





Square Feet:  
**1,231 to 38,523**

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 Proximity to everything

 Shuttle to GO & TTC transit

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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.

<b>Net Rent:</b>	\$19.00 per SF
<b>Additional Rent:</b>	\$20.87 per SF
<b>Parking</b>	3 : 1,000 SF

# 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 500	19,335 SF
	Suite 600	6,831 SF
	Suite 620	4,149 SF
	Suites 600-620 are contiguous for a total of 10,980 SF	
405 The West Mall	Suite 1002	1,231 SF
	Suite 300	19,195 SF
	8th Floor	19,287 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



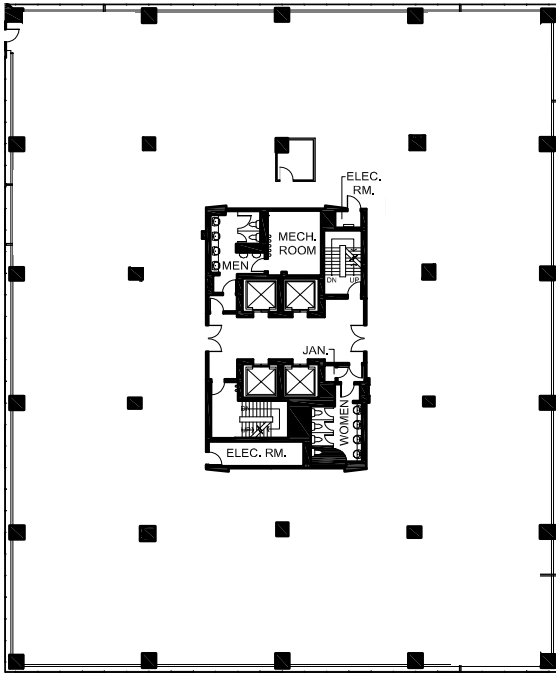
Fibre Optic Capability





# Floor plan overview

## 401 THE WEST MALL



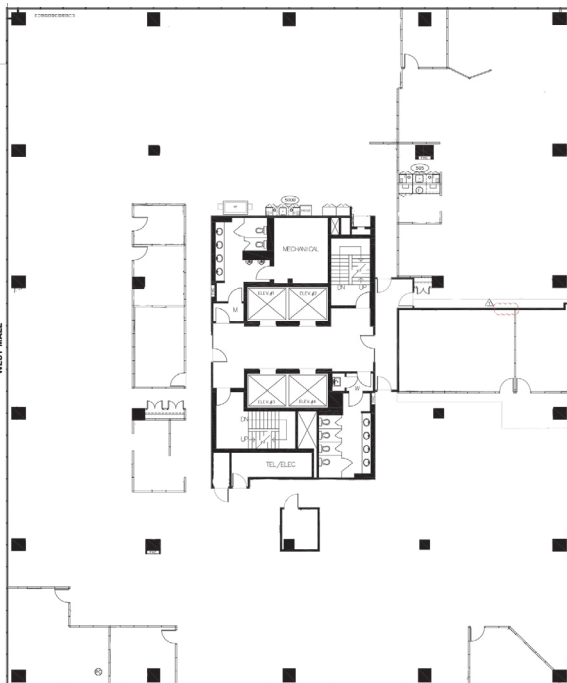
## Suite 200

**19,335 SF**

- Full floor opportunity

[View Virtual Tour](#)

## 401 THE WEST MALL



## Suite 500

**19,335 SF**

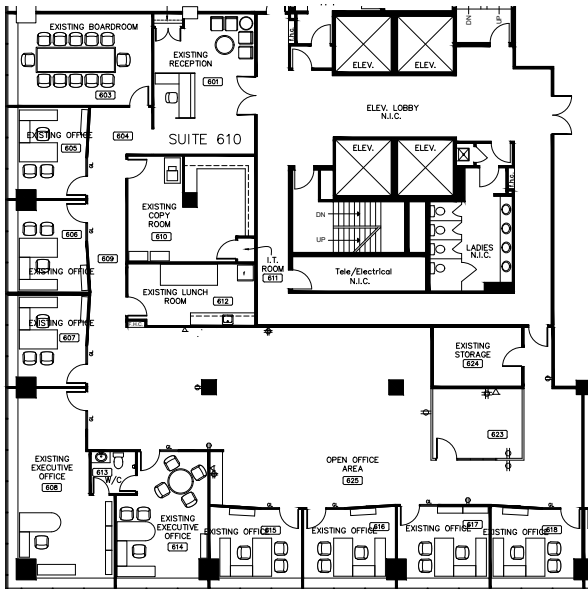
- Meeting Rooms
- Private Offices
- Lunch Room
- Open Area

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# Floor plan overview

## 401 THE WEST MALL



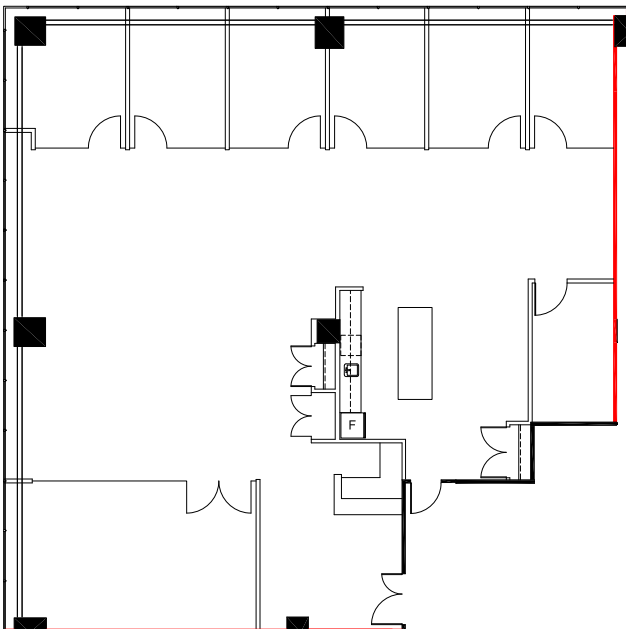
## Suite 600

**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

Suites 600-620 are contiguous for a total of 10,980 SF

## 401 THE WEST MALL



## Suite 620

**4,149 SF**

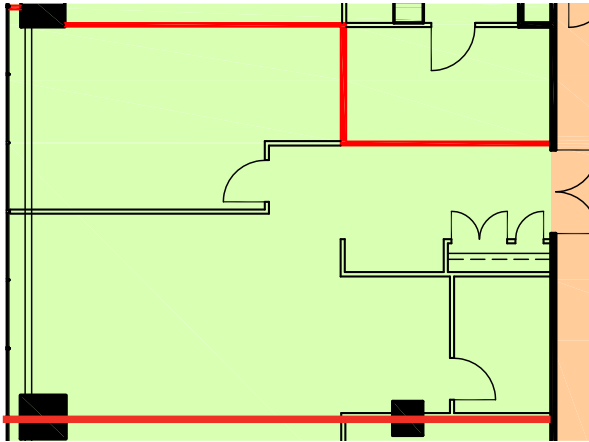
- Built-out suite
- Six private offices
- Open work area
- Kitchenette

Suites 600-620 are contiguous for a total of 10,980 SF

# Floor plan overview



## 401 THE WEST MALL

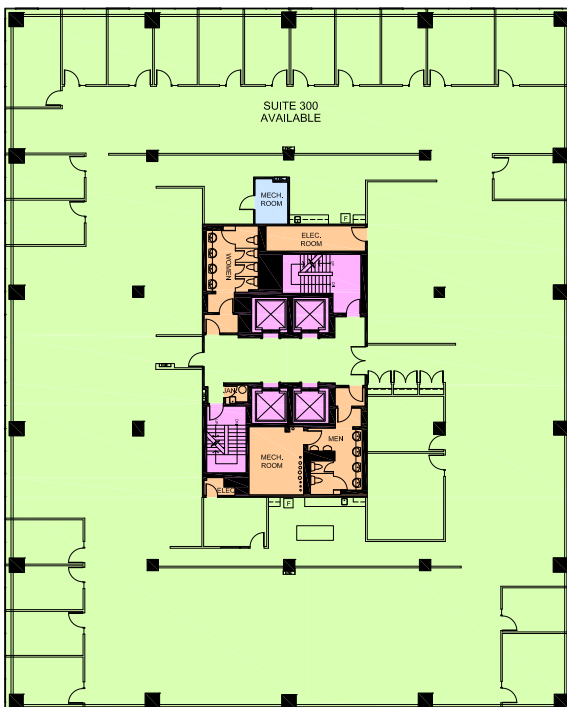


## Suite 1002

**1,231 SF**

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

## 405 THE WEST MALL



## 3rd Floor

**19,195 SF**

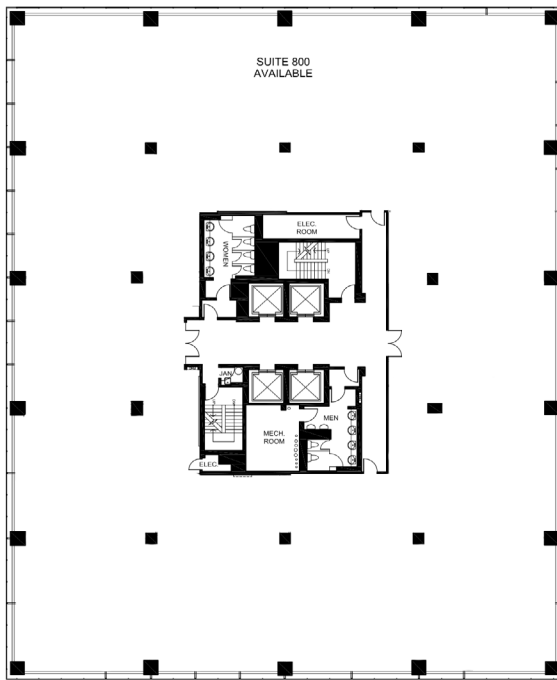
- Built-out Suite
- Entire Floor
- Boardroom
- Meeting Rooms
- Private Washrooms
- Kitchen
- Open Work Area
- Print Room

[View Virtual Tour](#)



# Floor plan overview

## 405 THE WEST MALL

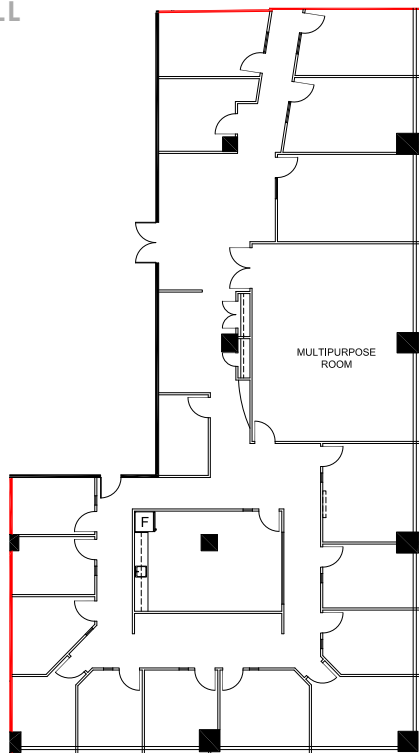


## 8th Floor

**19,287 SF**

- Full floor opportunity
- White-boxed space

## 405 THE WEST MALL



## Suite 900

**6,554 SF**

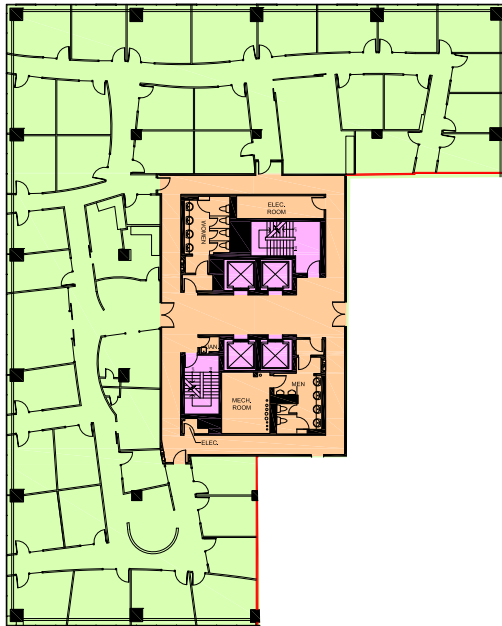
- Built-out Suite
- Tons of offices
- Kitchenette

[View Virtual Tour](#)

# Floor plan overview



405 THE WEST MALL



## Suite 910

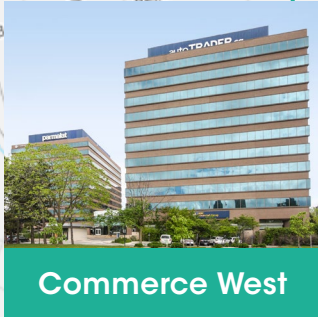
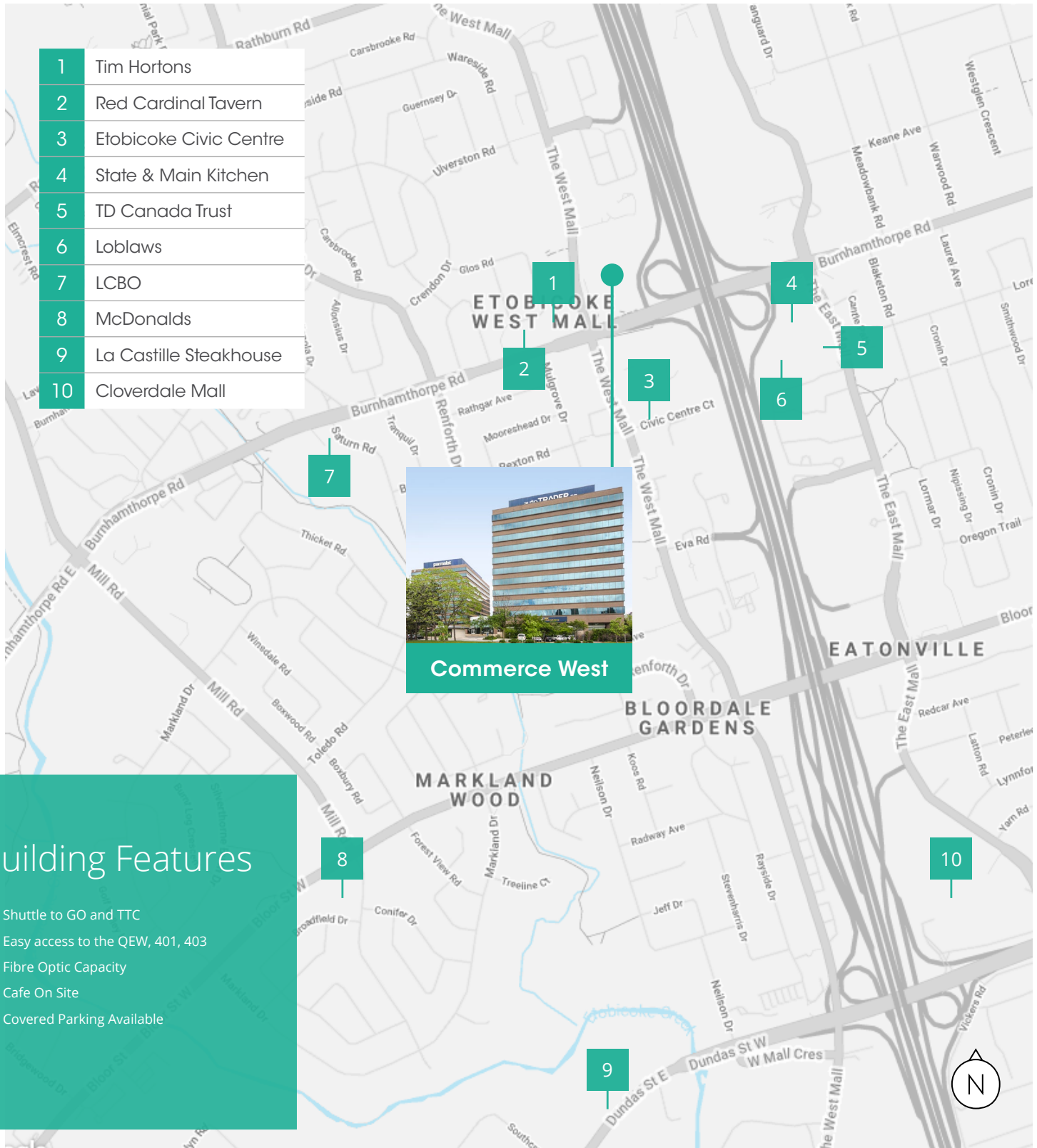
**12,707 SF**

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

[View Virtual Tour](#)

# 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

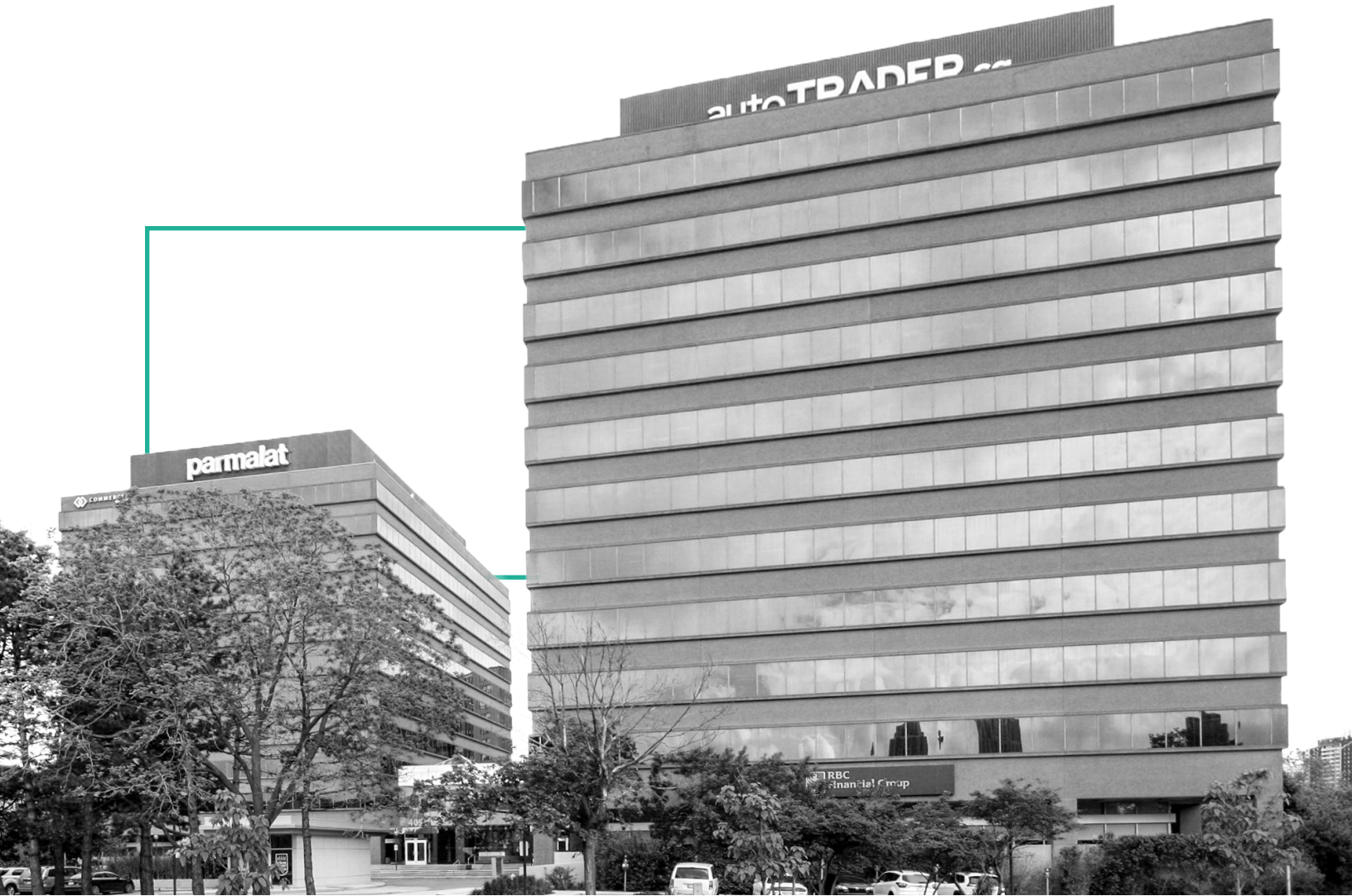


## Building Features

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



# Connected to You



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