

191
THE WEST
MALL

WEST
METRO @ THE
427



Square Feet:

**1,128 to
51,794**



Proximity to
everything



Shuttle to GO &
TTC transit on site

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FOR LEASE | 191 THE WEST MALL, ETOBICOKE

The 427, a vibrant office community with suites available for lease

191 The West Mall is one of three class A office towers in the West Metro along THE 427 and offers 90,000 SF of contiguous office space, along with a sleek newly renovated lobby.

Net Rent: \$19.00 per SF

Additional Rent: \$18.67 per SF

Parking 3.5 : 1,000 SF

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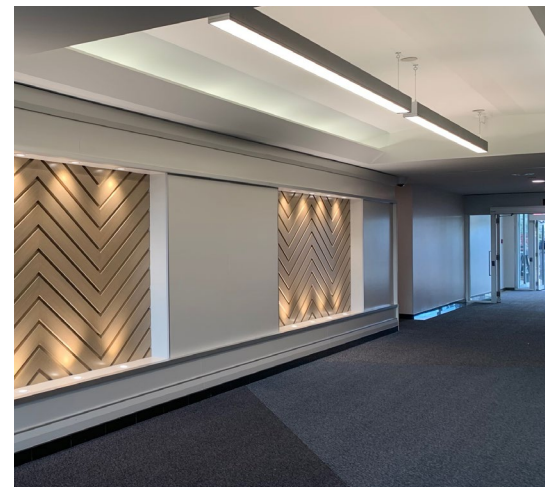
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Property overview

Address	191 The West Mall, Etobicoke
Location	Located on the East side of The West Mall near the intersection of Highway 427 and Dundas Street West
Condition	Models Suites Built-out Suites White Boxed Suites
Parking	3.5 : 1,000 SF \$45.00 / stall / month - Surface Parking
Rentable Suite Options	Suite 106 1,128 SF Suite 900 2,562 SF
	Suite 600 15,138 SF Suite 915 3,733 SF
	Suite 700 15,143 SF Floors 6-9 51,794 SF
	Suite 800 15,142 SF
Building Class	Class A
Average Floor Plate	18,289
# of Floors	11 Floors
Transportation	Shuttle to GO & TTC, Hwy 427, QEW, Hwy 401 & Gardiner Expy



KEY HIGHLIGHTS



Shuttle to GO & TTC transit



Gym on-site



2 x Cafés on-site

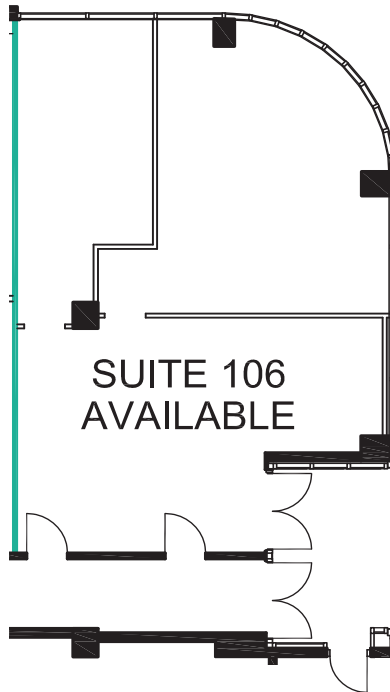


Fibre Optic Capability

Floor plan overview



FLOOR PLAN



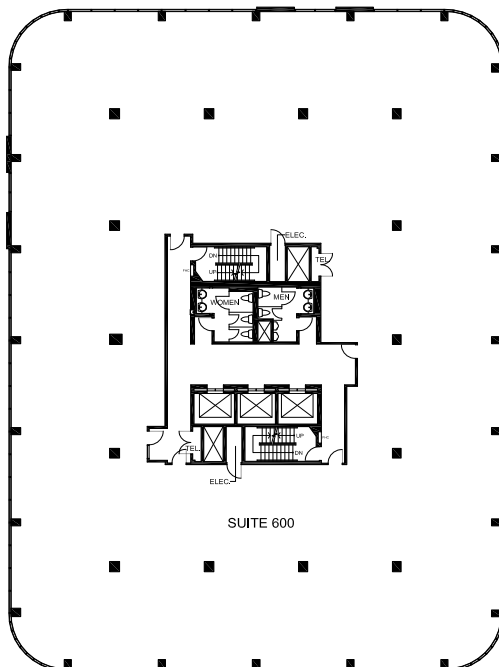
Suite 106

1,128 SF

- Built-out Suite
- Ground Floor
- Private Office
- Open Work Area

[View Virtual Tour](#)

FLOOR PLAN



Suite 600

15,138 SF

- Built-out Suite
- Private Offices
- Meeting Rooms
- Lunch Room
- Open Work Area

[View Virtual Tour](#)



Floor plan overview

FLOOR PLAN



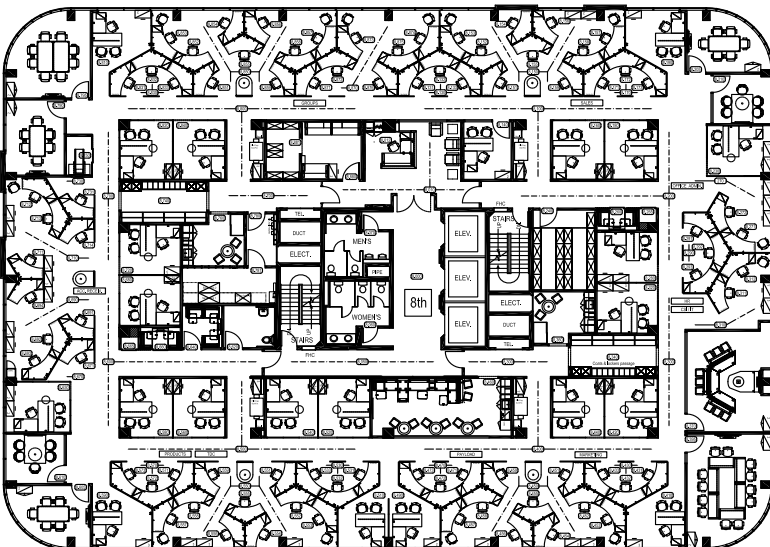
Suite 700

15,143 SF

- Built-out Suite
- Divided Work Areas

[View Virtual Tour](#)

FLOOR PLAN



Suite 800

15,142 SF

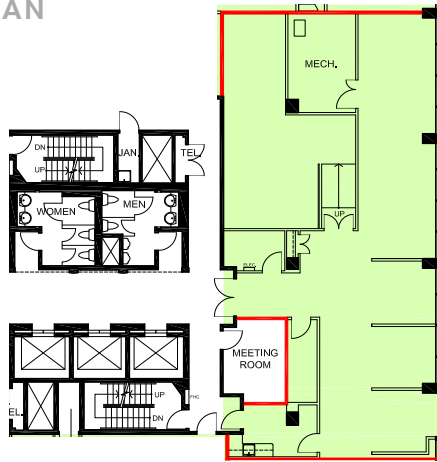
- Built-out Suite
- Private Offices
- Meeting Rooms
- Lunch Room
- Open Work Area

[View Virtual Tour](#)



Floor plan overview

FLOOR PLAN



Suite 900

2,562 SF

- Built-out Suite

[View Virtual Tour](#)

Contiguous Space

Suite 900, 915 = **6,295 SF**

FLOOR PLAN



Suite 915

3,733 SF

- Model suite - move in today!
- Reception
- Private Offices
- Meeting Rooms
- Open Work Area

[View Virtual Tour](#)

Contiguous Space


Suite 900, 915 = **6,295 SF**



Floor plan overview

STACKING PLAN

11	Leased		
10	Leased		
9	Available	6,333 SF	51,794 SF
8	Available	15,142 SF	
7	Available	15,143 SF	
6	Available	15,143 SF	
5	Leased		
4	Leased		
3	Subleased		
2	Leased		
G	Leased	Available	5,869 SF



Floors 6-9

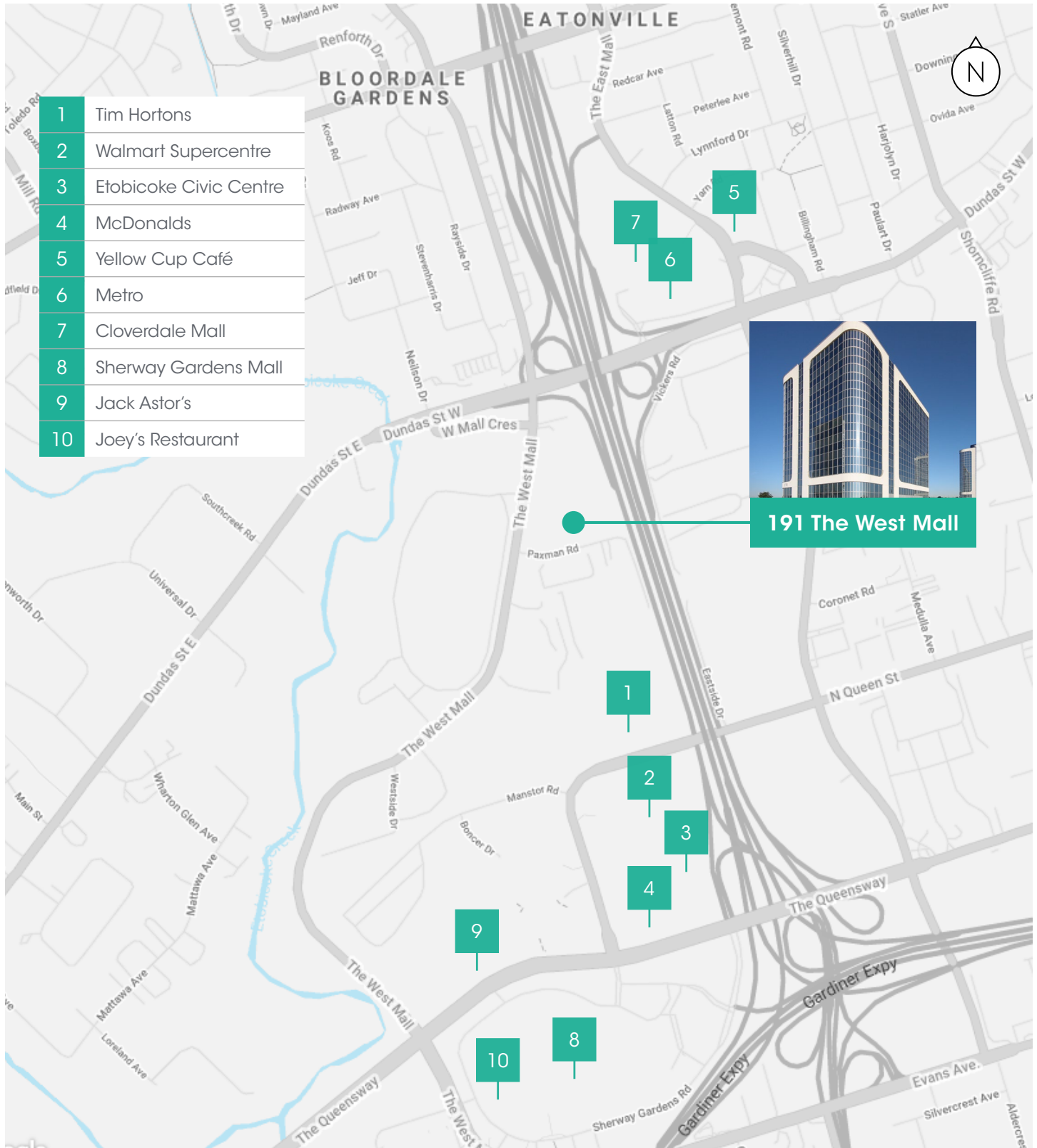
51,794 SF

Complex Features

- Fibre Optic & Wired Certified Building
- 2 x Cafes on-site
- Goodlife Fitness Centre
- Shuttle to GO & TTC transit
- 10 mins to Airport
- Car Charging Stations
- Car Detailing Services
- Security on-site
- Panoramic views of city

1,128 to 51,794
SF available

Surrounding Amenities



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Connected to
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