



Square Feet:

**1,381 to
19,335**



Proximity to
everything



Shuttle to GO &
TTC transit on site

[View Website](#)

FOR LEASE | 401 & 405 THE WEST MALL, ETOBICOKE

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

401 & 405 at Commerce West offer incredible on-site amenities and convenient access to highway and transit.

Net Rent: \$19.00 per SF

Additional Rent: \$21.43 per SF

Parking 3 : 1,000 SF

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Property overview

| | | | |
|------------------------|--|-----------------|-----------|
| Address | 401 & 405 The West Mall, Etobicoke | | |
| Location | Located at the North-East corner of Burnhamthorpe Rd & The West Mall | | |
| Condition | Model Suites / Built-out Suites / White Boxed | | |
| Parking | 3 : 1,000 SF - Covered Parking \$50.00 / stall / month | | |
| Rentable Suite Options | 401 The West Mall | Suite 100 | 6,742 SF |
| | | Suite 200 | 19,335 SF |
| | | Suite 301 | 9,637 SF |
| | | Suite 500 | 19,335 SF |
| | | Suite 620 | 1,381 SF |
| | | Suite 625 | 2,773 SF |
| | 405 The West Mall | Suite 620 - 625 | 4,154 SF |
| | | Suite 300 | 19,195 SF |
| | | 8th Floor | 19,287 SF |
| | | Suite 800 | 16,084 SF |
| | Suite 810 | 3,203 SF | |
| Building Class | Class A | | |
| Average Floor Plate | 19,265 SF | | |
| # of Floors | 10 Floors | | |
| Transportation | Shuttle to GO & TTC, Hwy 427, QEW, Hwy 401 & Gardiner Expy | | |

KEY HIGHLIGHTS



Shuttle to GO & TTC transit



Covered parking available



Café on-site



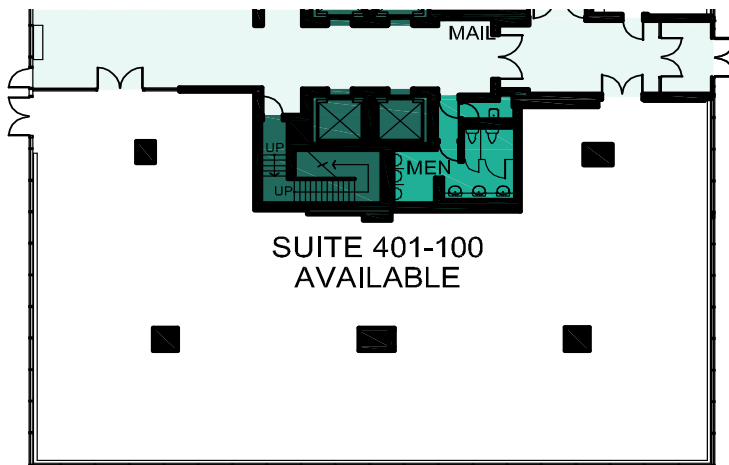
Fibre Optic Capability



Floor plan overview



401 THE WEST MALL



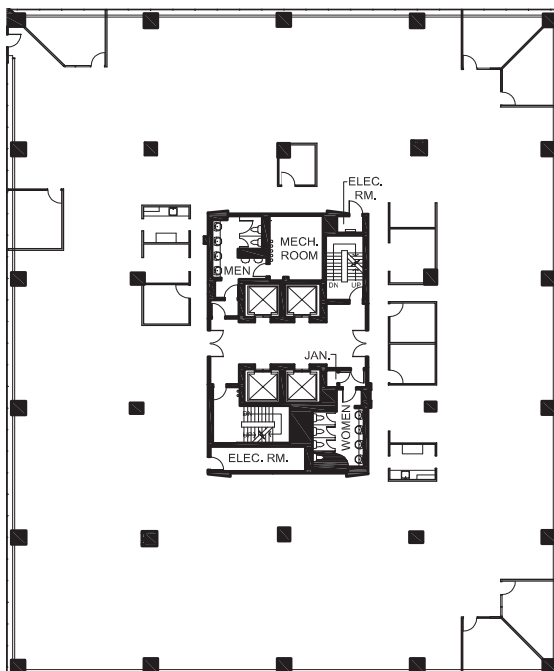
Suite 100

6,742 SF

- Built-out Suite
- Private Offices
- Kitchenette

[View Virtual Tour](#)

401 THE WEST MALL



Suite 200

19,335 SF

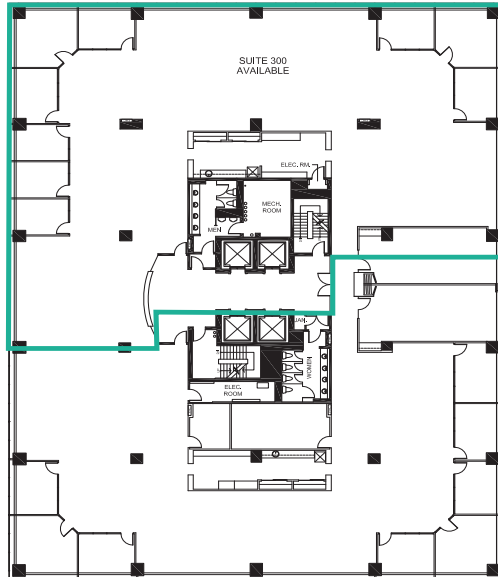
- Entire Floor
- Open Work Area
- Private Offices

[View Virtual Tour](#)

Floor plan overview



401 THE WEST MALL



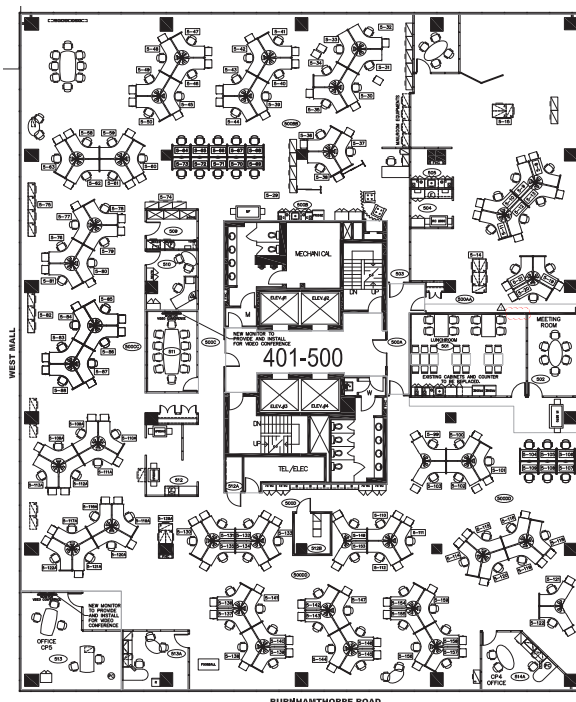
Suite 300

9,669 SF

- White Boxed Suite

[View Virtual Tour](#)

401 THE WEST MALL



Suite 500

19,335 SF

- Meeting Rooms
- Private Offices
- Lunch Room
- Open Area

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Floor plan overview



401 THE WEST MALL



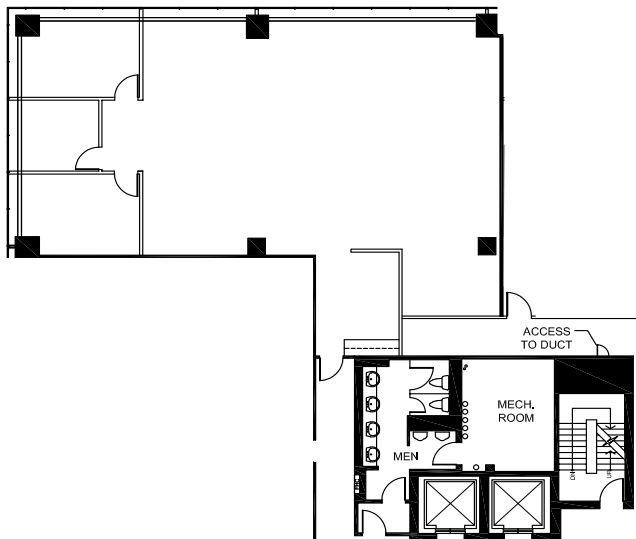
Suite 620

1,381 SF

- Built-out Suite
- Private Offices
- Kitchenette

[View Virtual Tour](#)

401 THE WEST MALL



Suite 625

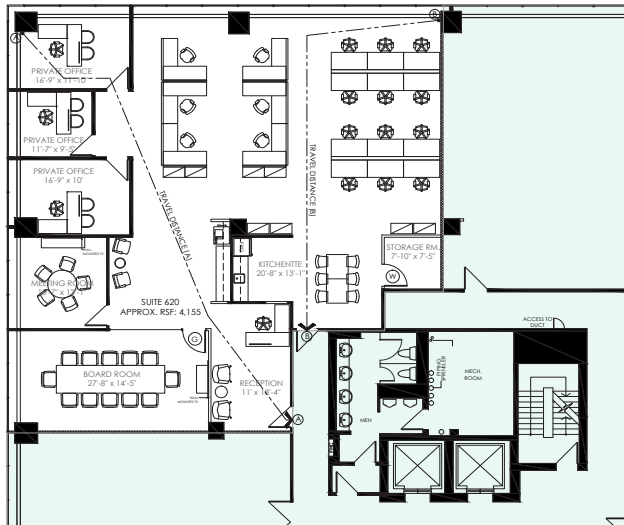
2,773 SF

- Built-out Suite
- Private Offices
- Open Area

Floor plan overview

THE
427

401 THE WEST MALL



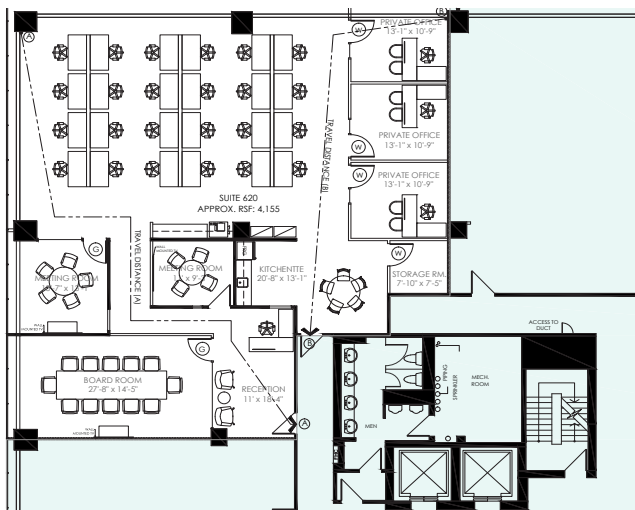
Model Suite #1 620 / 625

4,154 SF

- Sample Model Suite Option #1
- Reception
- Boardroom
- Meeting Rooms
- 3 x Private Offices
- Kitchenette
- Open Work Area
- Storage Room

Contiguous Space: Suite 620 + 625 = **4,154 SF**

401 THE WEST MALL



Model Suite #2 620 / 625

4,154 SF

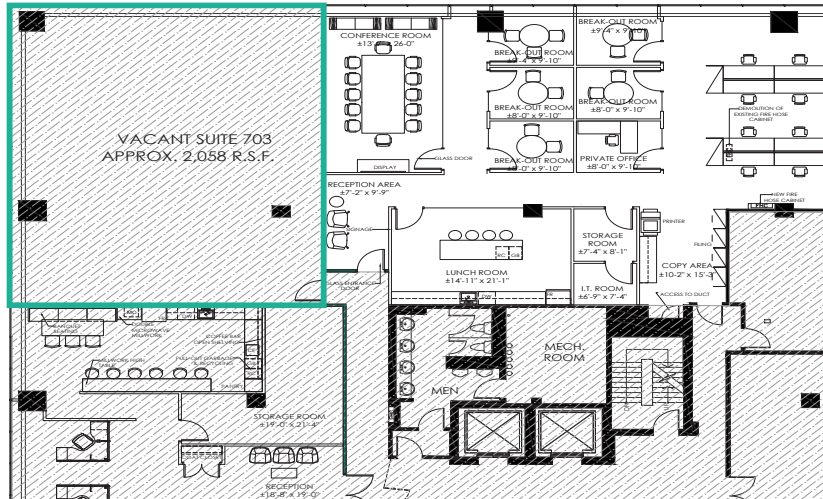
- Sample Model Suite Option #2
- Reception
- Boardroom
- Meeting Rooms
- Kitchenette
- Open Work Area
- 3 x Private Offices
- Storage Room

Contiguous Space: Suite 620 + 625 = **4,154 SF**

Floor plan overview



401 THE WEST MALL



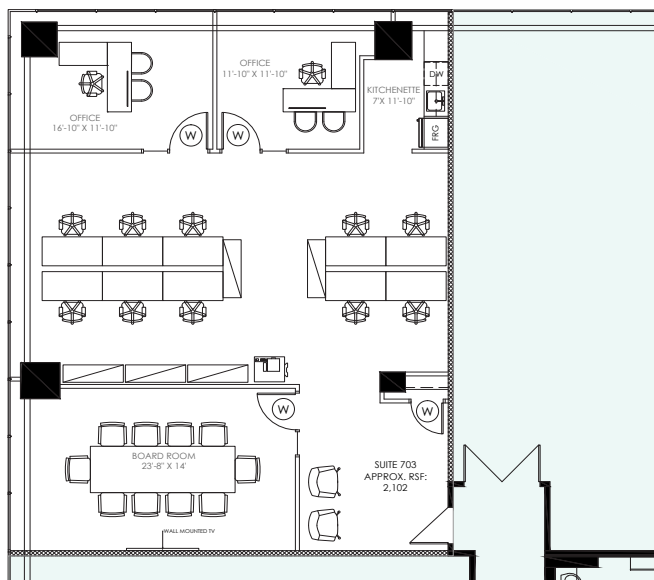
Suite 703

2,085 SF

- White Boxed Suite

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401 THE WEST MALL



Suite 703 Model Suite

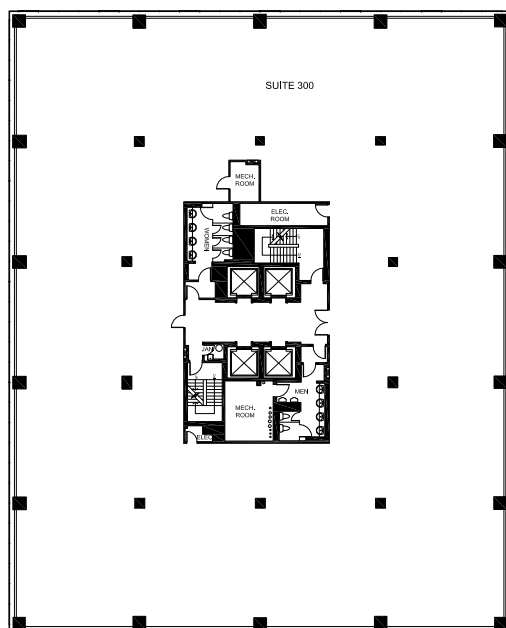
2,085 SF

- Sample Model Suite Option
- Reception
- Boardroom
- Open Work Area
- Kitchenette
- 2 x Private Offices

Floor plan overview



405 THE WEST MALL



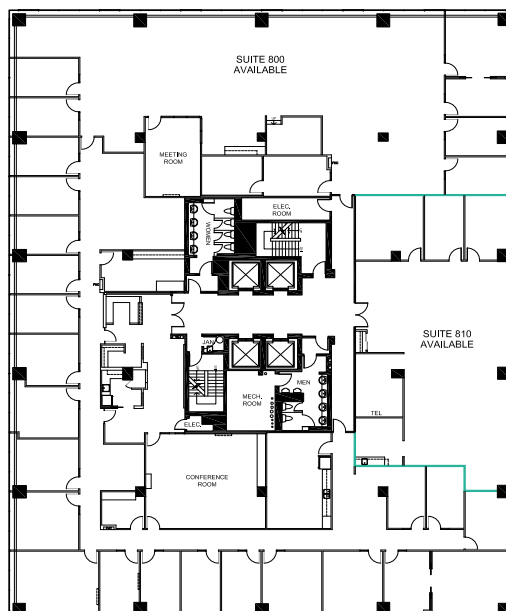
3rd Floor

19,195 SF

- Built-out Suite
- Entire Floor
- Boardroom
- Meeting Rooms
- Private Washrooms
- Kitchen
- Open Work Area
- Print Room

[View Virtual Tour](#)

405 THE WEST MALL



8th Floor

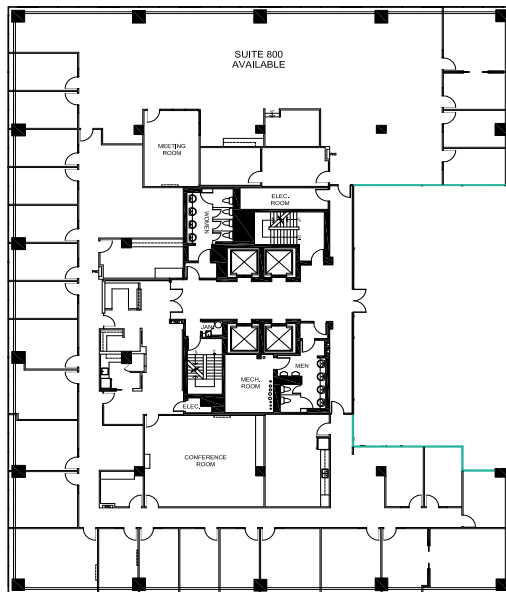
19,287 SF

- Built-out Suites
- Entire Floor
- Private Offices
- Boardroom
- Meeting Rooms
- Private Washrooms
- Kitchenette
- Open Work Area

Floor plan overview



405 THE WEST MALL



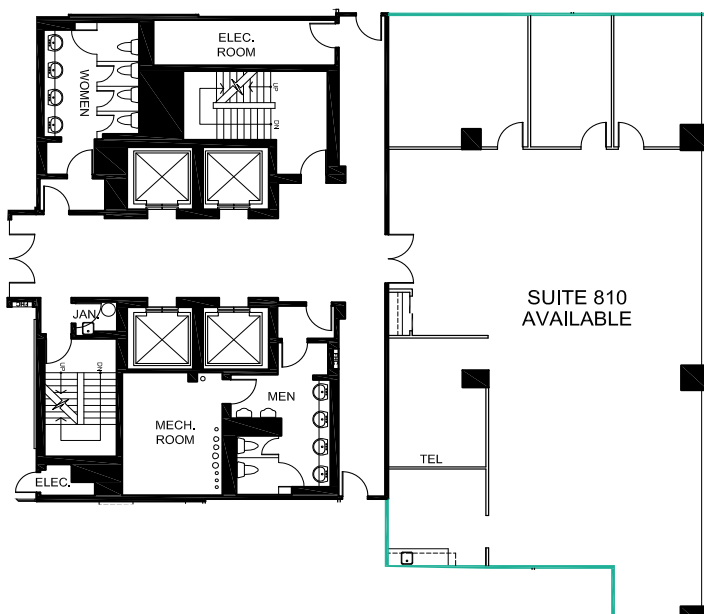
Suite 800

16,084 SF

- Built-out Suite
- Private Offices
- Boardroom
- Meeting Rooms
- Kitchenette
- Open Work Area

[View Virtual Tour](#)

405 THE WEST MALL

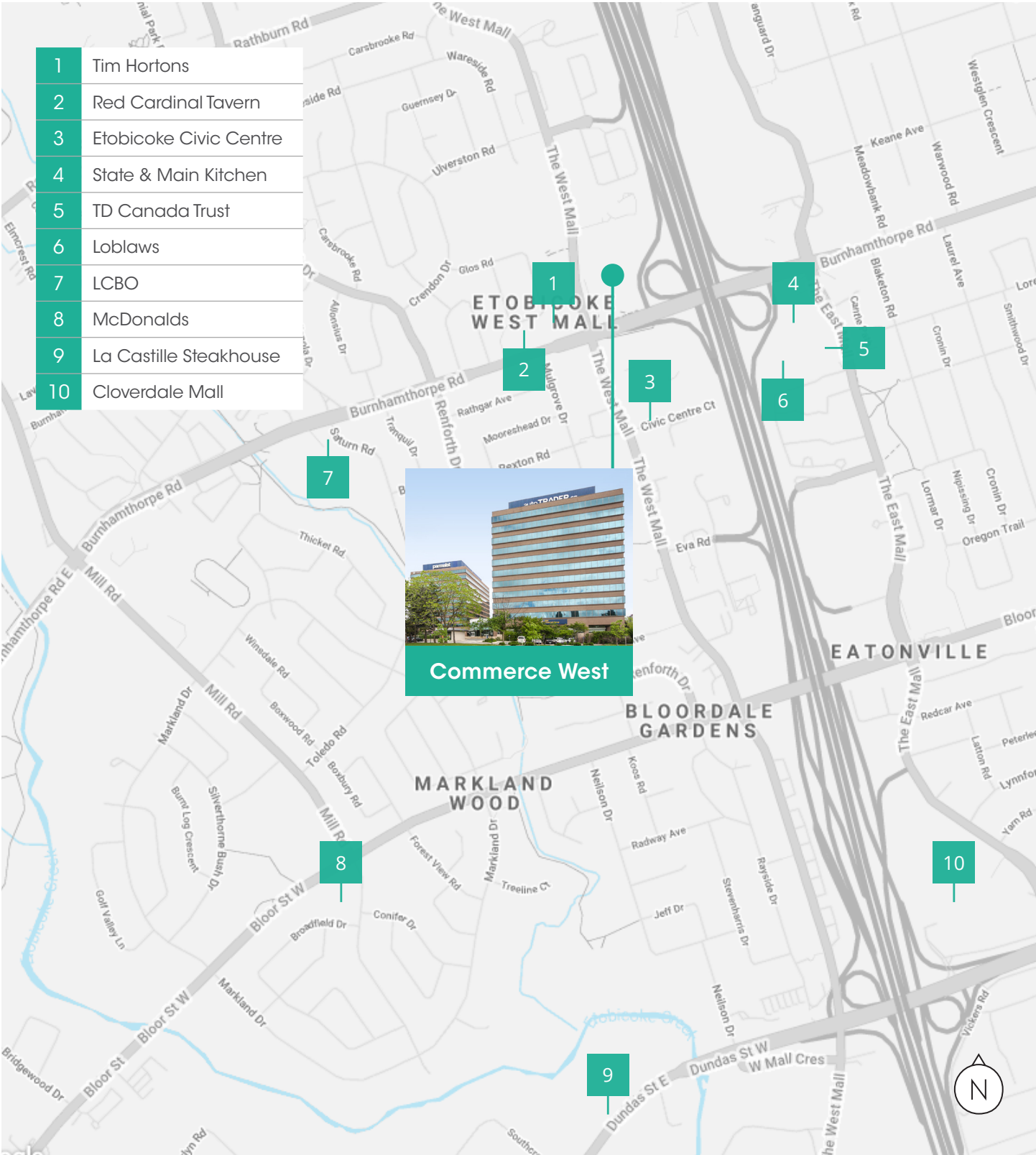


Suite 810

3,203 SF

- Built-out Suite
- Private Offices
- Open Work Area
- Kitchenette

Surrounding Amenities





Connected to You



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