

THE
427

Connected to
You

OFFICE LEASING

- 185 The West Mall
- 191 The West Mall
- 195 The West Mall
- 401 The West Mall
- 405 The West Mall





Connected to You

Connectivity is at the centre of The 427. Connected to immediate highway access and transit. Connected to a wealth of entertainment and amenities. Connected to what you value in a workplace. Connected to your employees' needs.

Connected to you.

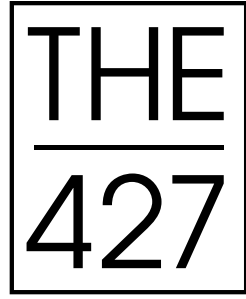
The 427 is a premium office community that delivers an outstanding workplace environment. The campus extends along Highway 427, a vital thoroughway that connects Downtown Toronto with Lester B. Pearson International Airport, providing easy access to both.

Comprised of two distinct developments – Commerce West and West Metro – The 427 provides over 1 million square feet of office space in a vibrant and growing business node. With direct connections to major Toronto highways, ample parking and transit, the campus is easy to access, regardless of your method of transportation. On-site security, responsive property management, cafés and health & wellness facilities offer a safe and enjoyable daily work experience.

The 427 continues to set the standard for what a workplace should be. In the centre of a continuously growing and developing neighbourhood, it remains connected to the community, connected to the best talent, and connected to you.

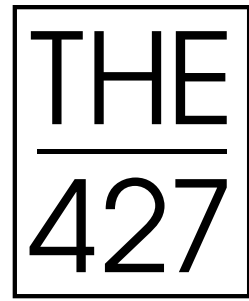


ABOUT



Digital
resources





Total Population
236,432
2020

Average Household Income
\$126,011

Etobicoke Market at a glance



Median
Population

42.5 YRS



Total
Households

92,438



Male
Population

116,148



Female
Population

120,284



Population Change
(2015-2020)

7.27% ▲

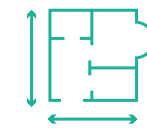
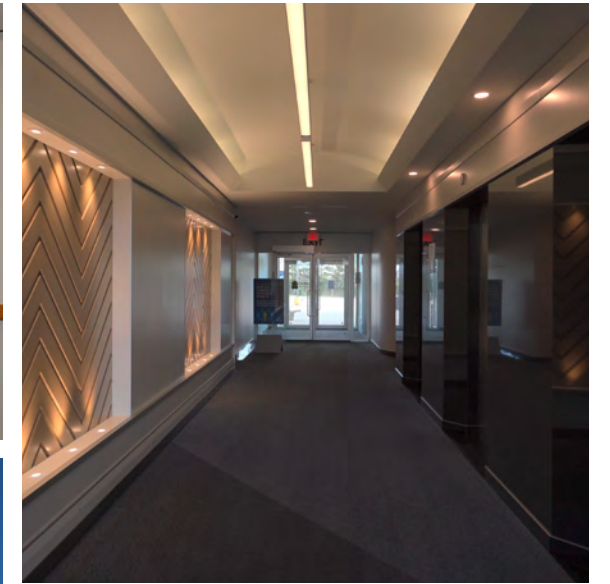




185 | 191 | 195

The West Mall

West Metro features 360-degree panoramic views of the GTA and downtown Toronto. Its central location is easily accessible and conveniently located close to restaurants, cafés, major shopping centres and everyday necessities.



618,328 SF complex



2 x Cafés on-site



3.5 per 1,000 SF parking



Goodlife Fitness in 185 The West Mall



On site dentist

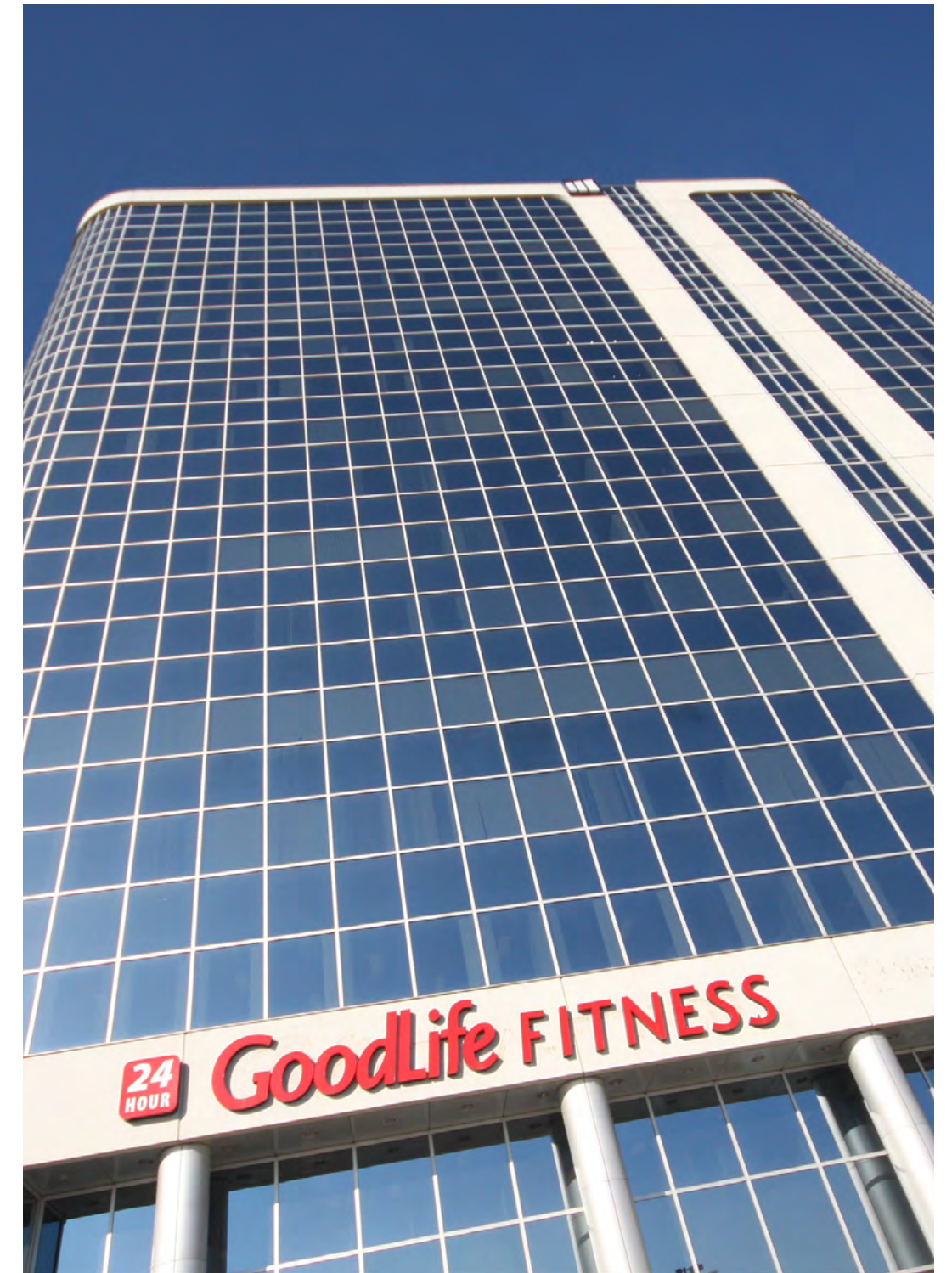


185

The West Mall

185 Property Overview

Address	185 The West Mall, Etobicoke
Location	Located at the South-East corner of Dundas Street & The West Mall
Parking	3.5 : 1,000 SF \$45.00 / stall / month - Surface parking \$56.50 / stall / month - P1 \$75.00 / stall / month - P2
Net rent	\$19.00 PSF
Additional rent	\$19.90 PSF
Building class	Class A
Average floor plate size	18,289 SF
Number of floors	17 Floors
Transportation	Shuttle to GO & TTC, MiWay, Hwy 427, QEW, Hwy 401 & Gardiner Expy



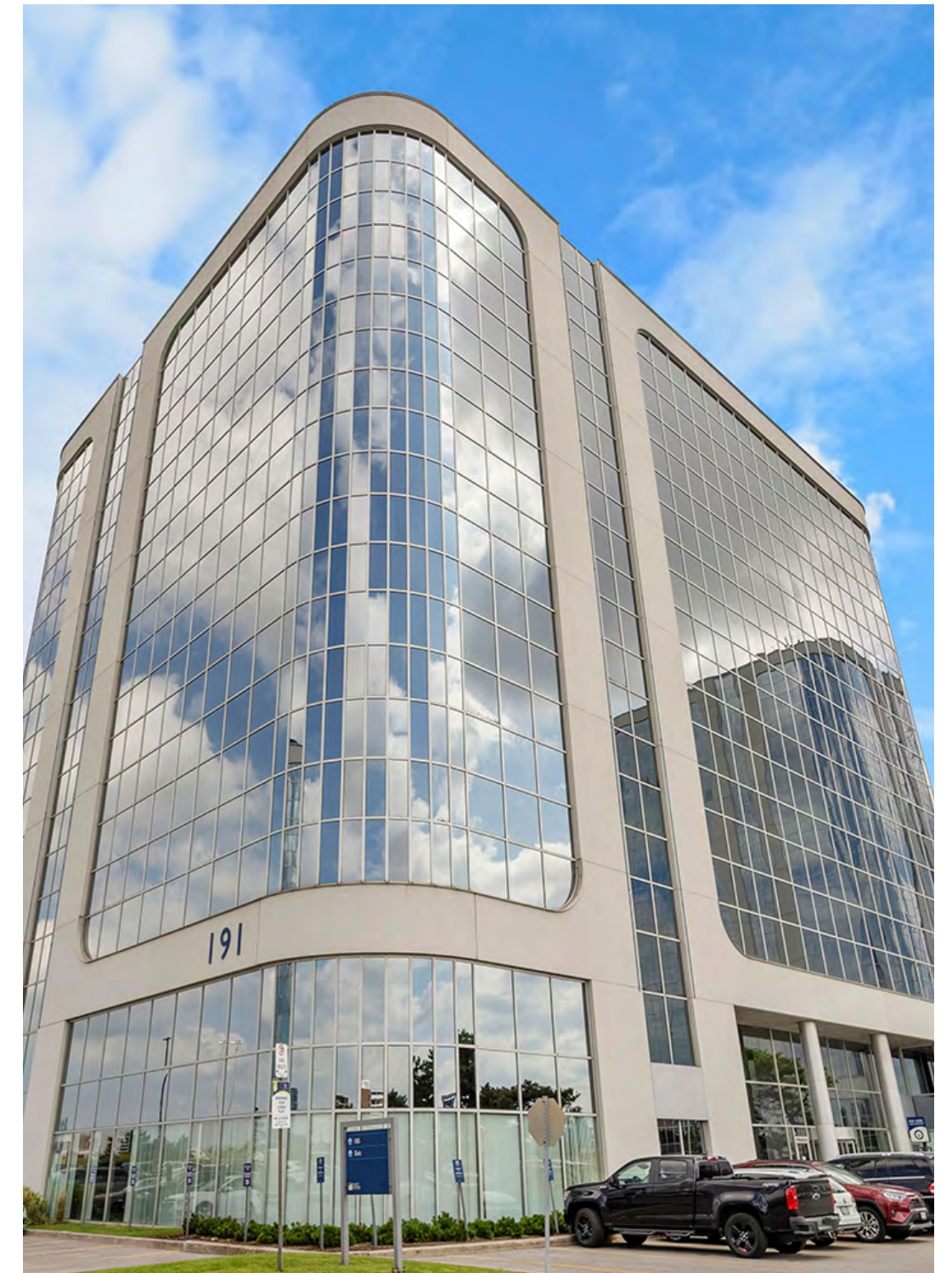


191

The West Mall

191 Property Overview

Address	191 The West Mall, Etobicoke
Location	Located at the South-East corner of Dundas Street & The West Mall
Parking	3.5 : 1,000 SF \$45.00 / stall / month - Surface parking
Net rent	\$19.00 PSF
Additional rent	\$18.67 PSF
Building class	Class A
Average floor plate size	14,981 SF
Number of floors	11 Floors
Transportation	Shuttle to GO & TTC, MiWay, Hwy 427, QEW, Hwy 401& Gardiner Expy

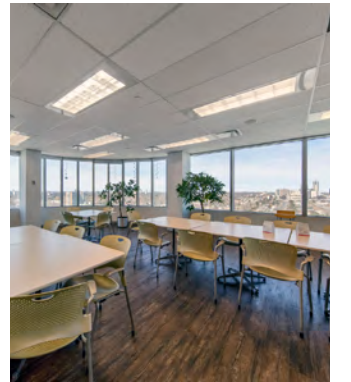
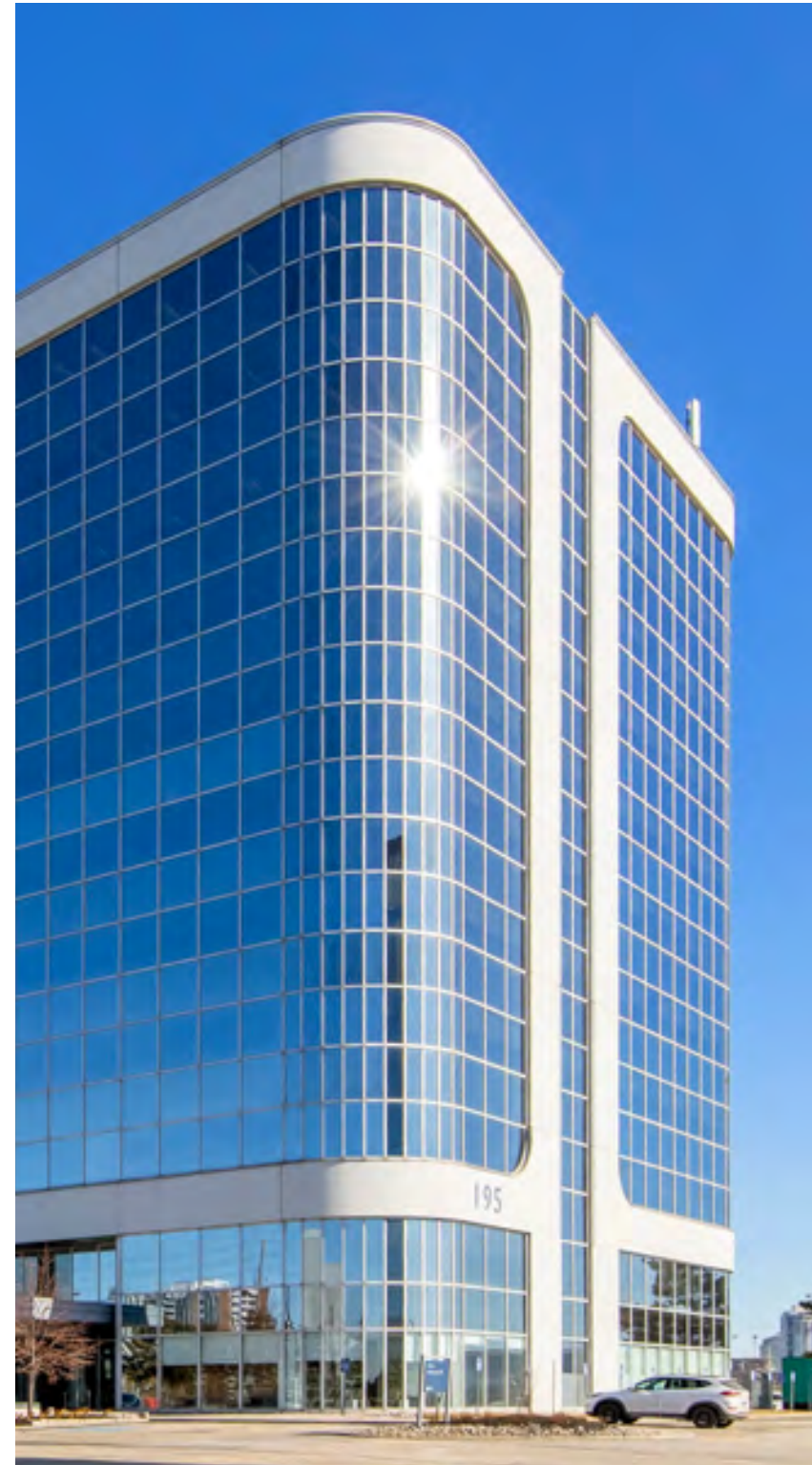




195

The West Mall

We are excited to announce a new opportunity to lease **44,000 SF** at 195 The West Mall. The building boasts panoramic views, unmatched rooftop signage opportunity and tons of local amenities.



Amazing building signage



2 x Cafés on-site



Turnkey - furnished and ready to go



Gym on-site



Shuttle to GO & TTC transit

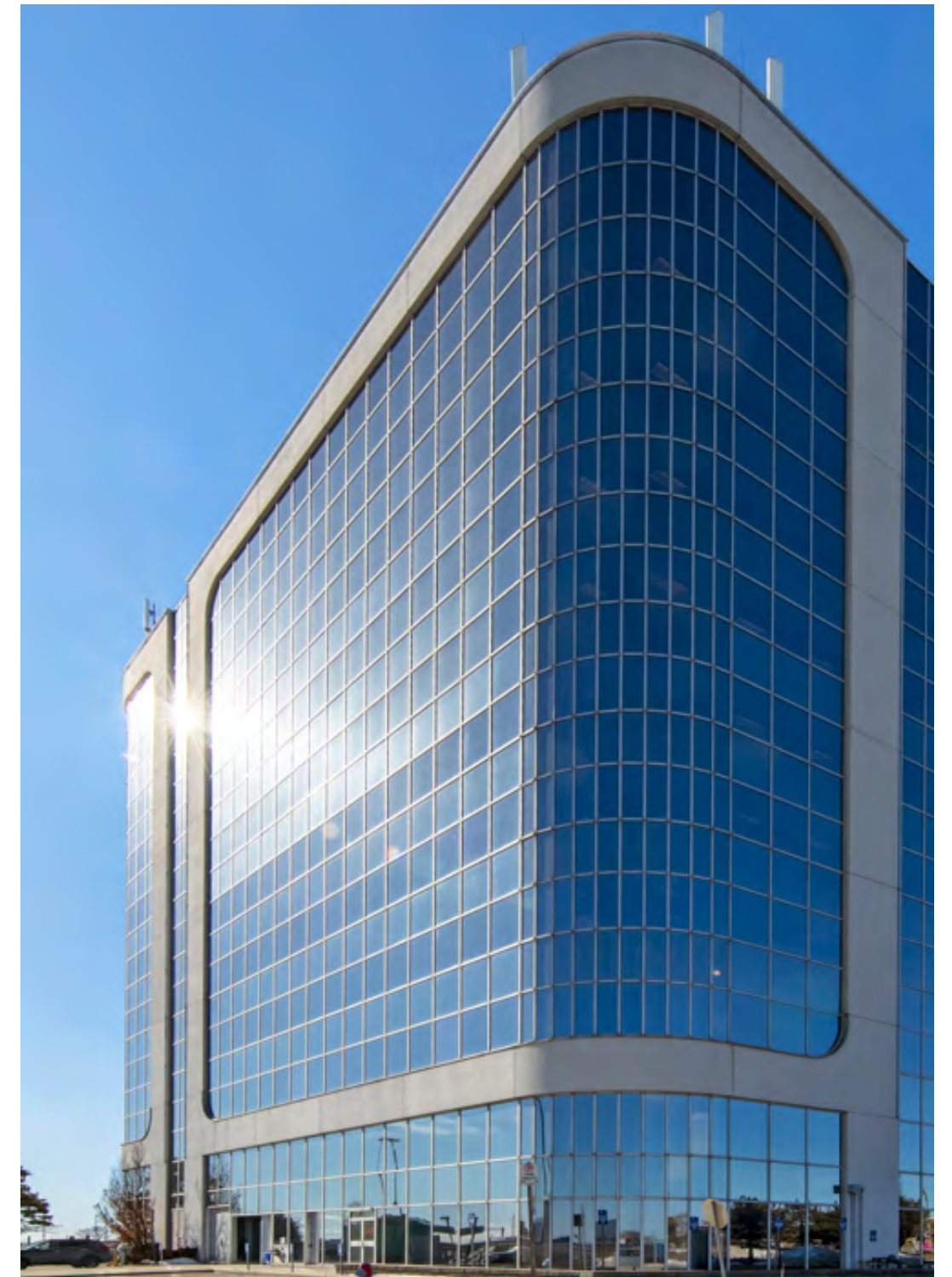


195

The West Mall

Property Overview

Address	195 The West Mall, Etobicoke
Location	Located at the South-East corner of Dundas Street & The West Mall
Parking	\$45.00 / stall / month - Surface Parking
Net rent	\$19.00 PSF
Additional rent	\$18.50 PSF
Rentable suite options	Avg. Floor 15,093 SF
Building class	Class A
Average floor plate size	15,000 SF
Number of floors	11 Floors
Transportation	Shuttle to GO & TTC, MiWay, Hwy 427, QEW, Hwy 401 & Gardiner Expy

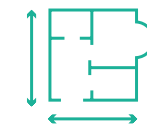
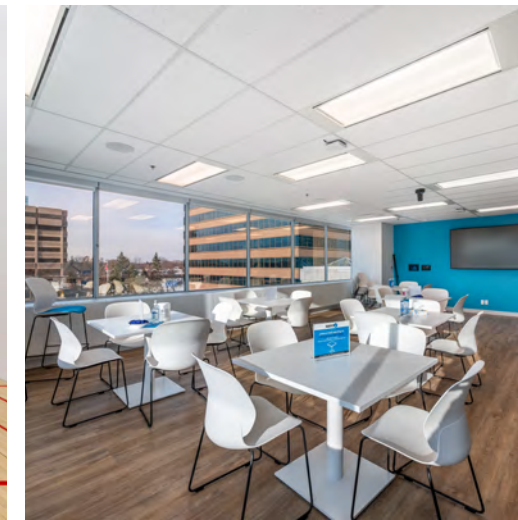
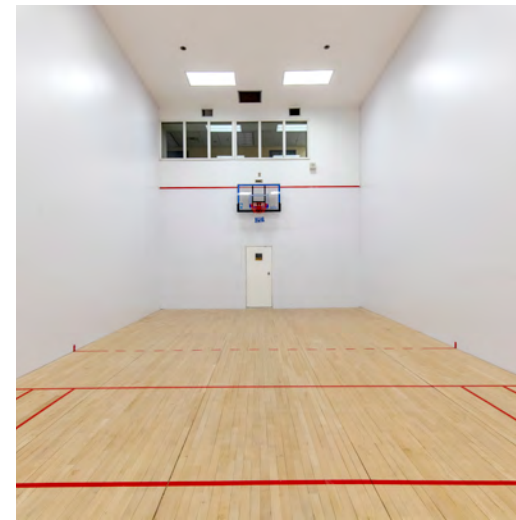


COMMERCE WEST @ THE 427

401 | 405

The West Mall

Commerce West is comprised of two class A office towers on the North-East corner of Burnhamthorpe Road and The West Mall. Its central location is easily accessible and conveniently located close to restaurants, cafés, major shopping centres and everyday necessities.



411,902 SF complex



Java Joe's café



3 per 1,000 SF covered parking



Crossfit & Fitness Centre



Dry cleaner, convenience store, prayer room and shared boardroom



Fibre-optic capability



401 | 405

The West Mall

Property Overview

Address	401 & 405 The West Mall, Etobicoke
Location	Located at the North-East corner of Burnhamthorpe Road & The West Mall
Parking	3 : 1,000 SF - Underground Parking \$50.00 / stall / month
Net rent	\$19.00 PSF
Additional rent	\$20.85 PSF
Building class	Class A
Average floor plate size	401 TWM: 19,263 SF 405 TWM: 19,265 SF
Number of floors	10 Floors
Transportation	Shuttle to GO & TTC, MiWay, Hwy 427, QEW, Hwy 401& Gardiner Expy



Connected to Amenities

Proximity to Everything

With access to all major routes, tenants in The 427 are in close proximity to a variety of amenities important to any business.

RESTAURANTS & CAFÉS

- | | |
|-----------------|------------------------|
| 1 State & Main | 9 Nando's |
| 2 Barburrito | 10 Five Guys |
| 3 A&W | 11 Subway |
| 4 McDonald's | 12 The Bier Markt |
| 5 La Castile | 13 Joeys |
| 6 The Keg | 14 Cactus Club |
| 7 Via Allegro | 15 Union Chicken |
| 8 Pickle Barrel | 16 Red Cardinal Tavern |

GROCERY STORES

- | | |
|---------------|-------------|
| 1 Loblaws | 3 No Frills |
| 2 Food Basics | 4 Metro |

SHOPPING CENTRES

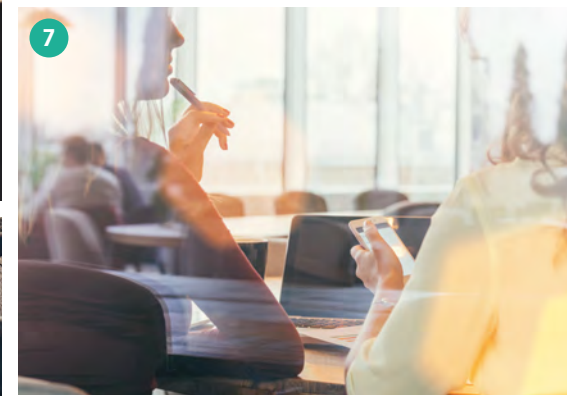
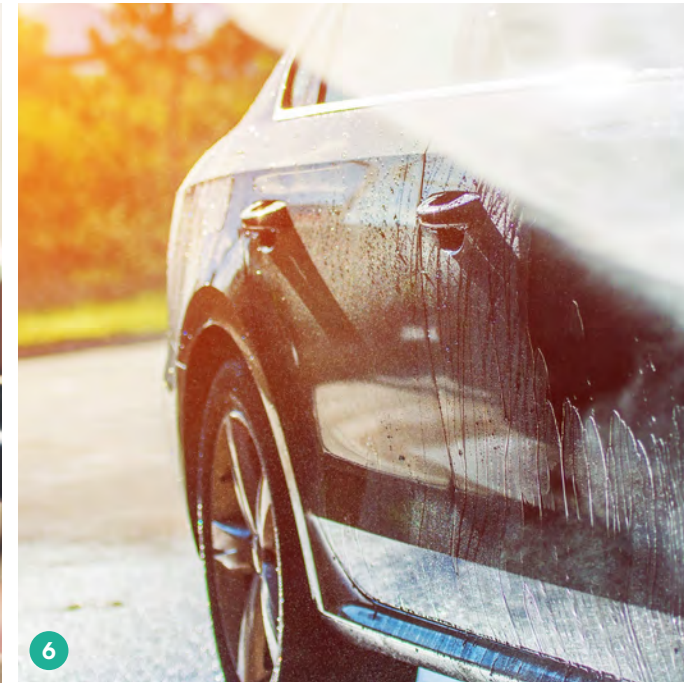
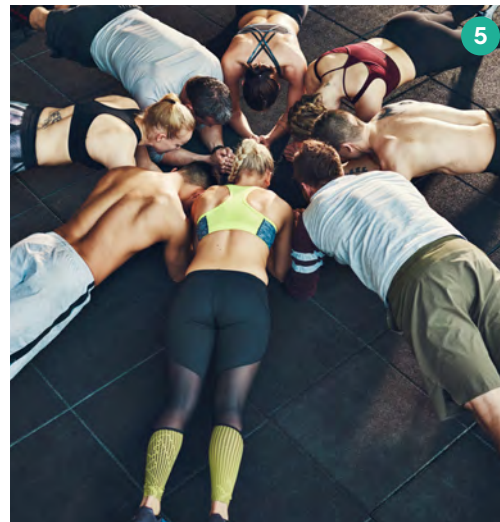
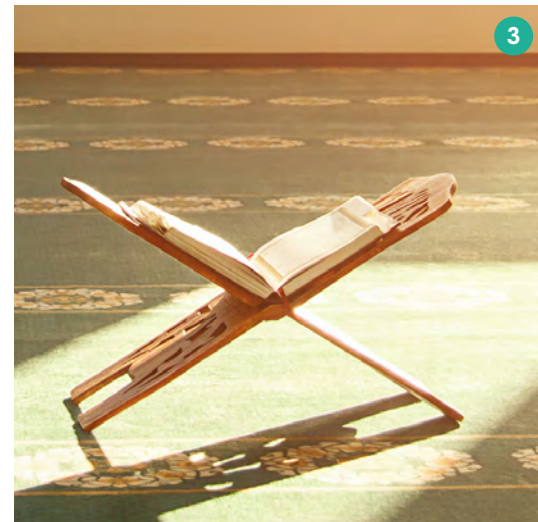
- 1 CF Sherway Gardens
- 2 Cloverdale Mall



Connected to Work-life balance

A positive work environment can help your employees think, perform and act. Without this, employees can become dissatisfied with their jobs and company morale can suffer. That's why we've created a vibrant campus culture that encourages creativity and performance that allows you to attract and retain top talent in your industry. At The 427, we want your employees to be excited to come to work.

- ① GOODLIFE GYM
- ② YOGA ROOM
- ③ PRAYER ROOM
- ④ CAFÉS
- ⑤ CROSS-FIT
- ⑥ CAR WASH
- ⑦ SHARED BOARDROOM
- ⑧ UNDERGROUND PARKING
- ⑨ DRY CLEANER
- ⑩ CONVENIENCE STORE



Connected to Transit

Tenants in The 427 community have access to an exclusive shuttle that will take you to major amenities along the corridor. With access to all major routes, The 427 provides a combination of accessibility and convenience.

Bus Schedule

BUS ONE

Kipling	West Metro	Commerce West
MORNING SCHEDULE		
7:15 AM	7:25 AM	7:35 AM
7:55 AM	8:05 AM	8:15 AM
8:35 AM	8:45 AM	8:55 AM
AFTERNOON SCHEDULE		
4:20 PM	4:10 PM	4:00 PM
5:10 PM	5:00 PM	4:50 PM
6:00 PM	5:50 PM	5:40 PM
6:40 PM	6:30 PM	6:20 PM

BUS TWO

Long Branch	West Metro	Commerce West
MORNING SCHEDULE		
7:30 AM	7:45 AM	7:55 AM
8:15 AM	8:30 AM	8:40 AM
8:55 AM	9:10 AM	9:20 AM
AFTERNOON SCHEDULE		
4:20 PM	4:10 PM	4:00 PM
5:10 PM	5:00 PM	4:50 PM
5:50 PM	5:40 PM	5:30 PM
6:30 PM	6:20 PM	6:10 PM

SHERWAY BUS

Commerce West	West Metro	Sherway
LUNCH SCHEDULE		
12:00 PM	12:10 PM	12:20 PM
12:30 PM	12:40 PM	12:50 PM
1:00 PM	1:10 PM	1:20 PM
1:30 PM	1:40 PM	1:50 PM
2:00 PM	2:10 PM	



Travel times from 427 Portfolio	Car	GO Transit	TTC
Toronto Pearson Airport	10 min	-	25 min
Mississauga	20 min	30 min	-
Oakville	30 min	35 min	-
Downtown Toronto	20 min	25 min	50 min
Brampton	20 min	40 min	-

LEGEND ● Shuttle ● GO Transit ● TTC

Connect With us



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