

The Colliers logo consists of the word "Colliers" in a white serif font, centered within a dark blue rectangular box. Below the text are three horizontal stripes in yellow, red, and blue from top to bottom.A large, modern, multi-story office building with a light-colored facade and numerous large windows. The name "MANTELLA CORPORATION" is visible on the upper left side of the building. The building is situated on a street corner with a parking lot in front containing several vehicles.

1 Greensboro Drive, Etobicoke | ON

Cost-effective office space in Etobicoke for lease

All suites have been recently upgraded with new ceiling grids, carpet and blinds. Great opportunity to lease new office space, conveniently located close to many major highways and great amenities.

Chris Burans*

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

Adam Dauphinee**

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

Noel Cardy*

Associate
+1 416 620 2364
+1 289 927 1252
noel.cardy@colliers.com

Property Overview

1 Greensboro Drive is a well-situated property with convenient access to highways 401 and 409. Located just a short nine-minute drive from Toronto Pearson International Airport, it offers excellent connectivity for businesses. With ample parking available, this building provides a practical, cost-effective and accessible space for tenants.

Civic Address	1 Greensboro Drive, Etobicoke, ON	
Location	Kipling Avenue & Greensboro Drive	
Zoning	E1.0	
Parking	3:1000 SF	
Rentable Area	Suite 201	7,397 SF
	Suite 201A	4,239 SF
	Suite 201B	3,158 SF
	Suite 202	2,562 SF
	Suite 308	1,182 SF
Net Rent	\$12.00 PSF - \$15.00 PSF	
Additional Rent	\$19.98 PSF	
Available	Immediately	
Term	24-120	

Key Highlights



Recently upgraded suites



10-minute drive to Pearson Airport



Surface parking available

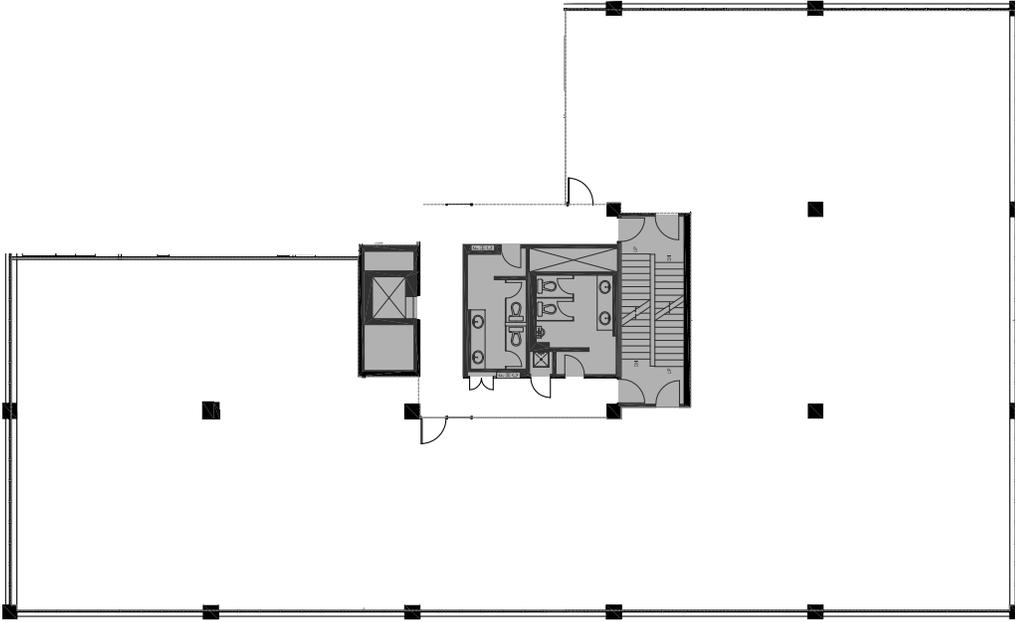


Proximity to major 400-series highways



Floor Plans

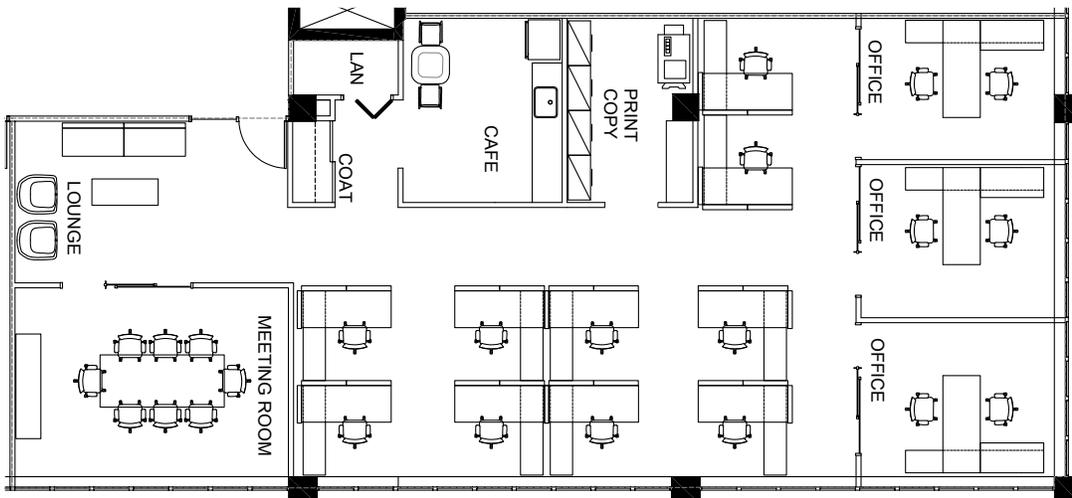
Suite 201



7,397 SF

- Bright space with tons of natural light

Suite 202

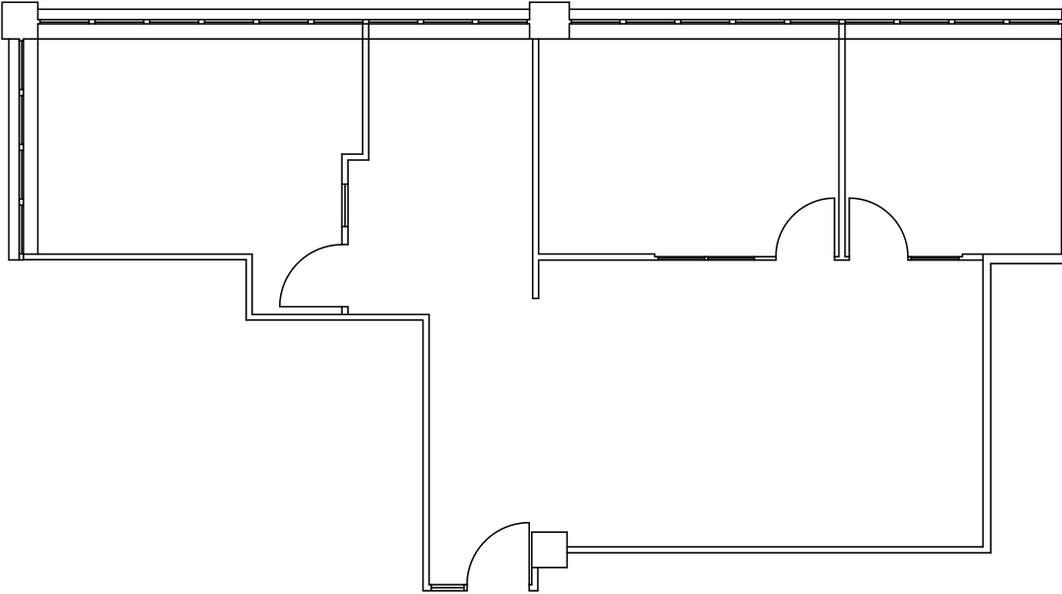


2,562 SF

- Bright space with tons of natural light

Floor Plans

Suite 308



1,182 SF

- Reception
- Three private offices
- Lots of natural light

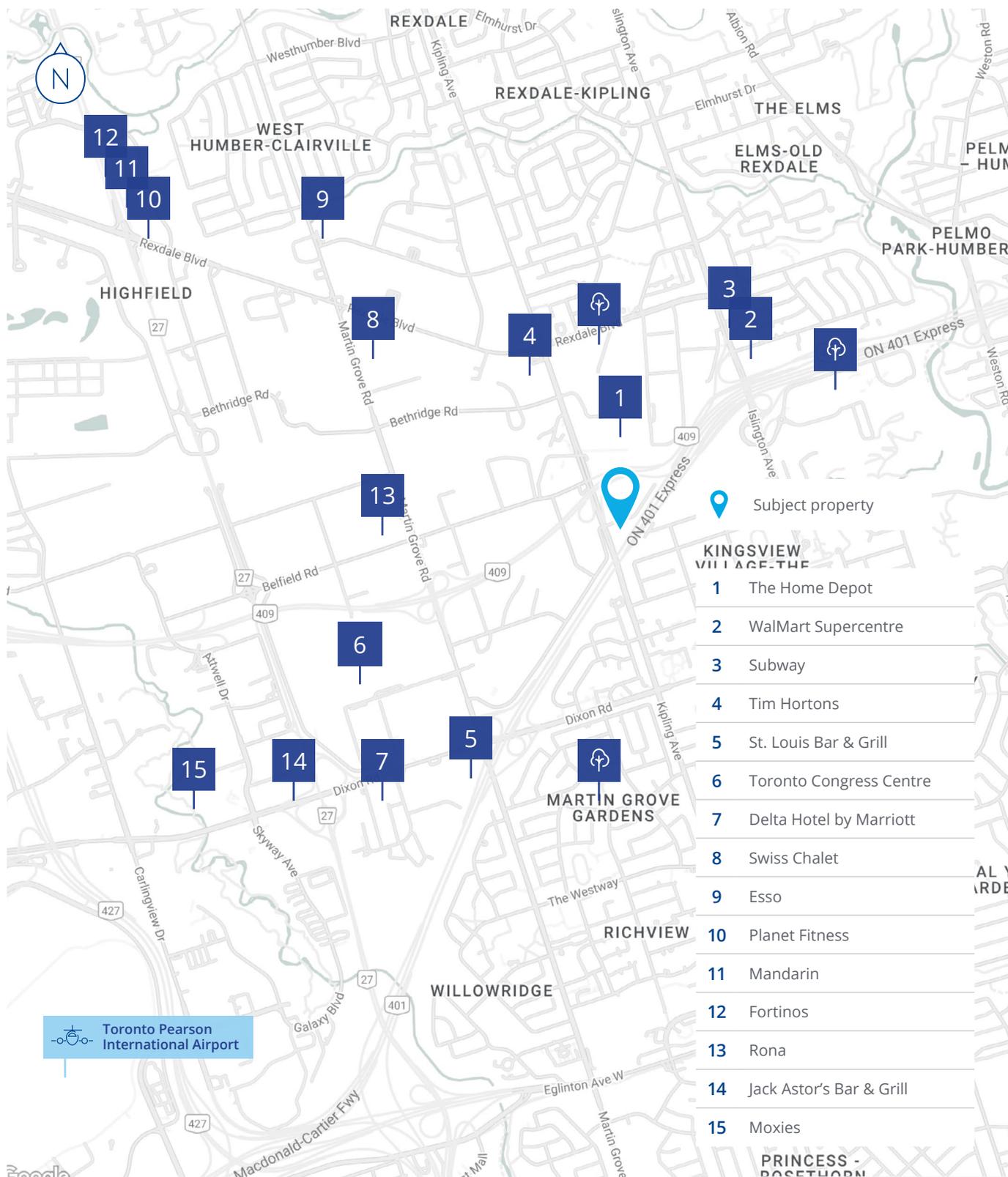
Building Features

- Elevator for convenient access
- Fully finished elevator lobby
- Recently upgraded suites
- Proximity to 400-series highways
- 10-minute drive to Toronto Pearson International Airport
- Cost-effective space



1,182 - 7,397
SF available

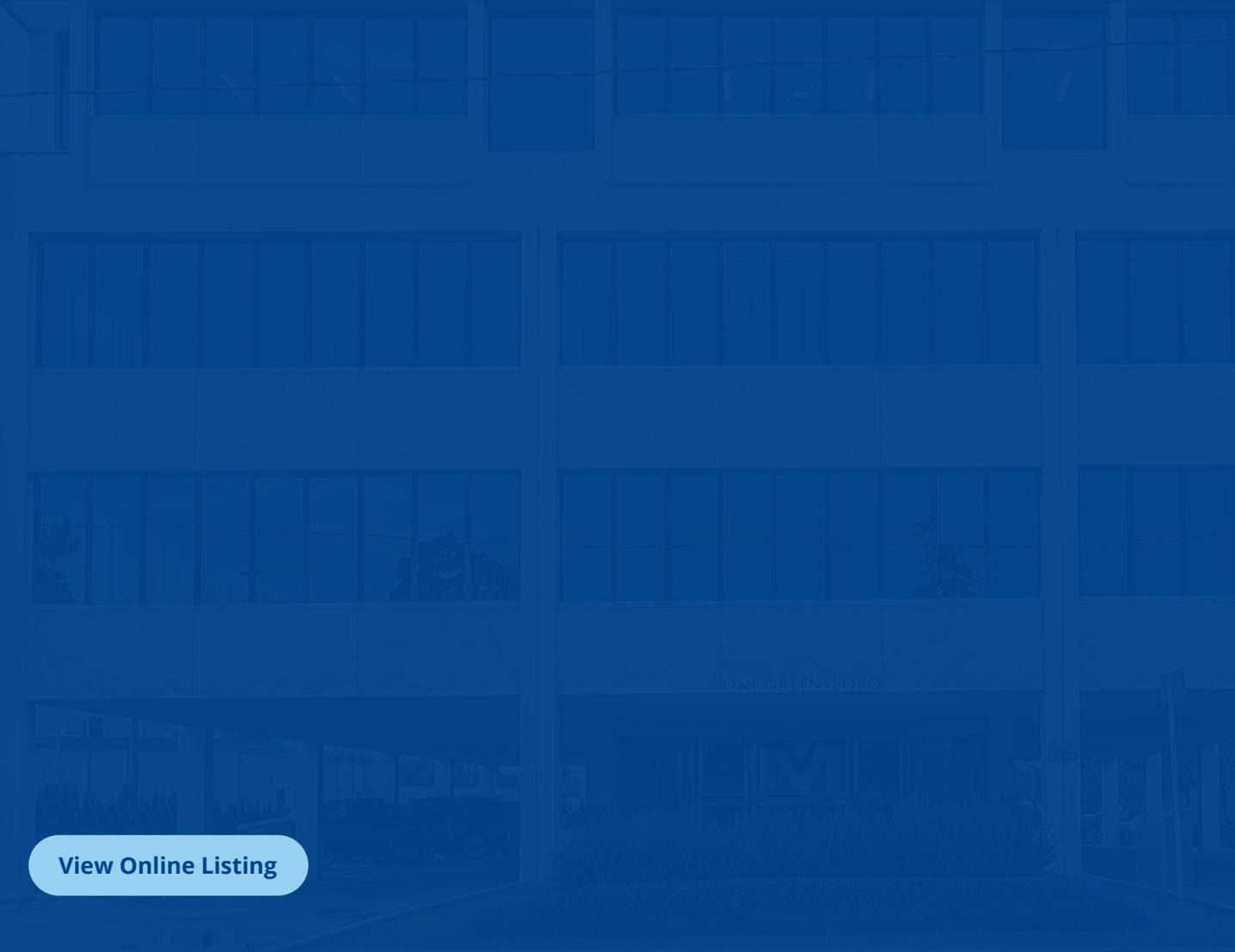
Surrounding Amenities



-  Subject property
- 1** The Home Depot
- 2** WalMart Supercentre
- 3** Subway
- 4** Tim Hortons
- 5** St. Louis Bar & Grill
- 6** Toronto Congress Centre
- 7** Delta Hotel by Marriott
- 8** Swiss Chalet
- 9** Esso
- 10** Planet Fitness
- 11** Mandarin
- 12** Fortinos
- 13** Rona
- 14** Jack Astor's Bar & Grill
- 15** Moxies



M MANTELLA CORPORATION



[View Online Listing](#)

1 Greensboro Drive, Etobicoke | ON

Chris Burans*
Senior Vice President
+1 416 620 2866
+1 416 258 9845
chris.burans@colliers.com

Adam Dauphinee**
Senior Vice President, LEED, AP
+1 416 620 2872
+1 416 505 4828
adam.dauphinee@colliers.com

Noel Cardy*
Associate
+1 416 620 2364
+1 289 927 1252
noel.cardy@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. **Colliers Macaulay Nicolls Inc., Brokerage**