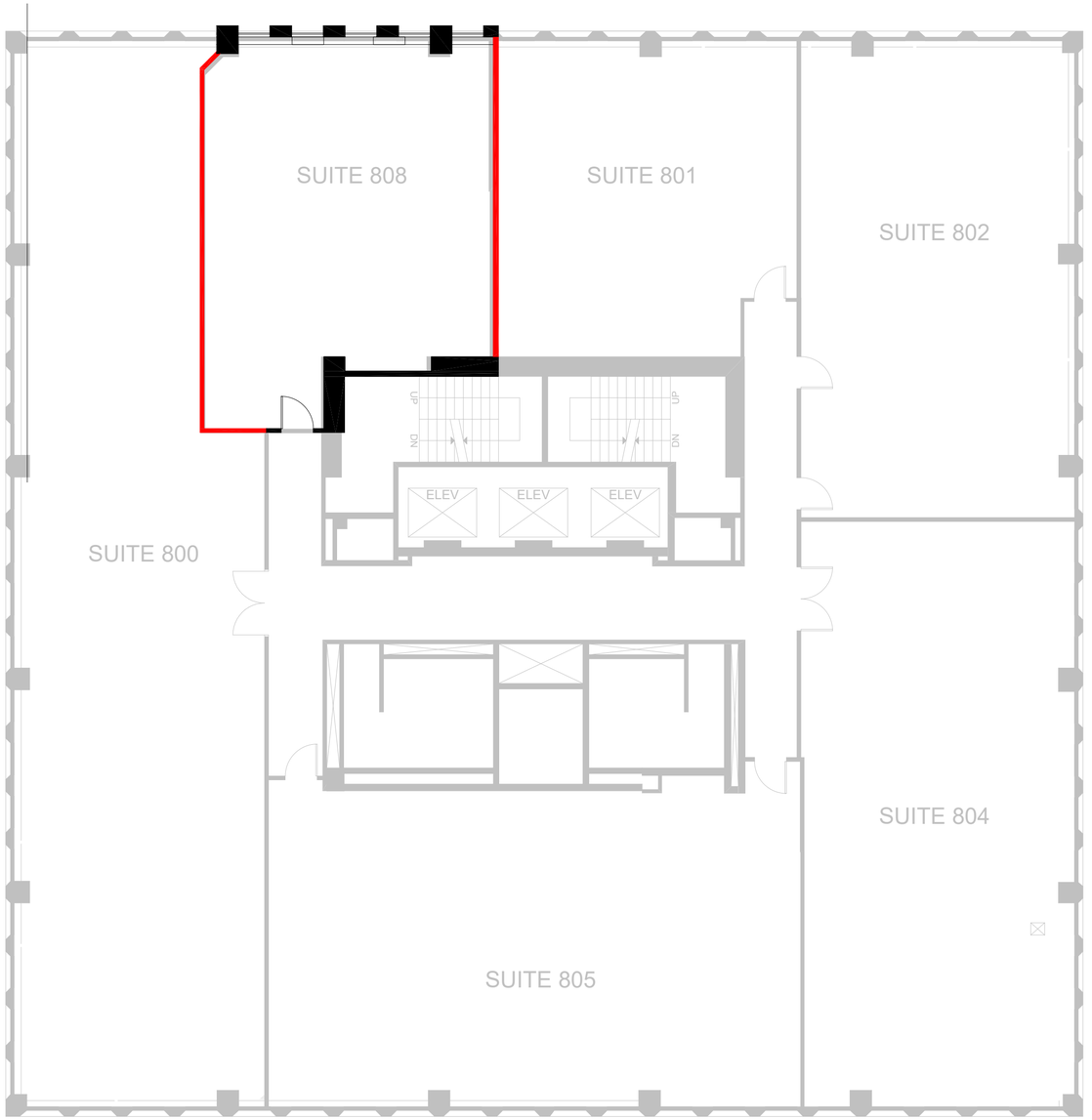


Availability | **Suite 808**

Total Area	**1,076 SF**
Additional Rent	**$27.29 PSF (2025)**
Occupancy	**Immediate**

360°

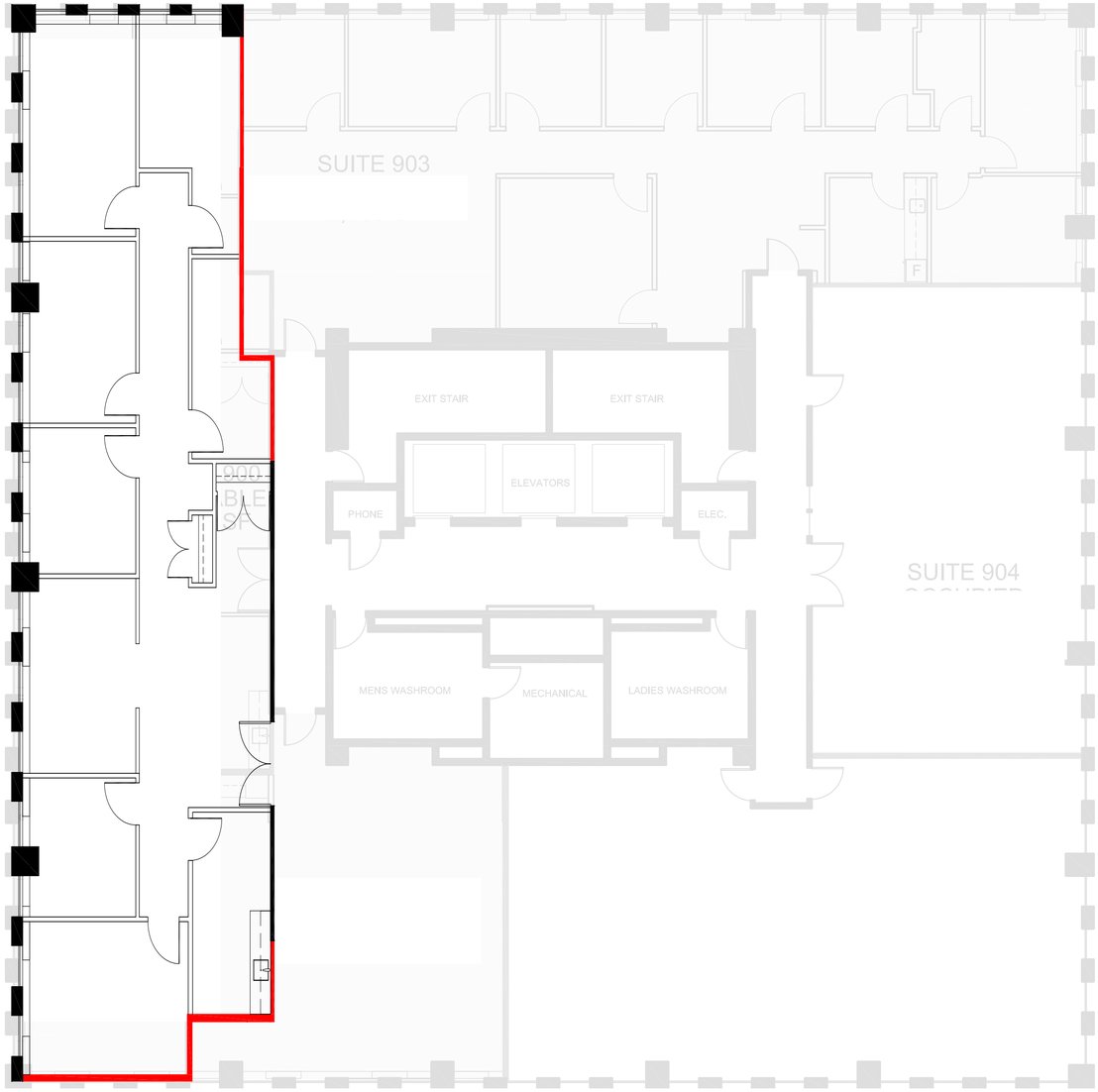




Availability | **Suite 900**

Total Area	**2,061 SF**
Additional Rent	**$27.29PSF (2025)**
Occupancy	**Immediate**

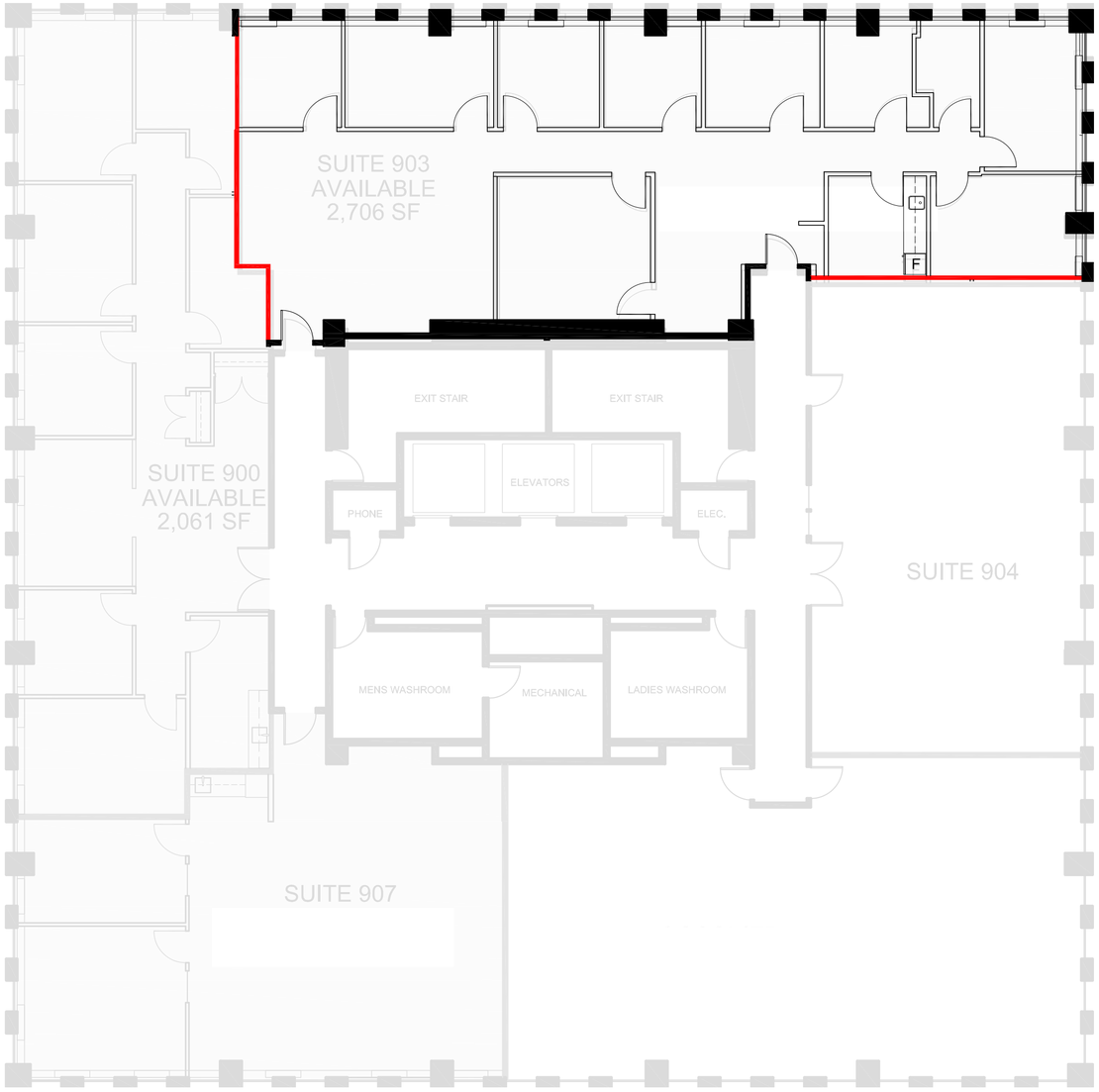
360°



Availability | **Suite 903**

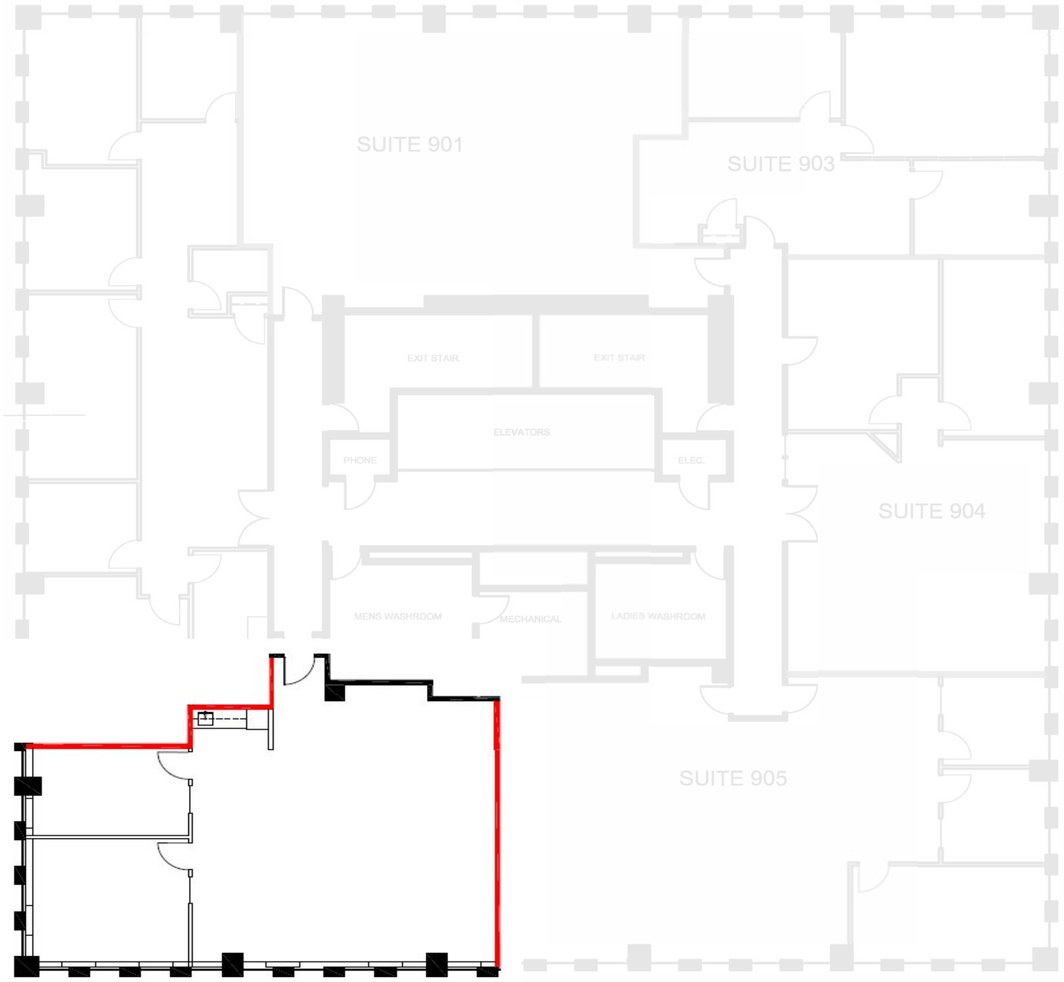
Total Area	**2,706 SF**
Additional Rent	**$27.29 PSF (2025)**
Occupancy	**Immediate**

360°



Availability | **Suite 907**

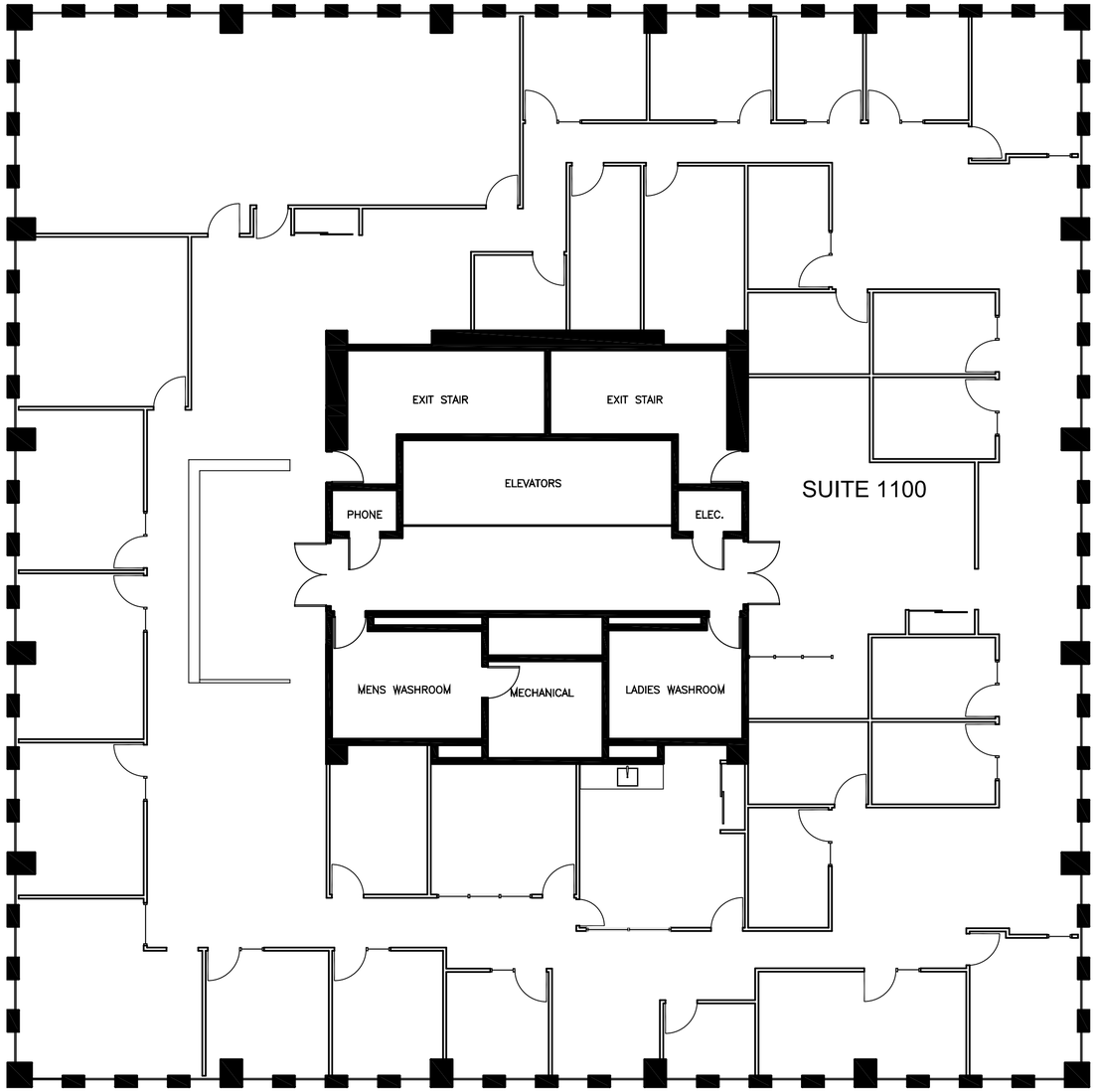
Total Area	**1,592 SF**
Additional Rent	**$27.29 PSF (2025)**
Occupancy	**Immediate**



Availability | **Suite 1100**

Total Area	**9,716 SF**
Additional Rent	**$27.29 PSF (2025)**
Occupancy	**Immediate**

360°



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.

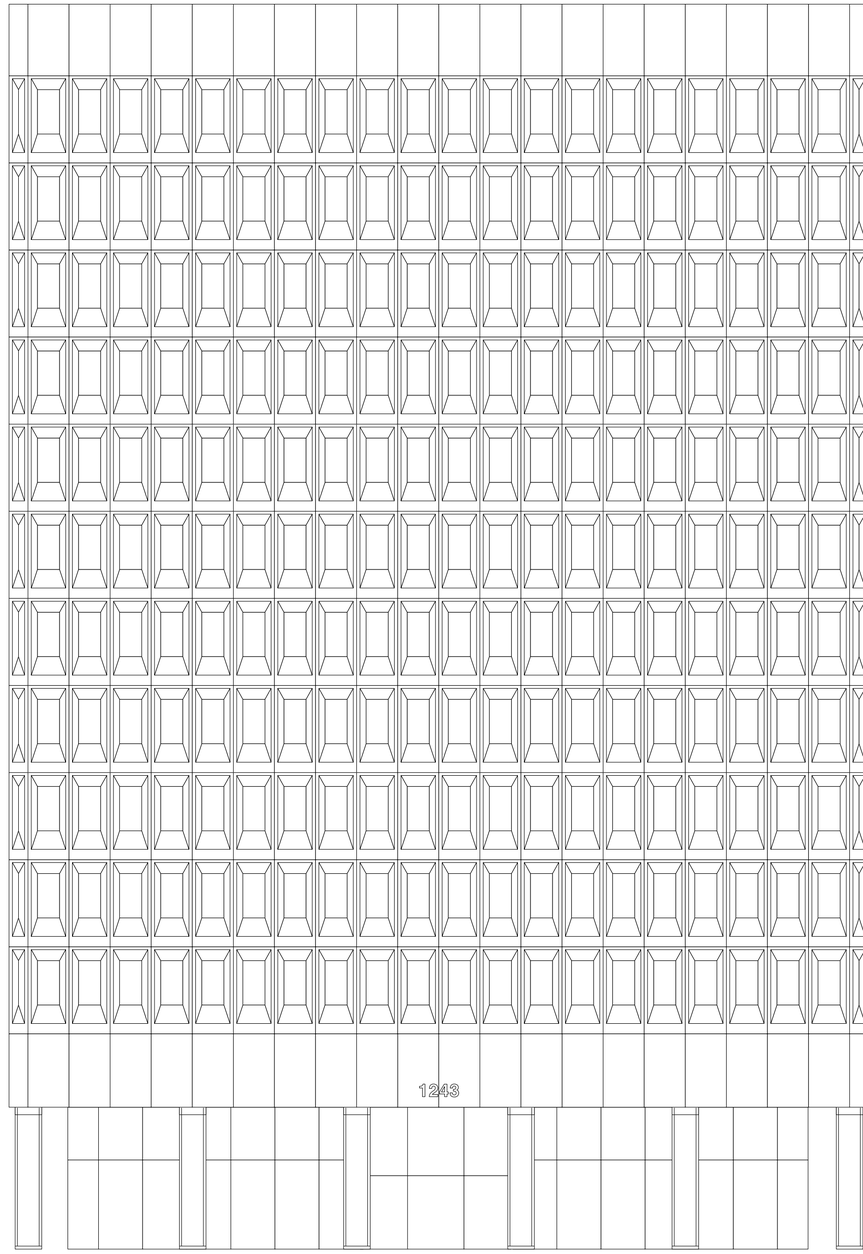
Kipling believes that by offering customized commercial property management services, they will exceed the expectations of their tenants and building occupants.

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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