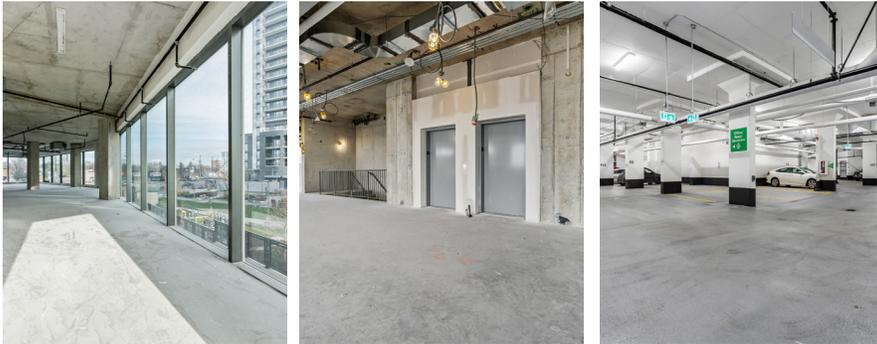


5425 DUNDAS STREET WEST

AT KIPLING SUBWAY

Cypress at Pinnacle Etobicoke is a brand-new, mixed-use development with transit options. Steps to Kipling TTC subway, MiWay bus, Go Train, underground parking, and bike racks allow staff to commute easily to this A class building. Attract staff from both Toronto and Mississauga at this convenient location and all the local and in-building restaurants, cafés, dentist, medical, and retail shops. 3,000 – 35,000 SQFT of office space over 2 floors with 211 ft of glass frontage on Dundas awaits your custom finishes. Cypress kicks off an 8 building, master-planned community with over 3,700 units which will drive density and area amenities. Stake your territory and build your showcase office now.



SECOND FLOOR

SQ FT: 17,519

NET: \$27.00

TMI: \$13.50 + HYDRO

2ND FLOOR: DIVISIBLE

THIRD FLOOR

SQ FT: 17,725

NET: \$27.00

TMI: \$13.50 + HYDRO

ALAN MACDONALD

SALES REPRESENTATIVE

416.258.1085

AMACDONALD@CUBECOM.CA

SHAFIN JADAVJI

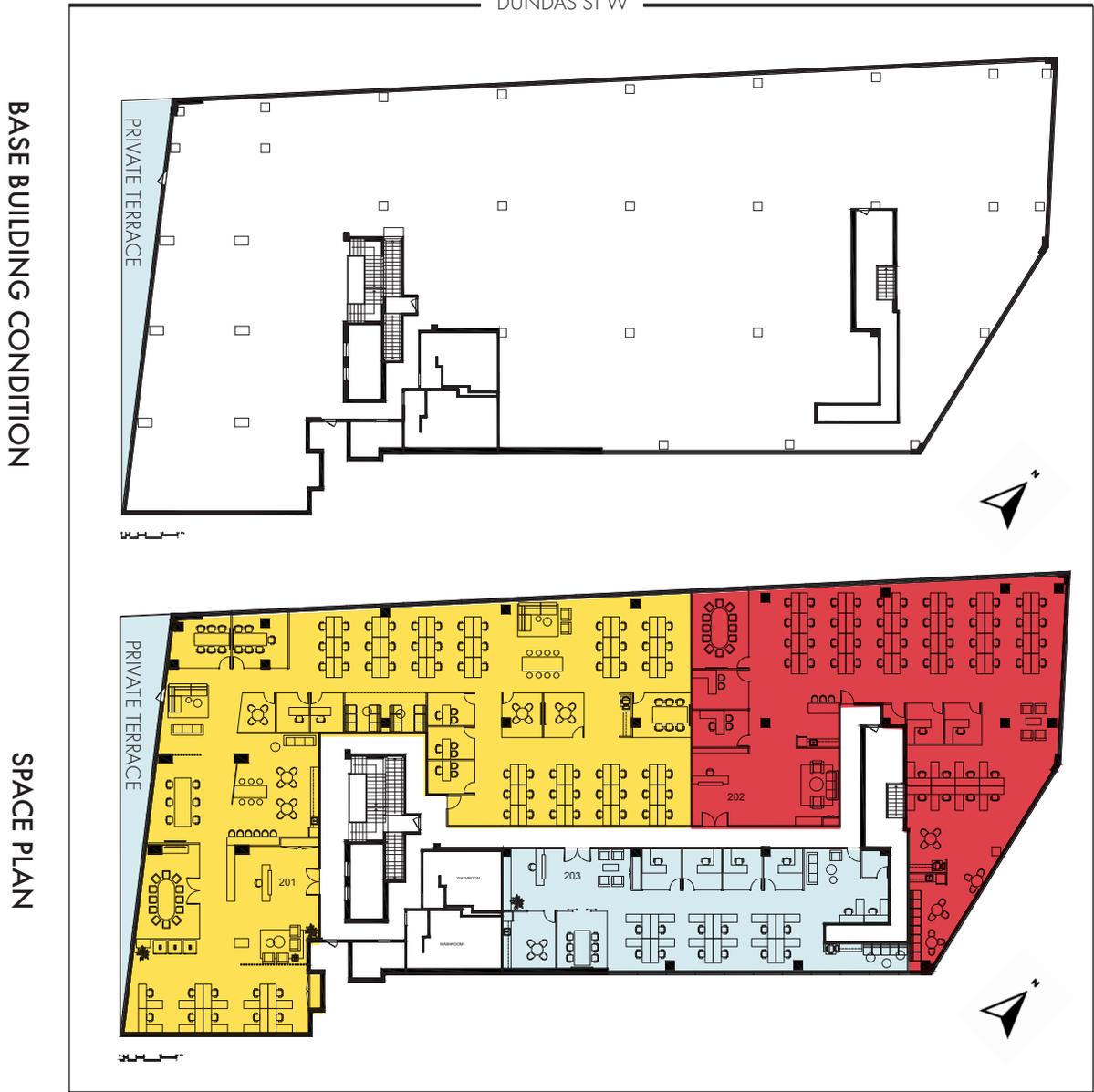
BROKER OF RECORD

416.725.7894

SHAFIN@CUBECOM.CA

SECOND FLOOR

▶ [CLICK PLAN TO SEE ENVISION TOUR](#)



*2nd floor can be divided for a 9,000 SF tenant.

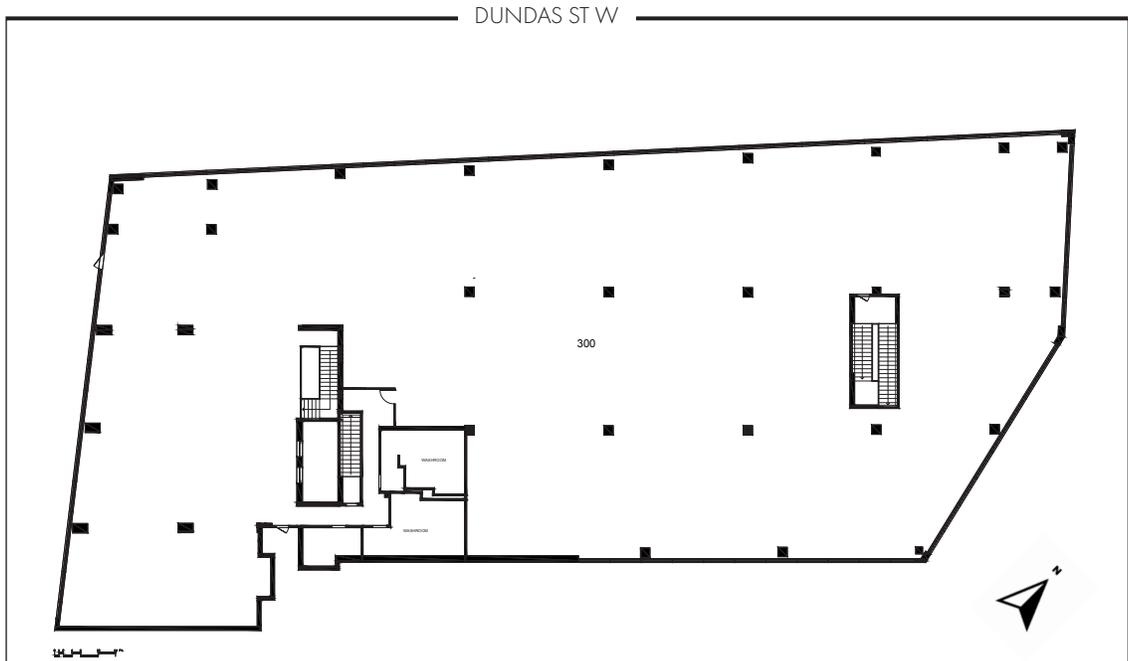
▶ **SUITE 201:** 8,945 SQFT ▶ **SUITE 202:** 5,630 SQFT ▶ **SUITE 203:** 2,944 SQFT

SQFT: 17,519 **NET:** \$27.00 **TMI:** \$13.50 + HYDRO **2ND FLOOR: DIVISIBLE**

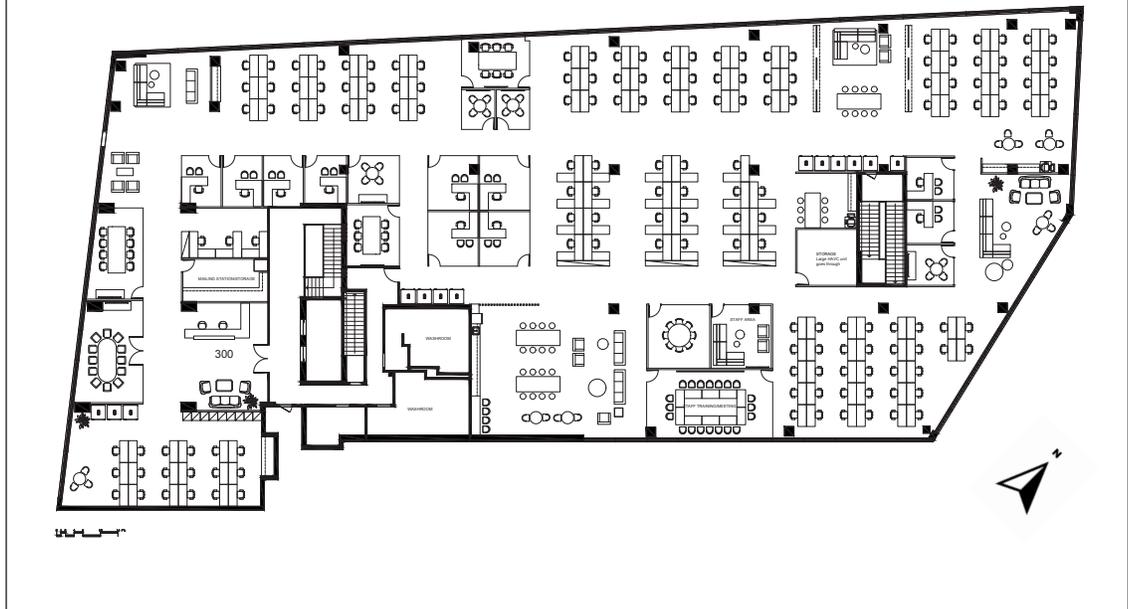
*Space is in base building condition. All furniture and layouts are artist concepts.

THIRD FLOOR

BASE BUILDING CONDITION



SPACE PLAN



SQFT: 17,725 **NET:** \$27.00 **TMI:** \$13.50 + HYDRO

*Space is in base building condition. All furniture and layouts are artist concepts.

INTERIOR SITE PHOTOS

DUNDAS ST W



EXTERIOR SITE PHOTOS

DUNDAS ST W



RETAIL SITE PHOTOS

DUNDAS ST W

