



WATER'S EDGE CENTRE

2143-2147 LAKESHORE BOULEVARD W

TORONTO, ON M8V 4E8

NEW OFFICE DEVELOPMENT 1,500 TO 2,500 - 36,800 SF AVAILABLE



FOR LEASE

WATER'S EDGE CENTRE 2143-2147 LAKESHORE BLVD. W

1,500 - 2,500 TO 36,800 SF



Landlord
Tarmack Developments Inc.

About Water's Edge Centre

2143-2147 Lakeshore Blvd. W is home to Water's Edge Centre at the Cove. It features a 5 story 40,000 SF Class 'A' Office Building, with underground parking, which is complimented by a new 602 residential condo development. The location offers easy access to downtown via the Gardiner Expressway, TTC, and GO Transit.



Asking Price
\$30.00 PSF Net



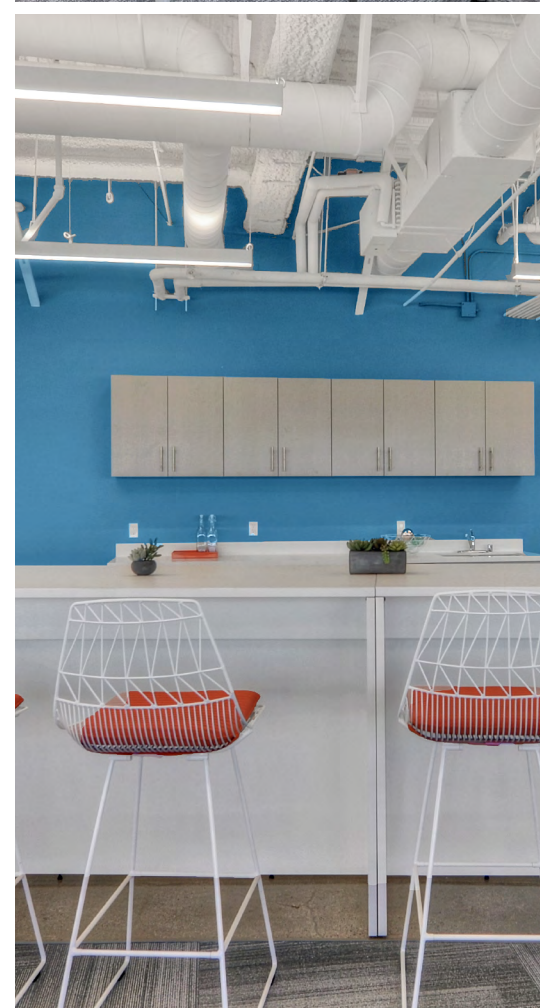
T&O
\$18.00 PSF Net

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Property Highlights

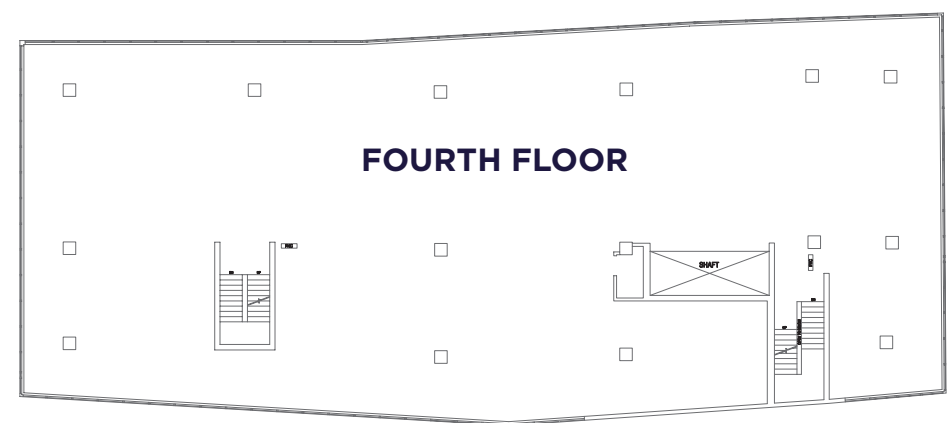
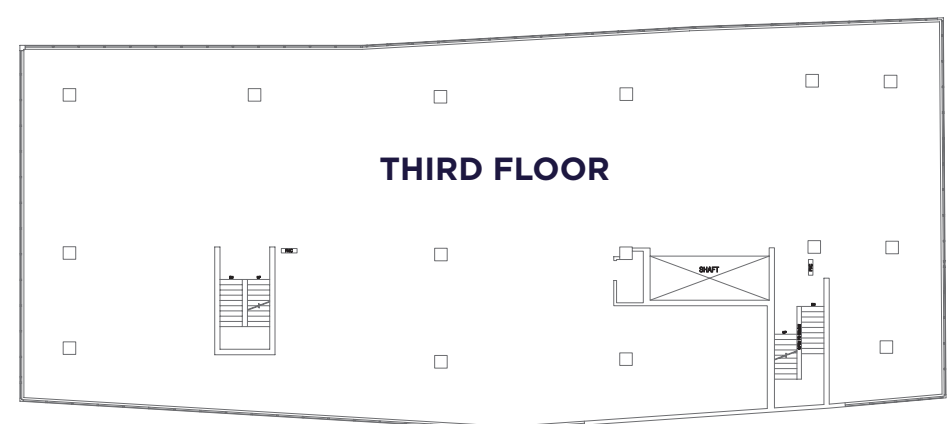
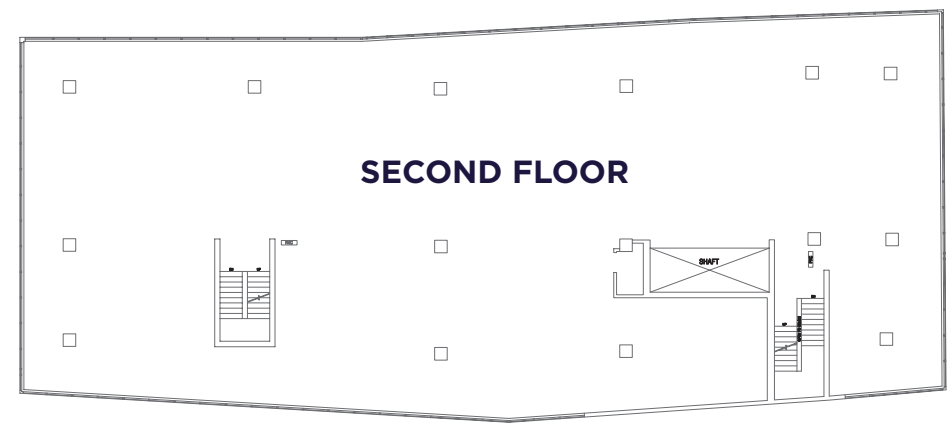
- Location: Situated in Etobicoke’s Humber Bay neighborhood, the property provides tenants with picturesque views of Lake Ontario and easy access to waterfront trails and parks
- Transportation: Tenants benefit from convenient transit options, with TTC streetcar stops along Lake Shore Boulevard West and proximity to the Mimico GO Station, facilitating quick commutes to downtown Toronto
- Brand New Office Space Ready For Tenant Fixturing: The building has great accessibility via walking, car or public transit. Located in a amenity rich area
- Nearby Services: Essential services such as grocery stores, schools, and healthcare facilities are within easy reach, contributing to the convenience of the location



Availability

SF	Description
1,500 - 2,500	All space is in base building condition and ready for tenant fixturing
5,000	All space is in base building condition and ready for tenant fixturing
10,000	All space is in base building condition and ready for tenant fixturing
20,000	All space is in base building condition and ready for tenant fixturing
36,656	All space is in base building condition and ready for tenant fixturing

FLOOR PLAN

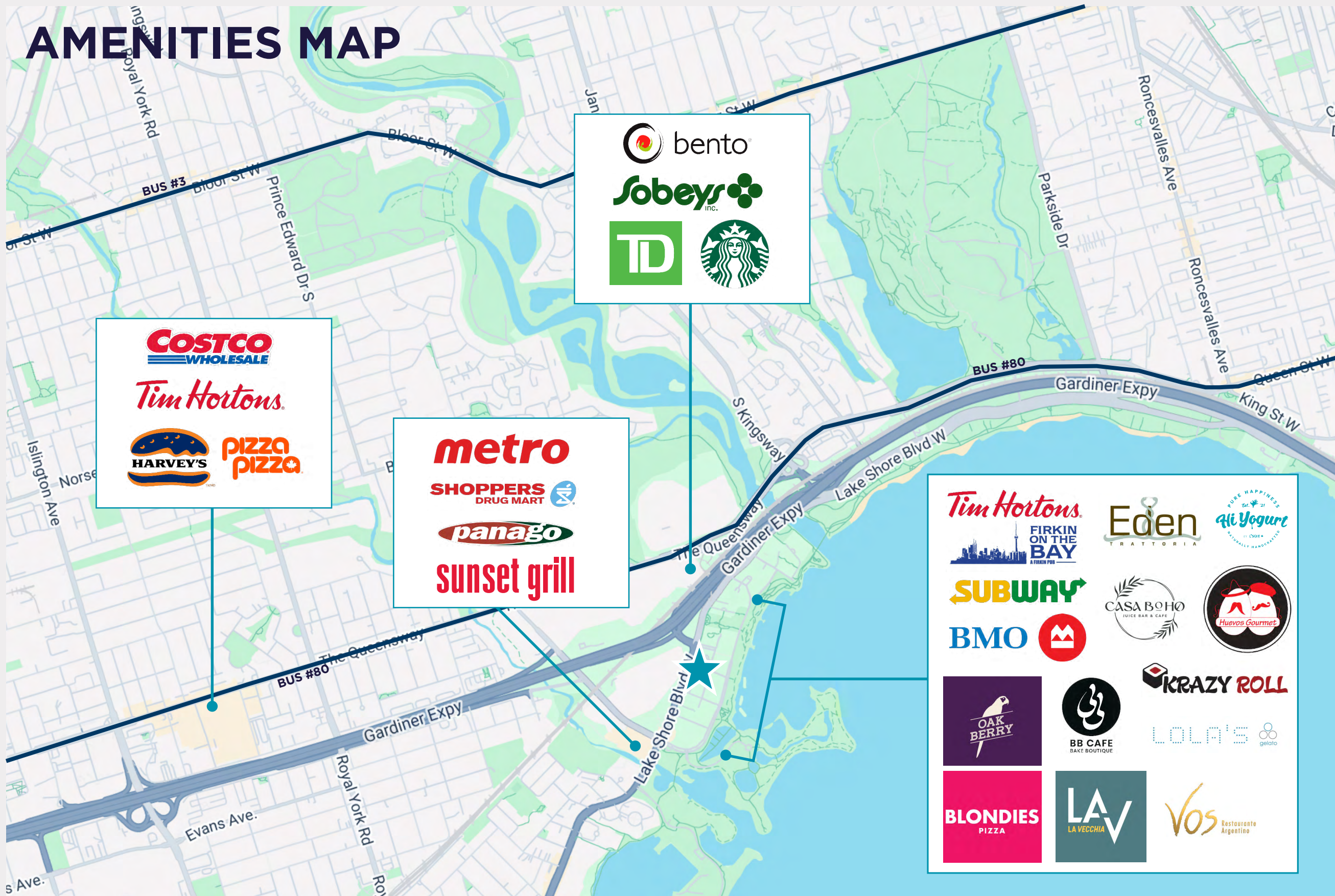


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AMENITIES MAP



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