

191
THE WEST
MALL

WEST
METRO @ THE
427



Square Feet:

**1,128 to
45,428**



Proximity to
everything



BOMA Best Platinum
Certified

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FOR LEASE | 191 THE WEST MALL, ETOBICOKE

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

191 The West Mall is one of three class A office towers in the West Metro along THE 427 and offers 90,000 SF of contiguous office space, along with a sleek newly renovated lobby.

Net Rent:	\$19.00 per SF
Additional Rent:	\$19.34 per SF
Parking	3.5 : 1,000 SF

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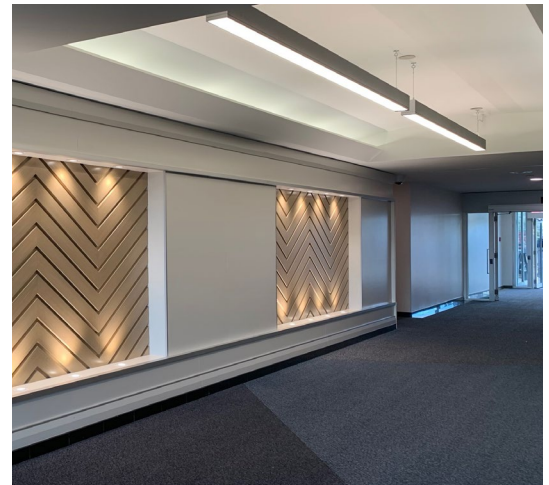
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Property overview

Address	191 The West Mall, Etobicoke	
Location	Located on the East side of The West Mall near the intersection of Highway 427 and Dundas Street West	
Parking	3.5 : 1,000 SF \$50.00 / stall / month - Surface Parking	
Rentable Suite Options	Suite 106	1,128 SF
	Suite 600	15,143 SF
	Suite 700	15,143 SF
	Suite 800	15,142 SF
	Floors 6-8	45,428 SF
Building Class	Class A	
Average Floor Plate	18,289	
# of Floors	11 Floors	
Transportation	Shuttle to GO & TTC, Hwy 427, QEW, Hwy 401 & Gardiner Expy	



KEY HIGHLIGHTS



Shuttle to GO & TTC transit



Gym on-site



2 x Cafés on-site

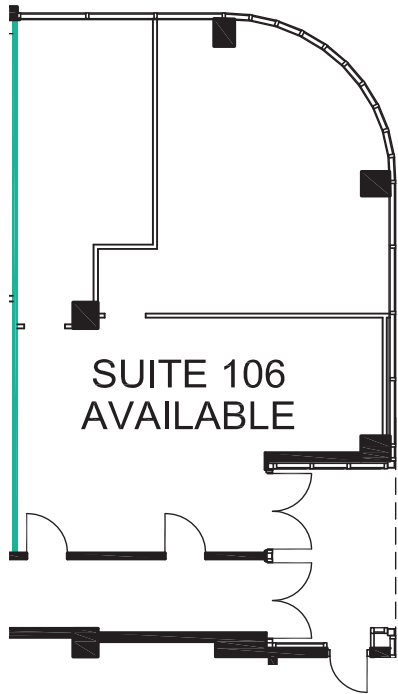


Fibre Optic Capability



Floor plan overview

FLOOR PLAN



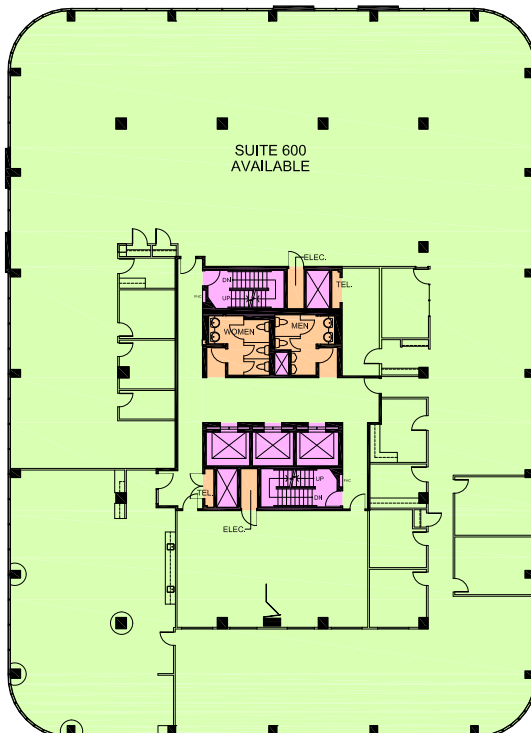
Suite 106

1,128 SF

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

[View Virtual Tour](#)

FLOOR PLAN



Suite 600

15,143 SF

- Built-out Suite
- Private Offices
- Meeting Rooms
- Lunch Room
- Open Work Area

[View Virtual Tour](#)



Floor plan overview

FLOOR PLAN



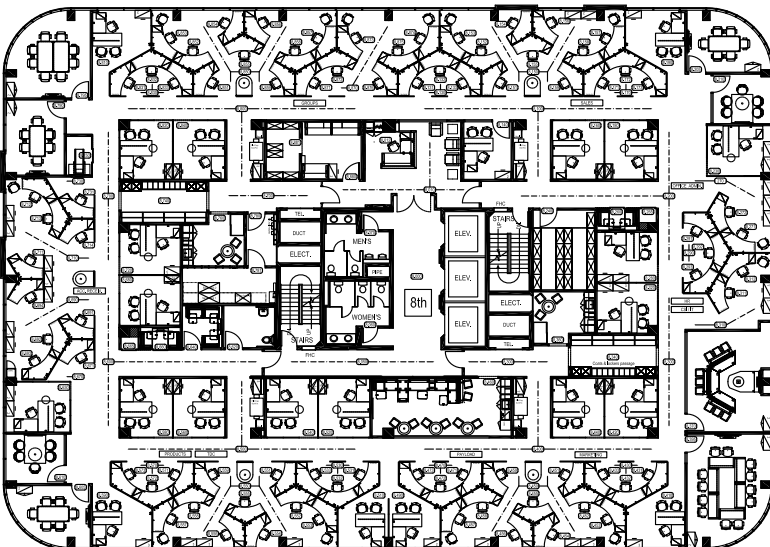
Suite 700

15,143 SF

- Built-out Suite
- Divided Work Areas

[View Virtual Tour](#)

FLOOR PLAN



Suite 800

15,142 SF

- Built-out Suite
- Private Offices
- Meeting Rooms
- Lunch Room
- Open Work Area

[View Virtual Tour](#)



Floor plan overview

STACKING PLAN

11	Leased		
10	Leased		
9	Leased		
8	Available	15,142 SF	} 45,428 SF
7	Available	15,143 SF	
6	Available	15,143 SF	
5	Leased		
4	Leased		
3	Subleased		
2	Leased		
G	Leased	Available	1,128 SF

Floors 6-8

45,428 SF

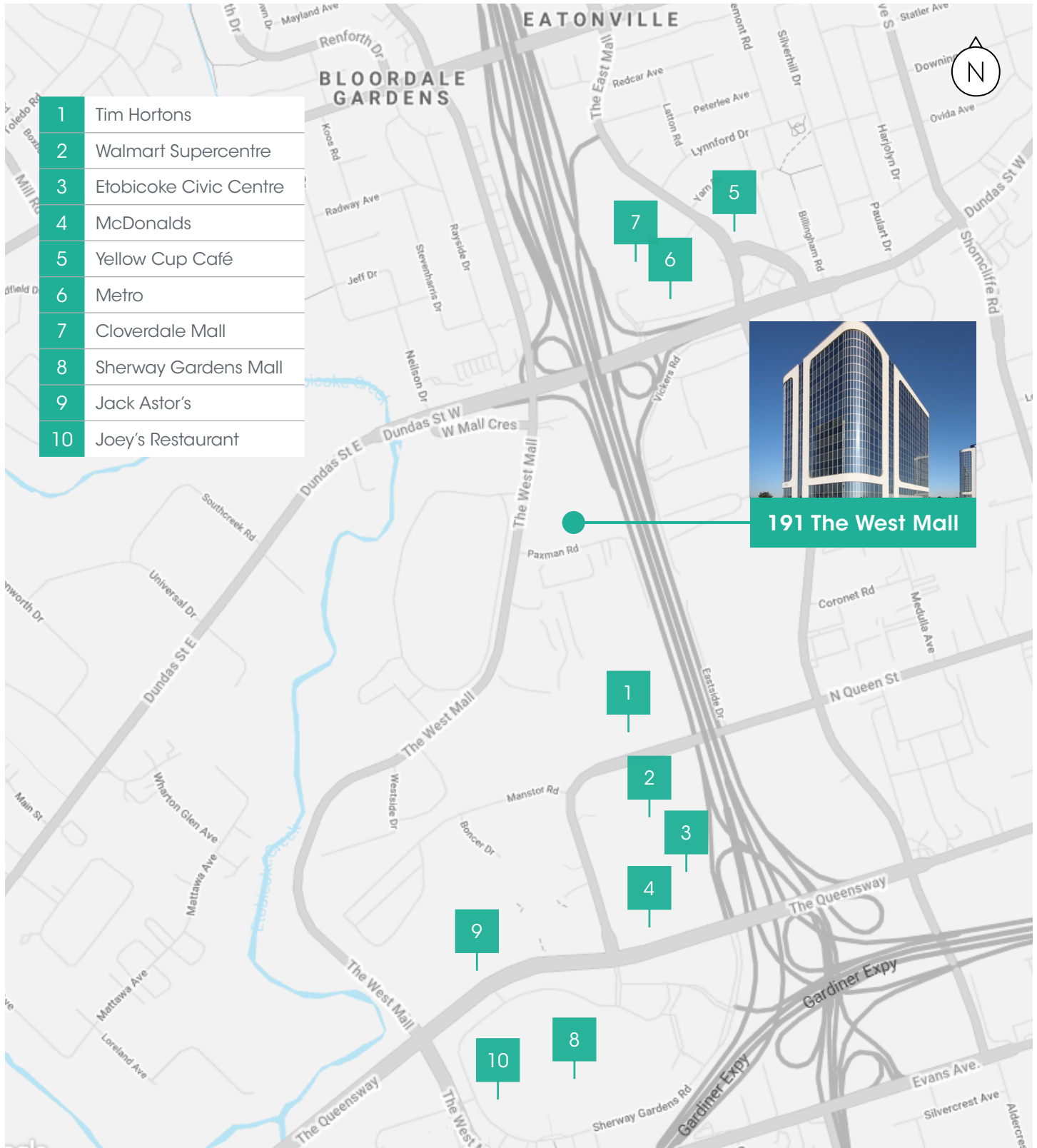
Coming soon to the complex!



Tenant Lounge

- Open lounge area
- Two boardrooms
- Ample seating
- Kitchenette
- Private workspaces

Surrounding Amenities





Connected to
You



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