

191

THE WEST MALL

ETOBICOKE, ON



UP TO 30,000 SF OF BUILT-OUT, READY-TO-USE OFFICE SPACE

Your Next-Gen Office Awaits 191 The West Mall

SUBLEASE OPPORTUNITY



PROPERTY DETAILS

AVAILABILITY

4th floor - 14,933 SF

NET RENT

Negotiable (Call Listing Agent)

ADDITIONAL RENT

\$19.34 (2025)

OCCUPANCY

Immediately

SUBLEASE TERM

Until September 30th, 2032



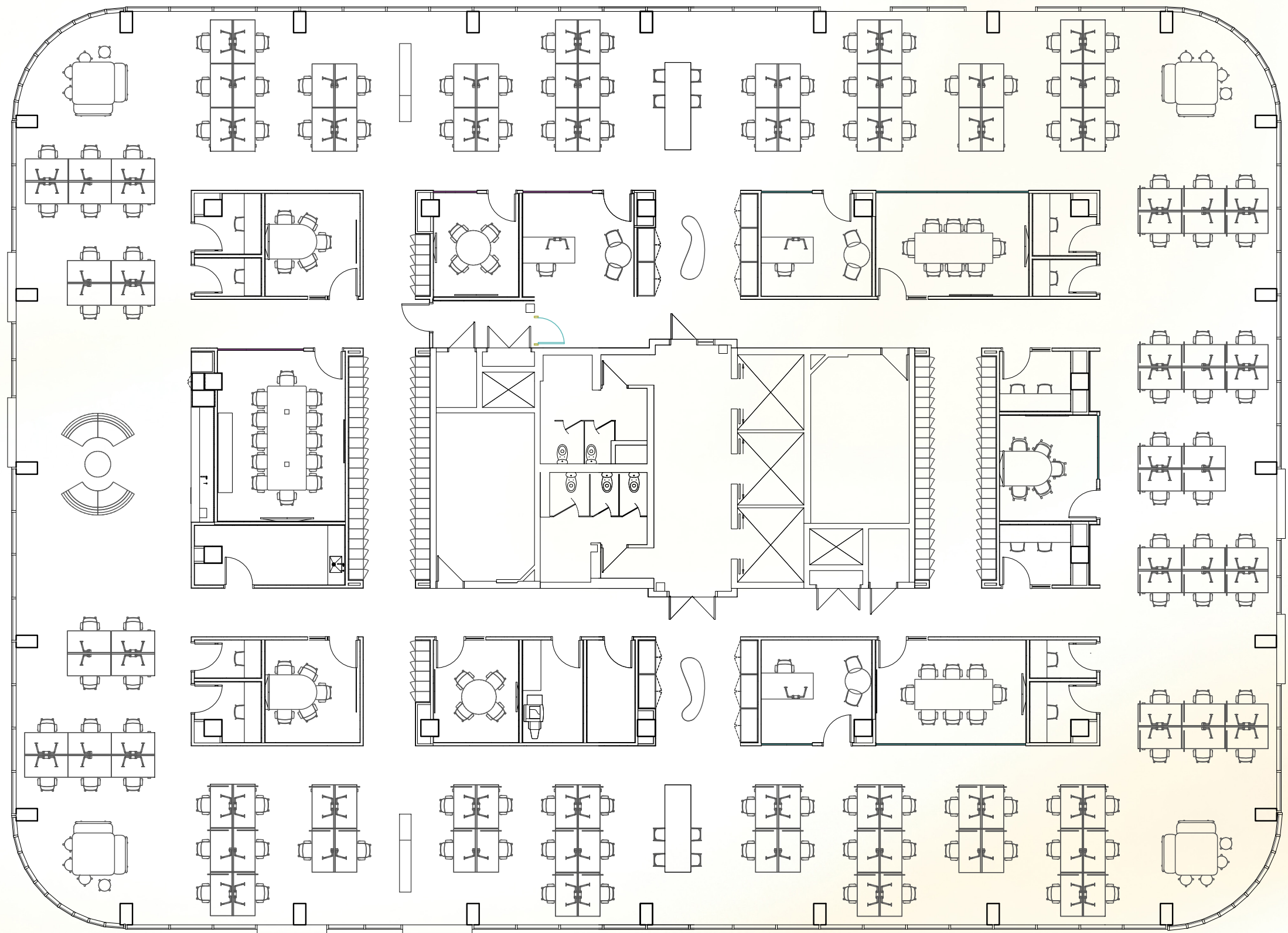
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PROPERTY HIGHLIGHTS

- Built out with a boardroom, meeting room, private office, and open area seating
- Building Amenities: Shuttle to GO & TTC transit, fitness facility, tenant lounge, and ample surface parking
- Quick access to 427, Gardiner Expy, QEW and 401 steps to public transit bus stop
- Wide variety of restaurants, hotels, and fitness centres in the immediate area



PROPERTY FLOORPLANS



4TH FLOOR

14,933 SF

AMENITIES MAP

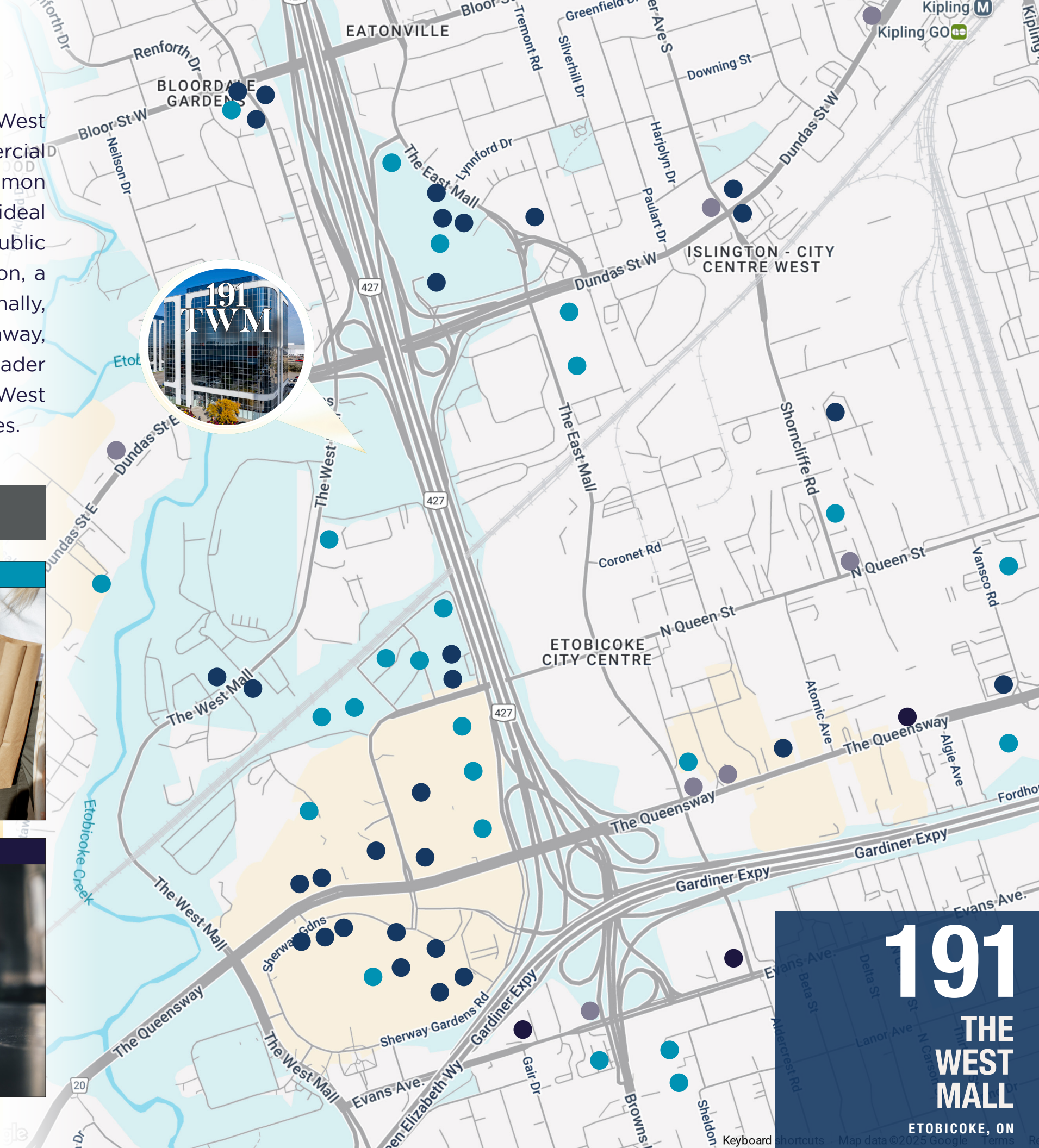
Located just off the Gardiner Expressway and Highway 427, 101 The West Mall offers a prime office opportunity in the heart of Etobicoke's commercial district. This professionally managed building features modern common areas, efficient floor plates, and ample surface parking, making it an ideal choice for a variety of office users. The property is well-served by public transit, with TTC bus routes providing direct access to Kipling Station, a major hub for the TTC subway (Line 2), MiWay, and GO Transit. Additionally, Kipling GO Station and Long Branch GO Station are just minutes away, offering convenient connections to downtown Toronto and the broader GTA. With its strategic location and excellent accessibility, 101 The West Mall delivers both functionality and convenience for today's businesses.

RESTAURANTS

GROCERY & RETAIL

GAS STATIONS

HOTELS



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