



Colliers

295 The West Mall, Toronto | ON

# Recently renovated office space **for lease**

295 The West Mall is a seven storey office building located at Bloor Street West and the West Mall. The building offers prominent Highway 427 exposure and is in close proximity to Highways 427, 401, QEW & Gardiner Expressway.

## **Vanessa Barbini**

Sales Representative

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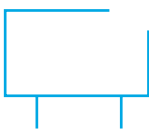
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# Property Overview

Civic Address	295 The West Mall, Toronto		
Location	The Property is located at Bloor Street West and The West Mall.		
Building Floors	7		
Parking	<ul style="list-style-type: none"><li>• Ample surface parking</li><li>• Underground tenant parking 3/1,000 SF</li></ul>		
Rentable Area	Suite 201	1,144 SF	
	Suite 301	1,500 SF	
	Suite 305	3,566 SF	
	Suite 502	1,362 SF	
Net Rent	\$19.00 PSF		
Additional Rent	\$16.50 PSF (2022)		
Available	Immediately		



## Key Highlights



Podium  
signage  
available



Building  
recently  
renovated



Remote  
keyless smart  
phone entry



Proximity to Highways  
427, 401, QEW &  
Gardiner Expressway



In proximity  
to TTC public  
transit



Close to many  
restaurants



Heated parking  
garage ramp



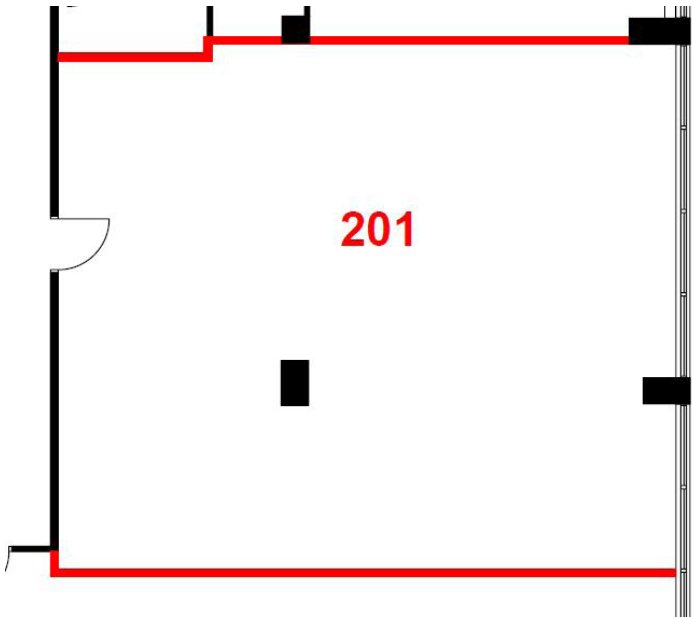
20 minutes away from  
Pearson International  
Airport





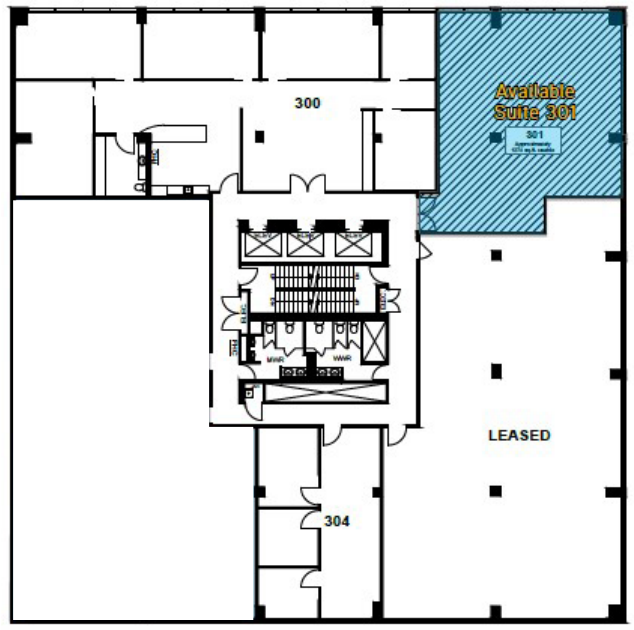
# Floor Plans

Suite 201



1,144 SF

Suite 301

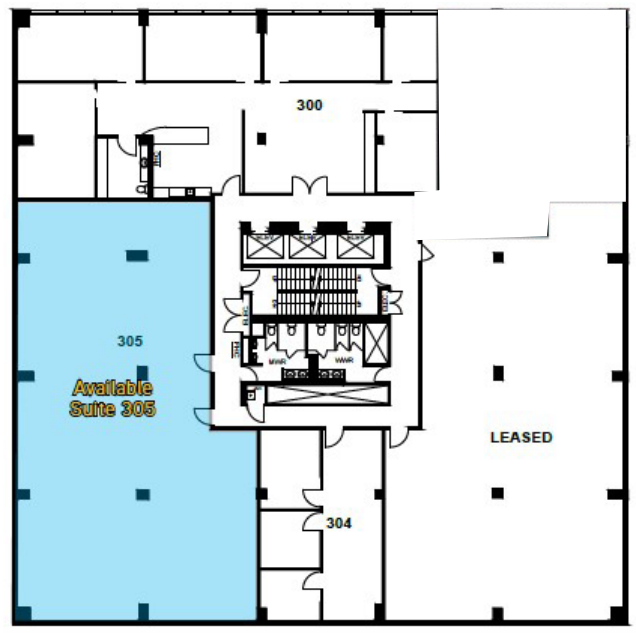


1,500 SF



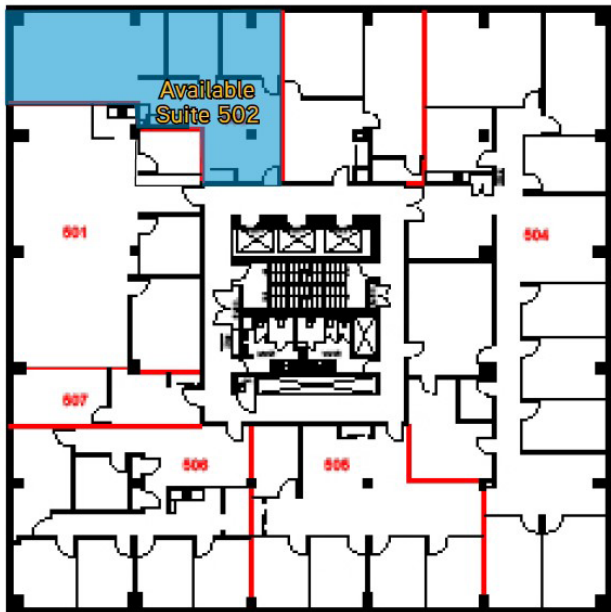
# Floor Plans

Suite 305



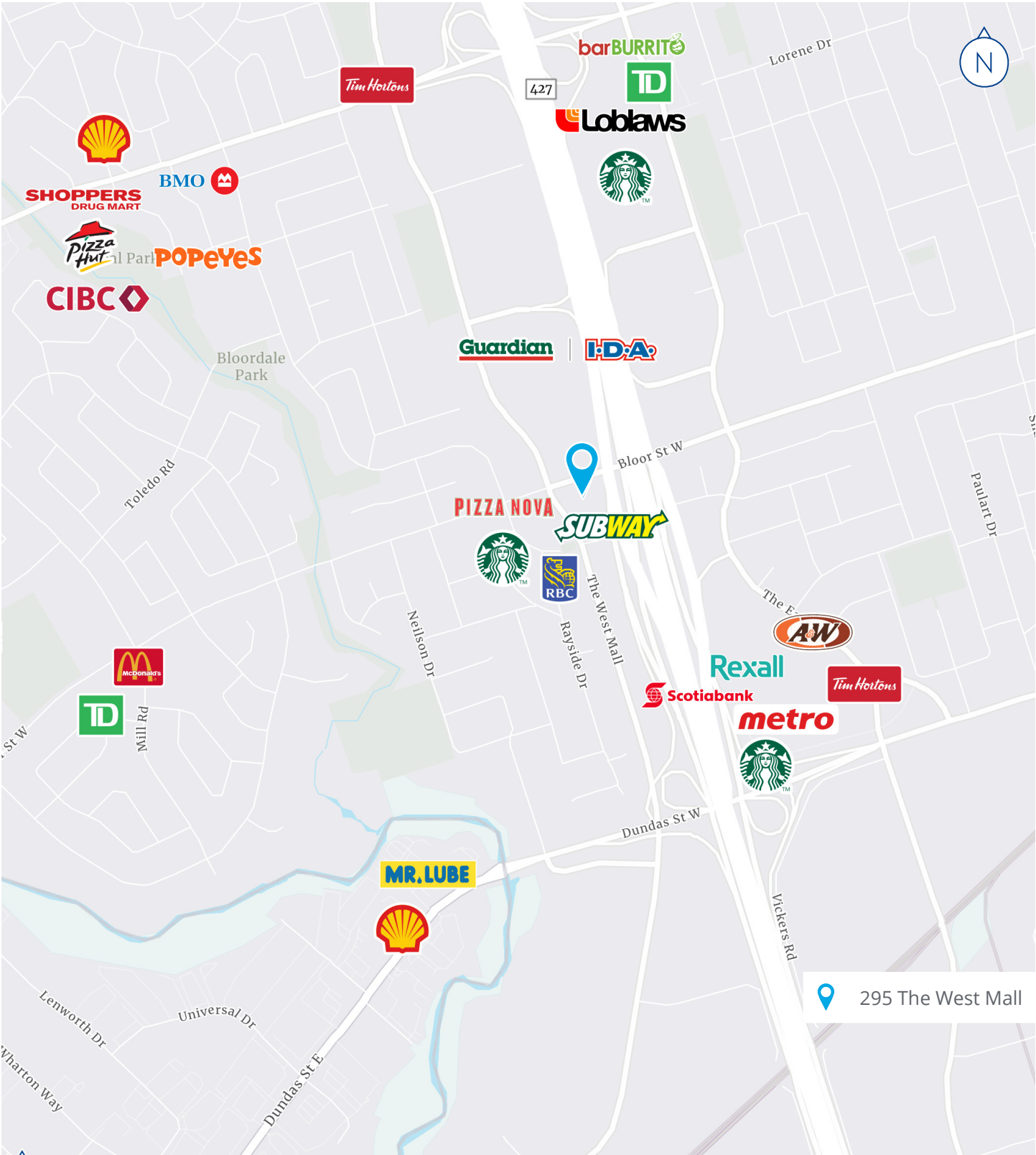
3,566 SF

Suite 502



1,362 SF

# Surrounding Amenities





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