

SUBLEASE OPPORTUNITY

PLUG IN. MOVE IN. START MONDAY.

191 The West Mall • Etobicoke, ON

UP TO 14,900 SF • PLUG & PLAY • FULLY FURNISHED • MOVE-IN READY





Over \$150 psf estimated capital savings

\$15 PSF*



DESIGN COSTS

\$175 PSF*



CONSTRUCTION

\$65 PSF*



FURNITURE/AV





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

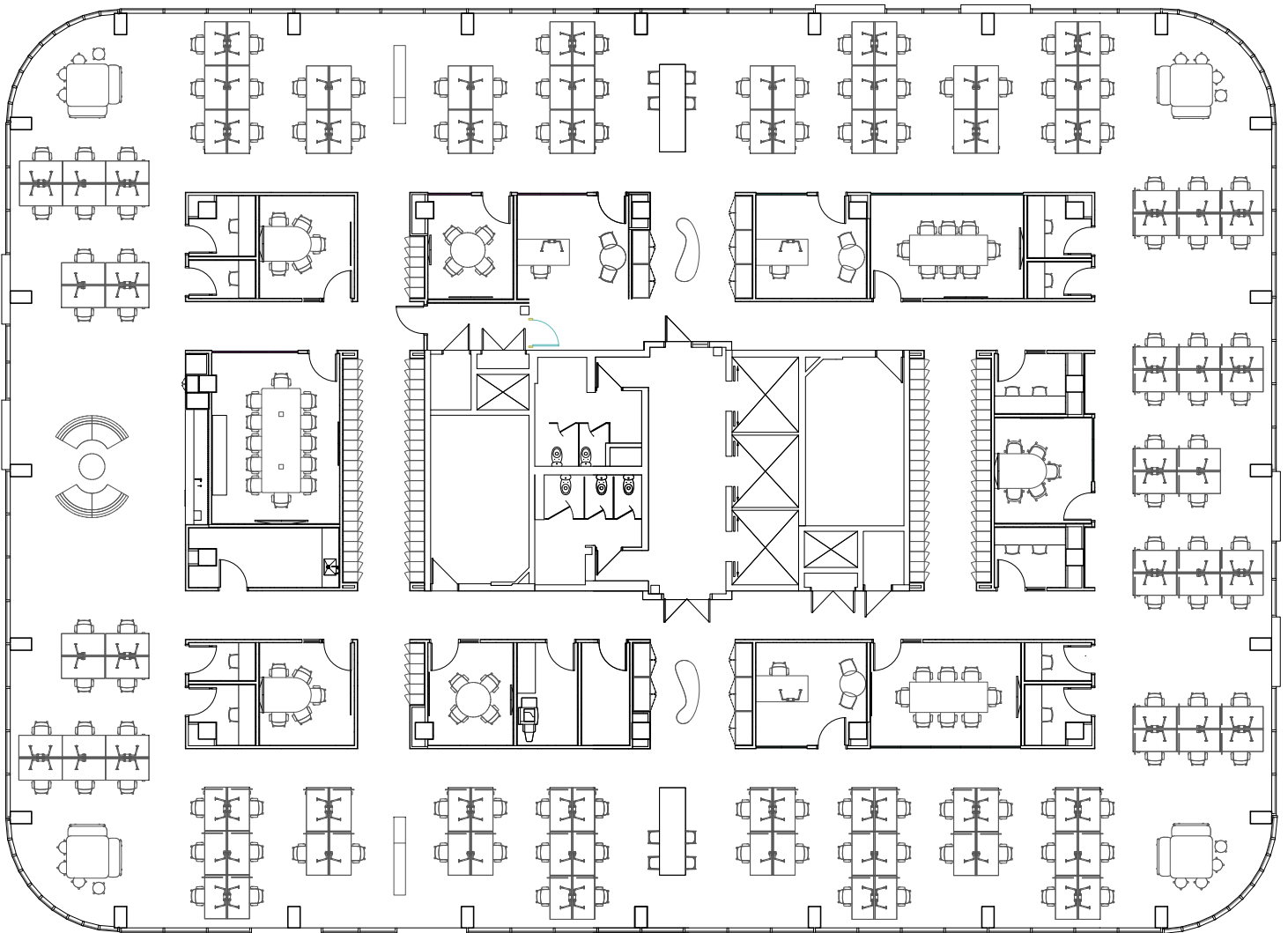


PROPERTY HIGHLIGHTS

- 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

4TH FLOOR | 14,933 SF

VIDEO TOUR 





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

RESTAURANTS



GROCERY & RETAIL



GAS STATIONS



HOTELS





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