

Office Space For Lease

1243 Islington Avenue | Toronto

Connecting Intelligence and Business

Domenic Galati*

Senior Vice President

+1 416 620 2834

domenic.galati@colliers.com

Conor McGlynn

Sales Representative

+1 416 620 2867

conor.mcglynn@colliers.com



Kipling

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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.

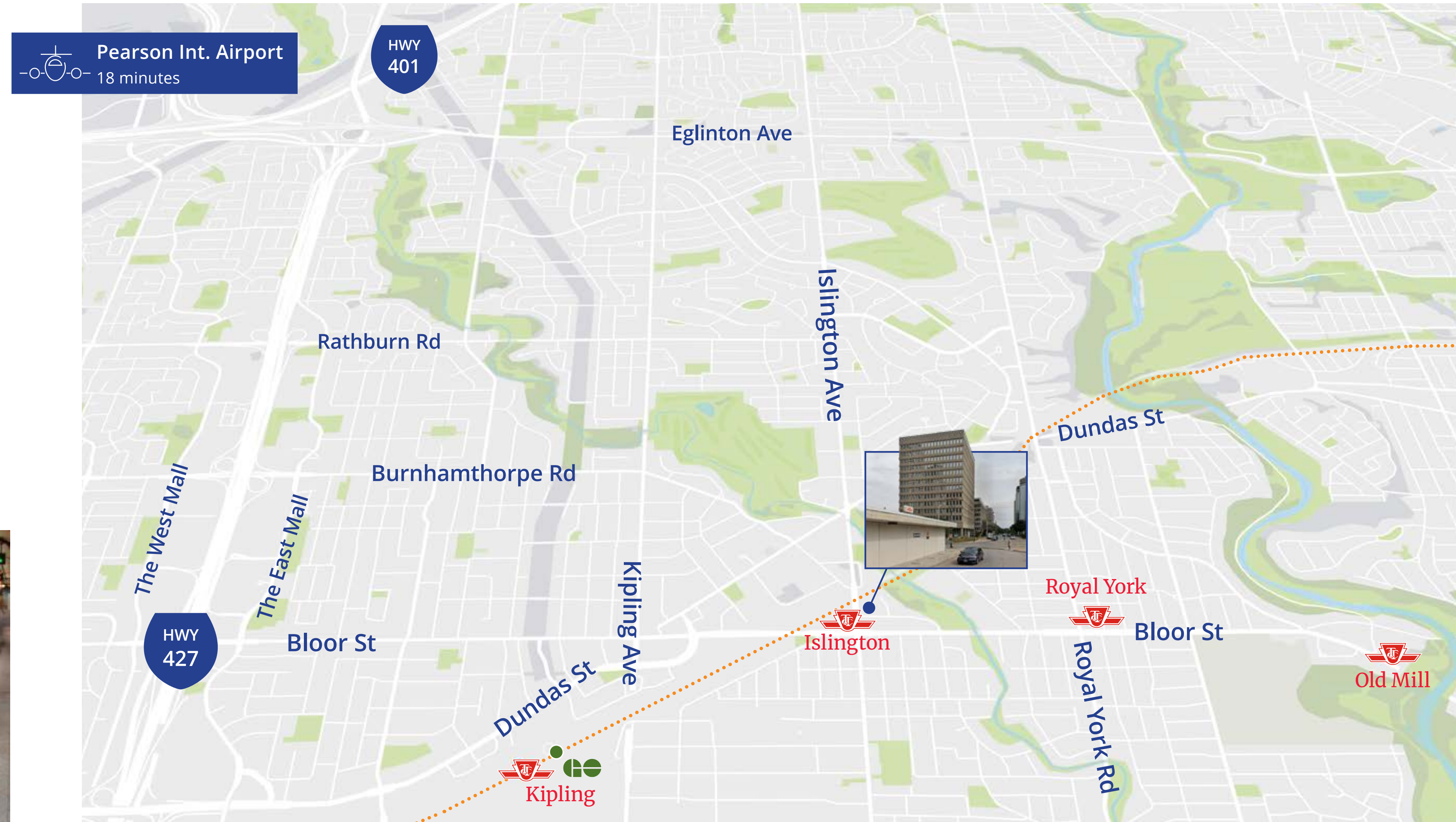
In addition, you'll find a range of amenities nearby, including Islington Medical Pharmacy, Sherwood Copy and Print, Etobicoke Medical & Walk-in Clinic by HMC, and Aberfoyle Dental Office. Across the street, various options await, such as Starbucks, Tim Hortons, a 24-hour Goodlife Fitness, Service Ontario,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

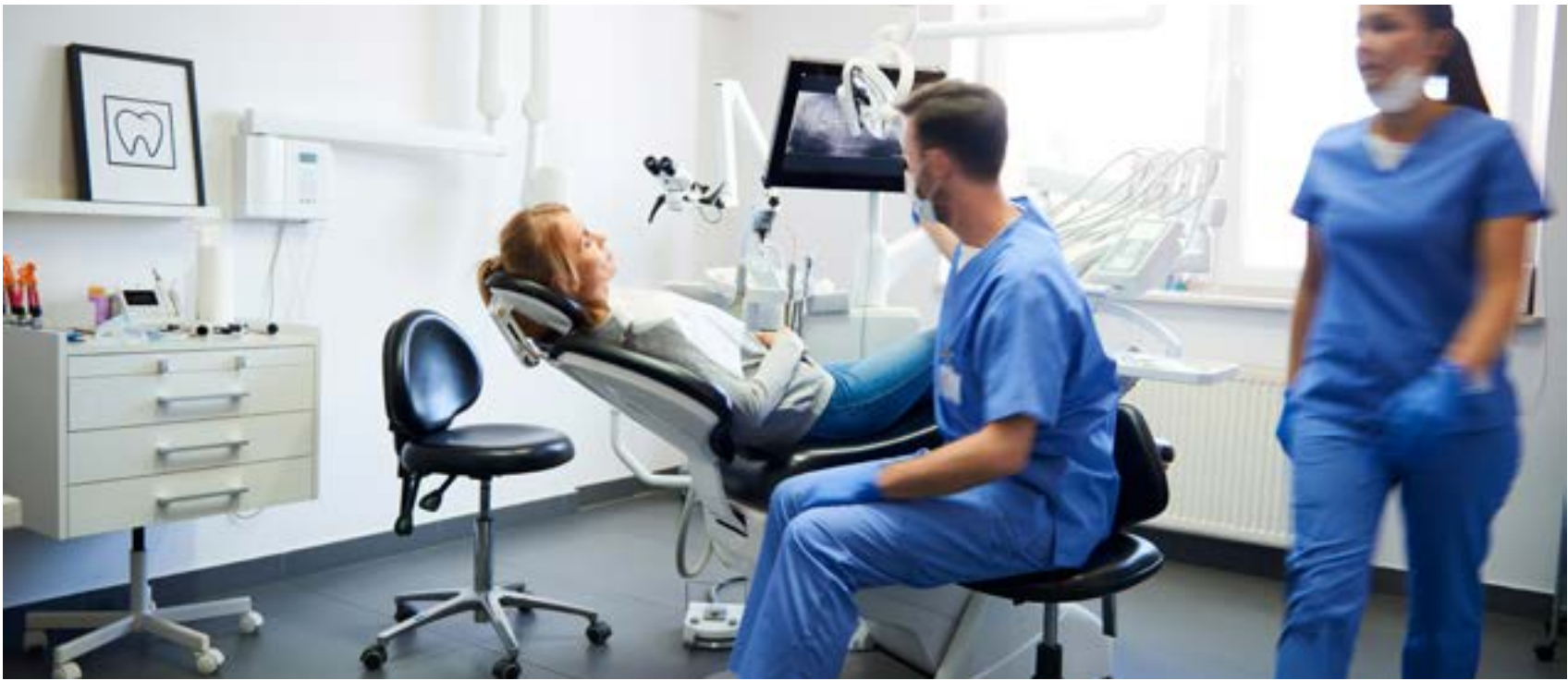


Superior Connectivity

- 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)



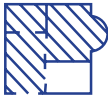
Superior Amenities



Property Availabilities

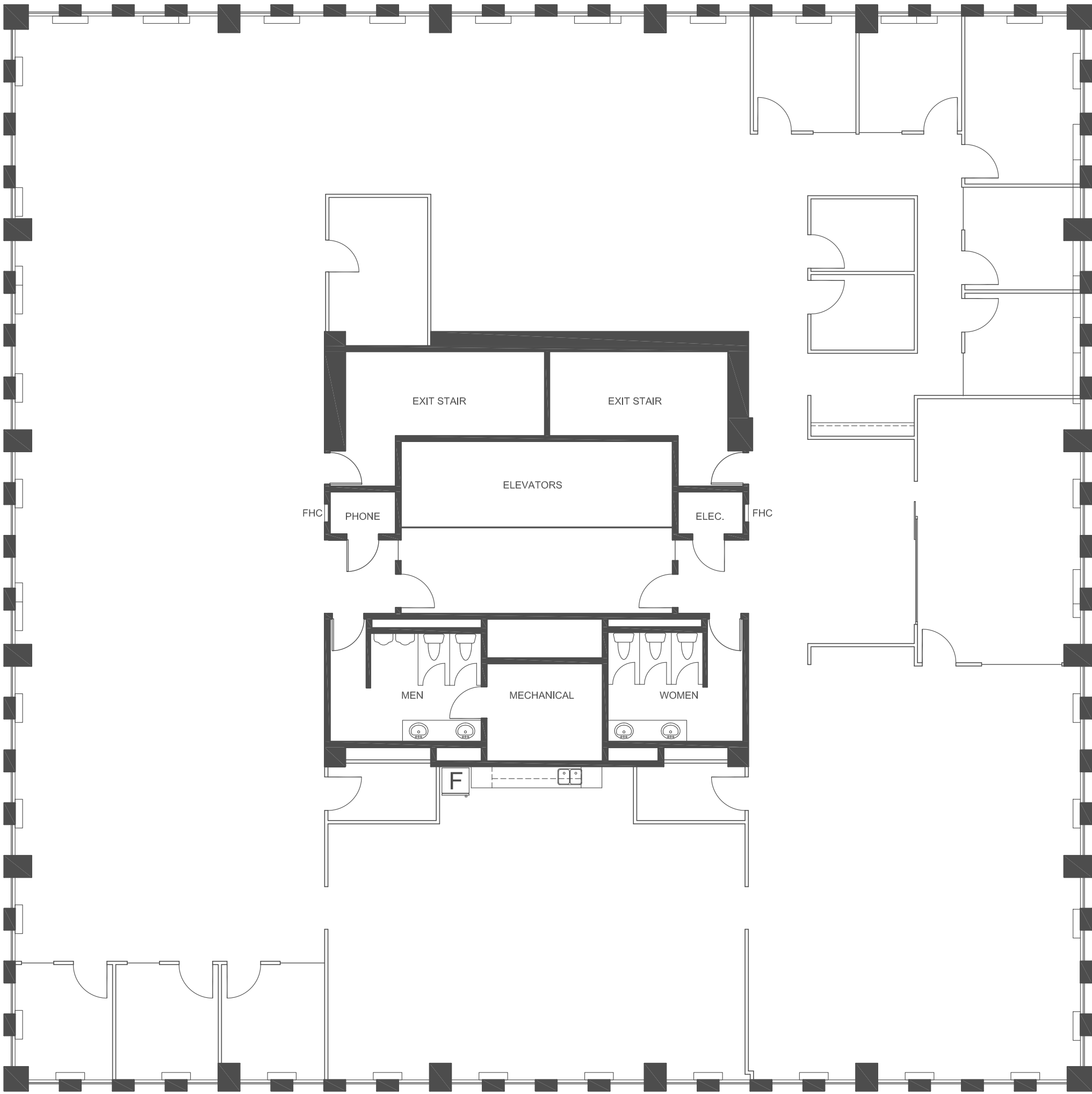
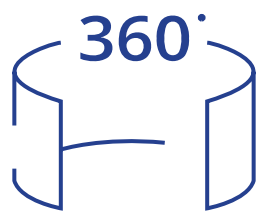
Space	Size	Availability	Comments
Suite 1100	9,716 SF	Immediate	Built out full floor available with offices, boardroom and Kitchenette
Suite 907	1,592 SF	Immediate	Model suite, two large offices on glass, kitchenette and open area
Suite 903	2,706 SF	Immediate	Built out office space
Suite 900	2,061 SF	Immediate	4 offices on glass, boardroom/training room and kitchenette
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	April 1, 2025	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:	\$27.29 PSF (Includes in-suite janitorial)

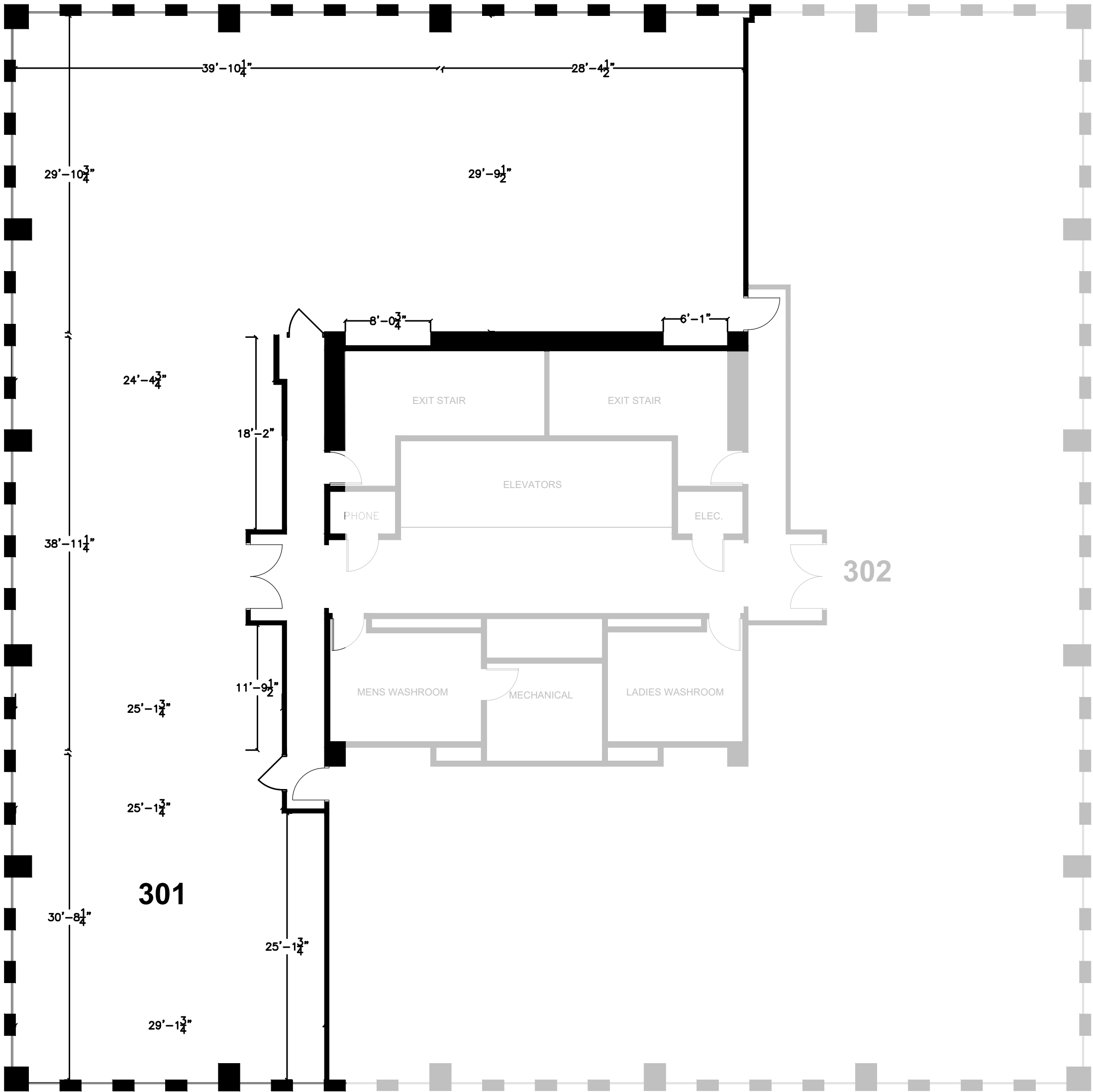
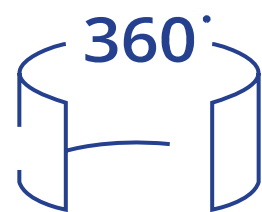
Availability | Suite 200

Total Area	9,716 SF
Additional Rent	\$27.29 PSF (2025)
Occupancy	Immediate



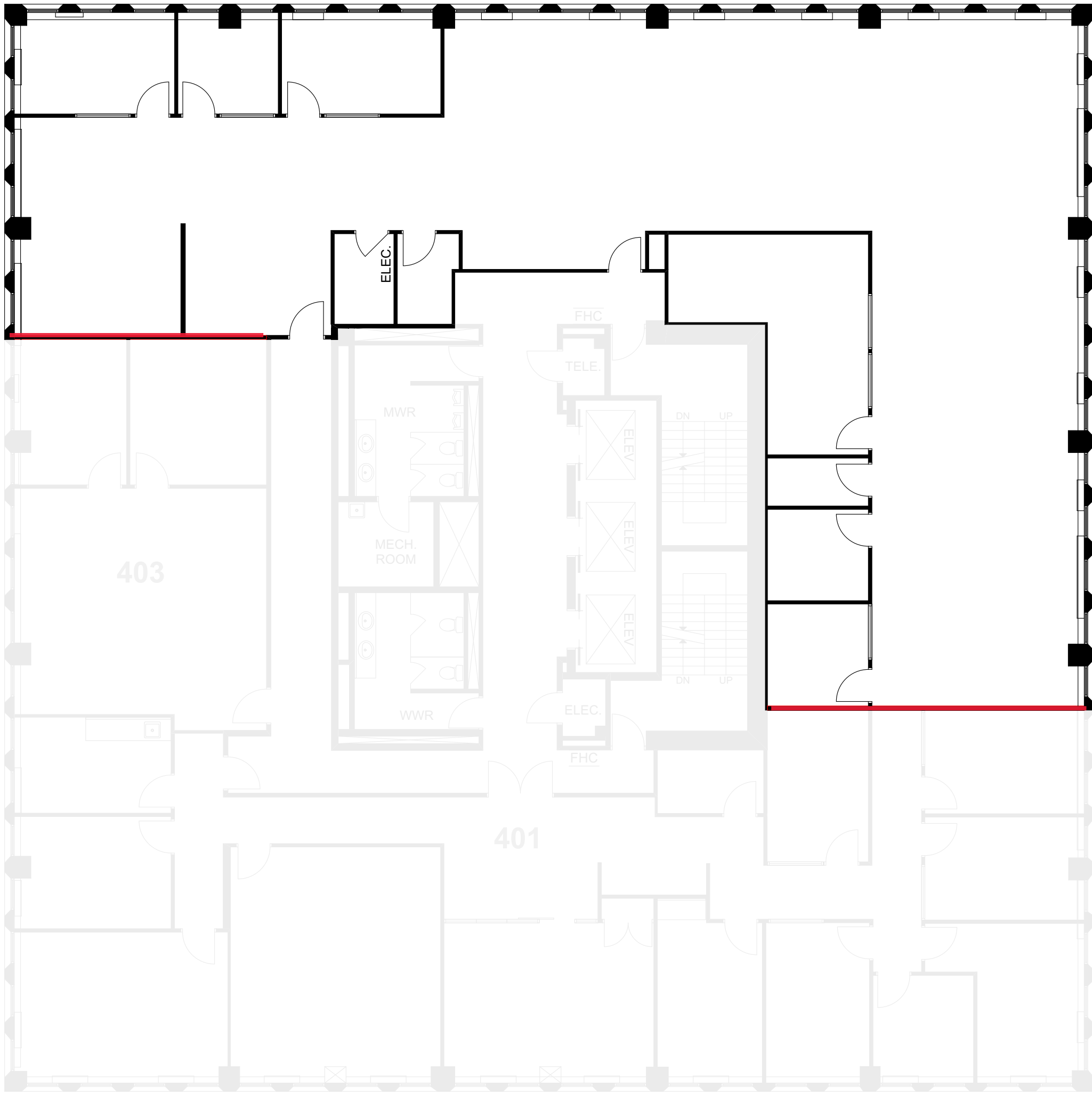
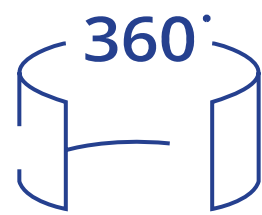
Availability | Suite 301

Total Area	4,706 SF
Additional Rent	\$27.29 PSF (2025)
Occupancy	Immediate



Availability | Suite 402

Total Area	4,814 SF
Additional Rent	\$27.29 PSF (2025)
Occupancy	Immediate



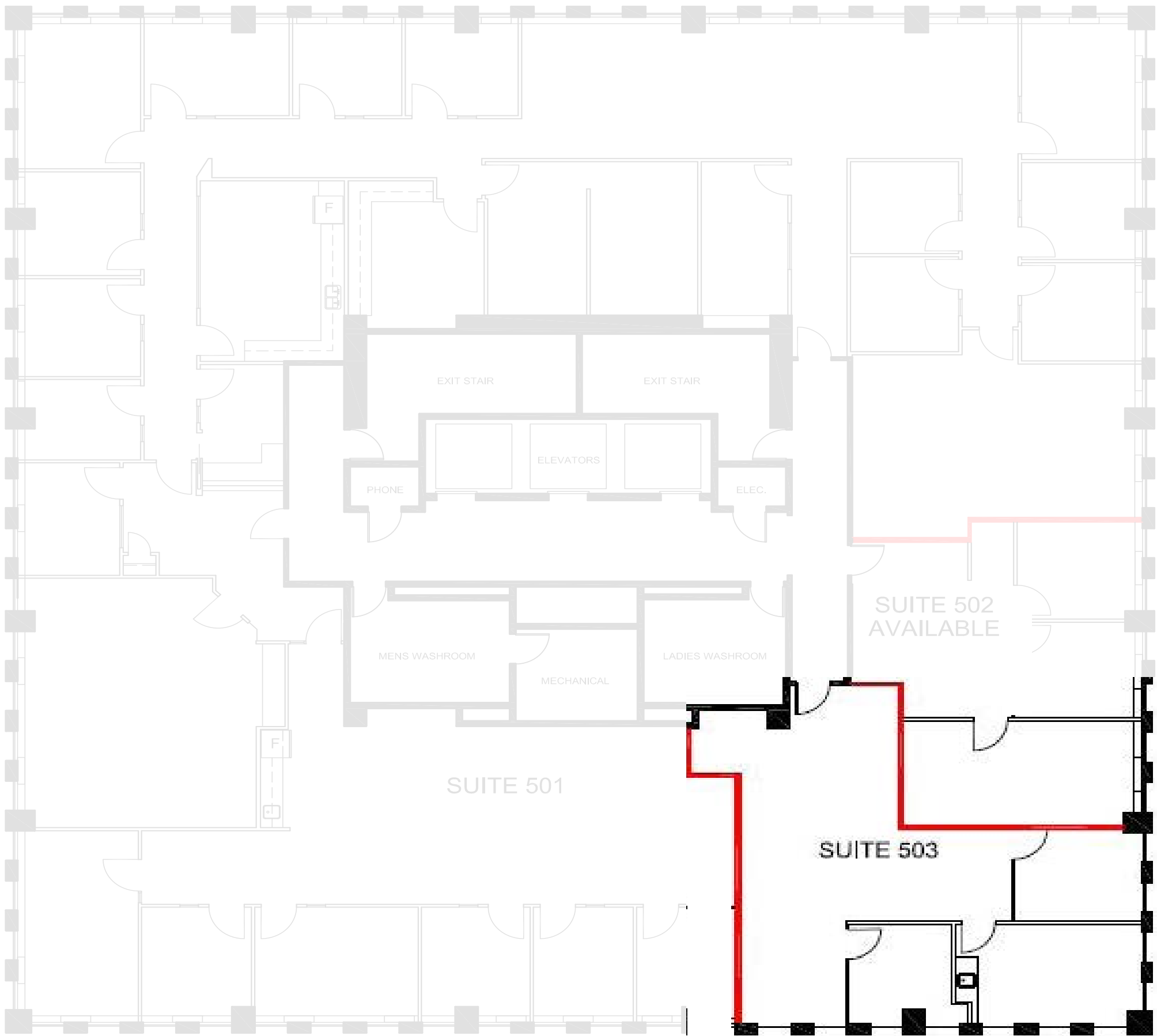
Availability | Suite 500

Total Area	4,773 SF
Additional Rent	\$27.29 PSF (2025)
Occupancy	Immediate



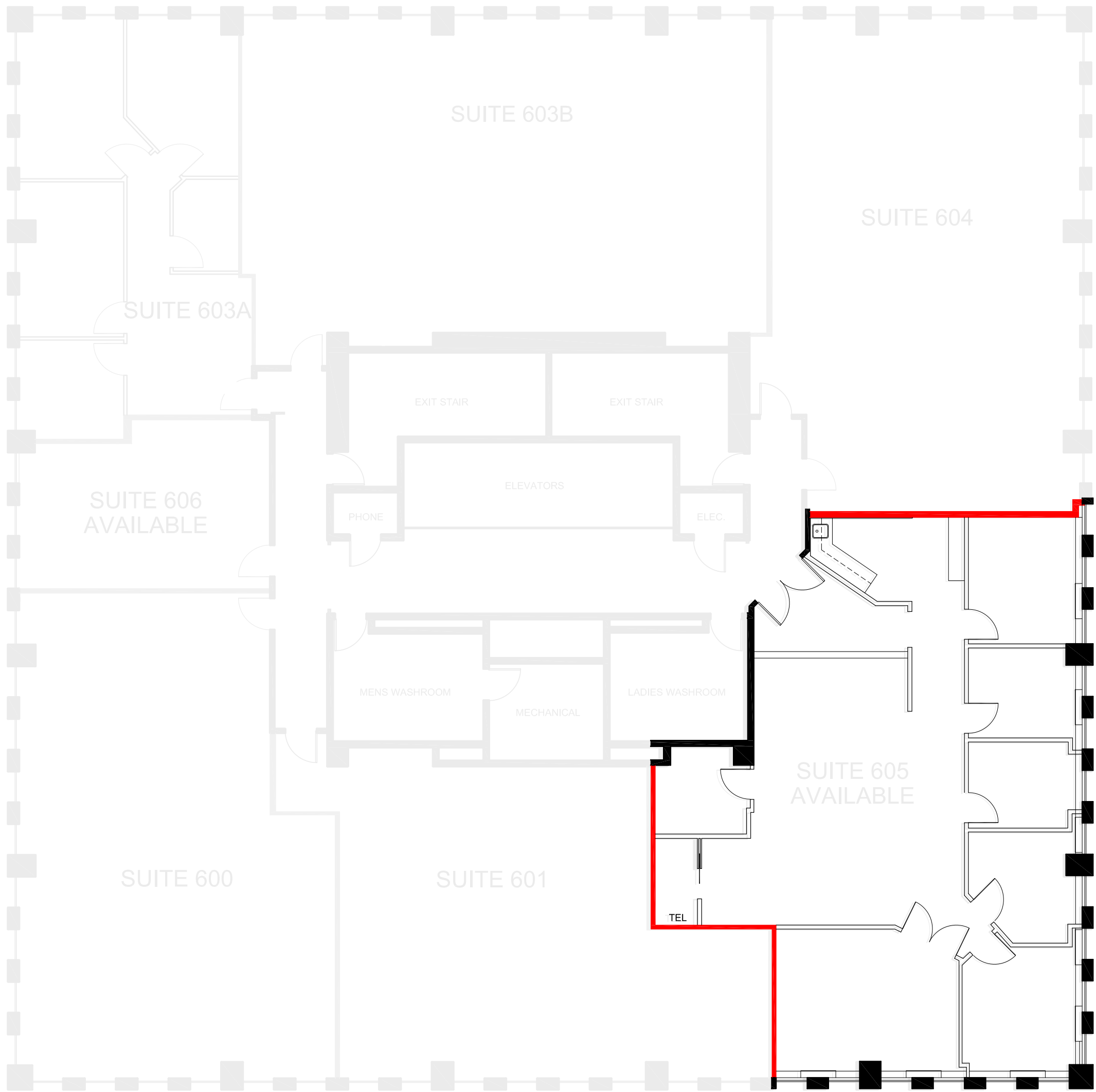
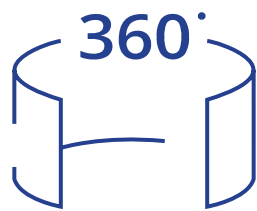
Availability | Suite 503

Total Area	1,096 SF
Additional Rent	\$27.29 PSF (2025)
Occupancy	April 1, 2025



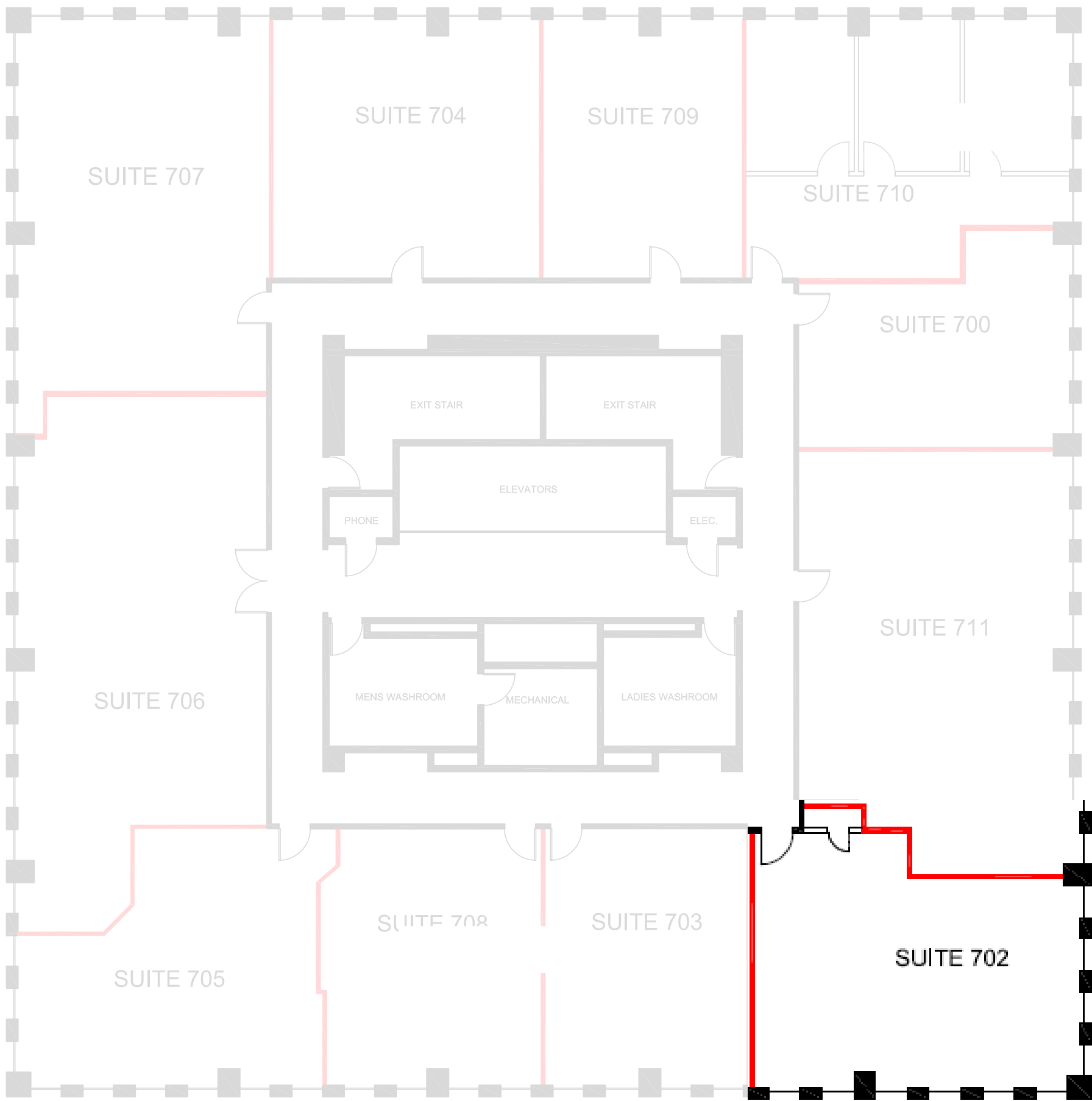
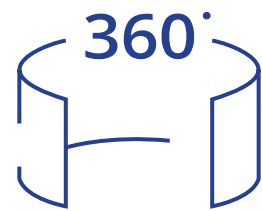
Availability | Suite 605

Total Area	2,088 SF
Additional Rent	\$27.29 PSF (2025)
Occupancy	Immediate



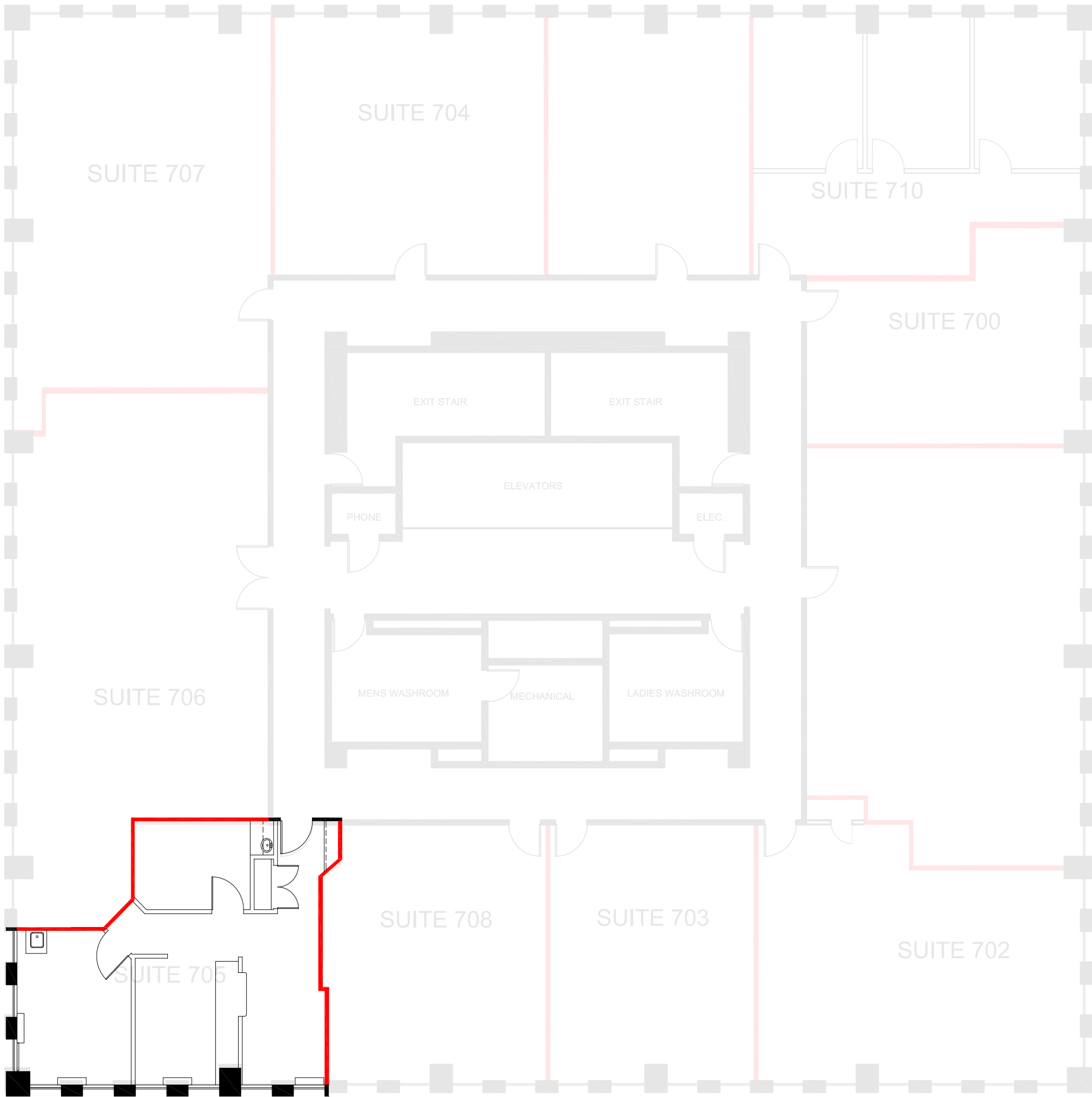
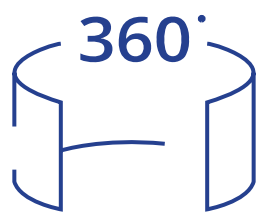
Availability | Suite 702

Total Area	903 SF
Additional Rent	\$27.29 PSF (2025)
Occupancy	Immediate



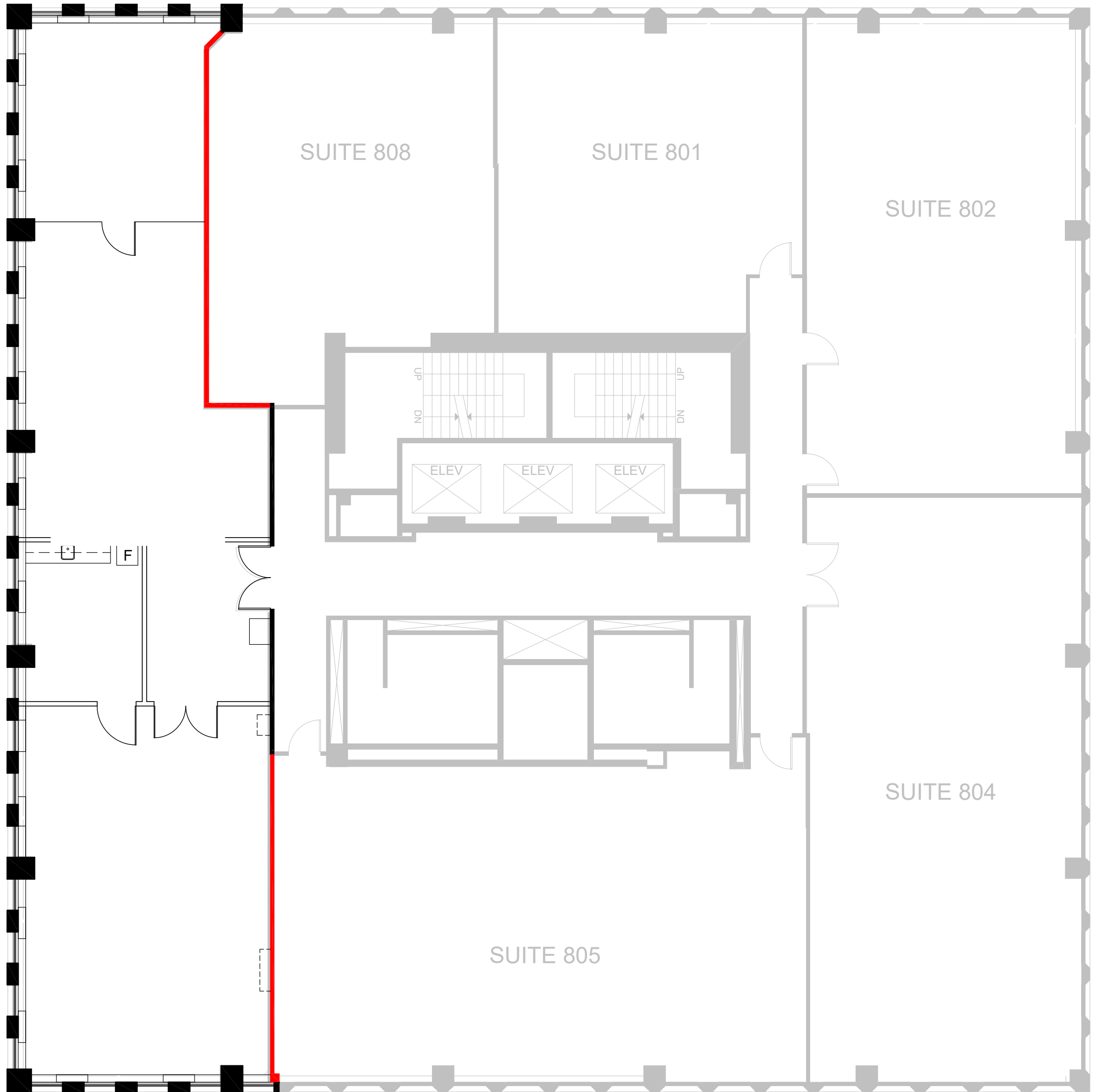
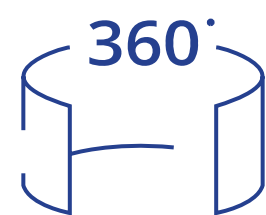
Availability | Suite 705

Total Area	791 SF
Additional Rent	\$27.29 PSF (2025)
Occupancy	Immediate



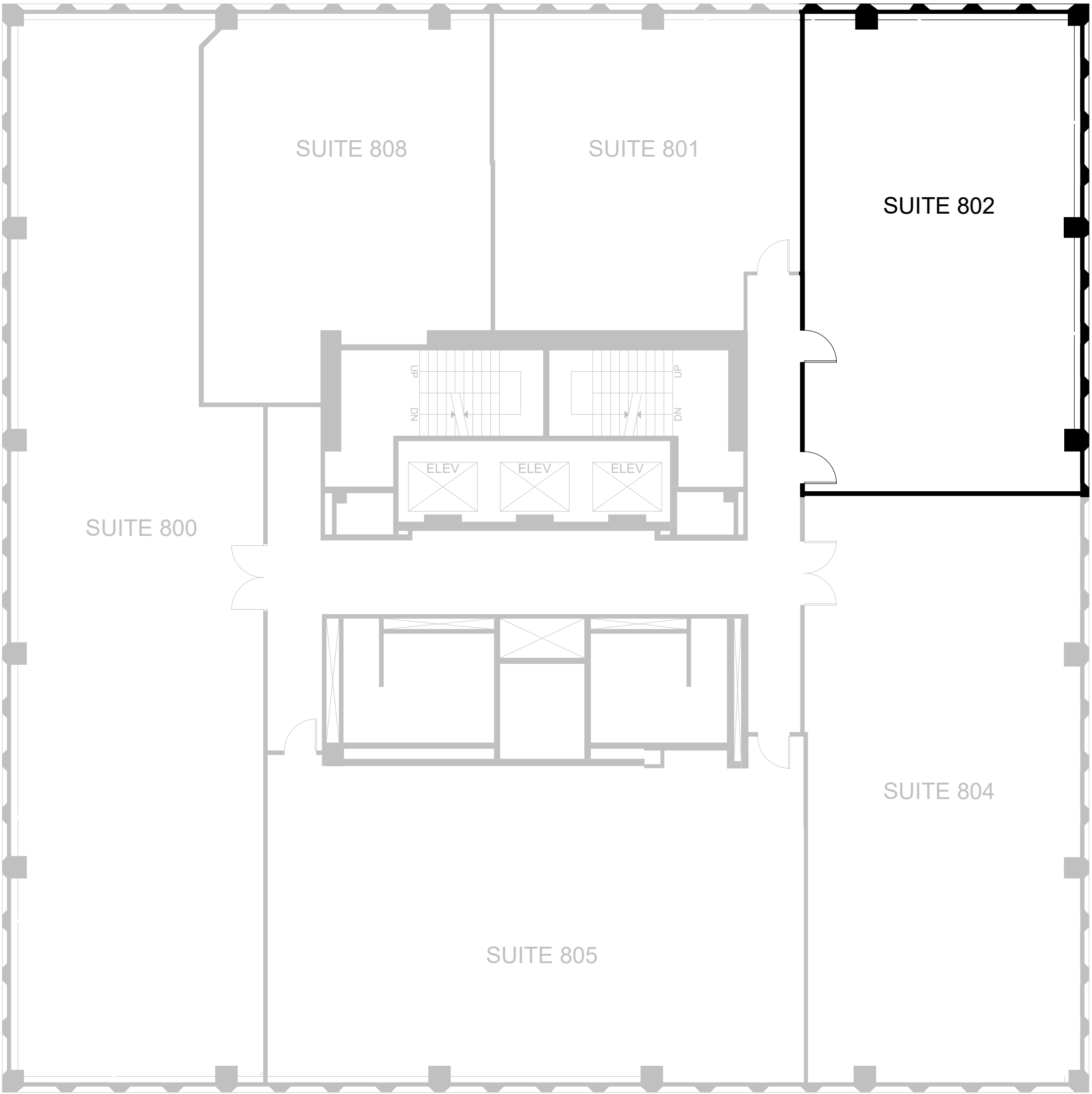
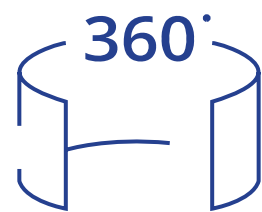
Availability | Suite 800

Total Area	2,618 SF
Additional Rent	\$27.29 PSF (2025)
Occupancy	Immediate



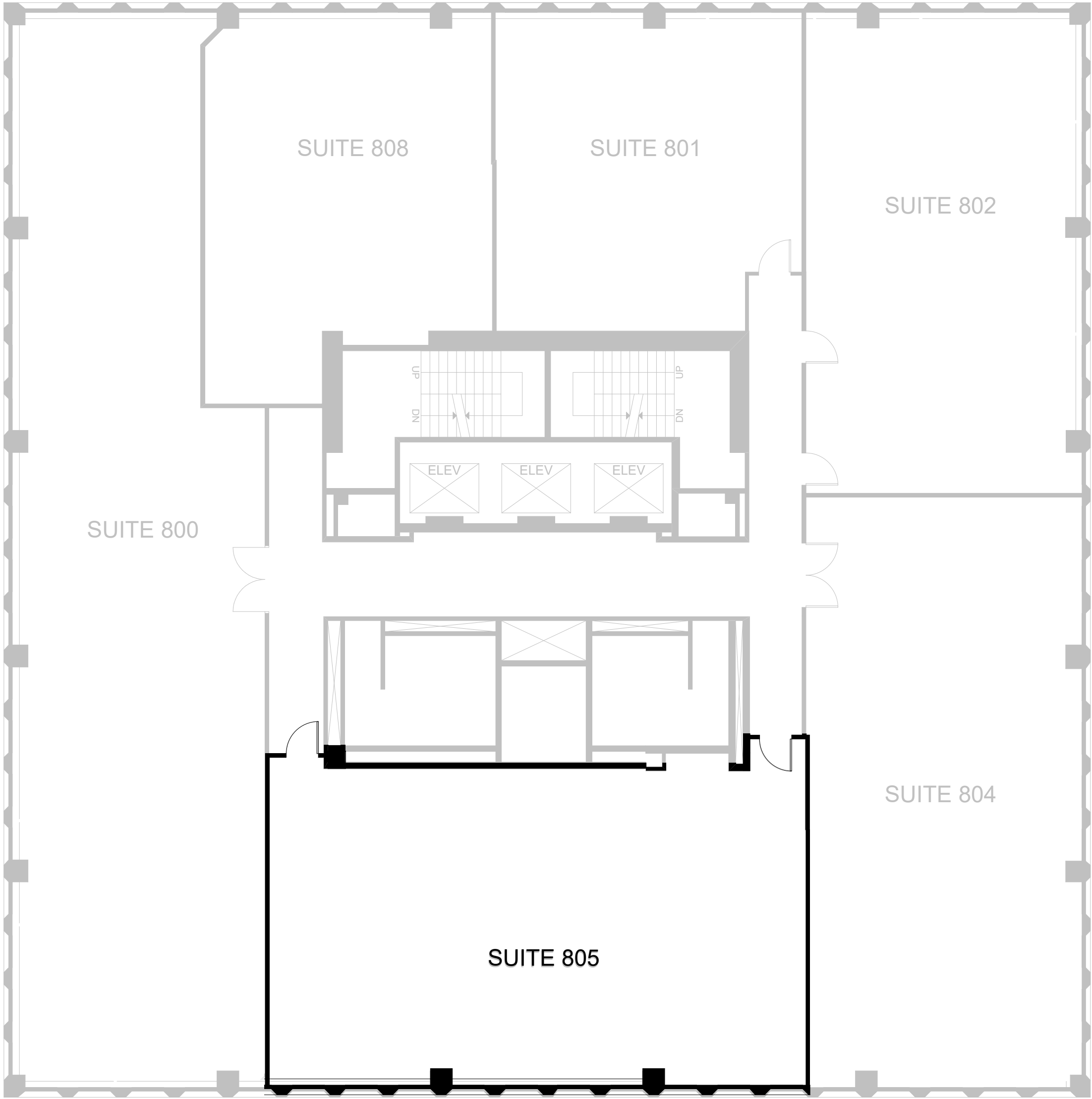
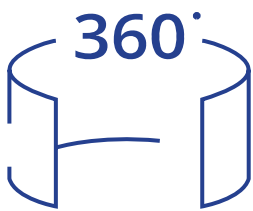
Availability | Suite 802

Total Area	1,410 SF
Additional Rent	\$27.29 PSF (2025)
Occupancy	Immediate



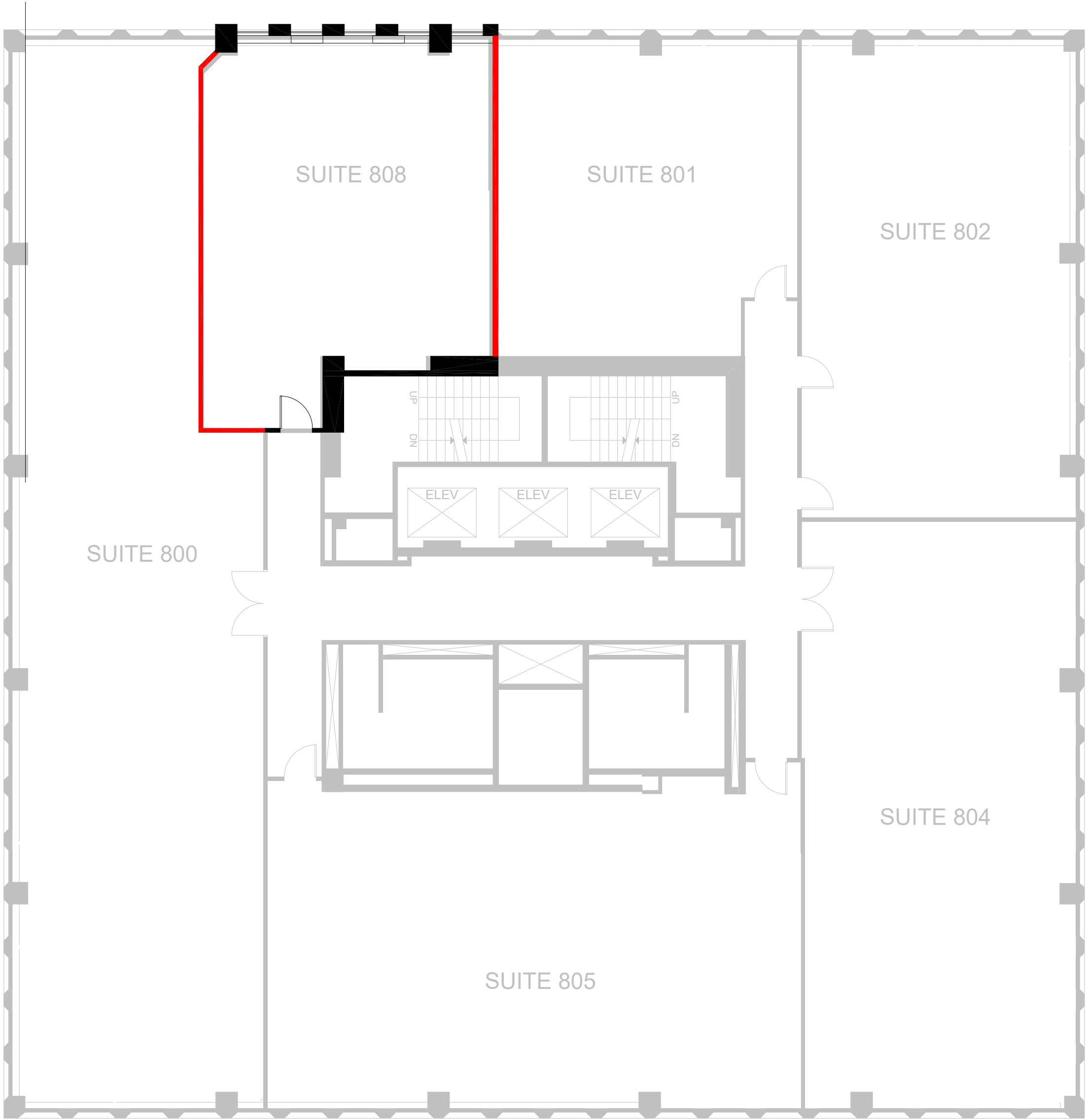
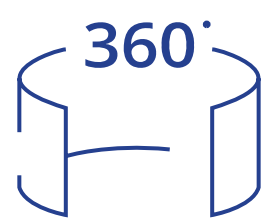
Availability | Suite 805

Total Area	1,859 SF
Additional Rent	\$27.29 PSF (2025)
Occupancy	Immediate



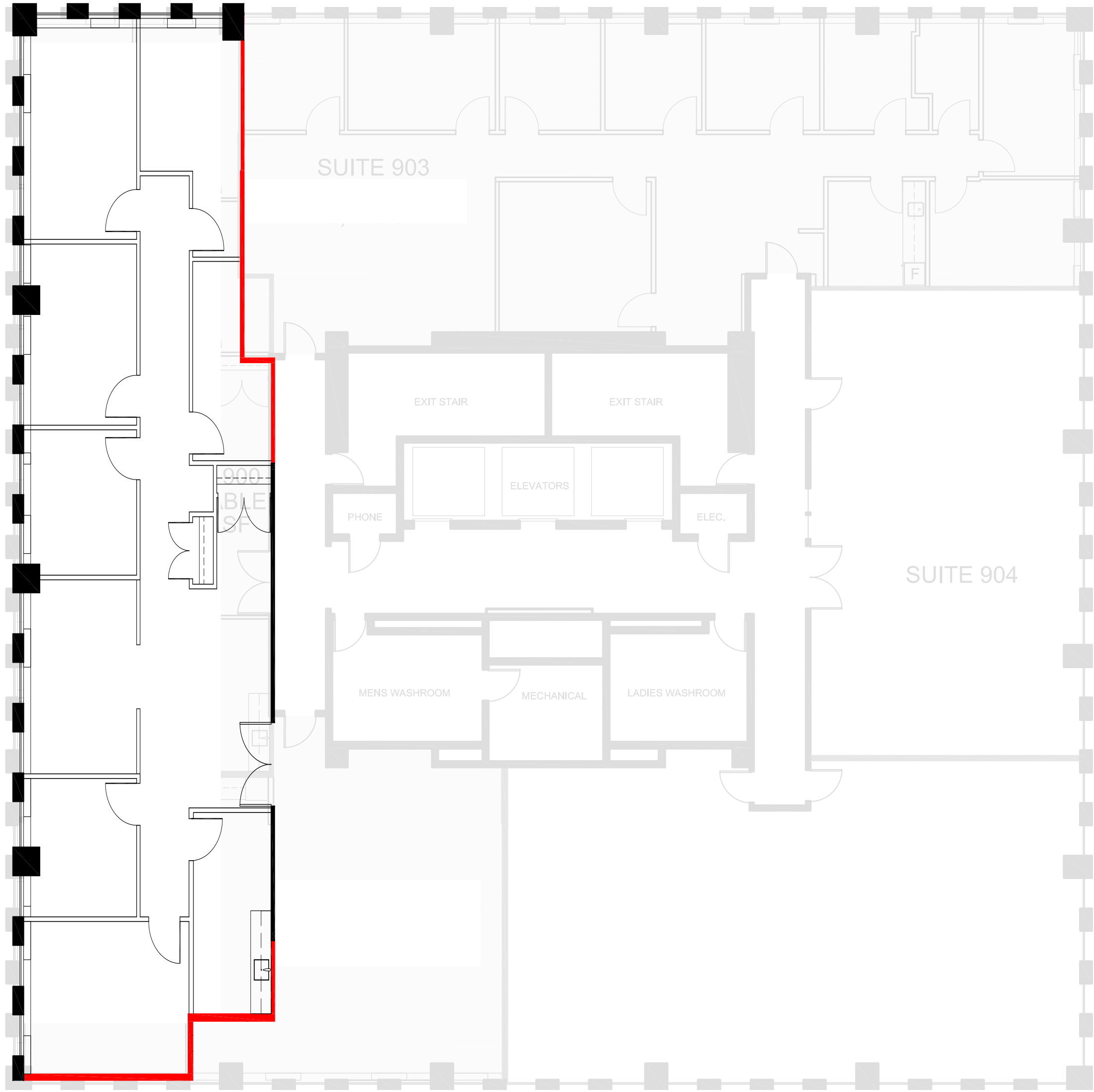
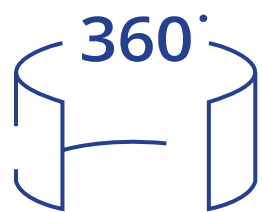
Availability | Suite 808

Total Area	1,076 SF
Additional Rent	\$27.29 PSF (2025)
Occupancy	Immediate



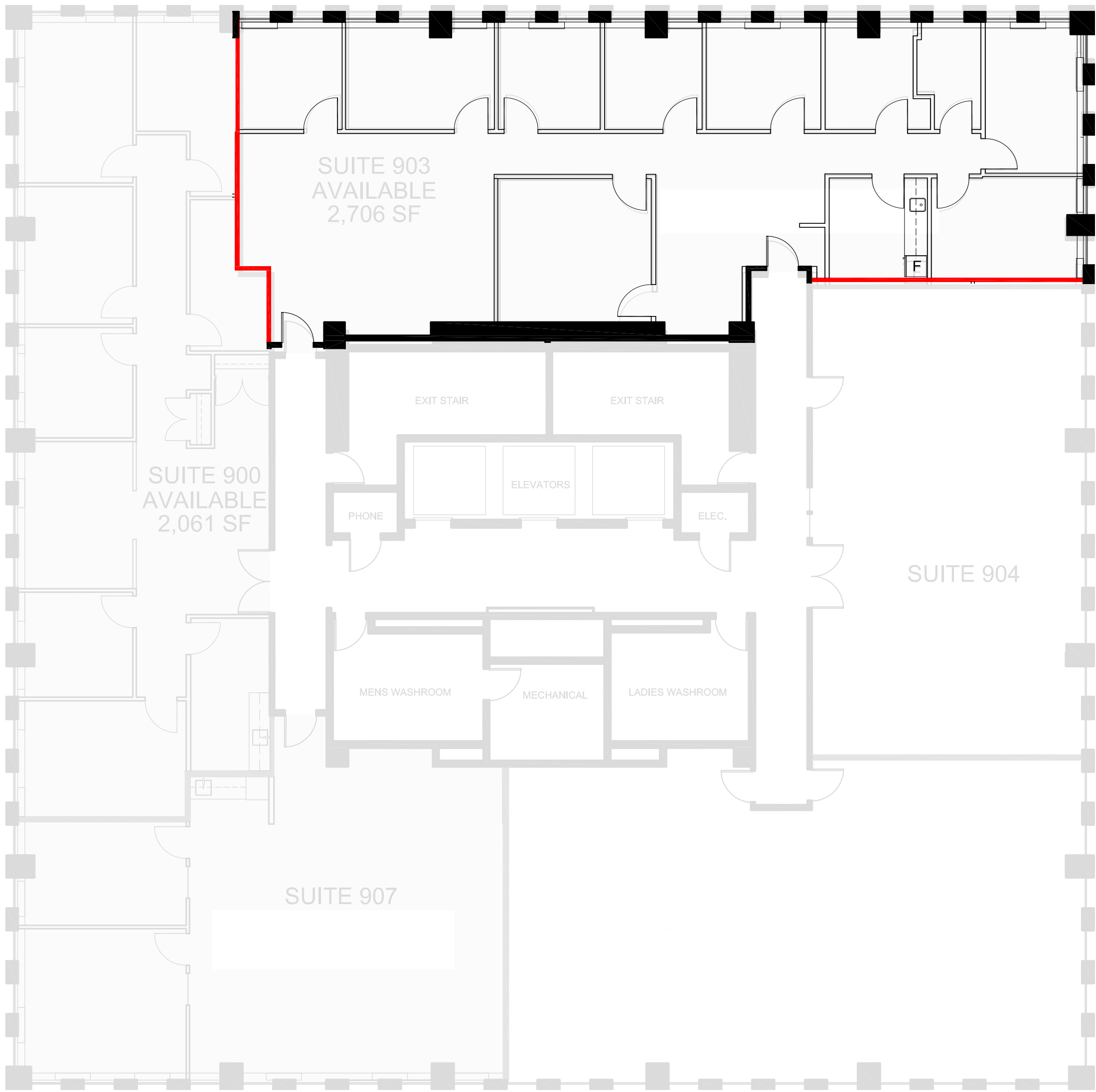
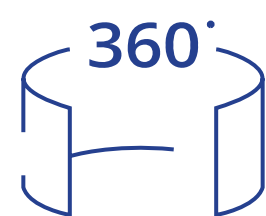
Availability | Suite 900

Total Area	2,061 SF
Additional Rent	\$27.29PSF (2025)
Occupancy	Immediate



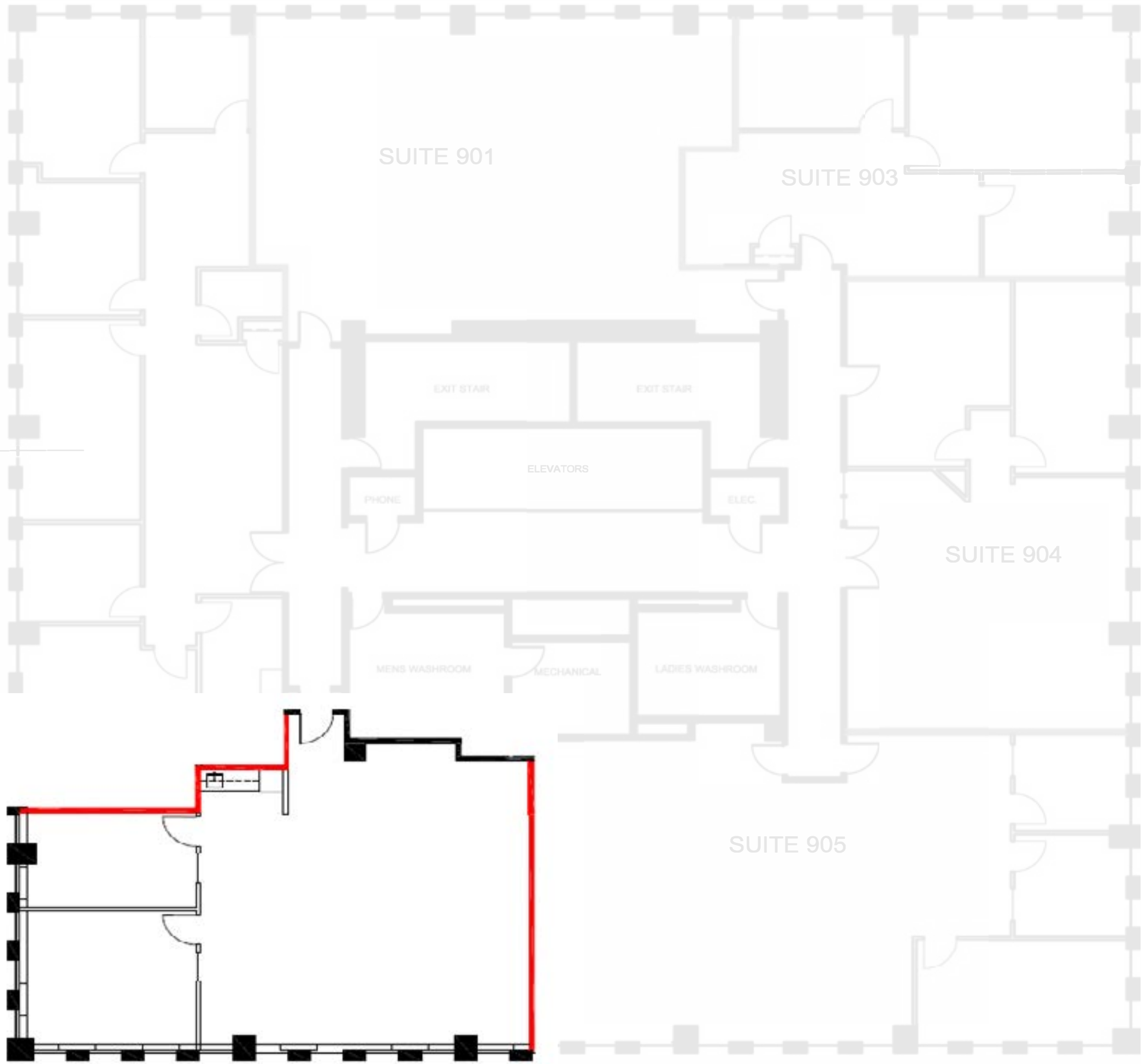
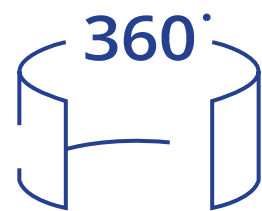
Availability | Suite 903

Total Area	2,706 SF
Additional Rent	\$27.29 PSF (2025)
Occupancy	Immediate



Availability | Suite 907

Total Area	1,592 SF
Additional Rent	\$27.29 PSF (2025)
Occupancy	Immediate

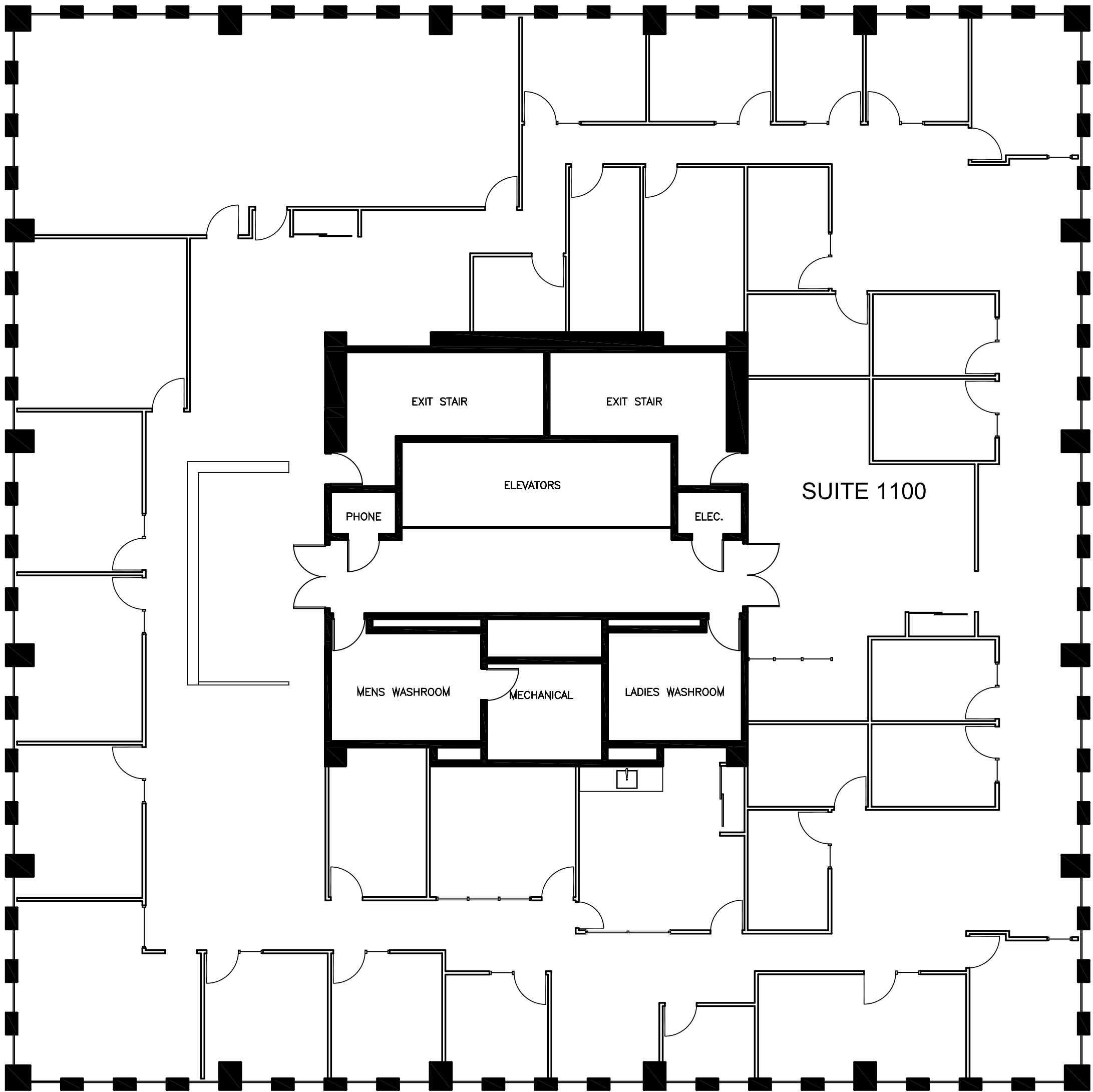
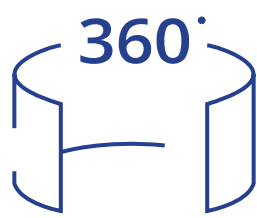


Availability | Suite 1100

Total Area 9,716 SF

Additional Rent \$27.29 PSF (2025)

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.

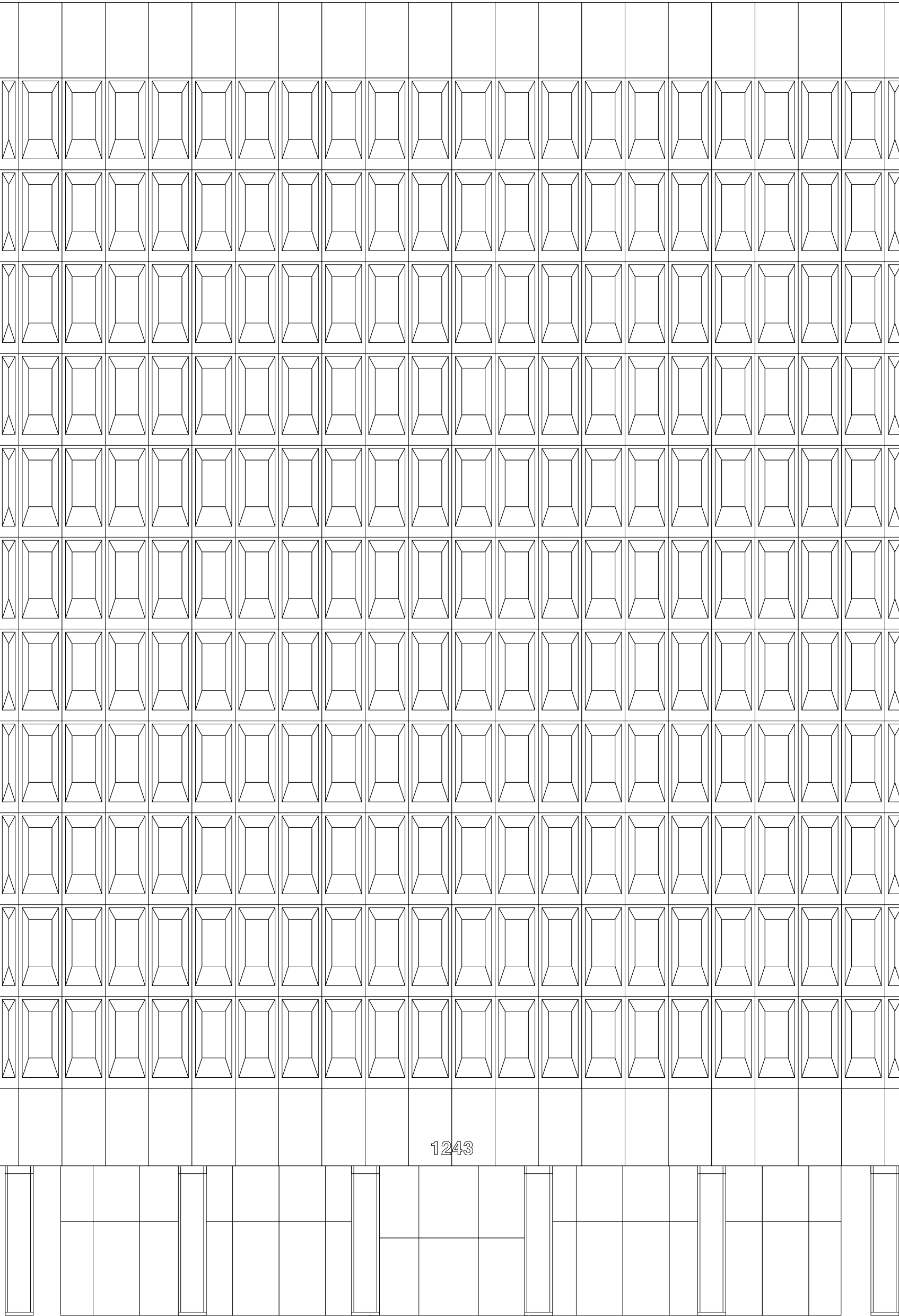
Kipling’s success reflects their understanding that it is only exceptional service that sets them apart. Kipling focuses on quality at every level from the building operator through to the senior management team. Working to create exceptional building services is what Kipling does best.

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



Colliers

Colliers (NASDAQ, TSX: CIGI) is a leading diversified professional services and investment management company. With operations in 66 countries, our 18,000 enterprising professionals work collaboratively to provide expert real estate and investment advice to clients. For more than 28 years, our experienced leadership with significant inside ownership has delivered compound annual investment returns of approximately 20% for shareholders. With annual revenues of \$4.5 billion and \$98 billion of assets under management, Colliers maximizes the potential of property and real assets to accelerate the success of our clients, our investors, and our people. Learn more at corporate.colliers.com, Twitter @Colliers or LinkedIn.



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Sales Representative

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Colliers 401 The West Mall #800, Toronto, ON M9C 5J5 Main +1 416 777 2200

*Sales Representative

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