



1182A Martin Grove Road, Toronto

**\$9.99** <sup>PSF</sup>  
Year 1  
"Teaser Rate"

# Office Space Available **For Lease**

Prime Office Available For Lease at Martin Grove Road & HWY 409  
Exceptional Location, Exposure, Amenities, and Ample Parking

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# Property Overview

|                            |                                                                                                                                                                                                                                                                |
|----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Address</b>             | 1182A Martin Grove Road, Toronto                                                                                                                                                                                                                               |
| <b>Main Cross Street</b>   | Hwy 409 / Martin Grove Road                                                                                                                                                                                                                                    |
| <b>Total Area</b>          | 1,995 SF                                                                                                                                                                                                                                                       |
| <b>Office Area</b>         | 100%                                                                                                                                                                                                                                                           |
| <b>Rental Term</b>         | 36 months minimum term<br>120 months maximum term                                                                                                                                                                                                              |
| <b>Asking Net Rent</b>     | Year 1 "Teaser Rate": \$9.99 PSF<br>Year 2: \$15.00 PSF with Annual Escalation                                                                                                                                                                                 |
| <b>TMI (2026)</b>          | \$4.40                                                                                                                                                                                                                                                         |
| <b>Zoning</b>              | E 1.0                                                                                                                                                                                                                                                          |
| <b>Occupancy</b>           | Immediate                                                                                                                                                                                                                                                      |
| <b>Additional Comments</b> | <ul style="list-style-type: none"><li>• Recently repainted &amp; carpets cleaned</li><li>• Fully sprinklered</li><li>• Corner unit with exposure onto Martin Grove Road</li><li>• Ample parking on site</li><li>• Professionally owned &amp; managed</li></ul> |



Easy access to  
Highways 400, 409,  
401, 427, 27



Numerous  
amenities in  
the area



5 minutes drive to  
Toronto Pearson  
International Airport



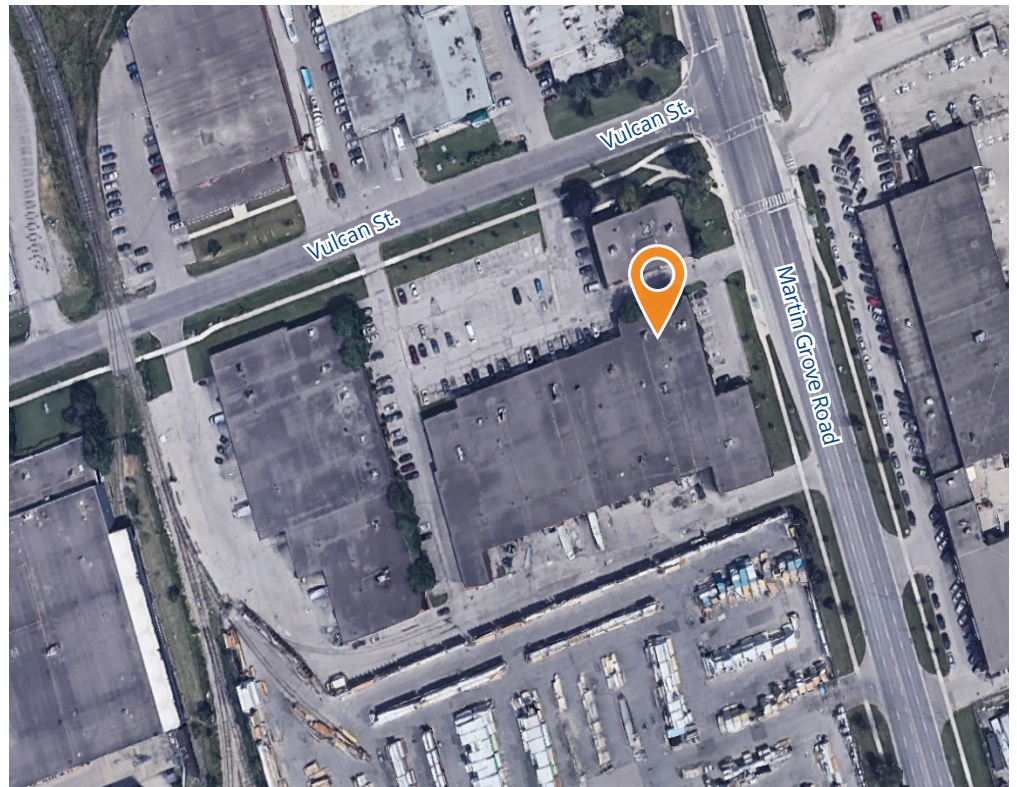
E1 Zoning

## Functional, Light-Filled Corner Office in Prime Pearson Airport Node

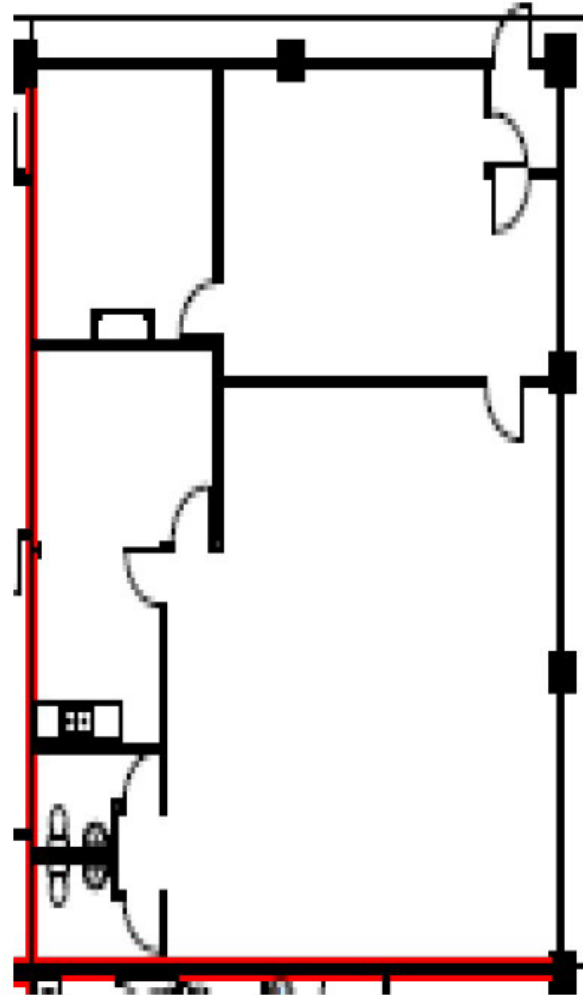
Discover a move-in ready ground floor walk-up office unit offering exceptional visibility and natural light. Situated on the corner with exposure onto Martin Grove Road, this bright, professional space has been freshly repainted and carpets cleaned.

Ideally located near Highways 400, 409, 401, 427, and 27, with convenient access to public transit and a wide range of nearby amenities. This well-managed property features ample on-site parking, full sprinkler system, and is supported by a professional landlord offering attractive lease rates.

**Immediate occupancy available** – perfect for businesses seeking accessibility, functionality, and a high-profile location.



# Floor Plan



## Highlights

- Well-maintained functional unit
- Centrally located
- Fully sprinklered
- Ample car parking on-site
- Ample public transit options and amenities available in the area
- Professionally owned & managed
- Easy highway access
- Immediate vacant possession

**1,995**  
square feet  
available

# Property Photos



# Property Photos



# Nearby Amenities

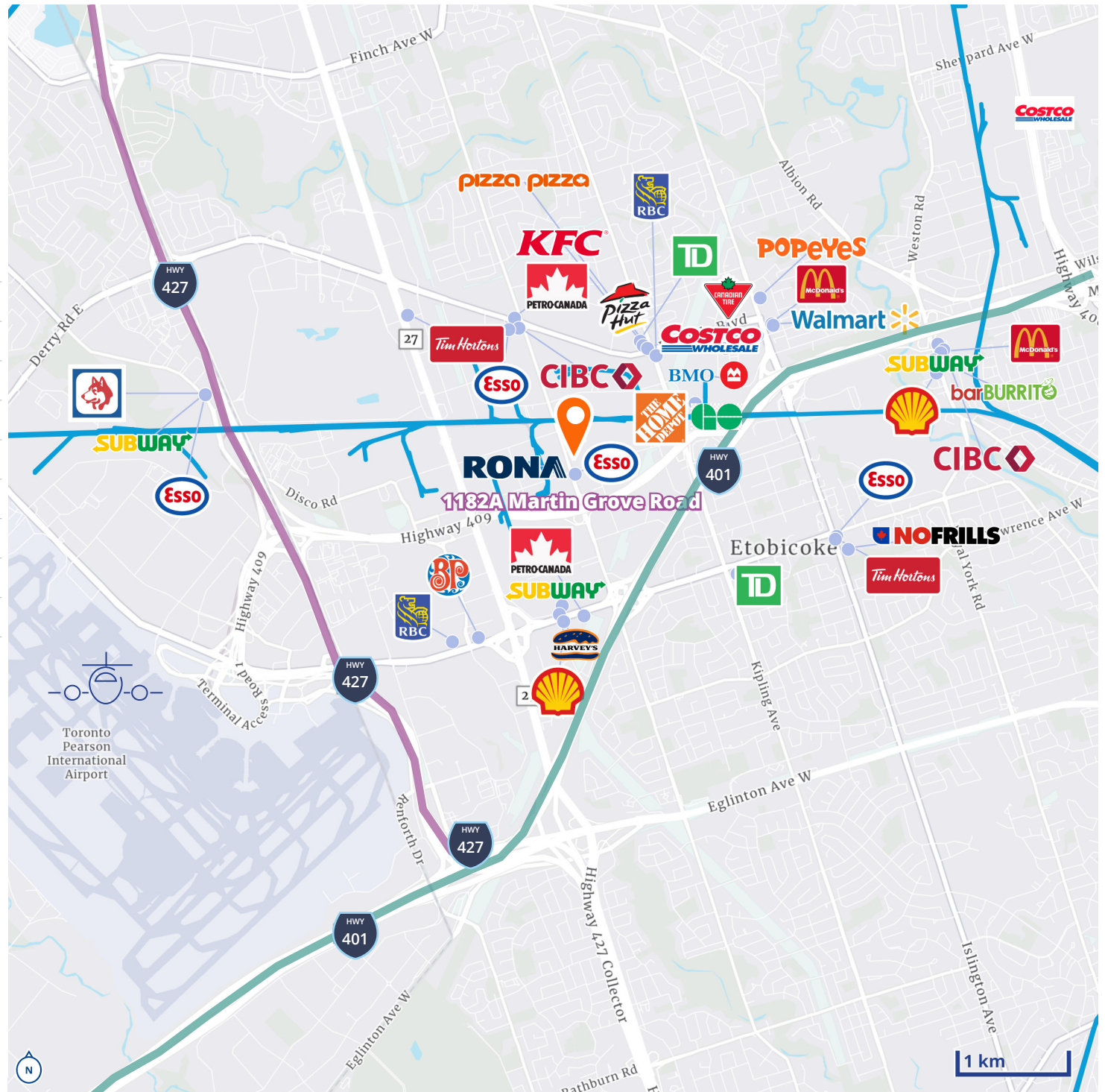


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|    |                                                                  |
|----|------------------------------------------------------------------|
| 1  | Lester B Pearson International Airport - 3.5 km, 5 minutes drive |
| 2  | Costco - 18.3 km, 15 minutes drive                               |
| 3  | Walmart - 3.6 km, 9 minutes drive                                |
| 4  | No Frills - 4 km, 10 minutes drive                               |
| 5  | CIBC Bank - 1.1 km, 4 minutes drive                              |
| 6  | RBC - 1.1 km, 4 minutes drive                                    |
| 7  | Home Depot - 1.9 km, 5 minutes drive                             |
| 8  | McDonalds - 3.1 km, 6 minutes drive                              |
| 9  | TimHortons - 2.3 km, 5 minutes drive                             |
| 10 | ESSO - 450 m, 3 minutes drive                                    |

 Rail Line

 Etobicoke North GO Train Station  
1.7 km, 5 minutes drive





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