

185
THE WEST
MALL

WEST
METRO
@

THE
427



Square Feet:

**800 to
±115,000**



Proximity to
everything



BOMA Best Gold
Certified

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FOR LEASE | 185 THE WEST MALL, ETOBICOKE

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

185 West Metro is the tallest of the three class A office towers and offers amazing panoramic views of the GTA and downtown Toronto.

Net Rent:	\$19.00 per SF
Additional Rent:	\$20.41 per SF
Parking	3.5 : 1,000 SF

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Property overview

Location Located on the East side of The West Mall near the intersection of Highway 427 and Dundas Street West

Parking 3.5 : 1,000 SF
 \$50.00 / stall / month - Surface
 \$55.00 / stall / month - P1
 \$100.00 / stall / month - P2

Rentable Suite Options	Suite 115	1,275 SF	
	Suite 300	18,344 SF	Avail. Feb 1, 2027
	Suite 400	18,437 SF	Avail. Feb 1, 2027
	Suite 500	18,437 SF	
	Suite 600	6,535 SF	
	Suite 610	7,253 SF	Contiguous to 18,434 SF
	Suite 620	3,546 SF	
	Suite 640	1,100 SF	
	Suite 728	5,308 SF	Avail. Feb 1, 2027
	Suite 800	10,305 SF	Avail. Aug 1, 2026
	Suite 905	6,132 SF	Contiguous to 7,451 SF 950 - Available Sep 1, 2026
	Suite 950	1,319 SF	
	Suite 1500	18,439 SF	

Net Rent \$19.00 per SF

Additional Rent \$20.41 per SF

Building Class Class A

Average Floor Plate 18,289 SF

of Floors 17 Floors

Transportation Shuttle to GO & TTC, Hwy 427, QEW, Hwy 401 & Gardiner Expy

KEY HIGHLIGHTS



Shuttle to GO & TTC transit



Gym on-site



2 x Cafés on-site



Fibre Optic Capability





Floor plan overview

STACKING PLAN

18	Leased	
17	Leased	
16	Leased	
15	Available	18,439 SF
14	Leased	
12	Leased	
11	Leased	
10	Leased	
9	Leased	Available 7,451 SF
8	Leased	Available 10,305 SF
7	Leased	Avail. 5,308 SF
6	Available	18,433 SF
5	Available	18,437 SF
4	Available (Feb 1, 2027)	18,437 SF
3	Available (Feb 1, 2027)	18,344 SF
2	Leased	
G	Leased	1,275 SF

115,155 SF



Large Block of Space Available

Floors 3 to 9 & 15

115,155 SF

Floors 3 to 6 Contiguous

73,651 SF

Complex Features

- Fibre Optic & Wired Certified Building
- Brand new tenant lounge coming soon!
- 2 x Cafes on-site
- Goodlife Fitness Centre
- Shuttle to GO & TTC transit
- 10 mins to Airport
- Car Charging Stations
- Car Detailing Services
- Security on-site
- Panoramic views of city

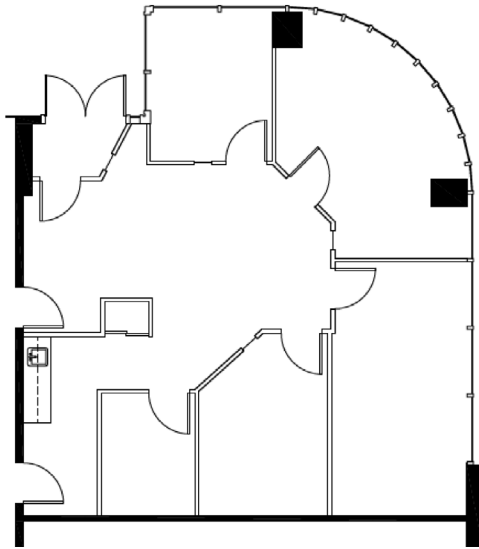


**800 to
±115,000
SF available**



Floor plan overview

FLOOR PLAN



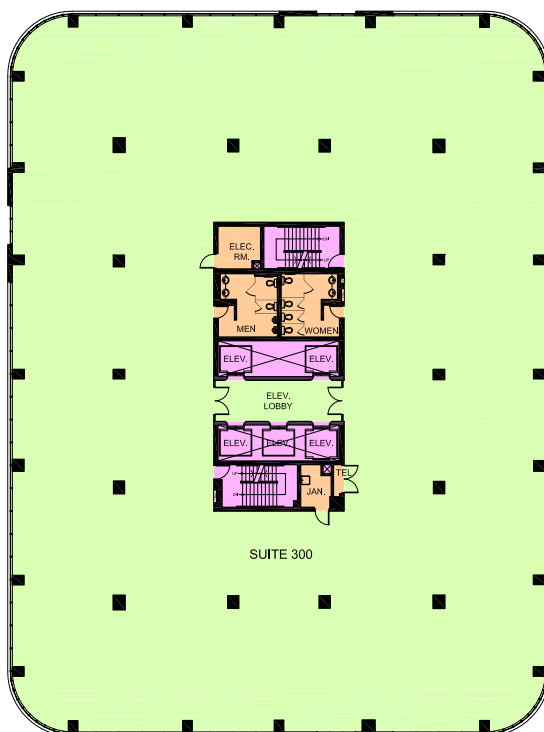
Suite 115

1,275 SF

- Built-out ground floor suite
- Private Offices
- Kitchenette

[View Virtual Tour](#)

FLOOR PLAN



Suite 300

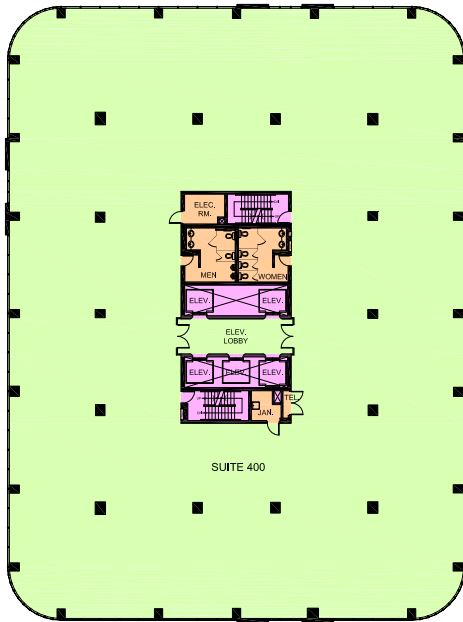
18,344 SF

- Full floor opportunity
- Available Feb 1, 2027
- Floors 3-6 contiguous to 73,651 SF



Floor plan overview

FLOOR PLAN

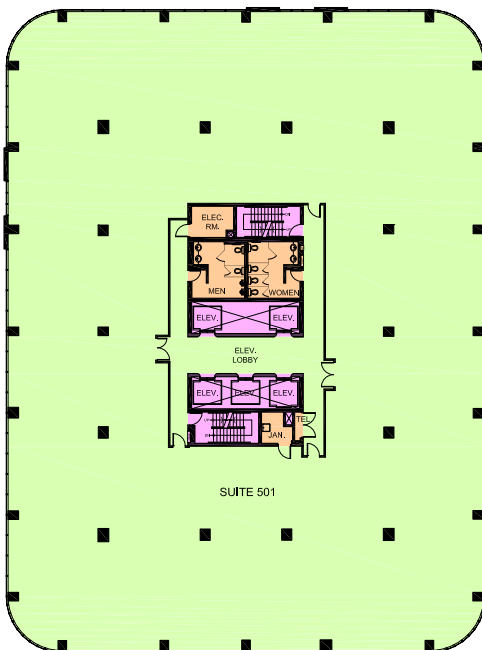


Suite 400

18,437 SF

- Full floor opportunity
- Available Feb 1, 2027
- Floors 3-6 contiguous to 73,651 SF

FLOOR PLAN



Suite 500

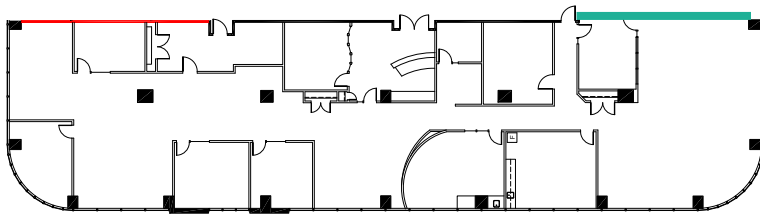
18,437 SF

- Full floor opportunity
- Floors 3-6 contiguous to 73,651 SF



Floor plan overview

FLOOR PLAN



Suite 610

7,253 SF

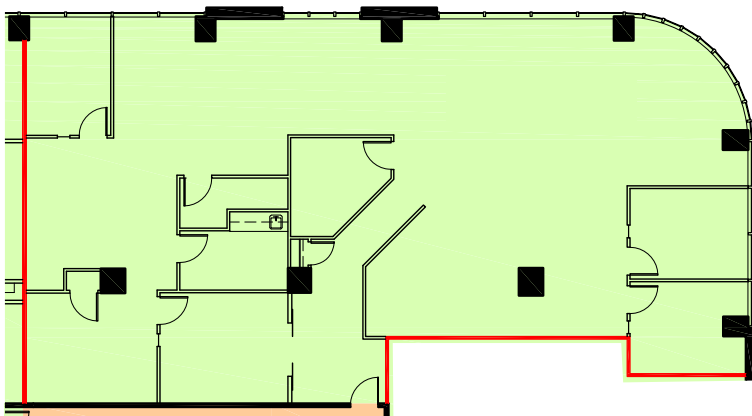
- Built-out suite

Full floor opportunity

Suite 600 - 640 = **18,434 SF**

[View Virtual Tour](#)

FLOOR PLAN



Suite 620

3,546 SF

- Built-out Suite
- Private Office
- Open Work Area
- Available September 1, 2026

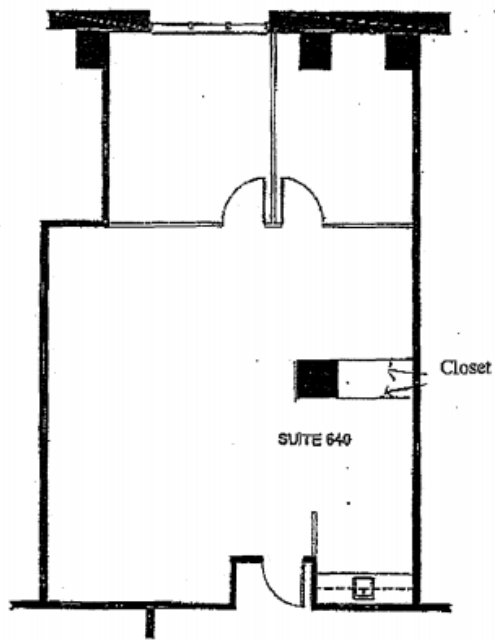
Full floor opportunity

Suite 600 - 640 = **18,434 SF**

Floor plan overview



FLOOR PLAN



Suite 640

1,100 SF

- Built-out Suite
- Private Office
- Open Work Area
- Available Immediately

Full floor opportunity

Suite 600 - 640 = **18,434 SF**

[View Virtual Tour](#)

FLOOR PLAN



Suite 800

10,305 SF

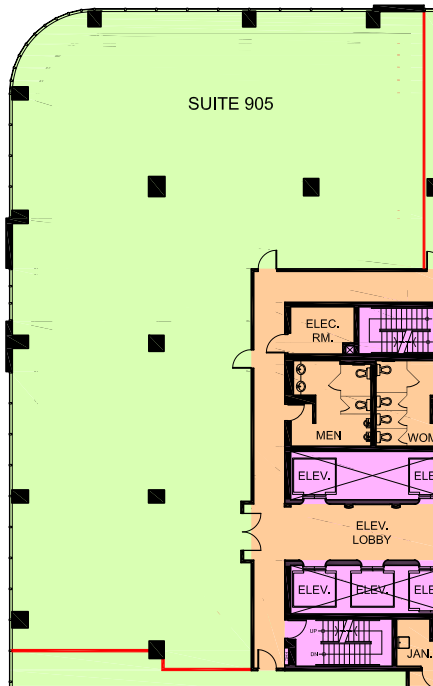
- Plenty of private offices and meeting rooms
- Open workspaces
- Kitchenette
- Available August 1, 2026

[View Virtual Tour](#)



Floor plan overview

FLOOR PLAN



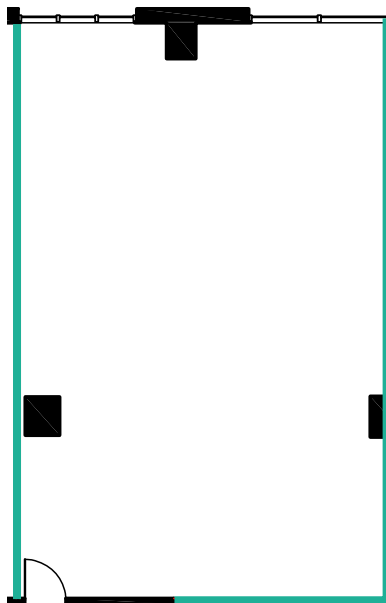
Suite 905

6,132 SF

- Built-out Suite
- Contiguous with Suite 950 for a total of 7,451 SF

[View Virtual Tour](#)

FLOOR PLAN



Suite 950

1,319 SF

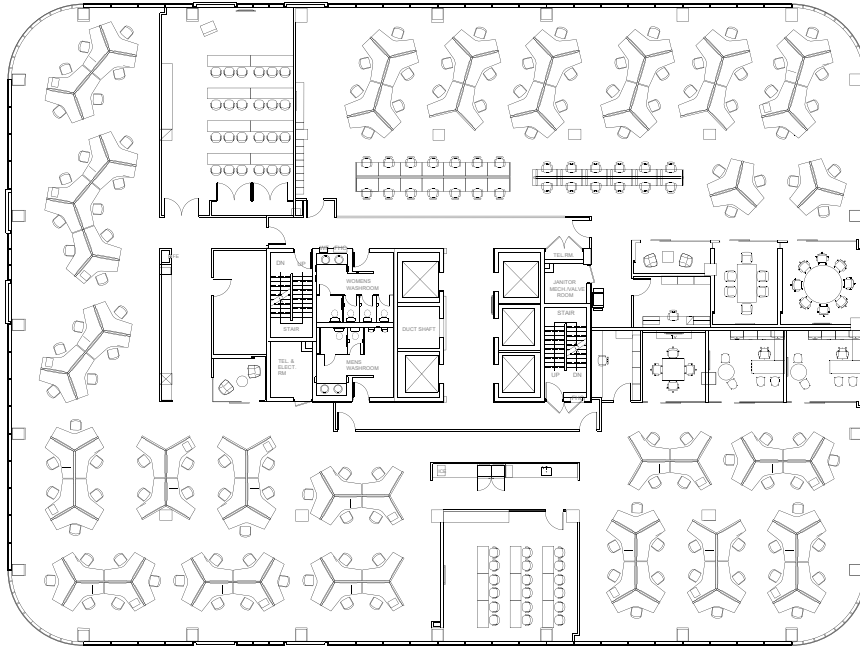
- Built-out Suite
- Contiguous with Suite 905 for a total of 7,451 SF
- Available September 2026

[View Virtual Tour](#)

Floor plan overview



FLOOR PLAN



Suite 1500

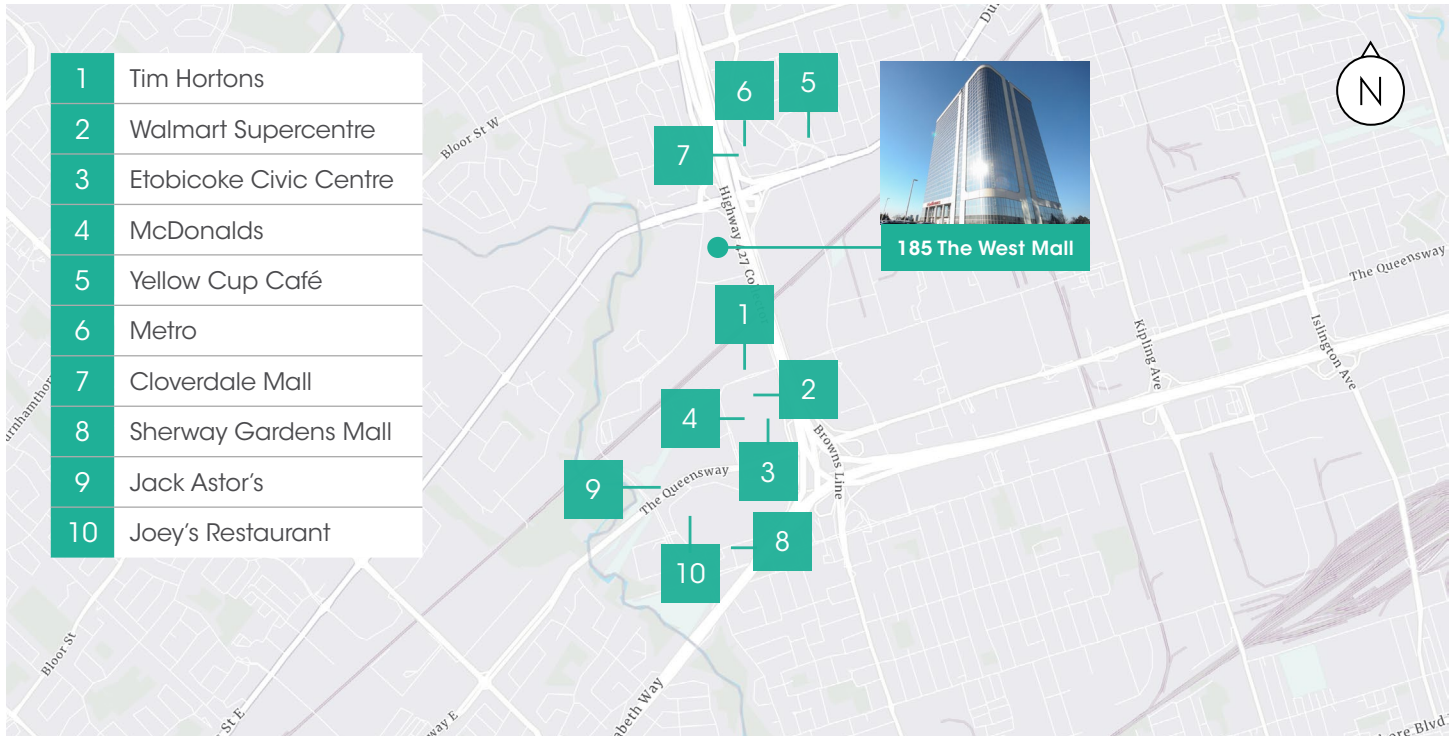
18,439 SF

- Fully furnished
- Plenty of open workspace
- 2 meeting rooms
- 2 boardrooms
- Kitchenette

[View Virtual Tour](#)



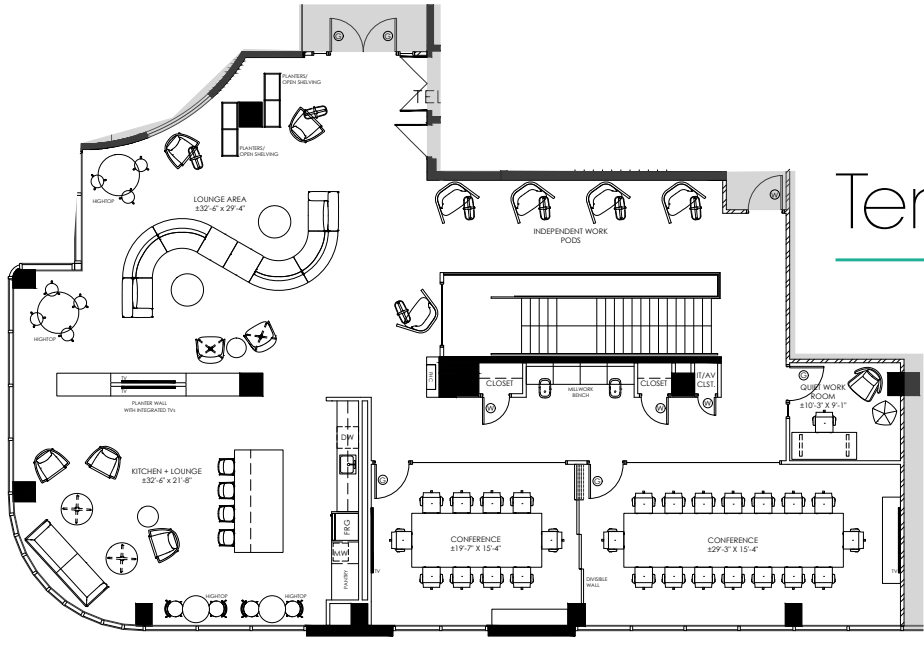
Surrounding Amenities



Coming soon to the complex!

Tenant Lounge

- Open lounge area
- Two boardrooms
- Ample seating
- Kitchenette
- Private workspaces



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Connected to
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