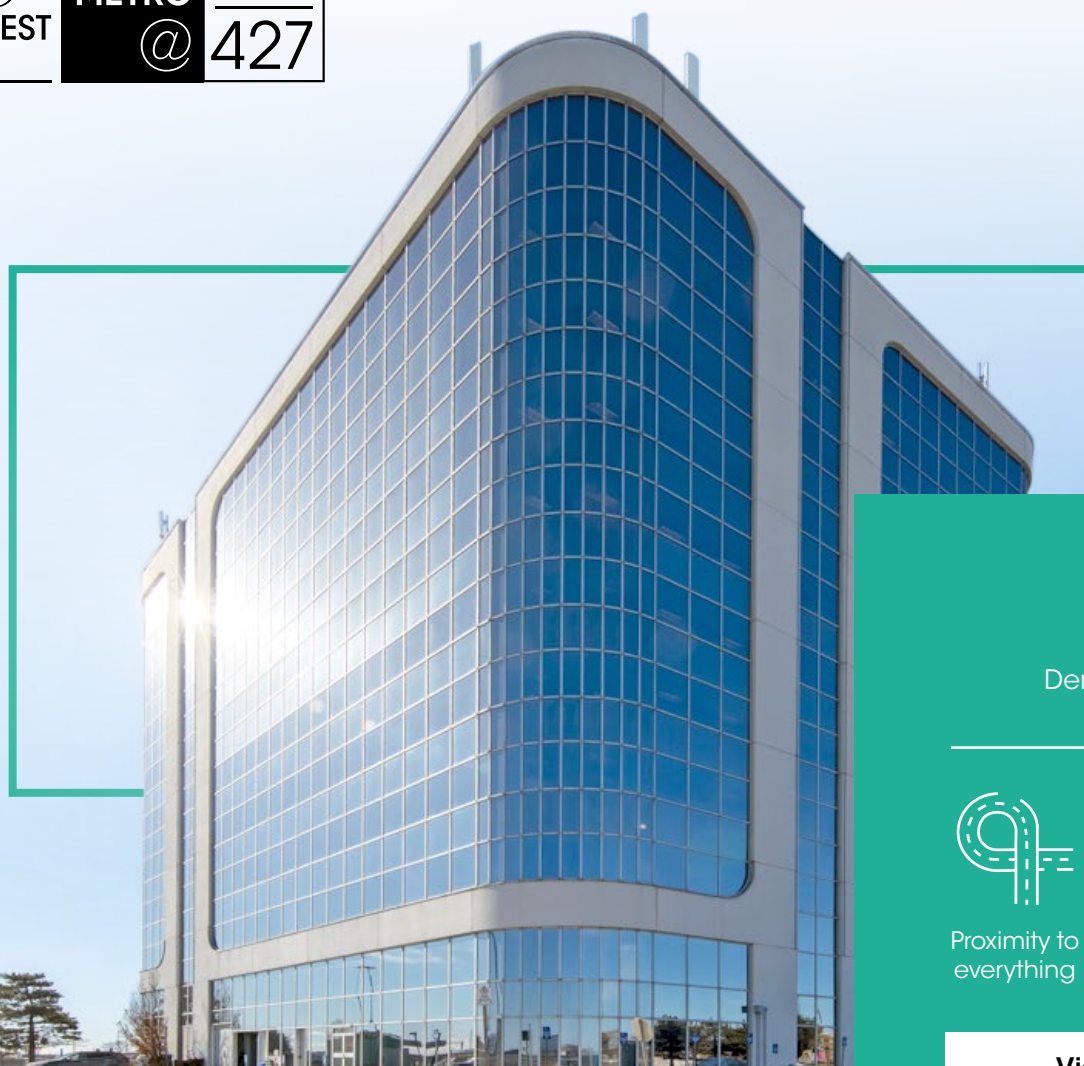


195
THE WEST
MALL

WEST
METRO
@

THE
427



Square Feet:

44,275

Demisable to 10,000 SF



Proximity to
everything



Shuttle to GO &
TTC transit on site

[View Website](#)

FOR LEASE | 195 THE WEST MALL, ETOBICOKE

Up to 44,275 SF of office space available for lease

Building signage available! The building boasts tons of local and on-site amenities, a brand new tenant lounge and immediate access to Highway 427.

Net Rent: \$19.00 per SF

Additional Rent: \$16.08 per SF

Parking 3.5 : 1,000 SF

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Property overview

Address	195 The West Mall, Etobicoke		
Location	Located on the East side of The West Mall near the intersection of Highway 427 and Dundas Street West		
Available	Immediately		
Condition	Plug and play suites		
Parking	\$45.00 / stall / month - Surface Parking		
Rentable Suite Options	Suite 200	14,089 SF	Suites 200, 300 and 400 are contiguous to 44,275 SF
	Suite 300	15,093 SF	
	Suite 400	15,093 SF	
Building Class	Class A		
Additional Rent	\$16.08 per SF		
Net Rent	\$19.00 per SF		
Transportation	Shuttle to GO, TTC & MiWay, Access to Hwy 427, QEW, Hwy 401 & Gardiner Expy		

KEY HIGHLIGHTS



Shuttle to GO & TTC transit



2 x Cafes on-site



Fibre Optic Capability



Gym on-site

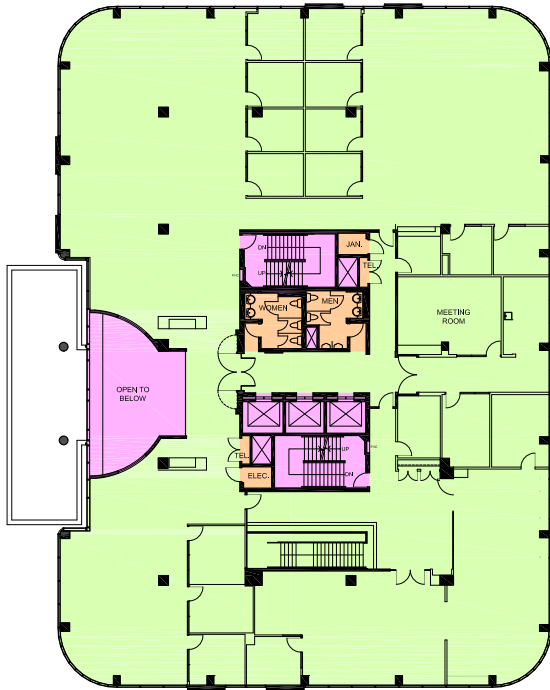


Tenant lounge coming soon



Floor plan overview

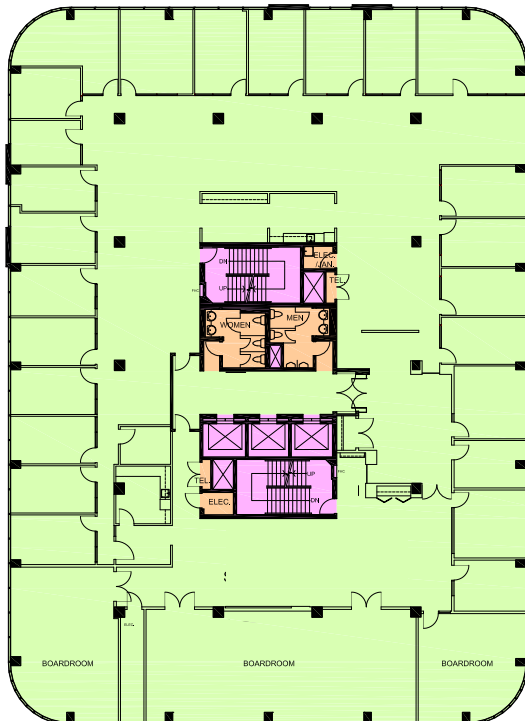
THE
427



Suite 200

14,089 SF

- Built-out suite
- Private offices
- Meeting room



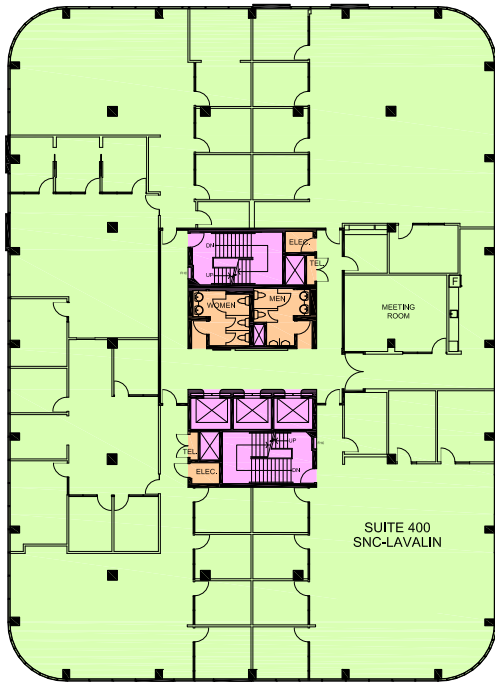
Suite 300

15,093 SF

- Built-out
- Plenty of private offices
- Three boardrooms
- Kitchenette

Floor plan overview

THE
427



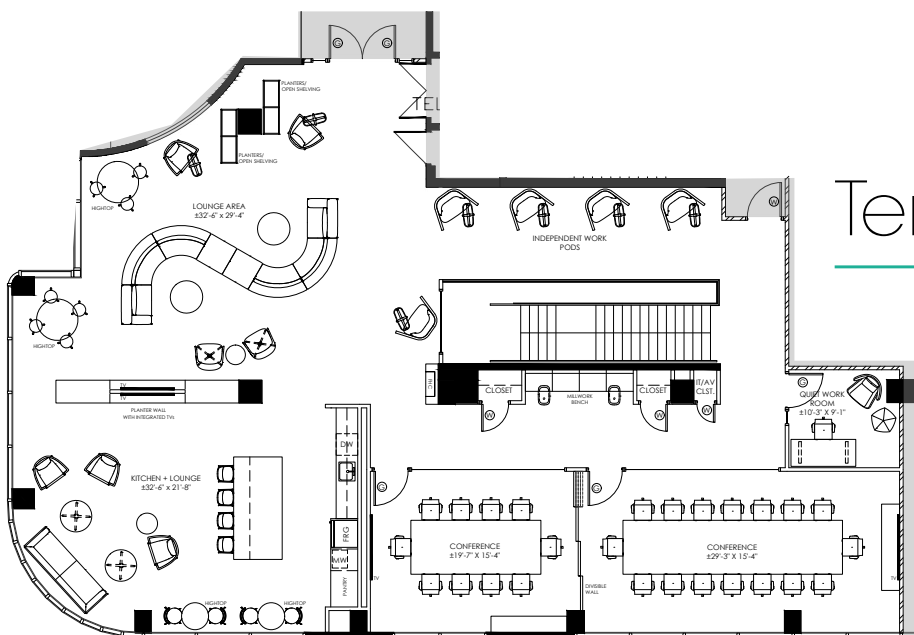
Suite 400

15,093 SF

- Built-out suite
- Private offices
- Meeting room
- Kitchenette
- Open workspaces

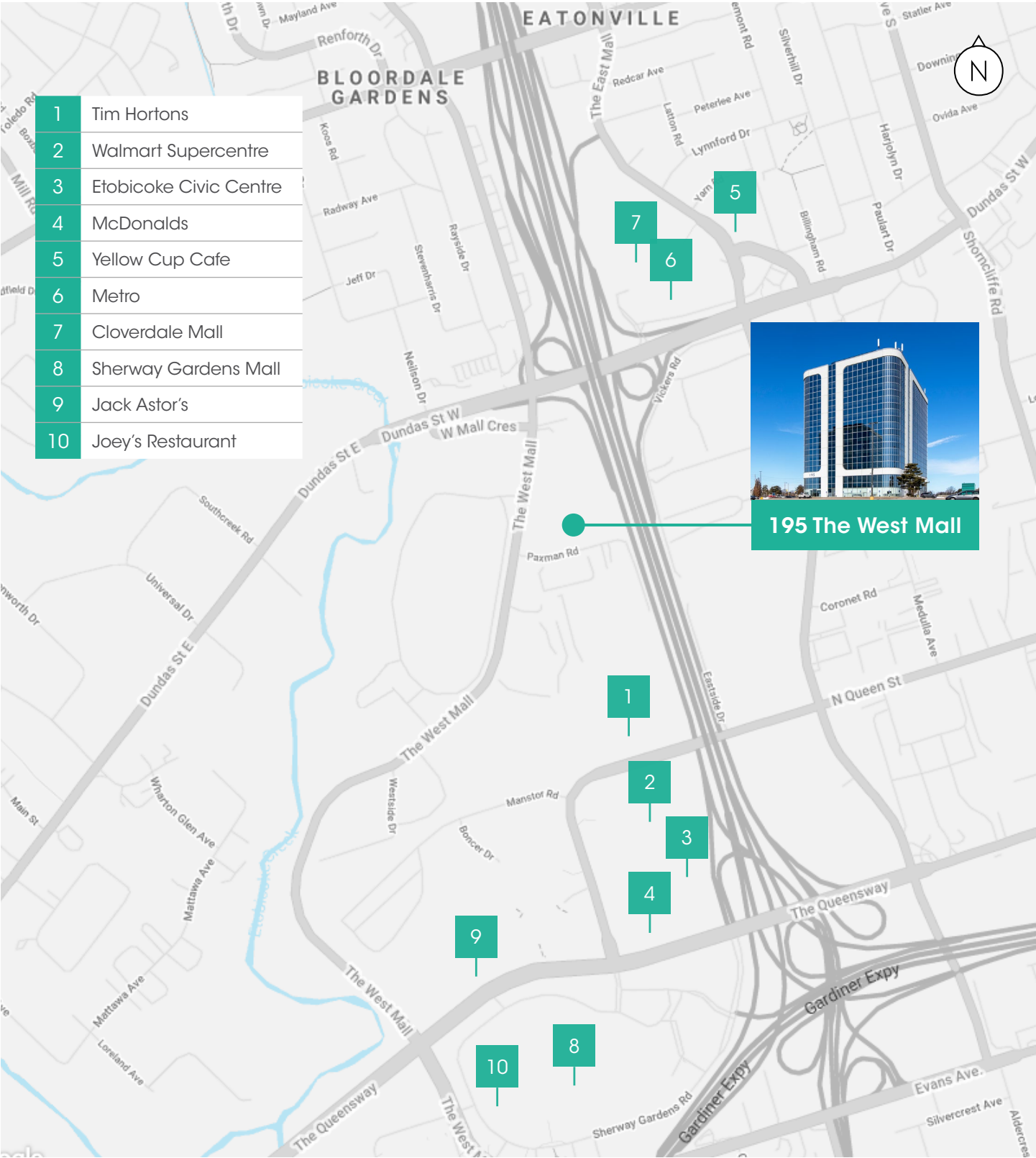
Coming soon

Tenant Lounge



- Open lounge area
- Two boardrooms
- Ample seating
- Kitchenette
- Private workspaces

Surrounding Amenities

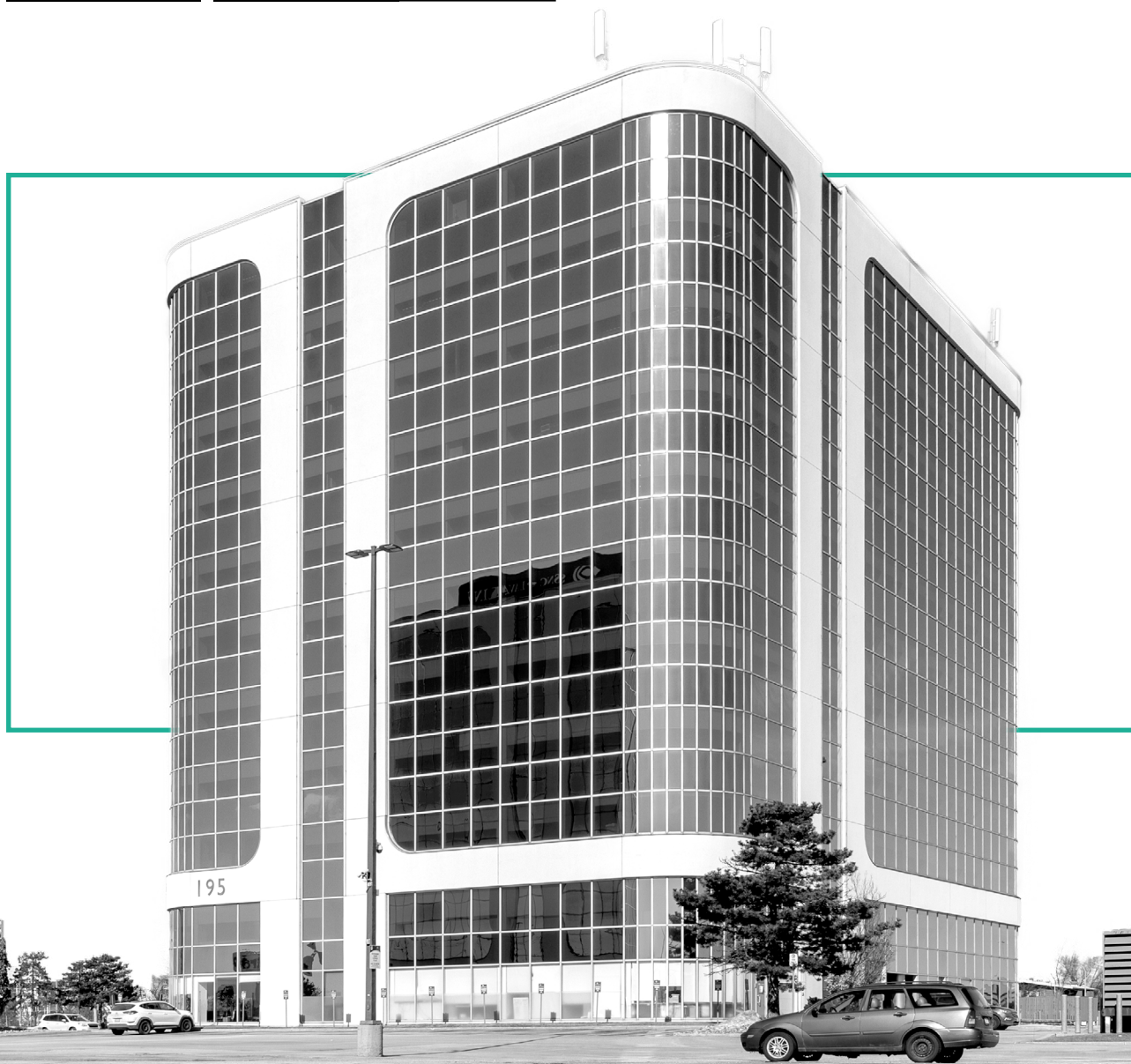


195
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Connected to
You



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