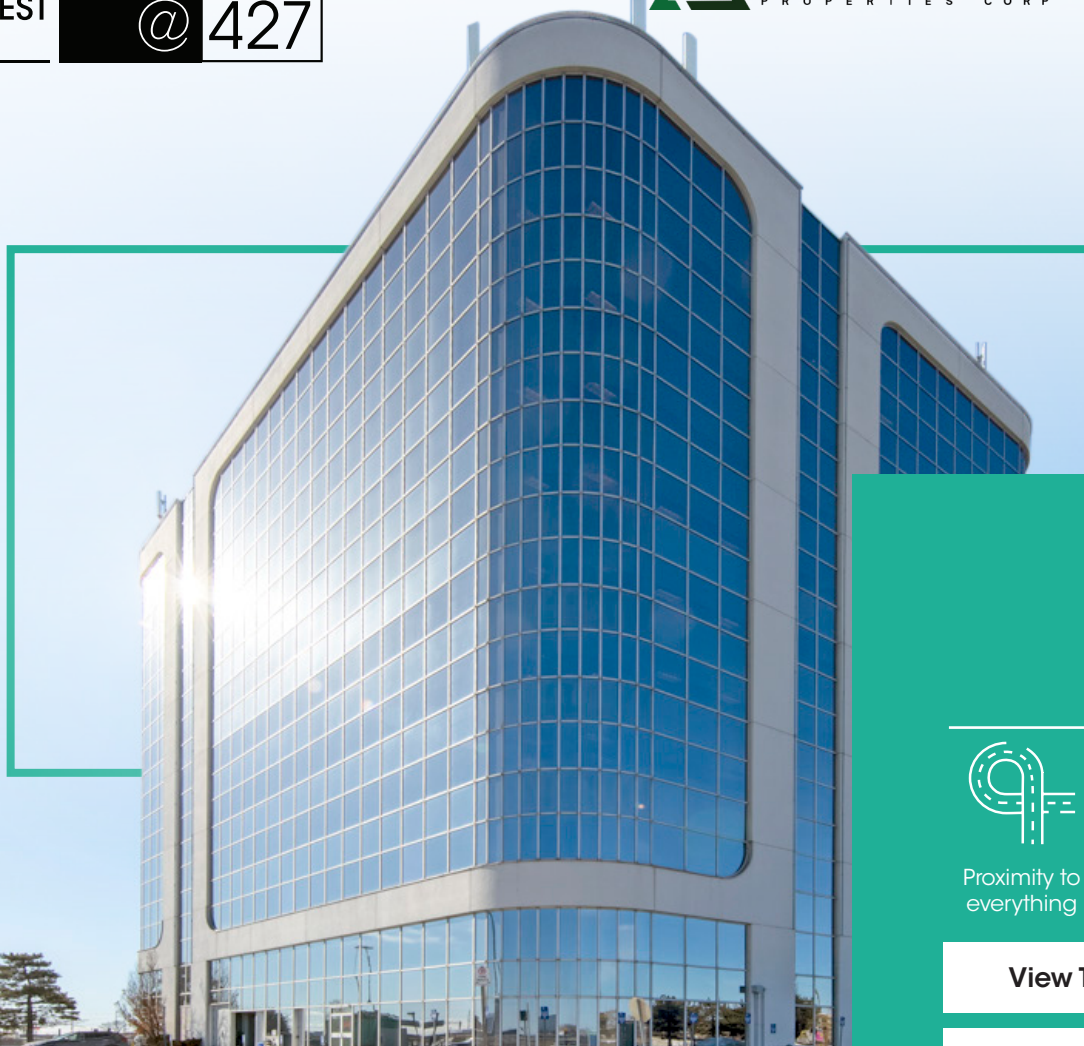


195
THE WEST
MALL

WEST
METRO
@

THE
427



Square Feet:

30,174



Proximity to
everything



Shuttle to GO &
TTC transit on site

[View Tenant Lounge](#)

[View Website](#)

FOR LEASE | 195 THE WEST MALL, ETOBICOKE

Up to 30,174 SF of office space available for lease

The building boasts tons of local and on-site amenities, a brand new tenant lounge and immediate access to Highway 427.

Net Rent: \$19.00 per SF

Additional Rent: \$16.08 per SF

Parking 3.5 : 1,000 SF

Adam Dauphinee**

Senior Vice President, Broker, LEED,
AP

+1 416 620 2872

+1 416 505 4828

adam.dauphinee@colliers.com

Chris Burans*

Senior 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	Immediately		
Condition	Plug and play suites		
Parking	\$50.00 / stall / month - Surface Parking		
Rentable Suite Options	Suite 200	6,714 SF	Contiguous to 9,550 SF
	Suite 201	2,836 SF	
	Suite 300	15,793 SF	
	Suite 403	3,264 SF	
	Suite 405	1,567 SF	
Building Class	Class A		
Additional Rent	\$16.08 per SF		
Net Rent	\$19.00 per SF		
Transportation	Shuttle to GO, TTC & MiWay, Access to Hwy 427, QEW, Hwy 401 & Gardiner Expy		

KEY HIGHLIGHTS



Shuttle to GO & TTC transit



2 x Cafes on-site



Fibre Optic Capability



Gym on-site

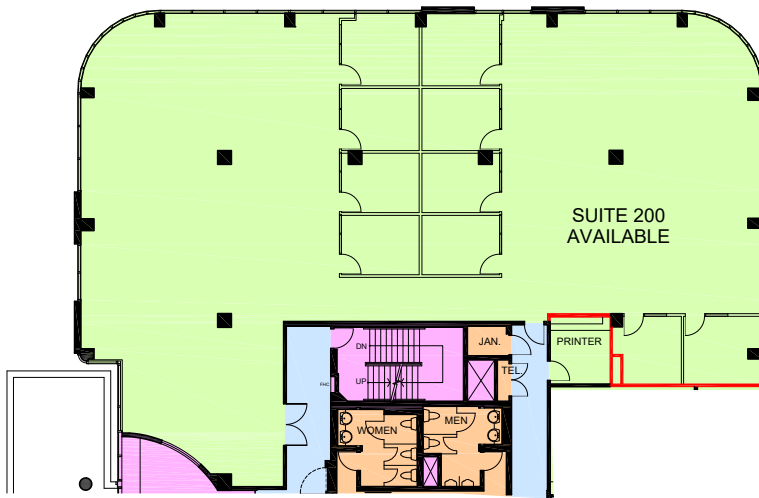


Brand new tenant lounge



Floor plan overview

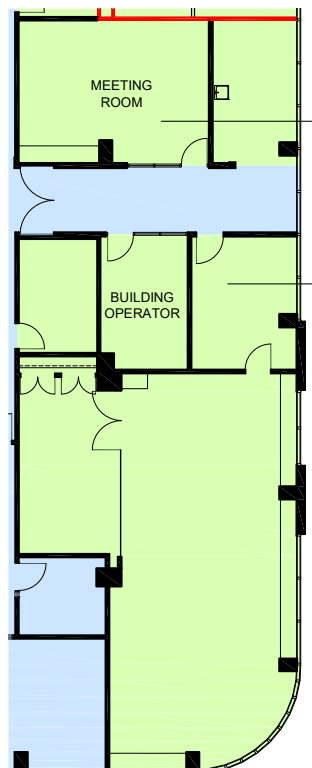
THE
427



Suite 200

6,714 SF

- Built-out suite
- Plenty of open workspace
- Contiguous with suite 201 to 9,550 SF

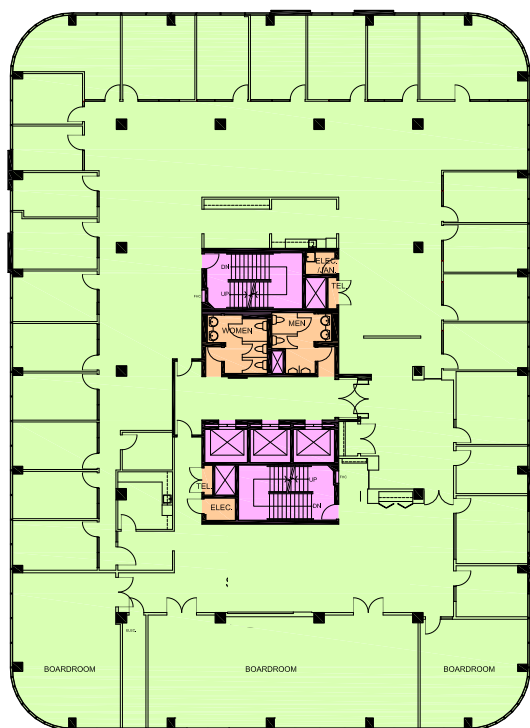


Suite 201

2,836 SF

- Built-out suite
- Contiguous with suite 200 to 9,550 SF

Floor plan overview

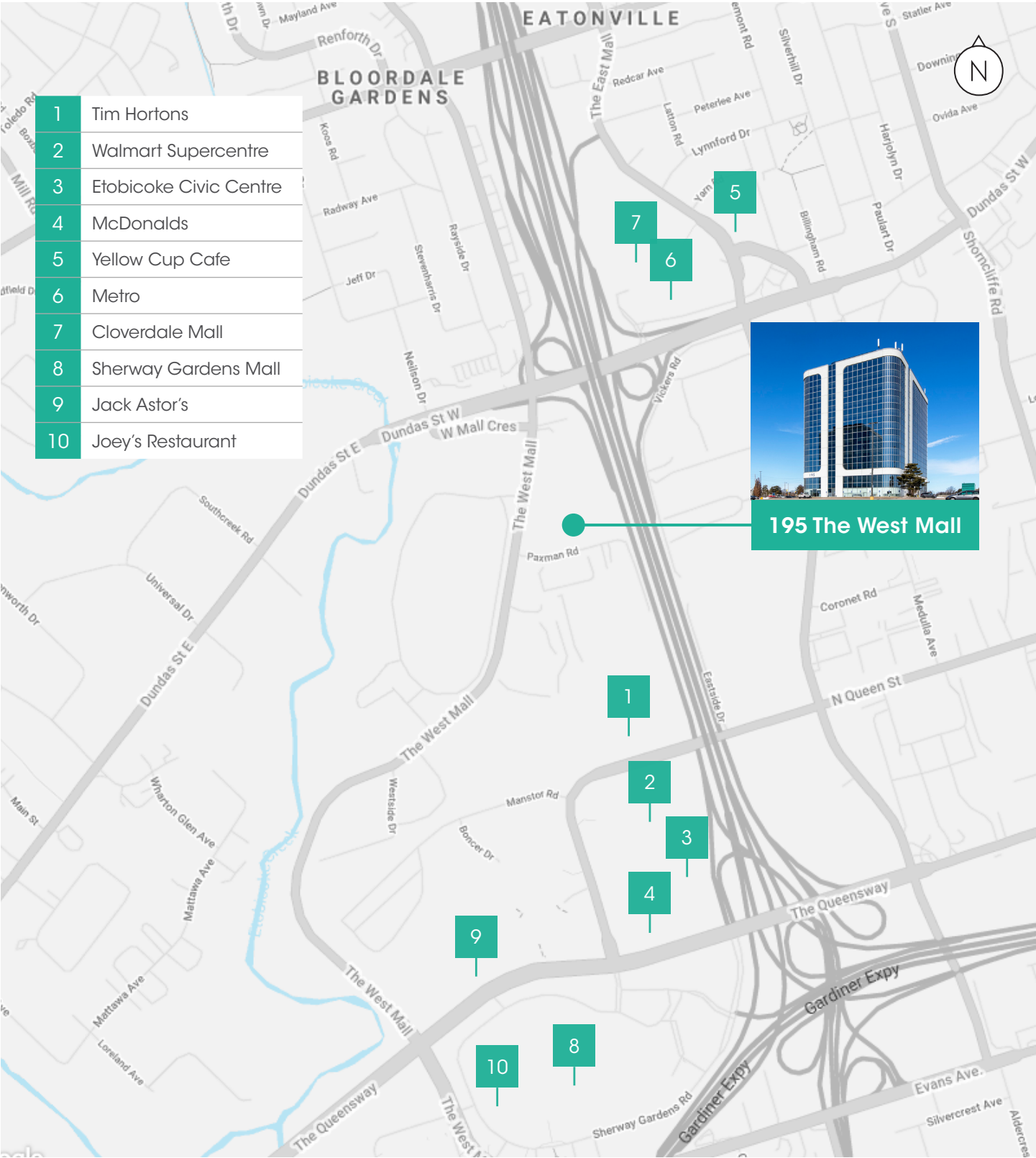


Suite 300

15,793 SF

- Built-out
- Plenty of private offices
- Three boardrooms
- Kitchenette

Surrounding Amenities

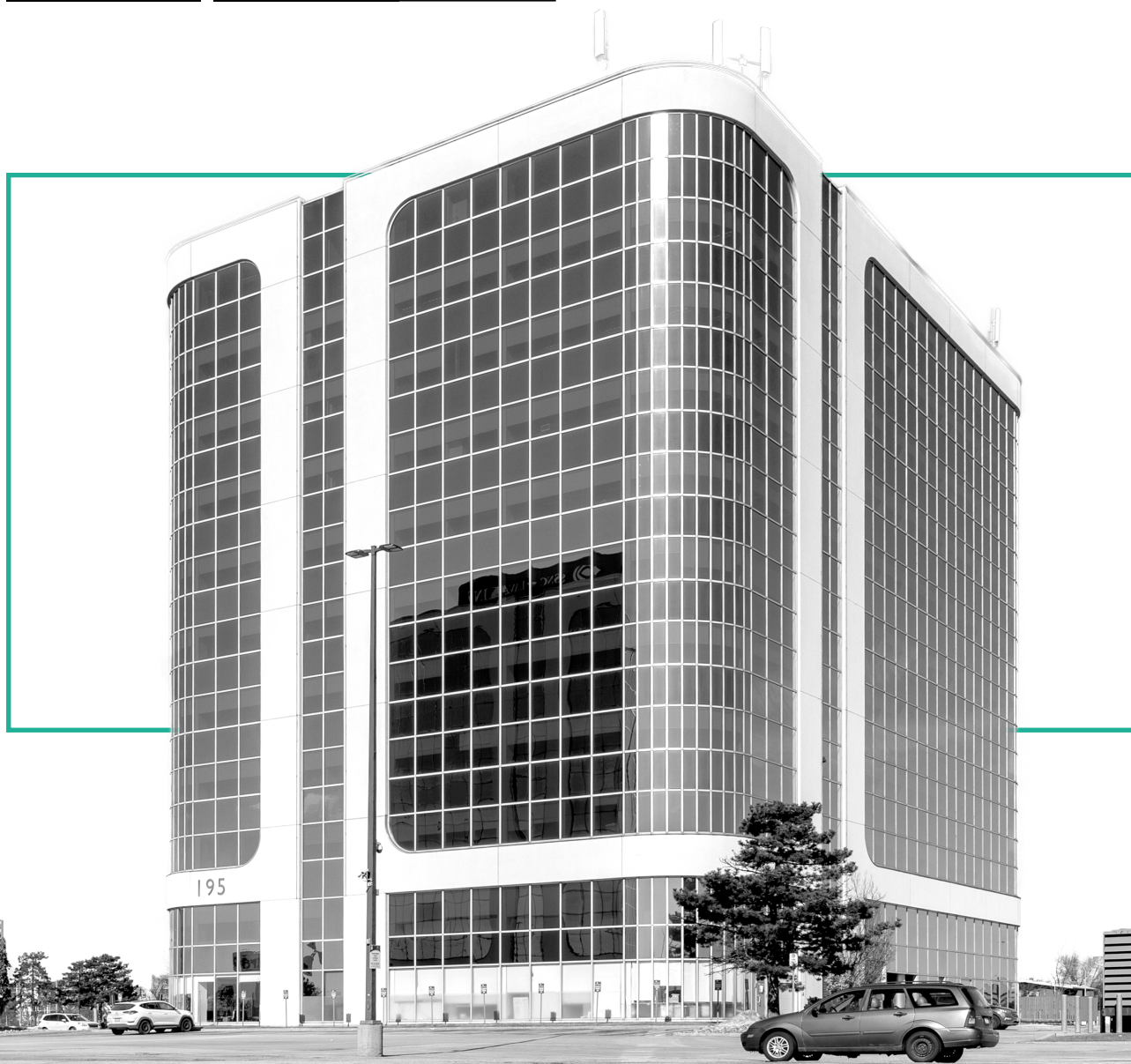


195
THE WEST
MALL

WEST
METRO
@

THE
427

Connected to
You



Adam Dauphinee**

Senior Vice President, Broker, LEED, AP
+1 416 620 2872
+1 416 505 4828
adam.dauphinee@colliers.com

* Sales Representative ** Broker

Chris Burans*

Senior Vice President
+1 416 620 2866
+1 416 258 9845
chris.burans@colliers.com

Noel Cardy

Senior Sales Representative
+1 416 620 2364
+1 289 927 1252
noel.cardy@colliers.com

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 © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. **Colliers Macaulay Nicolls Inc., Brokerage**

