

# 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.

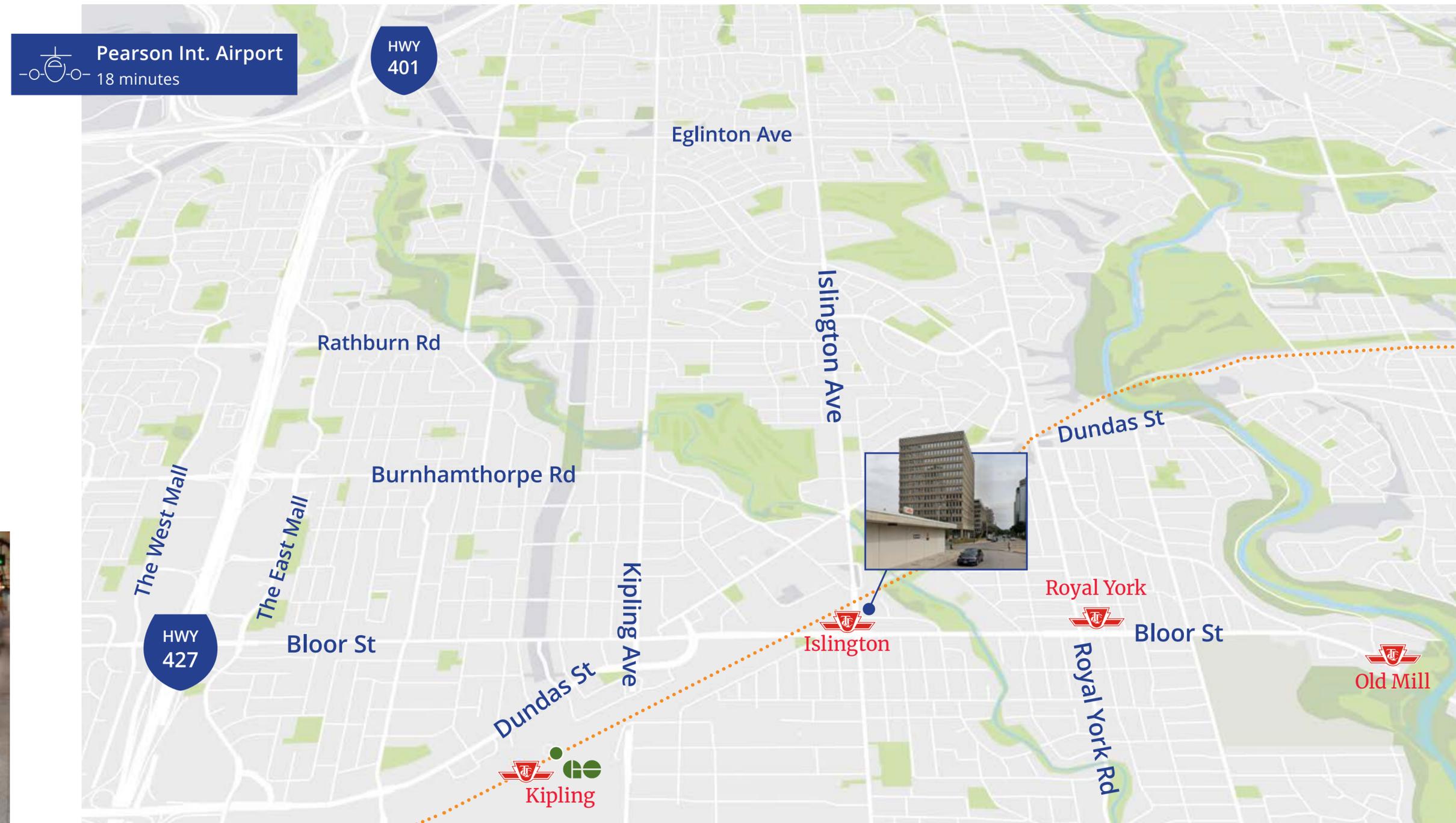
In addition, you'll find a range of amenities nearby, including Islington Medical Pharmacy, Sherwood Copy and Print, Etobicoke Medical & Walk-in Clinic by HMC, and Aberfoyle Dental Office. Across the street, various options await, such as Starbucks, Tim Hortons, a 24-hour Goodlife Fitness, Service Ontario, 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)  
Served 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

## On-Site Amenities

GoodLife FITNESS.

urbanFRESH

Tim Hortons.

freshii

PIZZA PIZZA

KENZO

Ali Baba's

QUIRRO DOJO

PIZZA IOLO

ServiceOntario

BLACK ANGUS STEAKHOUSE

Thai EXPRESS

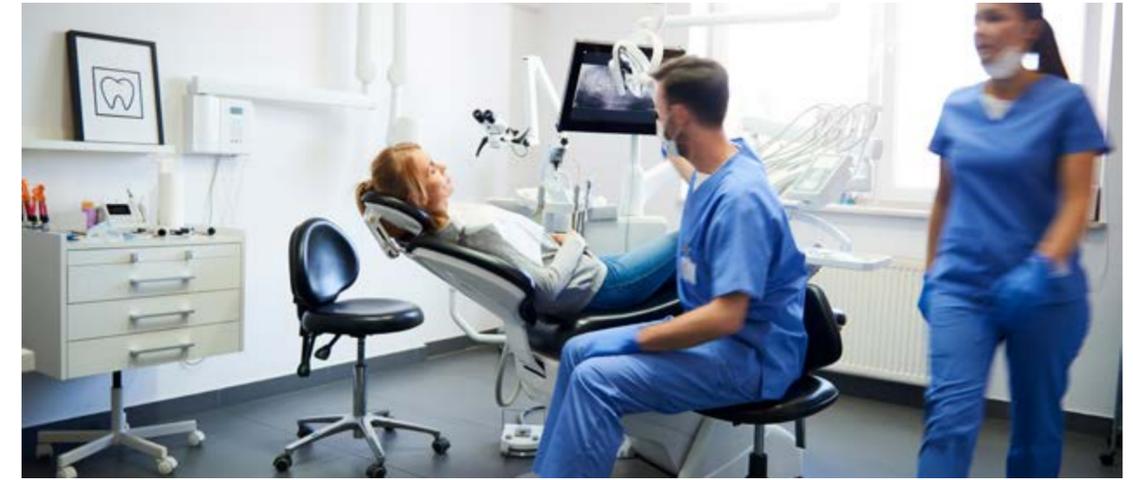
A&W

SPUMPERNICKELS

REAL FRUIT BUBBLE TEA

Bloor St

Harry's STEAK HOUSE



# 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 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 702	903 SF	Immediate	Raw Space
Suite 605	2,088 SF	Immediate	Built out office space
Suite 503	1,096 SF	Immediate	Built out office space
Suite 500	4,773 SF	Immediate	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



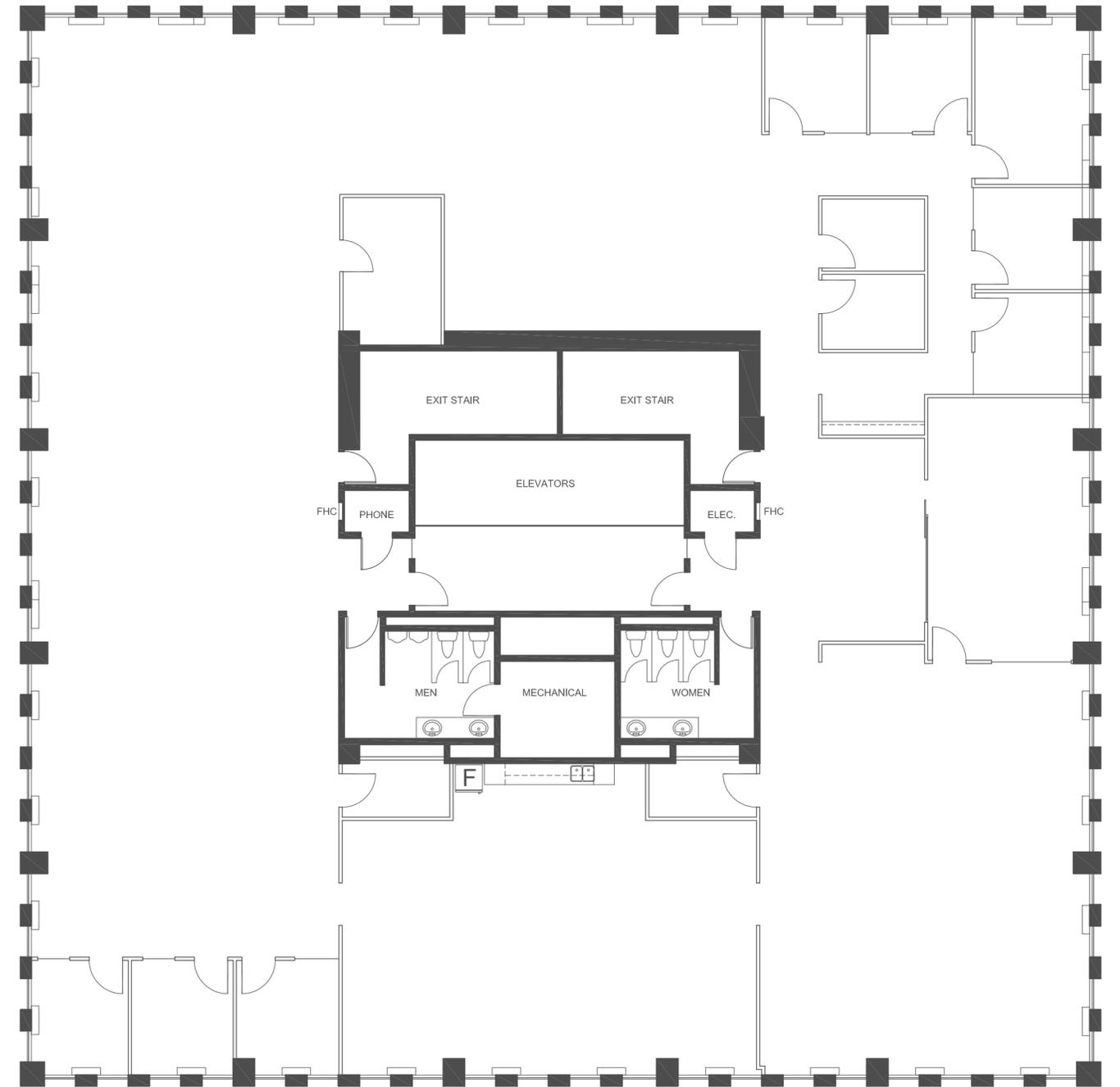
Additional Rent: \$28.18 PSF (Includes in-suite janitorial)

# Availability | Suite 200

Total Area 9,716 SF

Additional Rent \$28.18 PSF (2026)

Occupancy Immediate

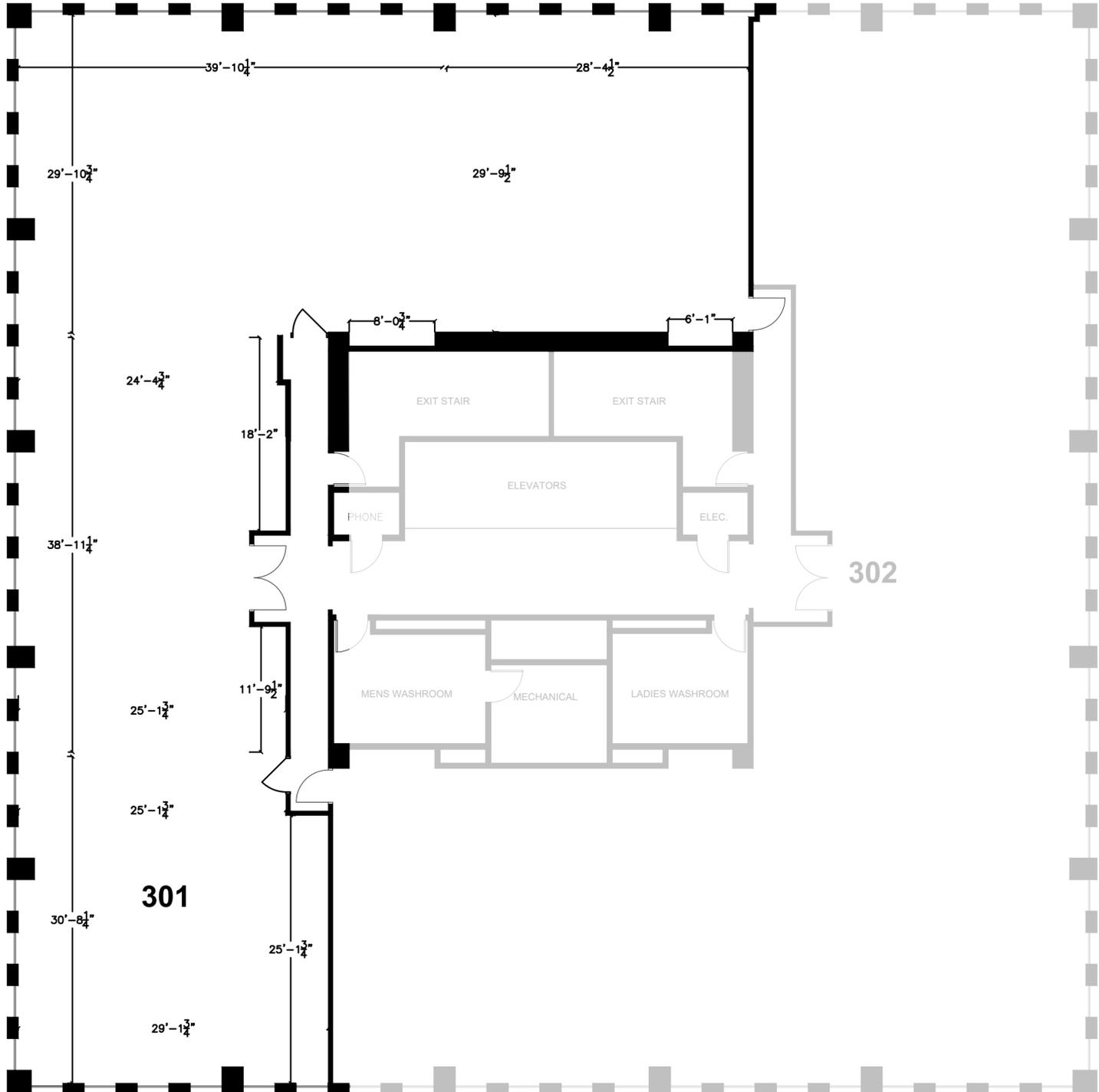


# Availability | Suite 301

Total Area 4,706 SF

Additional Rent \$28.18 PSF (2026)

Occupancy Immediate

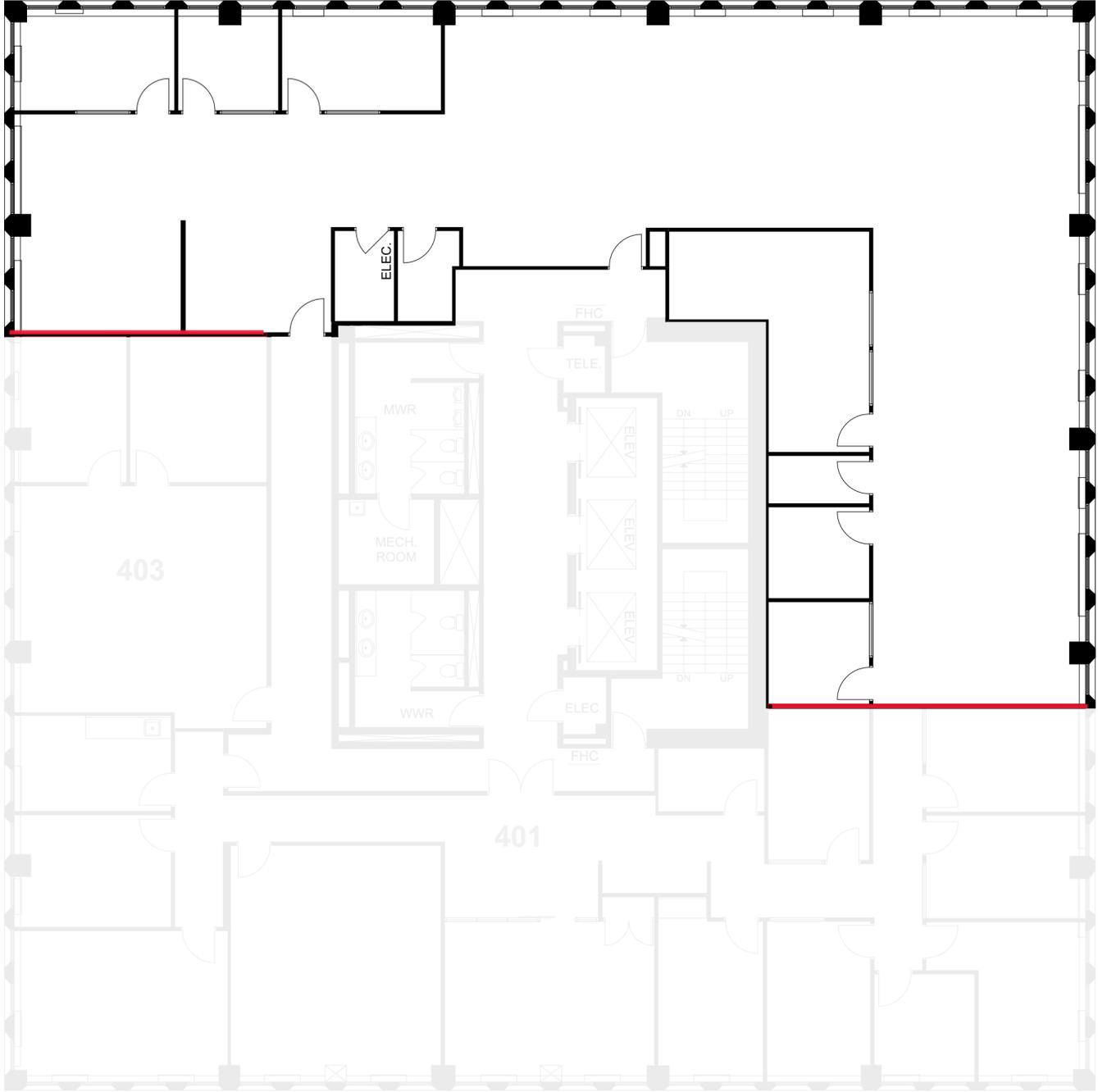
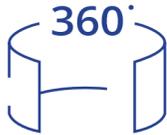


# Availability | Suite 402

Total Area 4,814 SF

Additional Rent \$28.18 PSF (2026)

Occupancy Immediate



# Availability | Suite 500

Total Area 4,773 SF

Additional Rent \$28.18 PSF (2026)

Occupancy Immediate

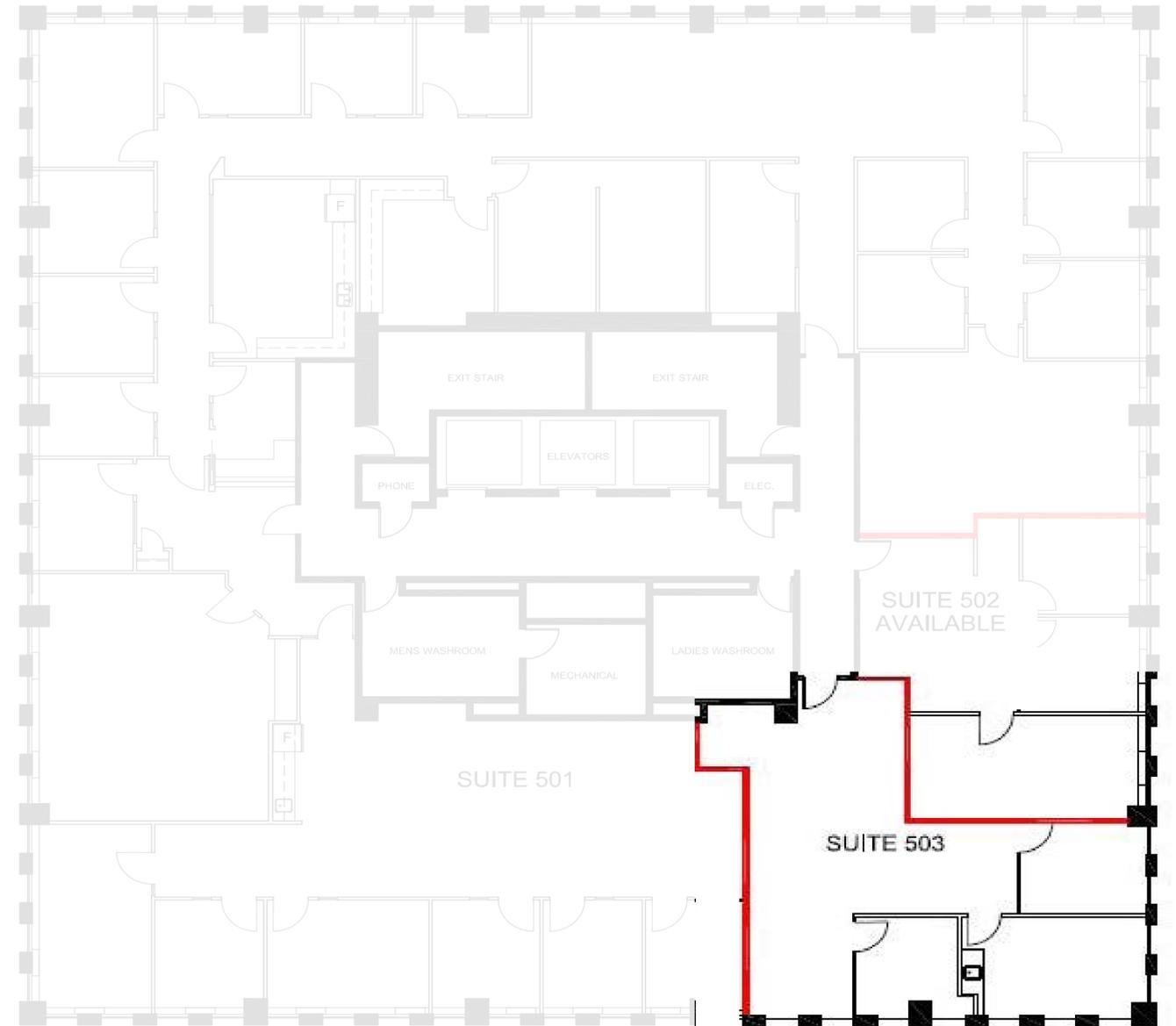
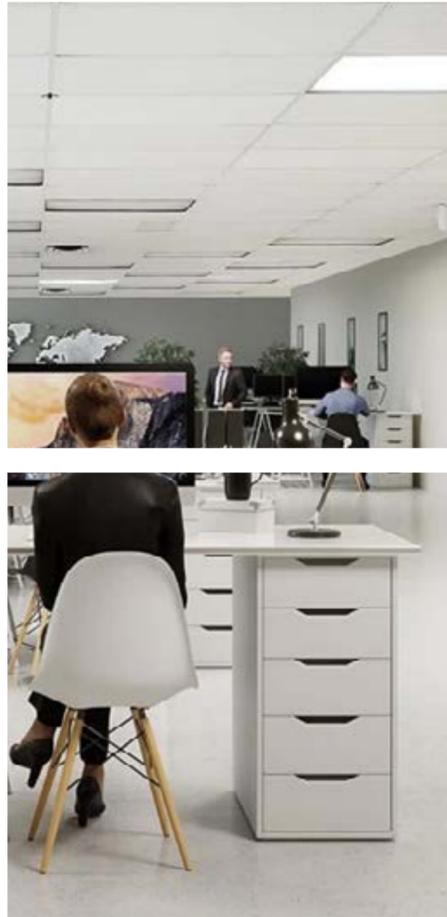


# Availability | Suite 503

Total Area 1,096 SF

Additional Rent \$28.18 PSF (2026)

Occupancy Immediate

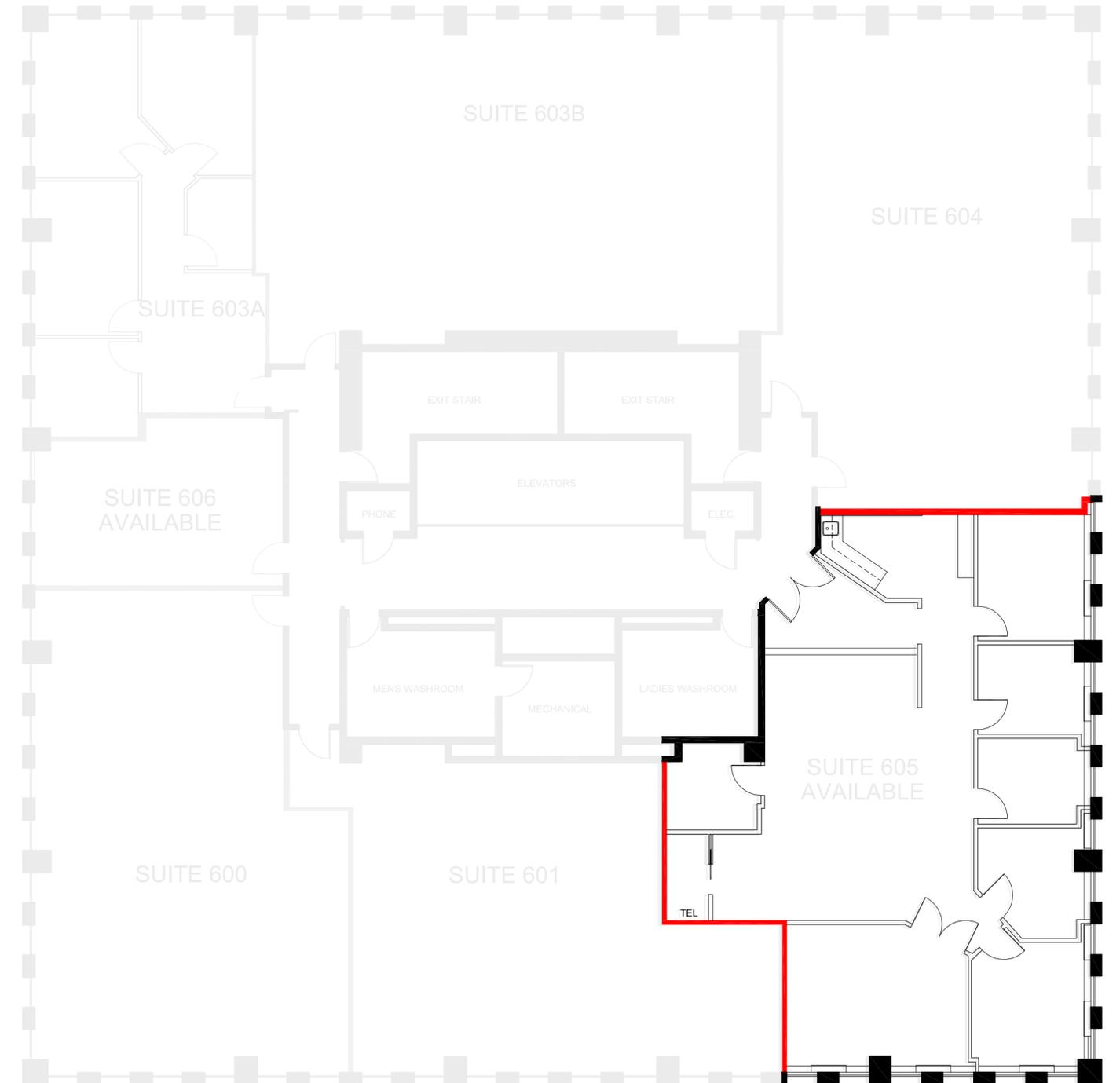
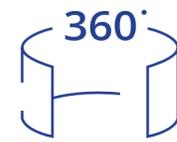


# Availability | Suite 605

Total Area 2,088 SF

Additional Rent \$28.18 PSF (2026)

Occupancy Immediate

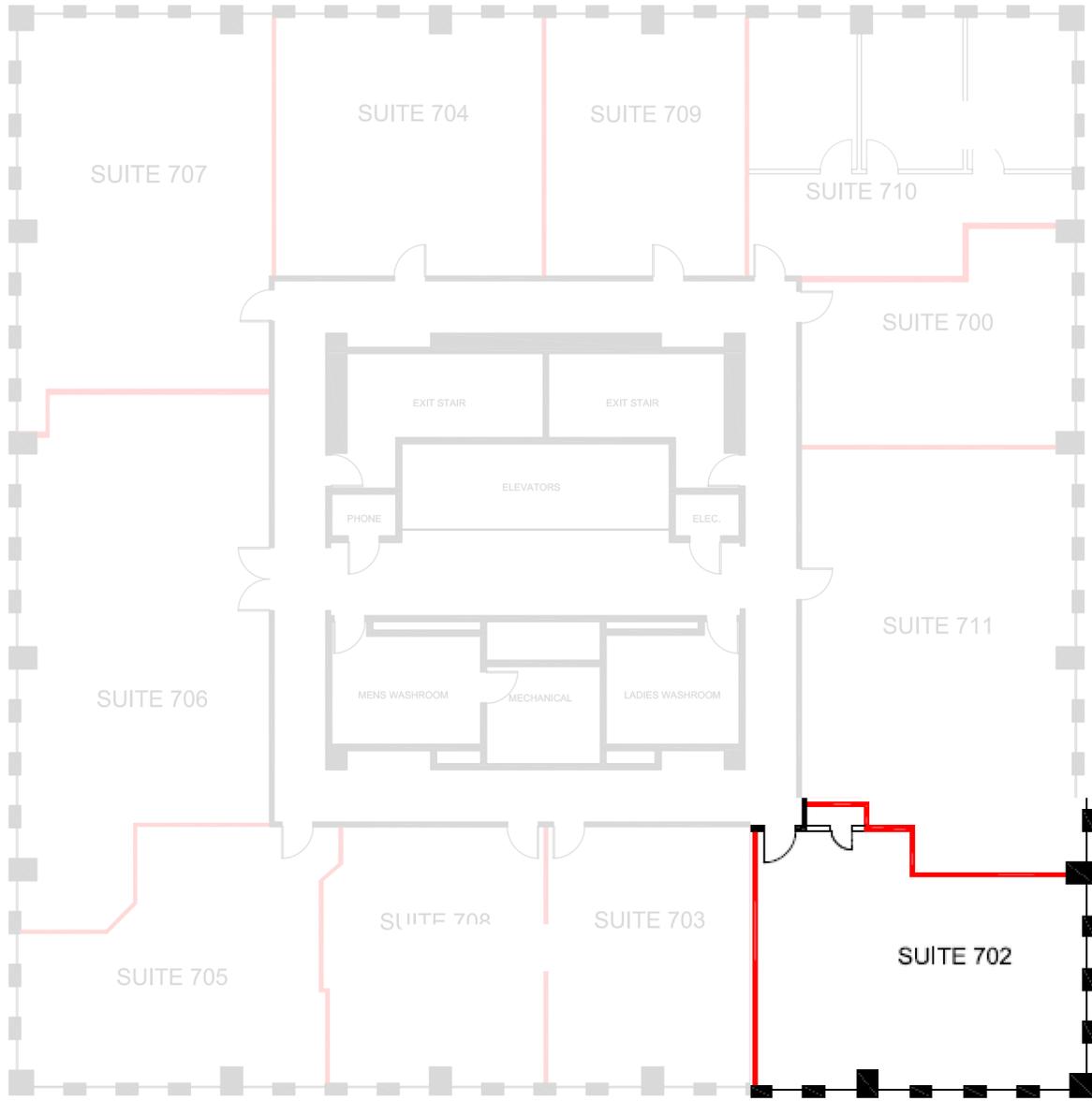
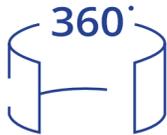


# Availability | Suite 702

Total Area 903 SF

Additional Rent \$28.18 PSF (2026)

Occupancy Immediate

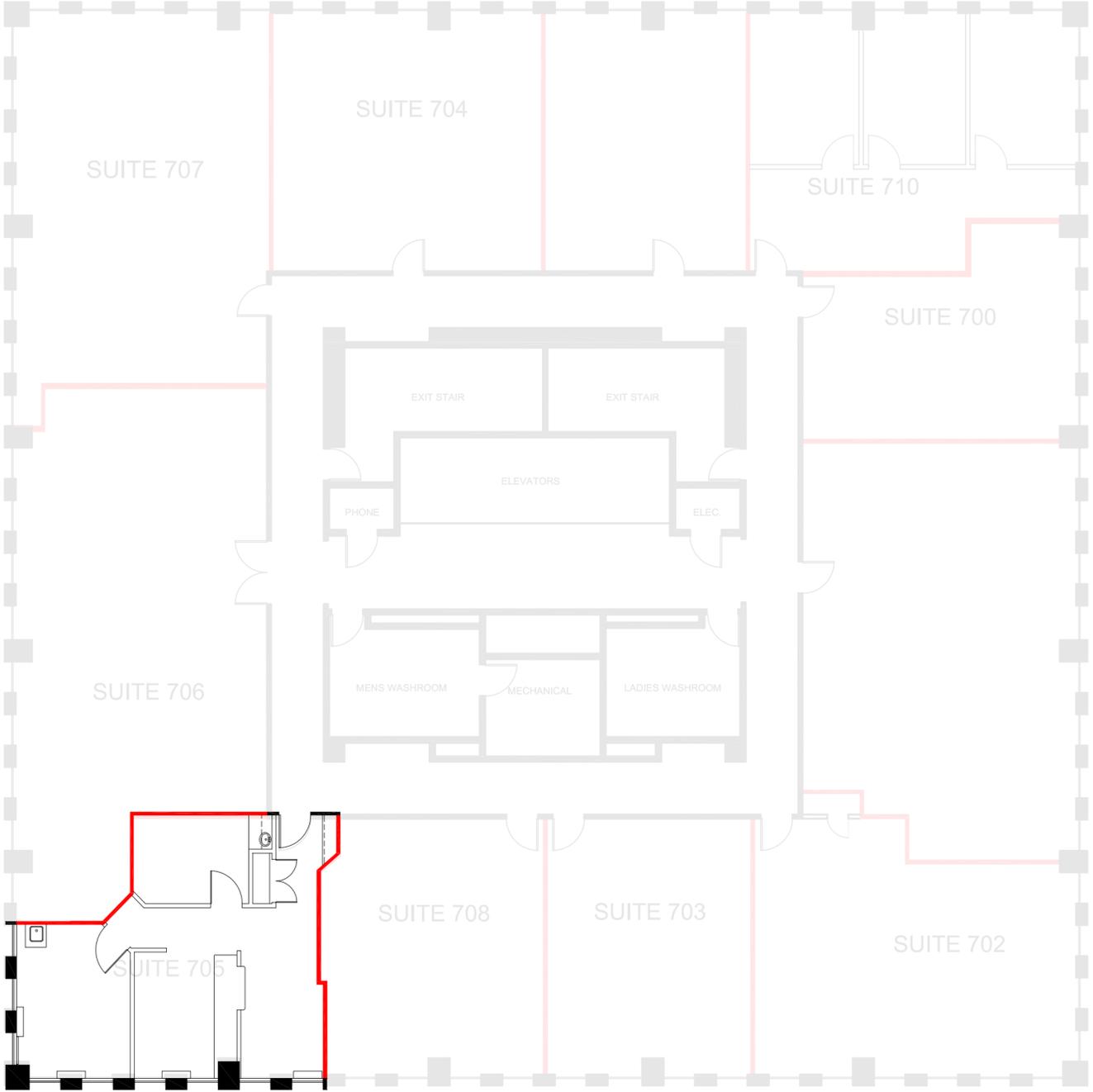
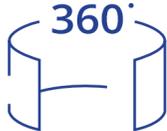


# Availability | Suite 705

Total Area 791 SF

Additional Rent \$28.18 PSF (2026)

Occupancy Immediate

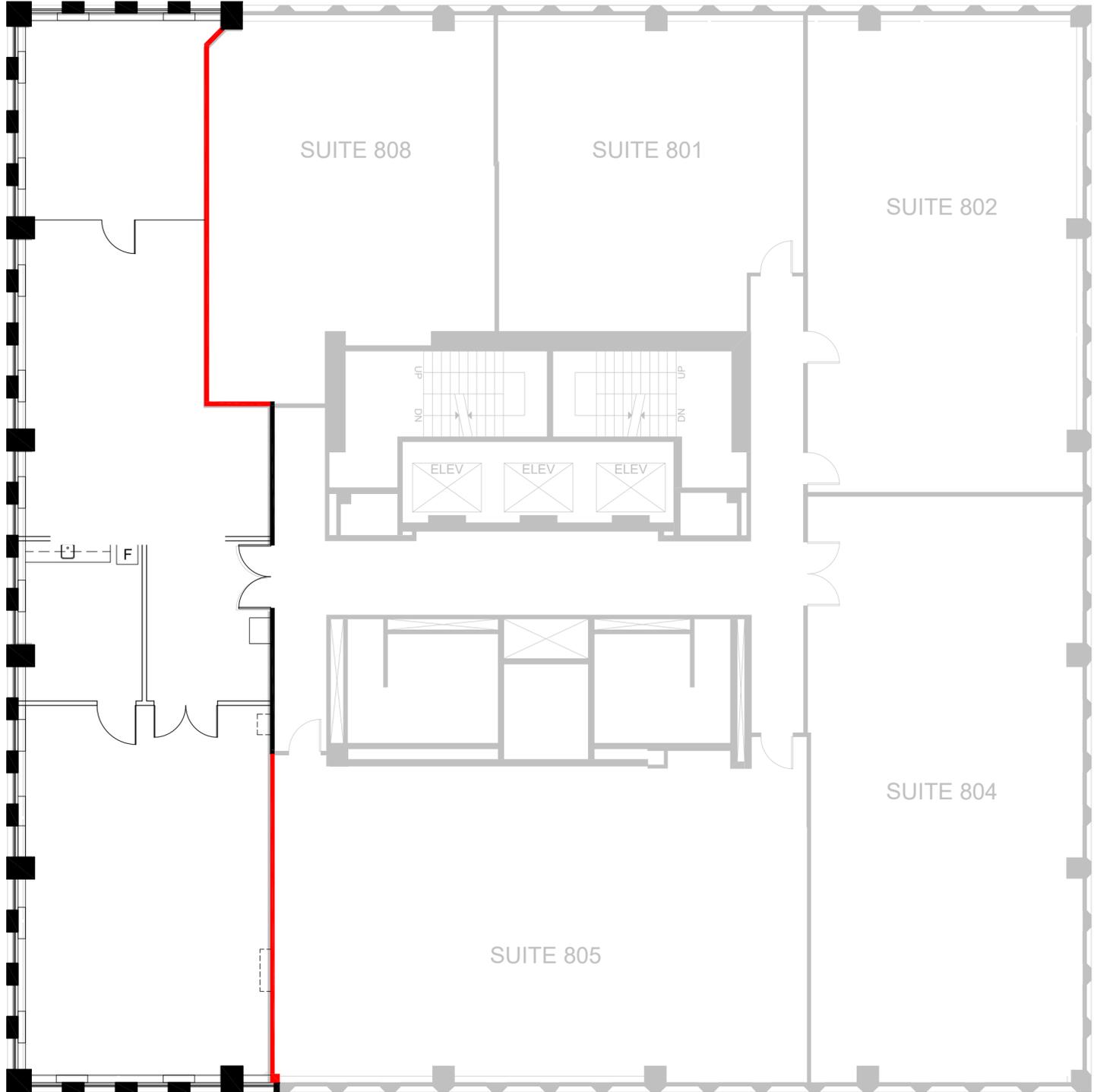
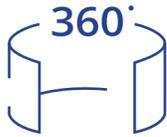


# Availability | Suite 800

Total Area 2,618 SF

Additional Rent \$28.18 PSF (2026)

Occupancy Immediate

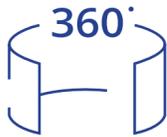


# Availability | Suite 802

Total Area 1,410 SF

Additional Rent \$28.18 PSF (2026)

Occupancy Immediate

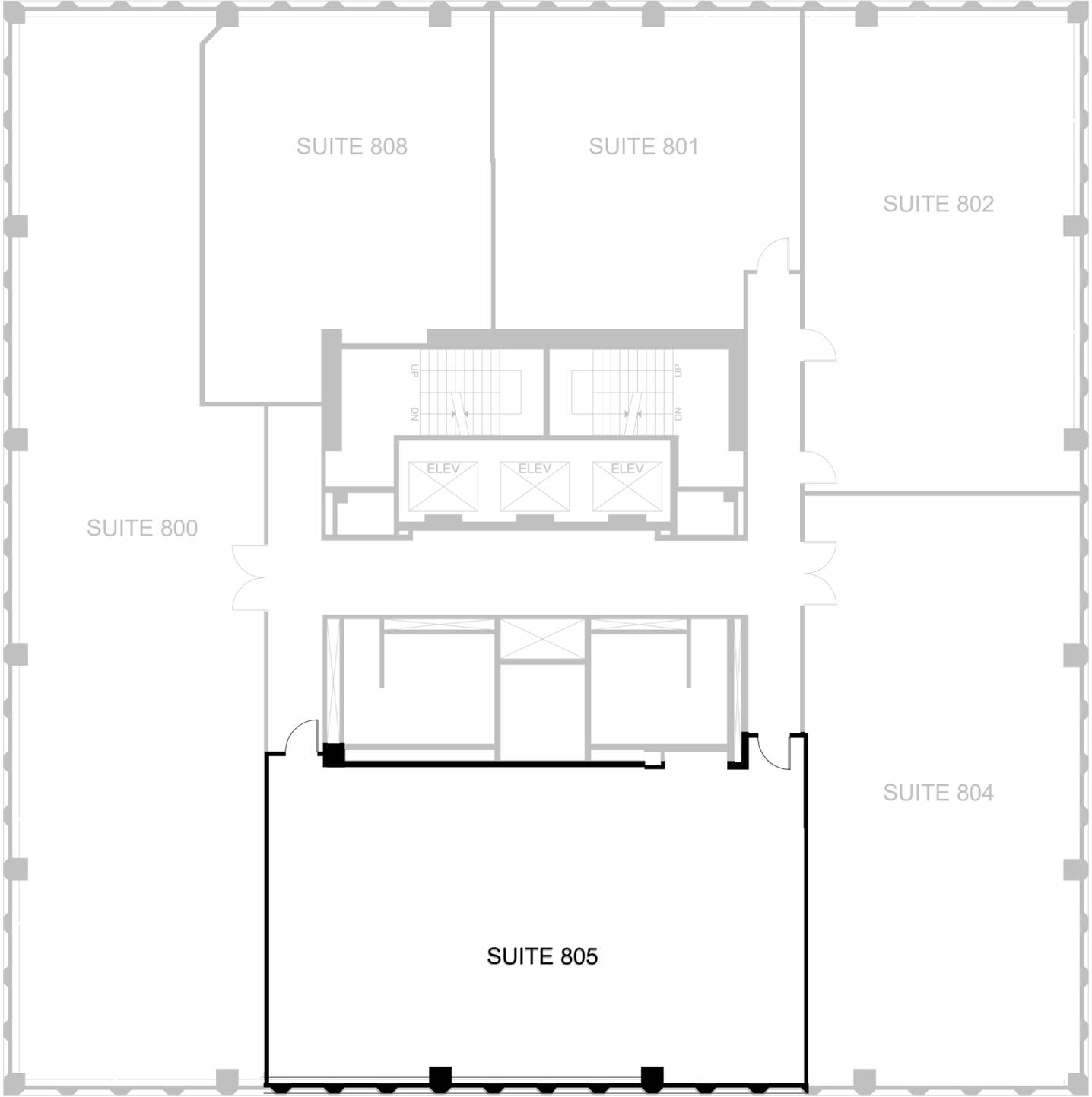


# Availability | Suite 805

Total Area 1,859 SF

Additional Rent \$28.18 PSF (2026)

Occupancy Immediate

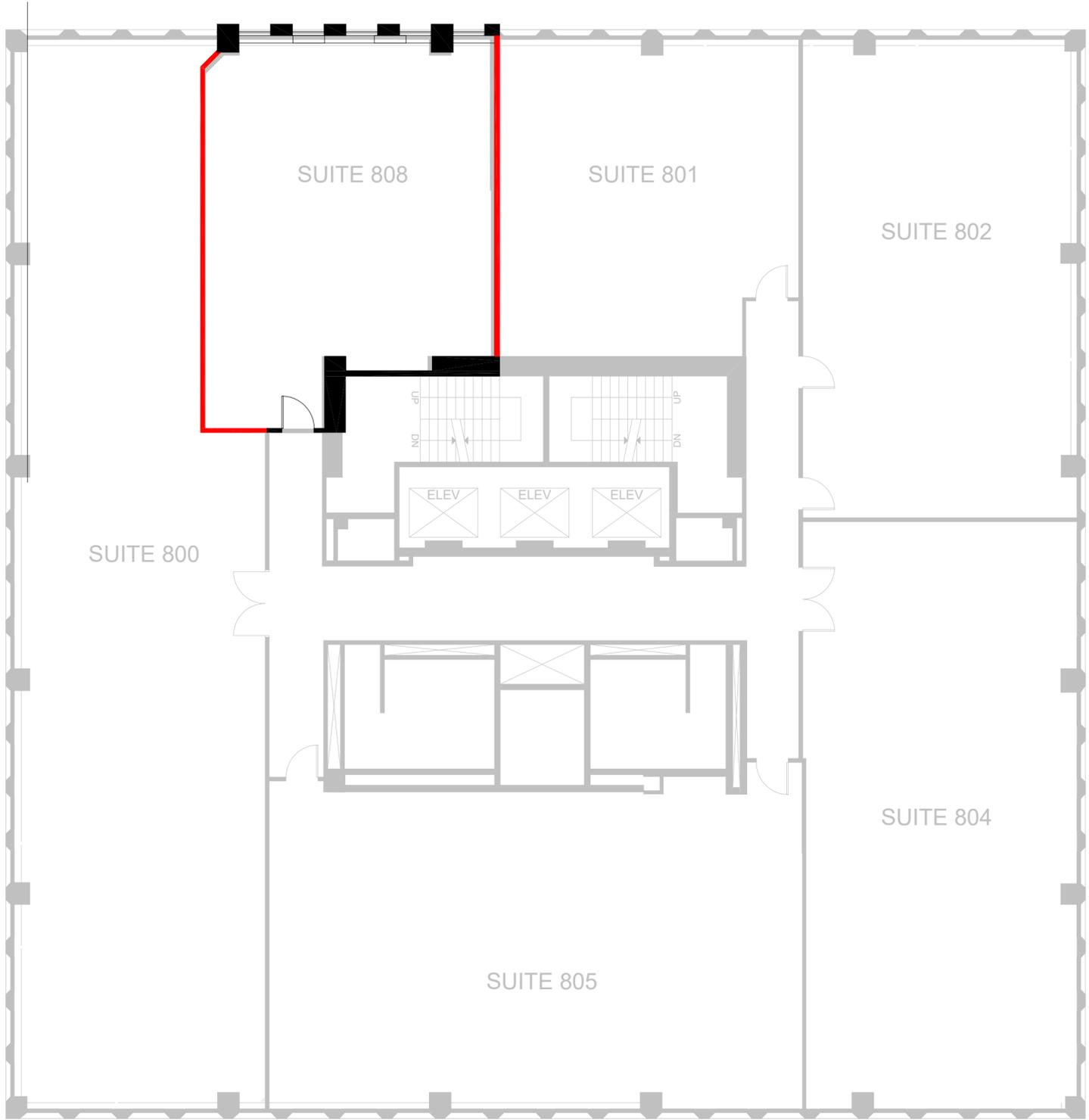
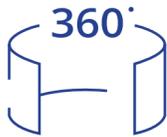


# Availability | Suite 808

Total Area 1,076 SF

Additional Rent \$28.18 PSF (2026)

Occupancy Immediate

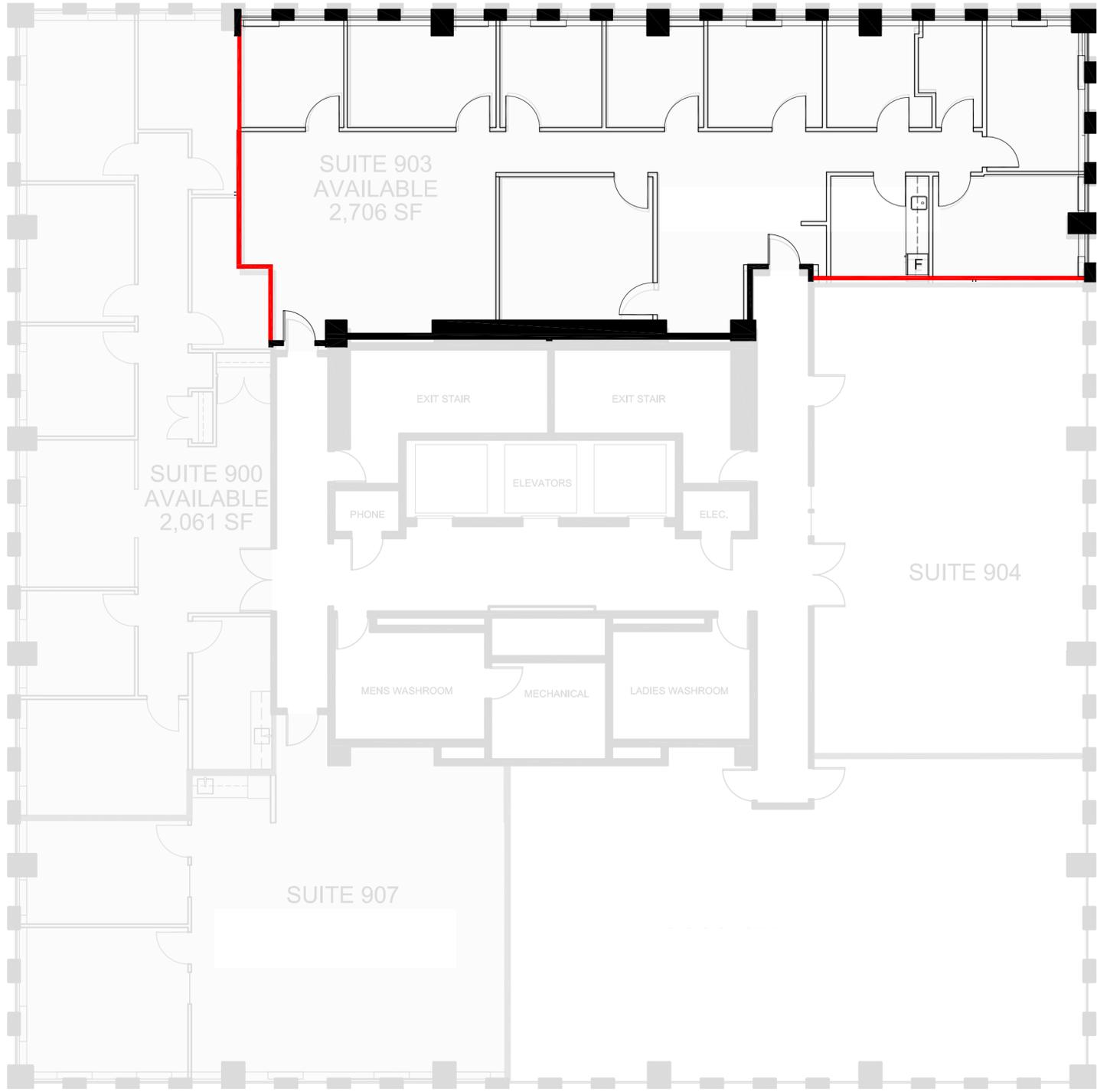


# Availability | Suite 903

Total Area 2,706 SF

Additional Rent \$28.18 PSF (2026)

Occupancy Immediate

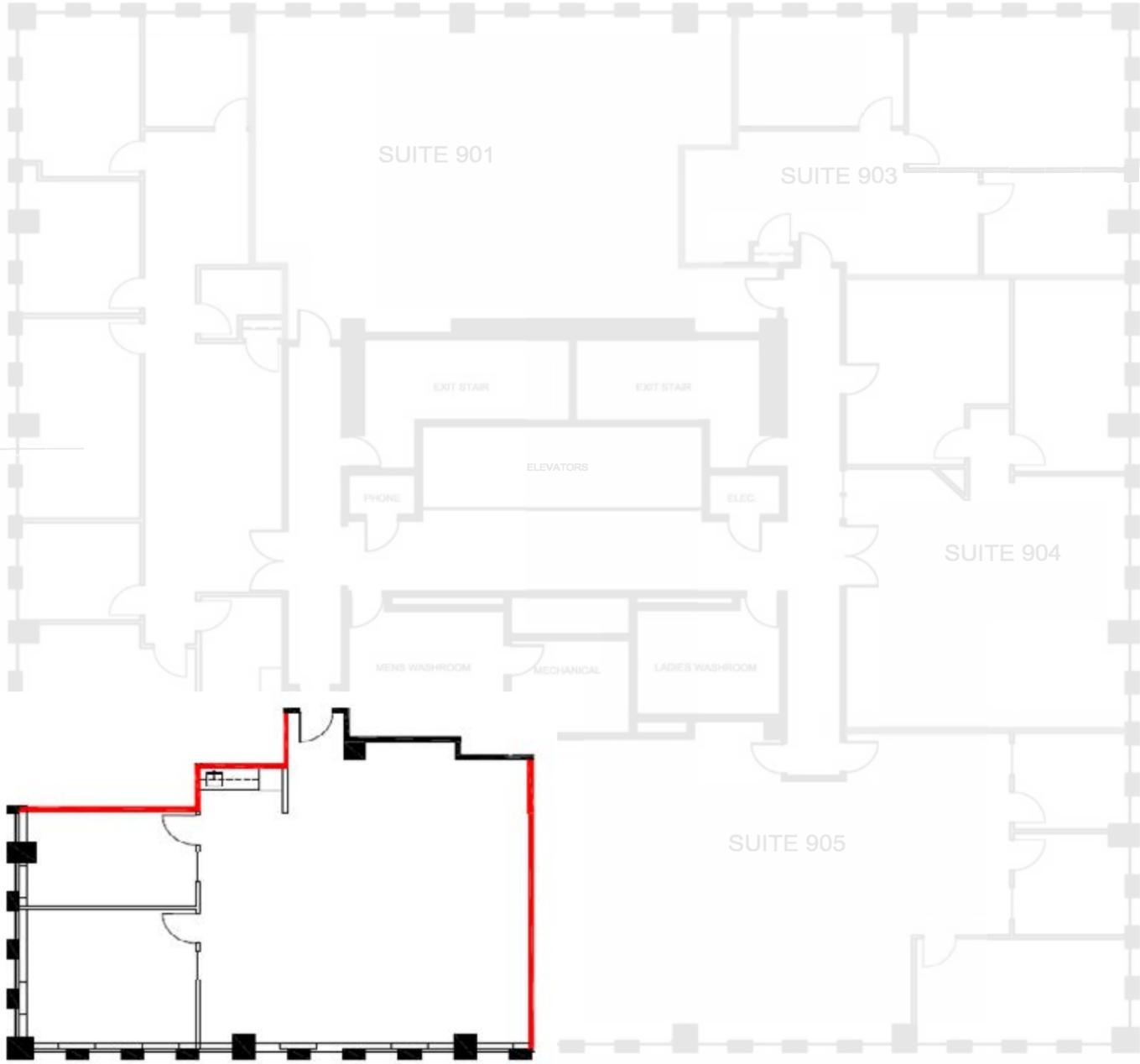
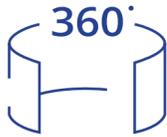


# Availability | Suite 907

Total Area 1,592 SF

Additional Rent \$28.18 PSF (2026)

Occupancy Immediate

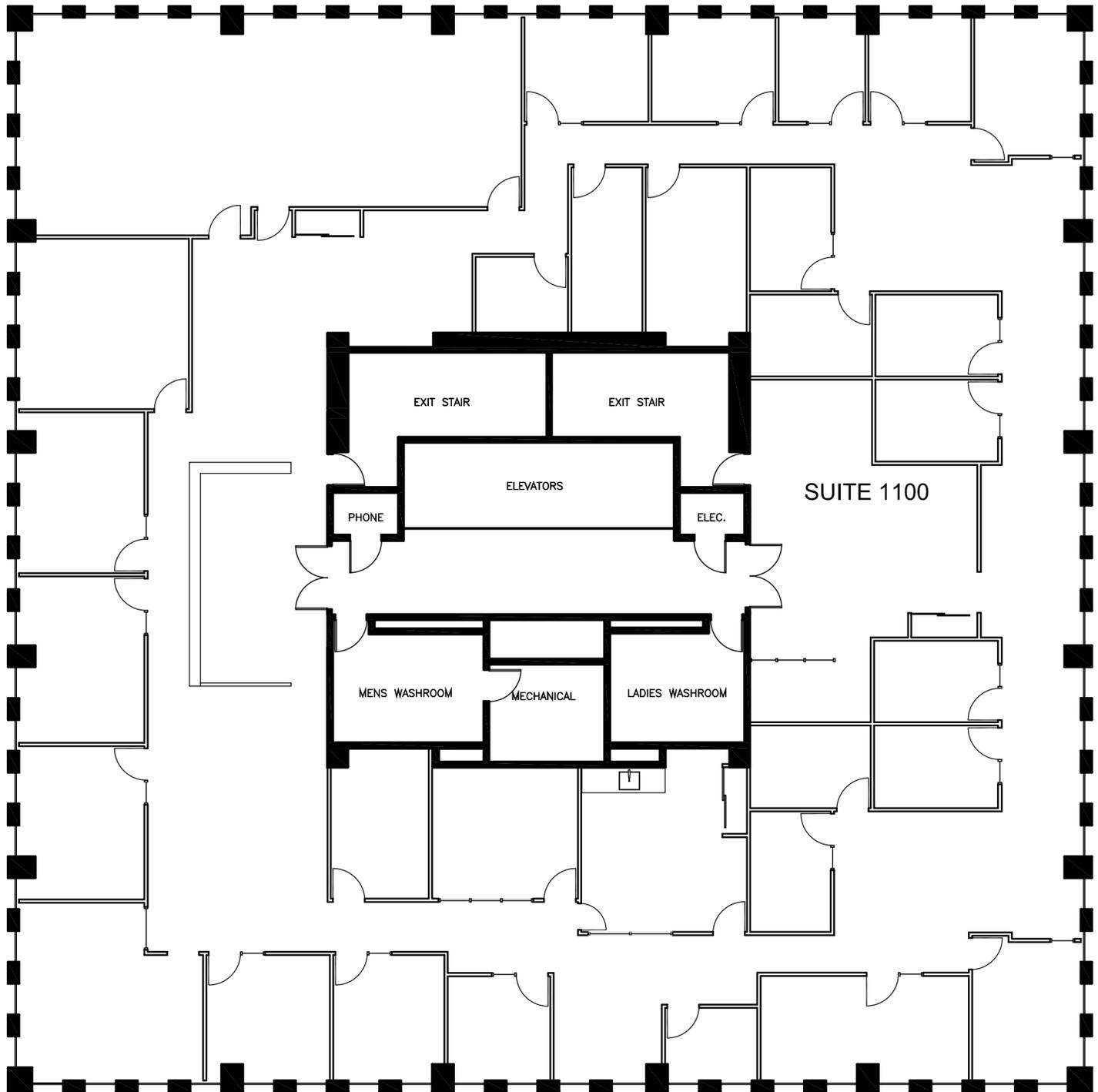


# Availability | Suite 1100

Total Area 9,716 SF

Additional Rent \$28.18 PSF (2026)

Occupancy Immediate



# 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.

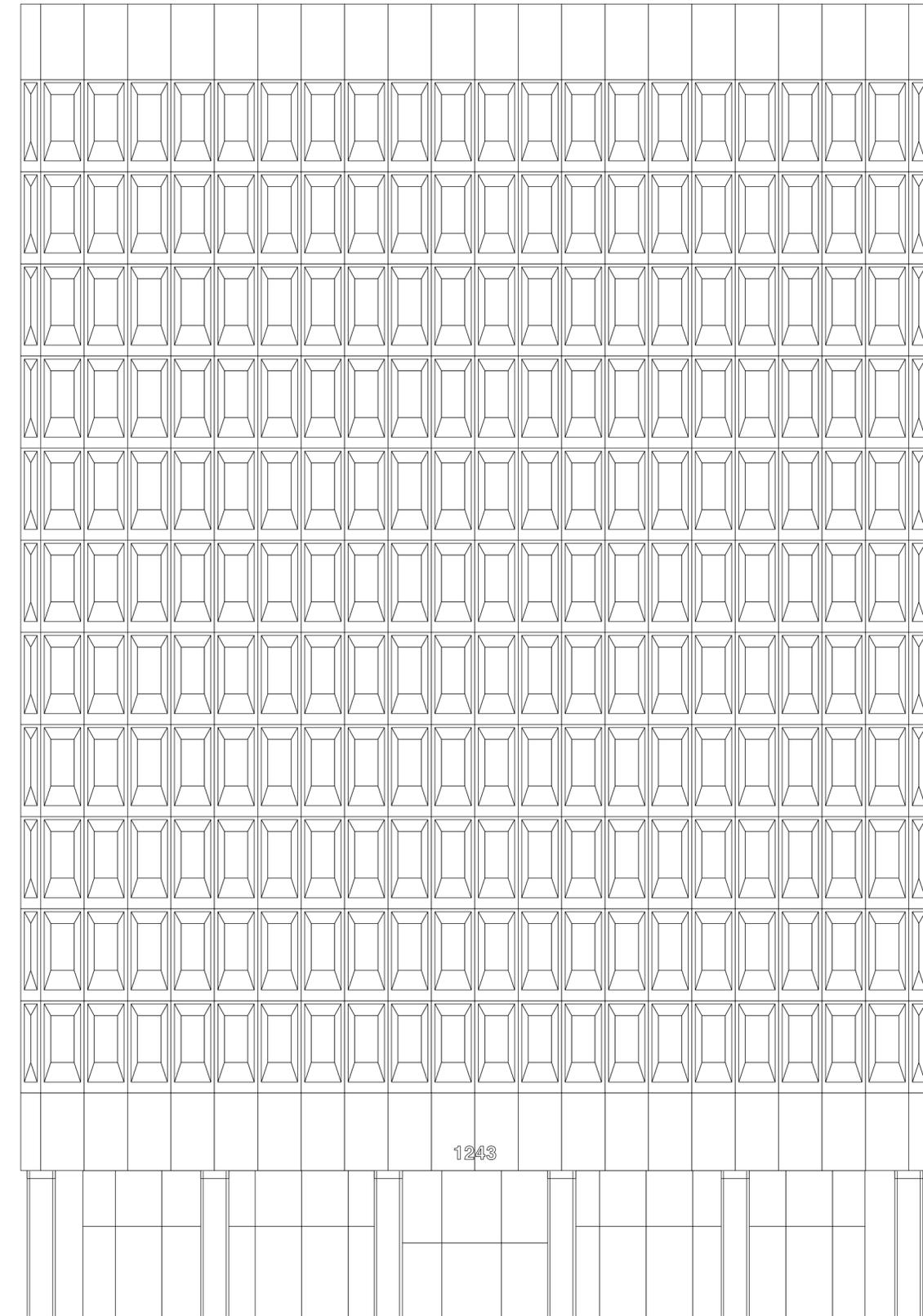
Kipling's success reflects their understanding that it is only exceptional service that sets them apart. Kipling focuses on quality at every level from the building operator through to the senior management team. Working to create exceptional building services is what Kipling does best.

'At Kipling, we think like an Owner but act as a manager.'



## *Colliers*

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