



295 The West Mall, Toronto | ON

Recently renovated office space **for lease**

295 The West Mall is a seven storey office building located at Bloor Street West and the West Mall. The building offers prominent Highway 427 exposure and is in close proximity to Highways 427, 401, QEW & Gardiner Expressway.

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Property Overview

Civic Address	295 The West Mall, Toronto, ON		
Location	The Property is located at Bloor Street West and The West Mall		
Building Floors	7		
Parking	• Ample surface parking • Underground tenant parking 2/1,000 SF		
Rentable Area	Suite 103 - 105	1,902 SF	
	Suite 301	1,500 SF	
	Suite 506	1,861 SF	
Net Rent	\$20.00 PSF - Suite 301 & Suite 506		
	\$23.00 PSF - Suite 103 - 105		
Additional Rent	\$16.50 PSF (2026)		

Key Highlights



Podium signage available



Building recently renovated



Remote keyless smart phone entry



Proximity to Highways 427, 401, QEW & Gardiner Expressway



In proximity to TTC public transit



On site Cafe



Heated parking garage ramp



20 minutes away from Pearson International Airport





CAFE 295

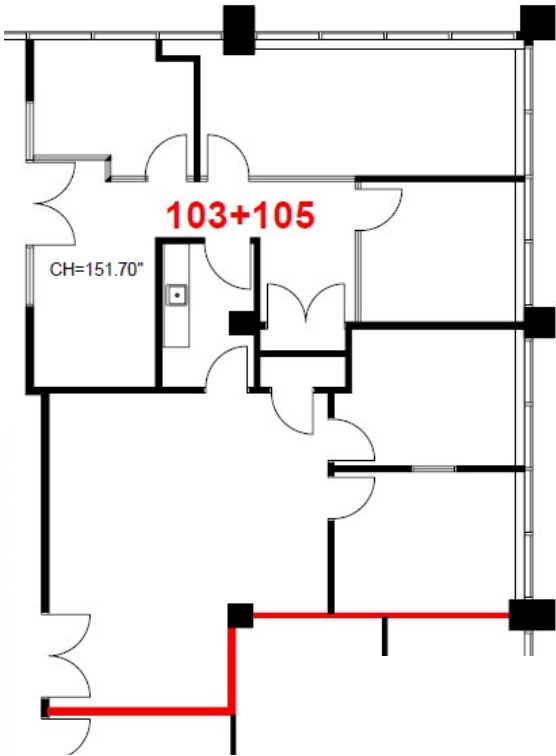


Welcome to Cafe 295, where we elevate your coffee experience with a focus on quality and authenticity. We proudly serve only the finest, exclusive Arabica beans, carefully selected to ensure every cup is brewed to perfection. Beyond our artisanal coffee, our menu features a diverse selection of premium teas, refreshing smoothies, and gourmet sandwiches, alongside freshly baked pastries and vibrant salads. At Cafe 295, every detail is crafted to delight your senses.

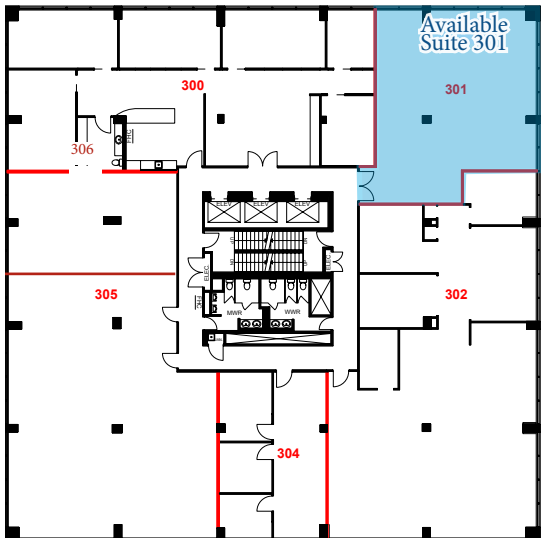


Floor Plans

Suite 103-105
1,902SF

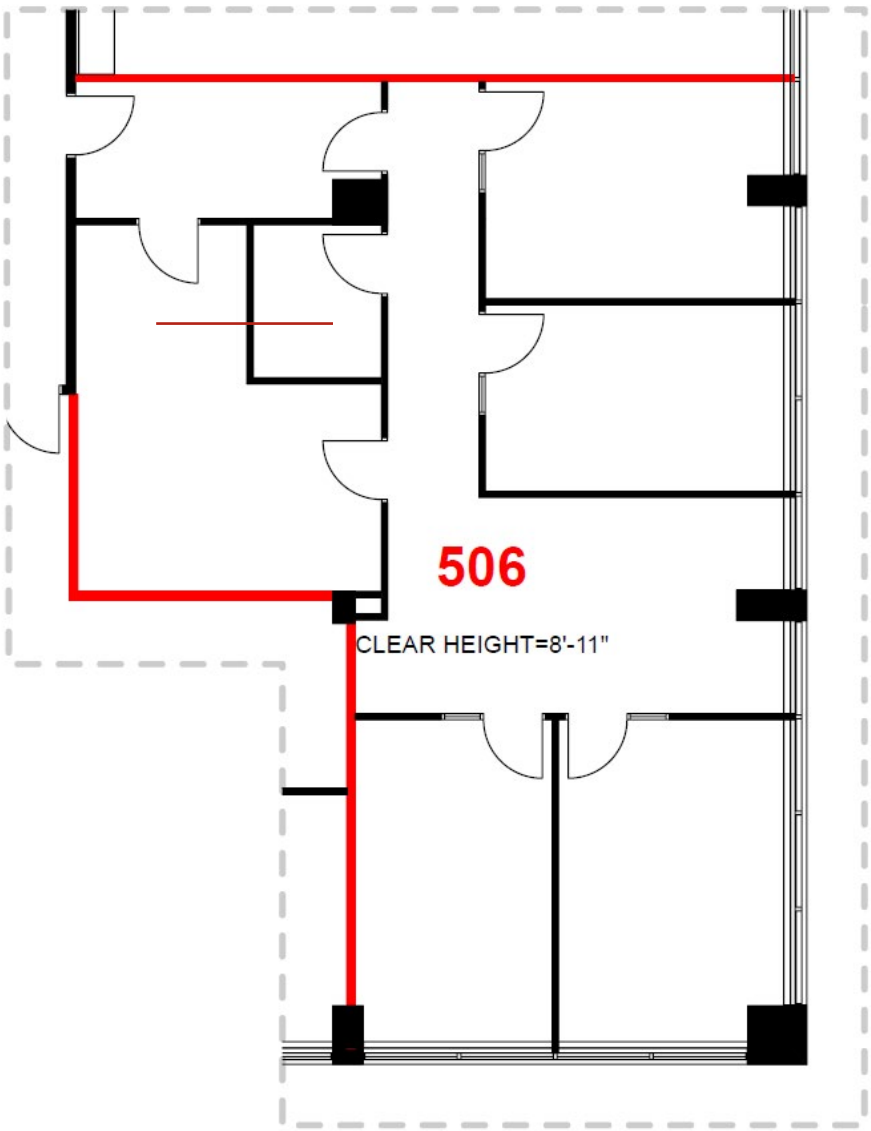


Suite 301
1,500 SF

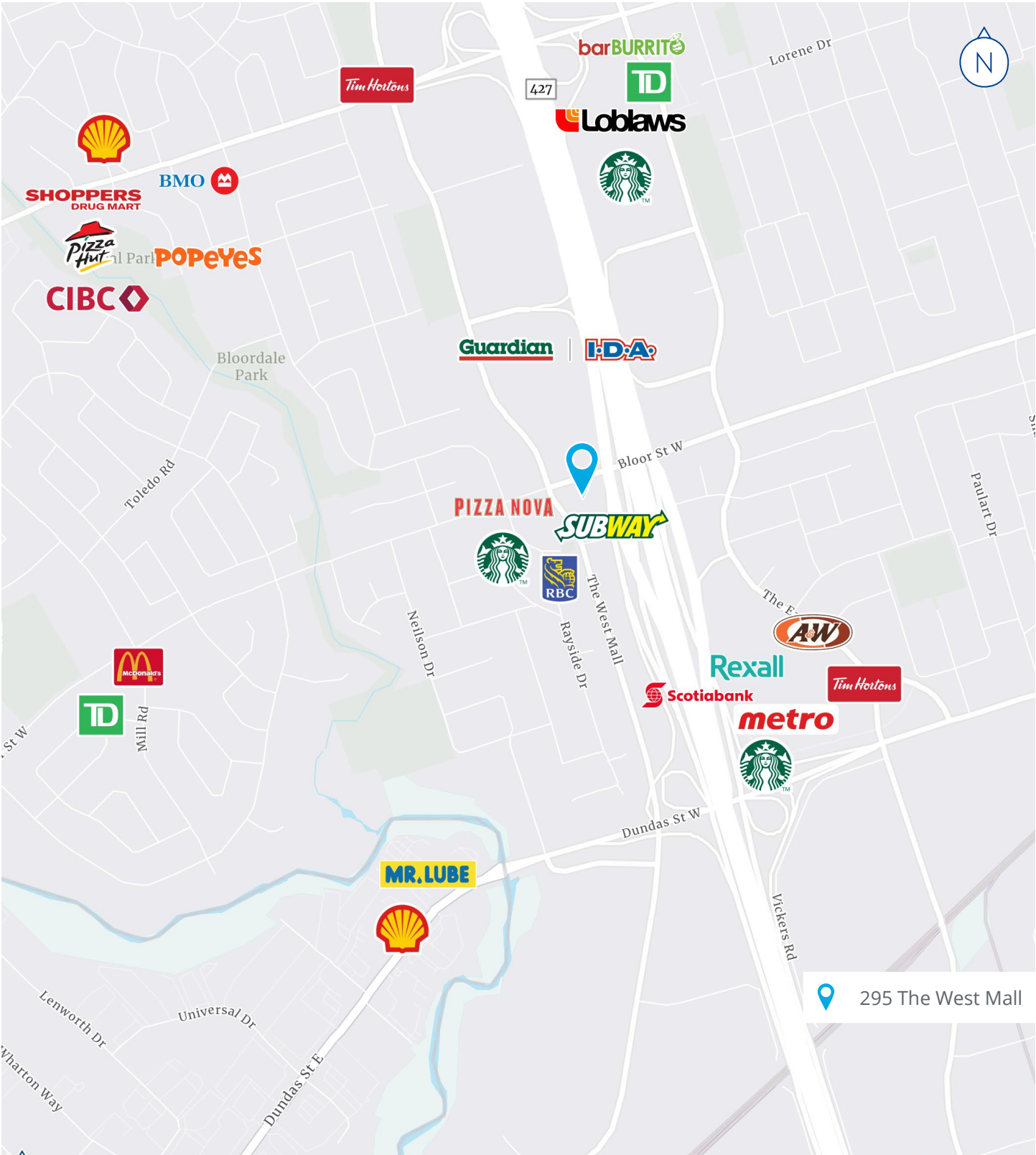


Floor Plans

Suite 506
1,861 SF



Surrounding Amenities





Colliers



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