



Square Feet:

2,669 to 38,523



Proximity to everything



Lead Gold certified building

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FOR LEASE | 401 & 405 THE WEST MALL, ETOBICOKE

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

401 & 405 at Commerce West offer incredible on-site amenities and convenient access to highway and transit.

Net Rent:	\$19.00 per SF
Additional Rent:	\$20.85 per SF
Parking	3 : 1,000 SF

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Property overview

Location	Located at the North-East corner of Burnhamthorpe Rd & The West Mall
Condition	Model Suites / Built-out Suites / White Boxed
Parking	3 : 1,000 SF - Covered Parking \$50.00 / stall / month

Available Leasing Options

401 The West Mall	Suite 200	19,335 SF
	Suite 300	2,669 SF
	Suite 500	19,335 SF
	Suite 600	6,831 SF
	Suite 620	4,154 SF
	Suite 1001	10,101 SF
405 The West Mall	Suite 300	19,195 SF
	8th Floor	19,287 SF
	Suite 800	16,084 SF
	Suite 810	3,203 SF
	Suite 900	6,554 SF
	Suite 910	12,707 SF
	9th Floor	19,261 SF
8th Floor - 9th Floor	38,523 SF	

Building Class	Class A
Average Floor Plate	19,265 SF
# of Floors	10 Floors
Transportation	Shuttle to GO & TTC, Hwy 427, QEW, Hwy 401 & Gardiner Expy

KEY HIGHLIGHTS



Shuttle to GO & TTC transit



Covered parking available



Café on-site



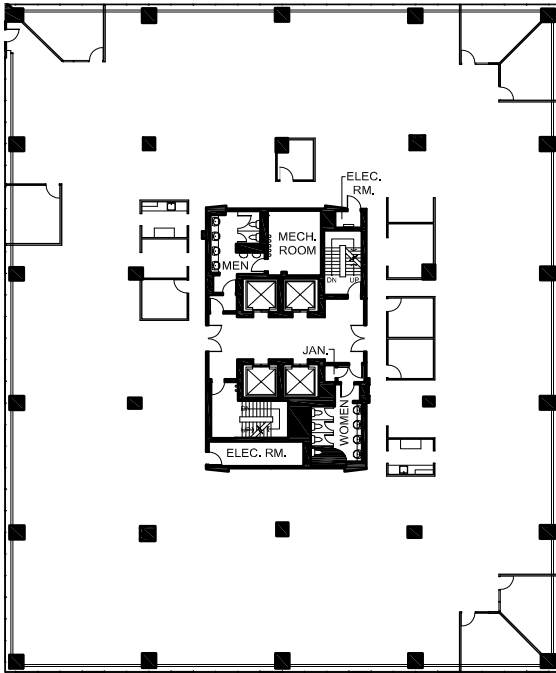
Fibre Optic Capability





Floor plan overview

401 THE WEST MALL



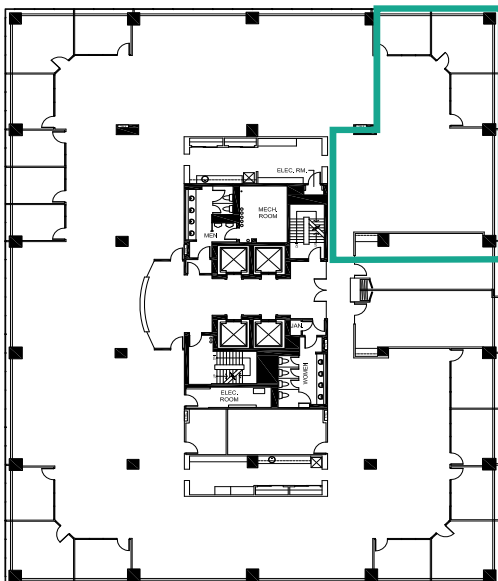
Suite 200

19,335 SF

- Entire Floor
- Open Work Area
- Private Offices

[View Virtual Tour](#)

401 THE WEST MALL



Suite 300

2,669 SF

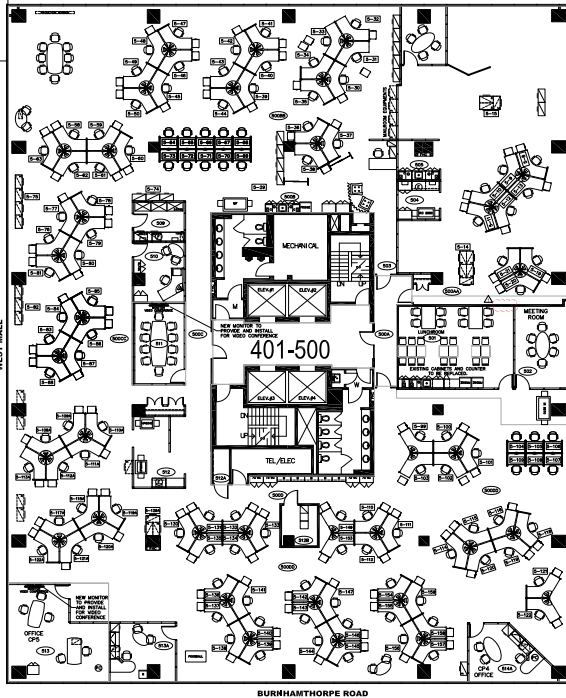
- White Boxed Suite

[View Virtual Tour](#)



Floor plan overview

401 THE WEST MALL



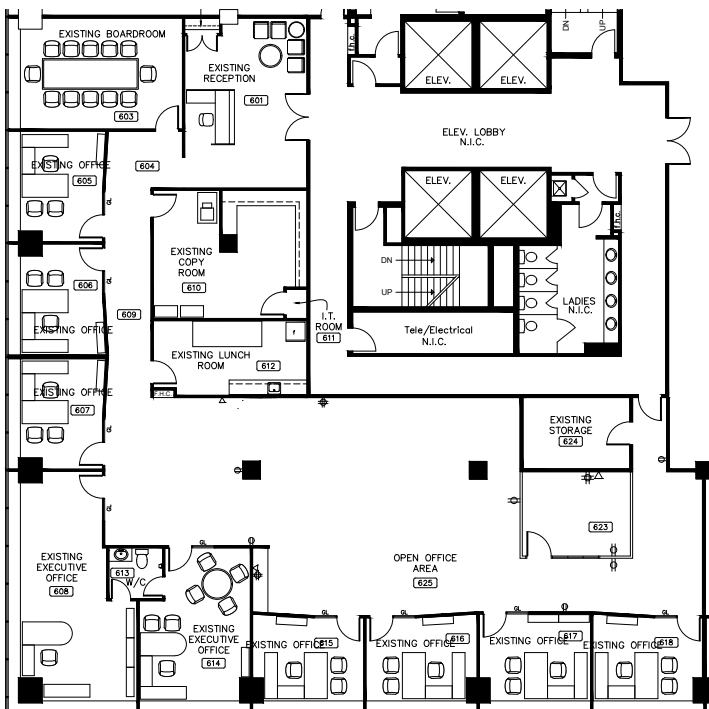
Suite 500

19,335 SF

- Meeting Rooms
- Private Offices
- Lunch Room
- Open Area

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401 THE WEST MALL



Suite 600

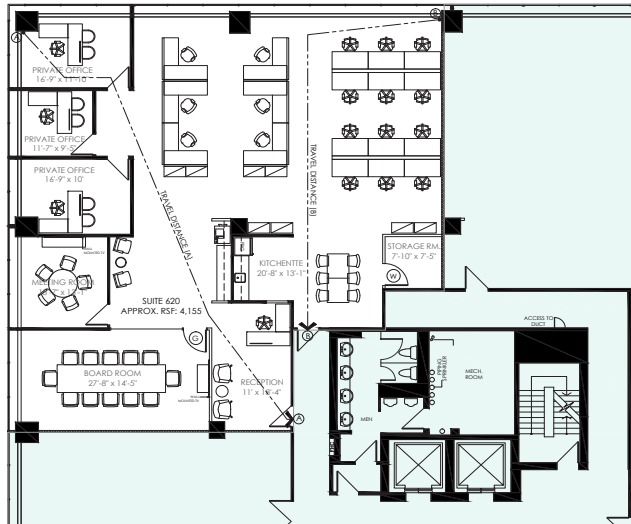
6,831 SF

- Reception
- Boardroom
- 7 Private Offices
- 2 Executive Offices - One featuring its own private washroom
- Lunch room
- Open Work Area
- Storage Room
- Copy Room



Floor plan overview

401 THE WEST MALL



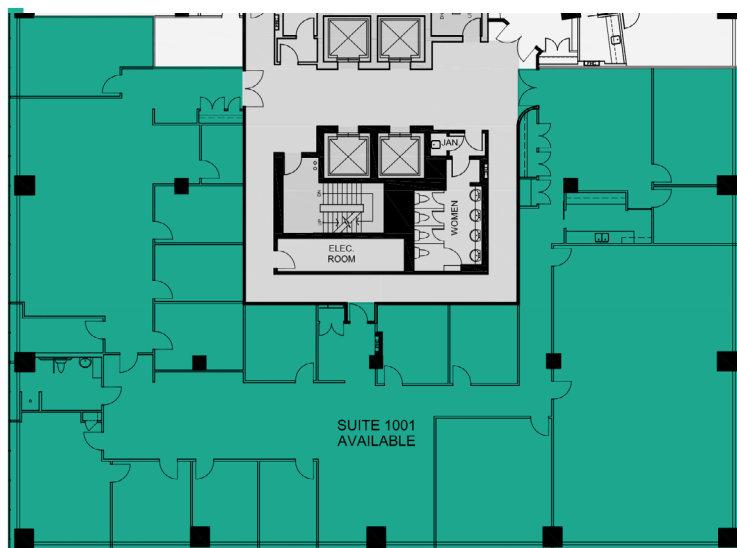
Suite 620

4,154 SF

- Model suite - move in today!
- Reception
- Boardroom
- Meeting Rooms
- 3 Private Offices
- Kitchenette
- Open Work Area
- Storage Room

[View Virtual Tour](#)

401 THE WEST MALL



Suite 1001

10,101 SF

- Available now
- Built-out Suite
- Private Offices
- Boardroom
- Meeting Rooms
- Kitchenette
- Open Work Area
- Ensuite Washroom

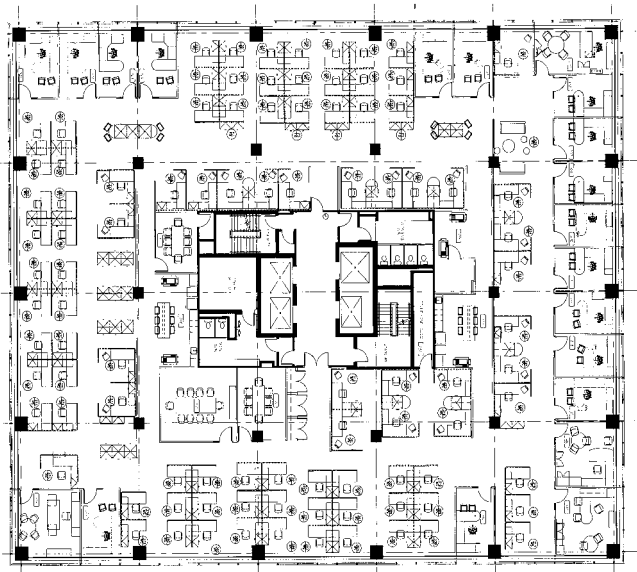
Suite 1000 & 1001 are contiguous to 19,265 SF

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Floor plan overview



405 THE WEST MALL



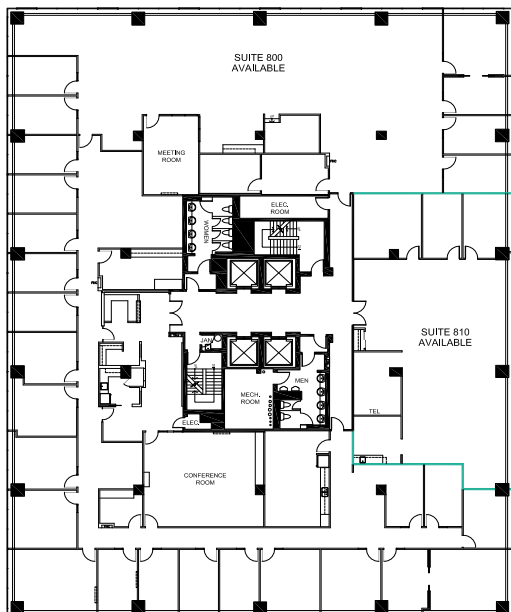
3rd Floor

19,195 SF

- Built-out Suite
- Entire Floor
- Boardroom
- Meeting Rooms
- Private Washrooms
- Kitchen
- Open Work Area
- Print Room

[View Virtual Tour](#)

405 THE WEST MALL



8th Floor

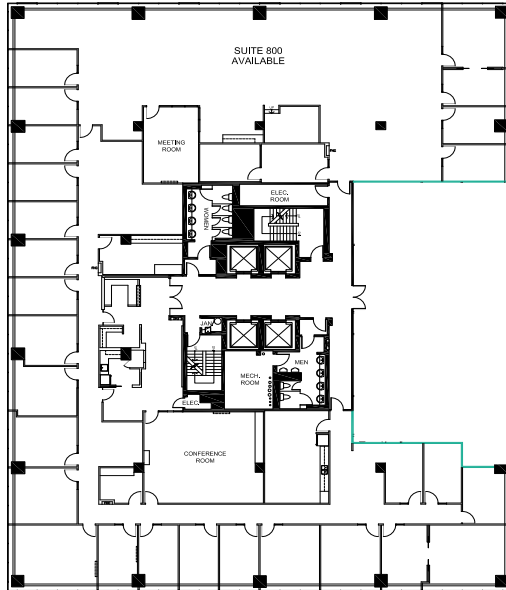
19,287 SF

- Built-out Suites
- Entire Floor
- Private Offices
- Boardroom
- Meeting Rooms
- Private Washrooms
- Kitchenette
- Open Work Area

Floor plan overview



405 THE WEST MALL



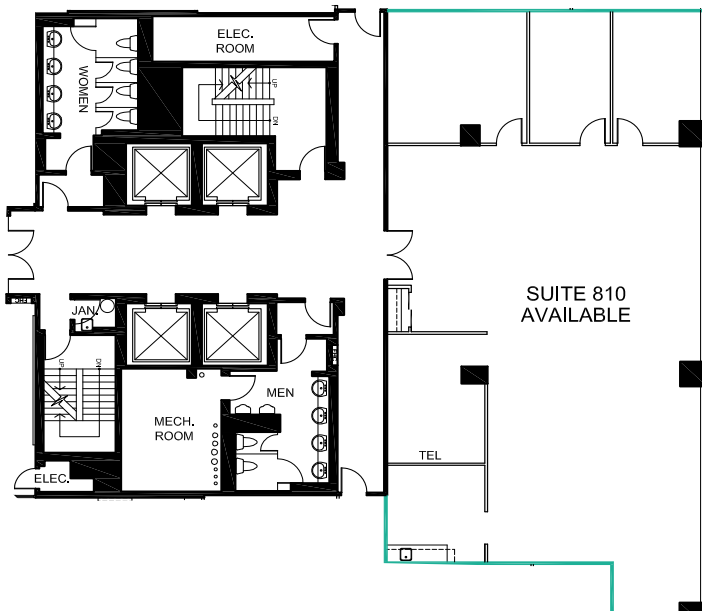
Suite 800

16,084 SF

- Built-out Suite
- Private Offices
- Boardroom
- Meeting Rooms
- Kitchenette
- Open Work Area

[View Virtual Tour](#)

405 THE WEST MALL



Suite 810

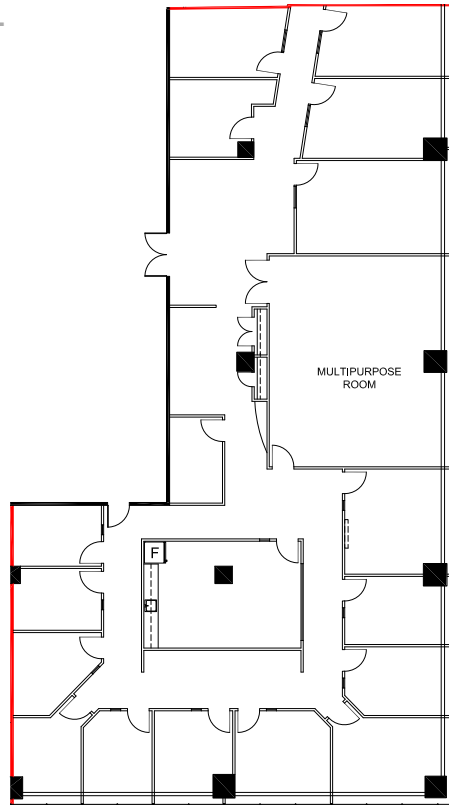
3,203 SF

- Built-out Suite
- Private Offices
- Open Work Area
- Kitchenette

[View Virtual Tour](#)

Floor plan overview

405 THE WEST MALL

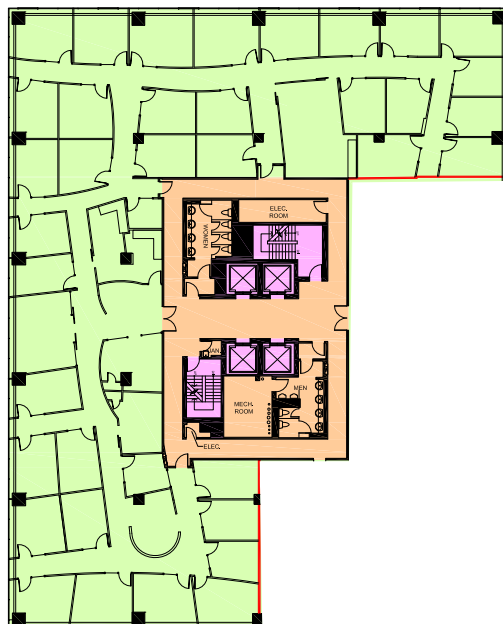


Suite 900

6,554 SF

- Built-out Suite
- Tons of offices
- Kitchenette

405 THE WEST MALL



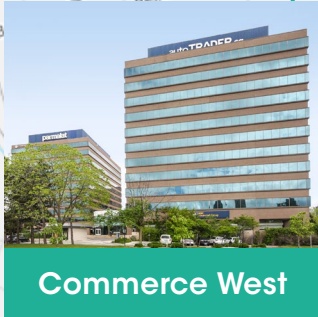
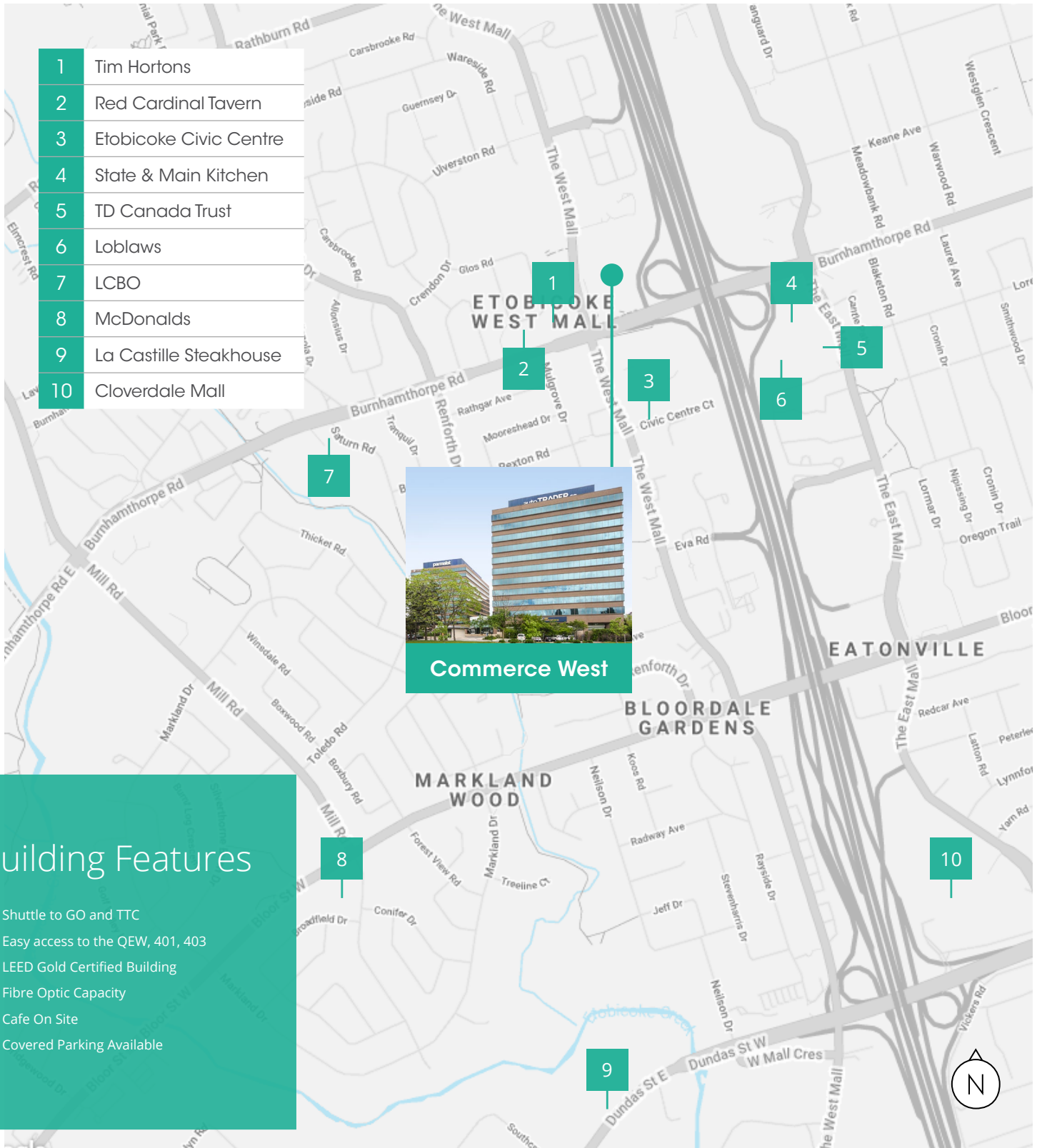
Suite 910

12,707 SF

- Built-out Suite
- Tons of offices and meeting rooms

Surrounding Amenities

- 1 Tim Hortons
- 2 Red Cardinal Tavern
- 3 Etobicoke Civic Centre
- 4 State & Main Kitchen
- 5 TD Canada Trust
- 6 Loblaws
- 7 LCBO
- 8 McDonalds
- 9 La Castille Steakhouse
- 10 Cloverdale Mall

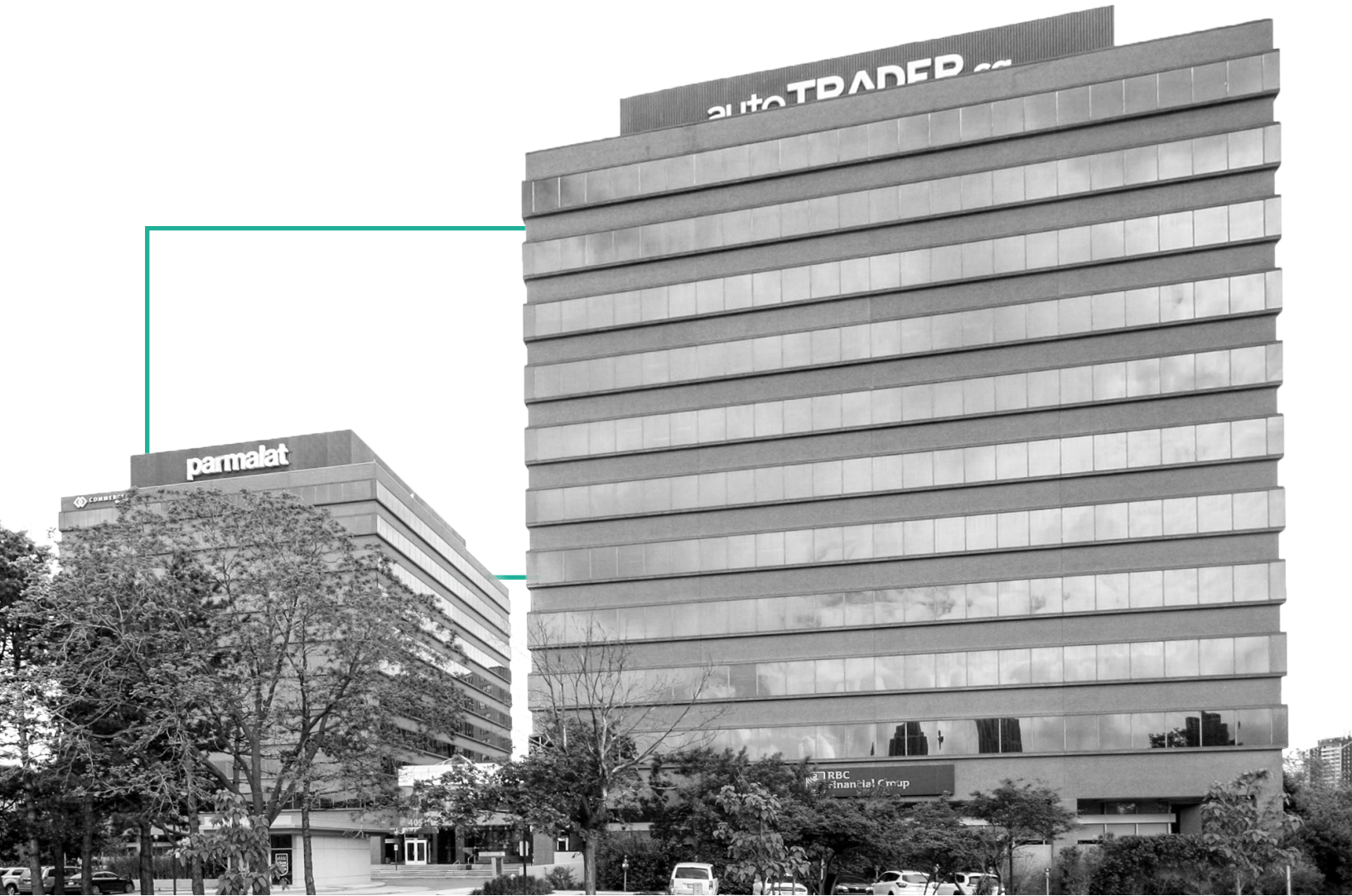


Building Features

- Shuttle to GO and TTC
- Easy access to the QEW, 401, 403
- LEED Gold Certified Building
- Fibre Optic Capacity
- Cafe On Site
- Covered Parking Available



Connected to You



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