

195  
THE WEST  
MALL

WEST  
METRO  
@

THE  
427

Colliers

SLATE



Square Feet:

**15,135 to  
160,000**



Proximity to  
everything



Shuttle to GO &  
TTC transit on site

[View Website](#)

FOR LEASE | 195 THE WEST MALL, ETOBICOKE

## Up to 160,000 SF of turnkey space available for lease

We are excited to announce a new opportunity to lease 160,000 SF at 195 The West Mall. The building boasts panoramic views, unmatched rooftop signage opportunity and tons of local amenities.

**Net Rent:** \$19.00 per SF

**Additional Rent:** \$18.50 per SF

**Parking** 3.5 : 1,000 SF

**Adam Dauphinee\*\***

Vice President, Broker, LEED, AP

+1 416 620 2872

+1 416 505 4828

adam.dauphinee@colliers.com

**Chris Burans\***

Vice President

+1 416 620 2866

+1 416 258 9845

chris.burans@colliers.com

**Noel Cardy**

Sales Representative

+1 416 620 2364

+1 289 927 1252

noel.cardy@colliers.com

# 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	May 2022
Condition	Plug and play suites
Parking	\$45.00 / stall / month - Surface Parking
Rentable Suite Options	Avg. Floor    15,135 SF
	Full Bldg       160,000 SF
Building Class	Class A
Additional Rent	\$18.50 per SF
Net Rent	\$19.00 per SF
# of Floors	11 Floors
Transportation	Shuttle to GO, TTC & MiWay, Access to Hwy 427, QEW, Hwy 401 & Gardiner Expy

## KEY HIGHLIGHTS



Shuttle to GO & TTC transit



Gym on-site



2 x Cafes on-site



Fibre Optic Capability



# Floor plan overview



## STACKING PLAN

11	15,290 SF	PLAN	360°
10	15,297 SF	PLAN	360°
9	15,297 SF	PLAN	360°
8	15,297 SF	PLAN	360°
7	15,297 SF	PLAN	360°
6	15,300 SF	PLAN	360°
5	15,300 SF	PLAN	360°
4	15,093 SF	PLAN	360°
3	15,093 SF	PLAN	360°
2	14,089 SF	PLAN	360°
G	9,356 SF	PLAN	

Internal  
Staircase

Total Area

160,000 SF Available

## Floor plan overview

THE  
427

### SAMPLE FLOOR PLAN



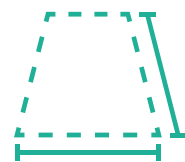
## 9th Floor

**15,290 SF**

- Built-out Suite
- Private Offices
- Kitchenette
- Boardrooms
- Workstations

## Complex Features

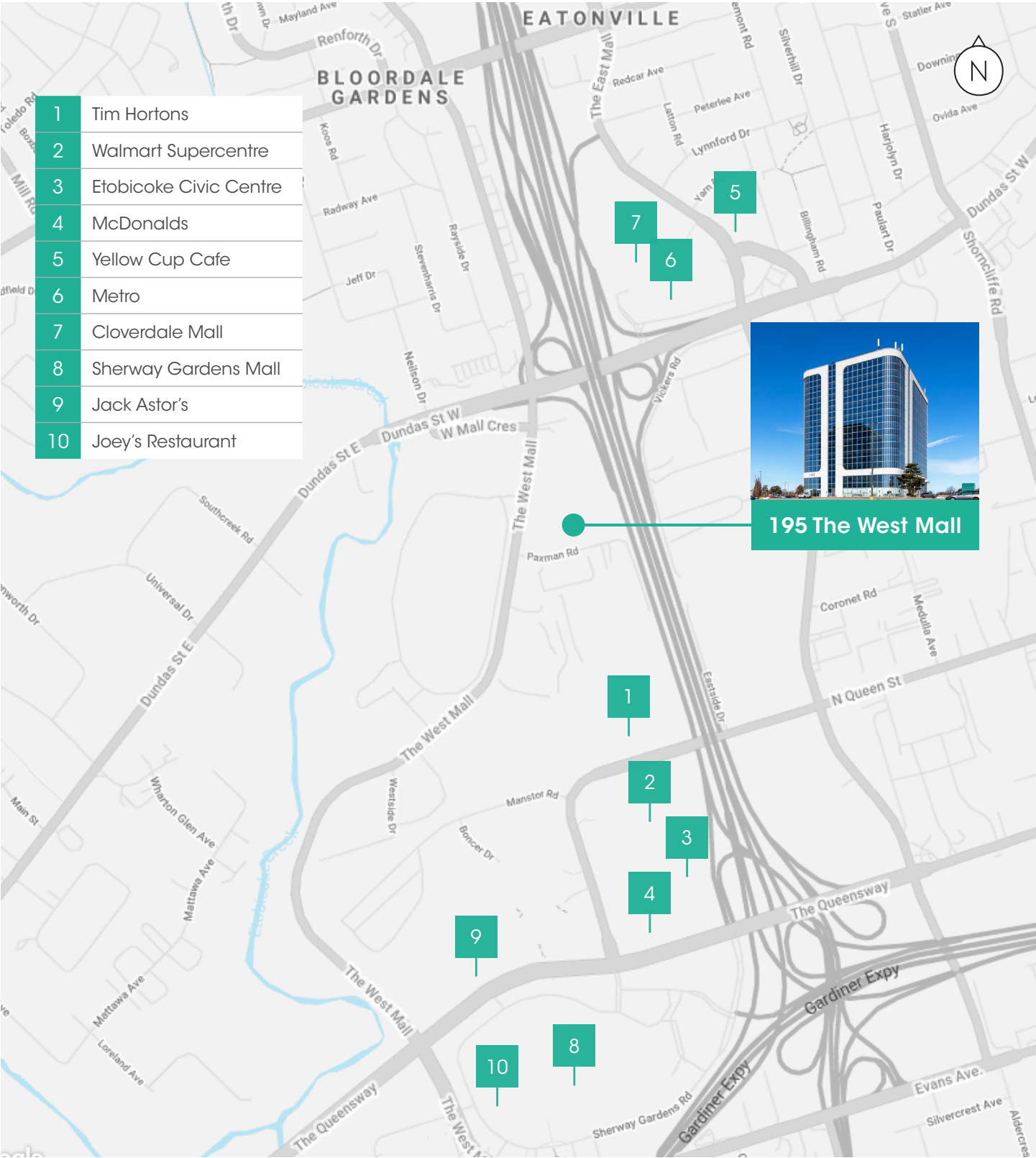
- Fibre optic capability
- 2 x Cafés on-site
- Goodlife Fitness Centre on site
- Shuttle to GO, MiWay & TTC transit
- 10 mins to Airport
- Security on-site
- Panoramic views of Downtown Toronto



**160,000 SF**  
Available



# Surrounding Amenities

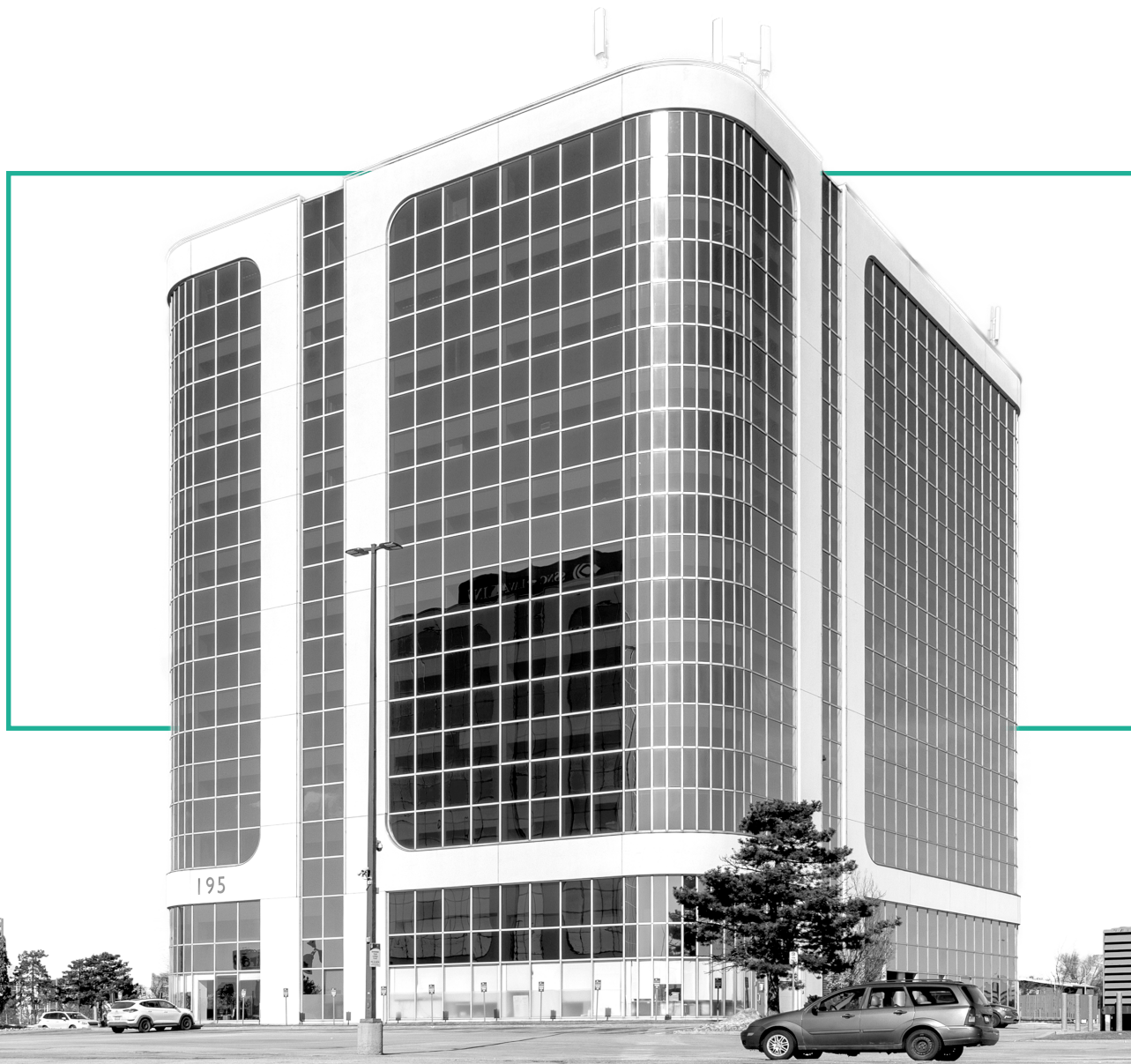


195  
THE WEST  
MALL

WEST  
METRO  
@

THE  
427

Connected to  
You



**Adam Dauphinee\*\***

Vice President, Broker, LEED, AP

+1 416 620 2872

+1 416 505 4828

adam.dauphinee@colliers.com

**Chris Burans\***

Vice President

+1 416 620 2866

+1 416 258 9845

chris.burans@colliers.com

**Noel Cardy**

Sales Representative

+1 416 620 2364

+1 289 927 1252

noel.cardy@colliers.com

\* Sales Representative \*\* Broker

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2023. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. **Colliers Macaulay Nicolls Inc., Brokerage**



**SLATE**