



Square Feet:

2,669 to
19,335



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

Address	401 & 405 The West Mall, Etobicoke		
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 1000	9,164 SF
		Suite 1001	10,101 SF
	Suite 1000 & 1001 are contiguous to 19,265 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
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

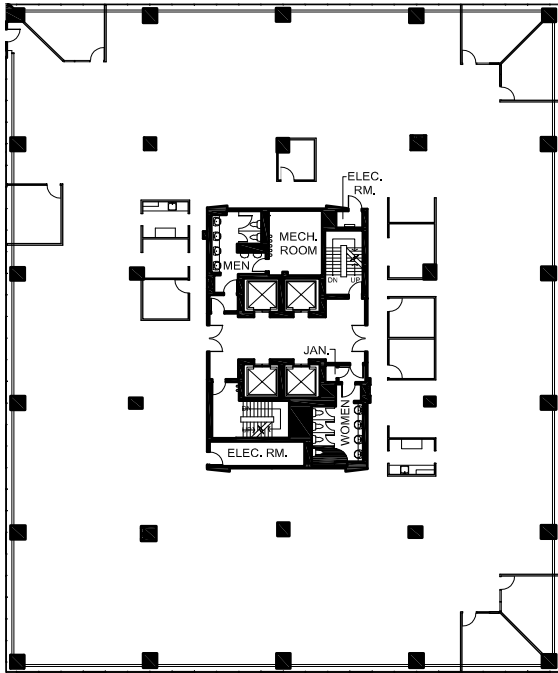


Fibre Optic Capability



Floor plan overview

401 THE WEST MALL



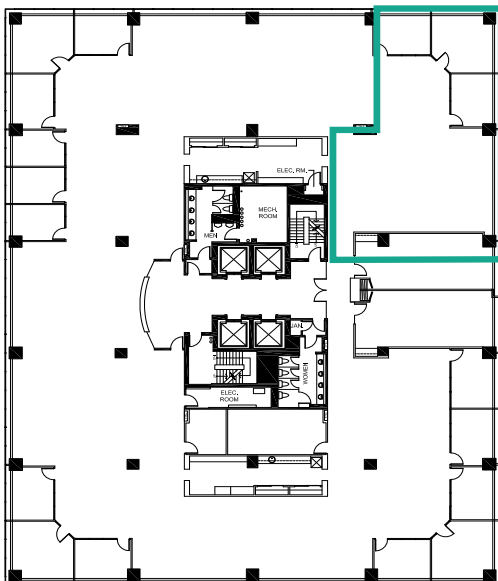
Suite 200

19,335 SF

- Entire Floor
- Open Work Area
- Private Offices

[View Virtual Tour](#)

401 THE WEST MALL



Suite 300

2,669 SF

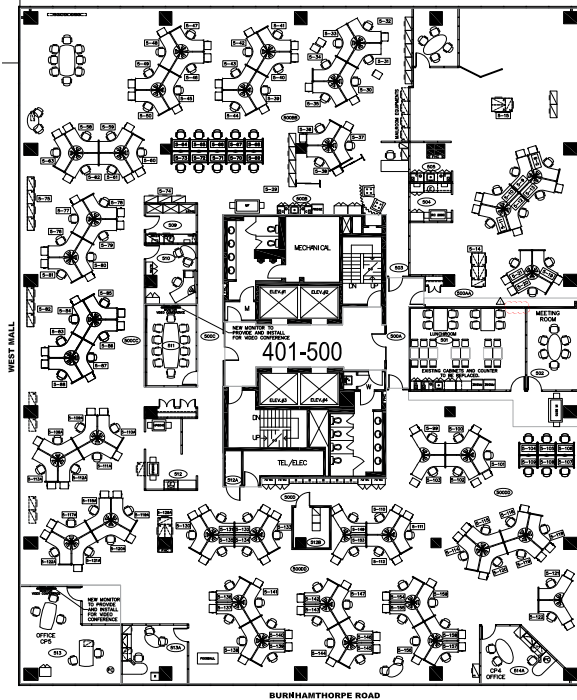
- White Boxed Suite

[View Virtual Tour](#)

Floor plan overview

THE
427

401 THE WEST MALL



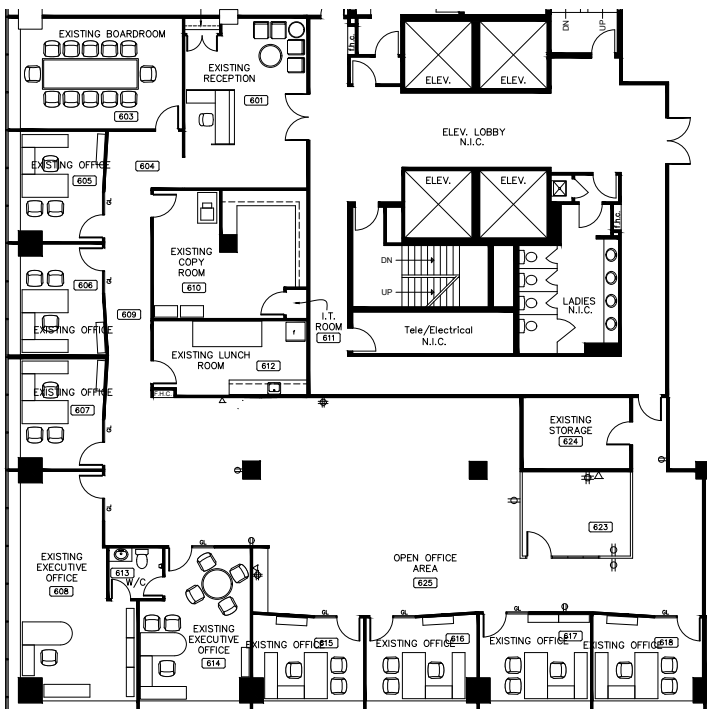
Suite 500

19,335 SF

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

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401 THE WEST MALL



Suite 600

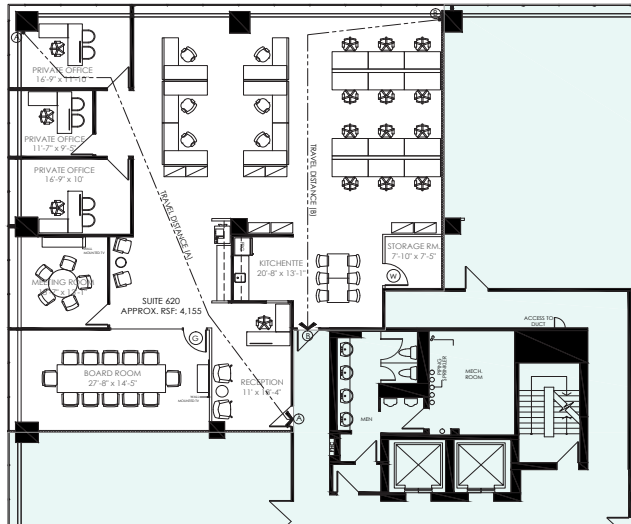
6,831 SF

- 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



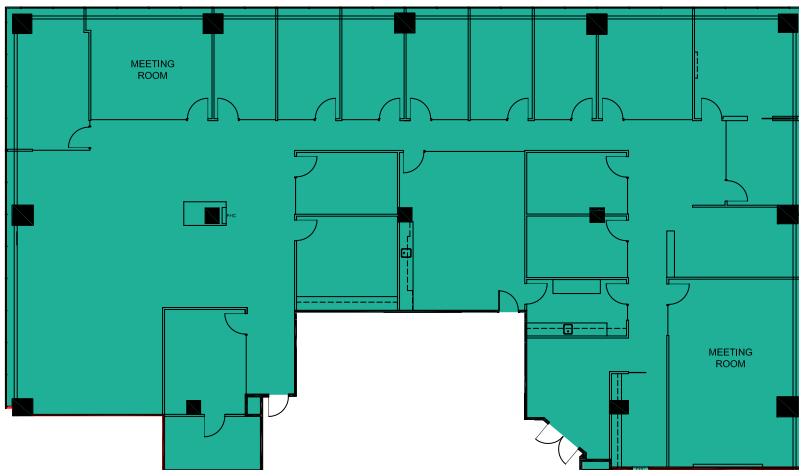
Suite 620

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 1000

9,164 SF

- Available September 1, 2024
- Great south facing views of downtown Toronto.
- Reception
- Mix of open areas and office space

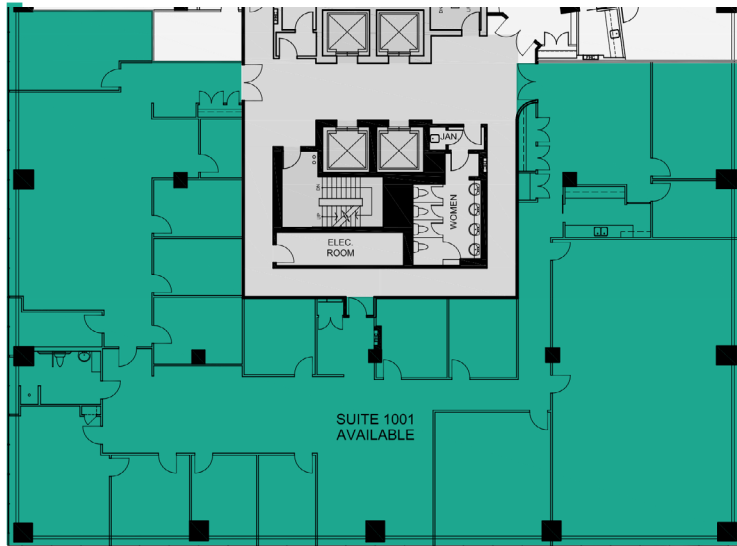
Suite 1000 & 1001 are contiguous to 19,265 SF

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Floor plan overview



401 THE WEST MALL



Suite 1001

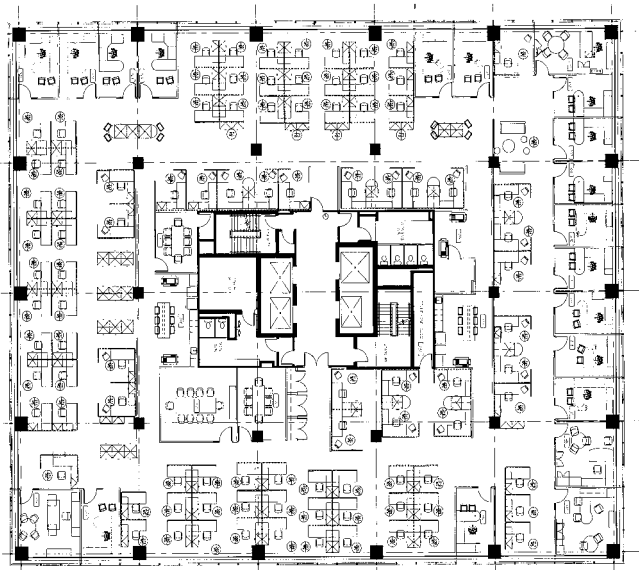
10,101 SF

- 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

[View Virtual Tour](#)

405 THE WEST MALL



3rd Floor

19,195 SF

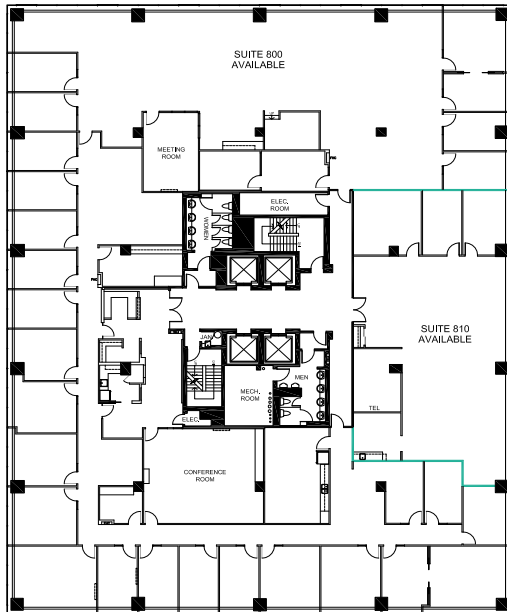
- Built-out Suite
- Entire Floor
- Boardroom
- Meeting Rooms
- Private Washrooms
- Kitchen
- Open Work Area
- Print Room

[View Virtual Tour](#)

Floor plan overview



405 THE WEST MALL

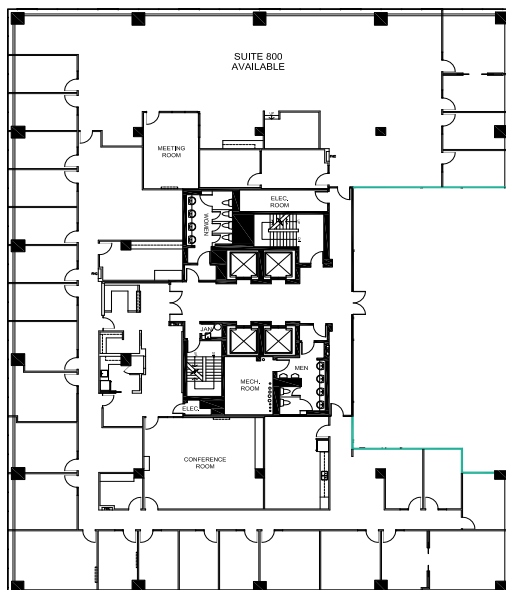


8th Floor

19,287 SF

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

405 THE WEST MALL



Suite 800

16,084 SF

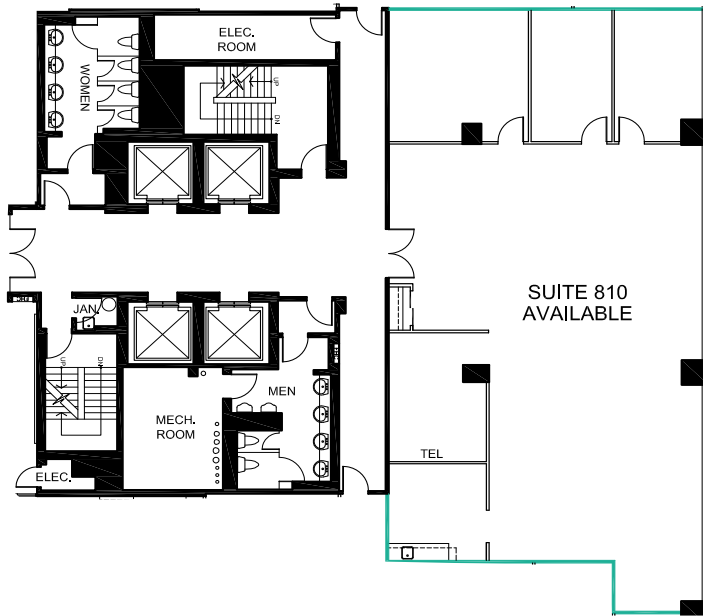
- Built-out Suite
- Private Offices
- Boardroom
- Meeting Rooms
- Kitchenette
- Open Work Area

[View Virtual Tour](#)

Floor plan overview



405 THE WEST MALL



Suite 810

3,203 SF

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

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Complex Features

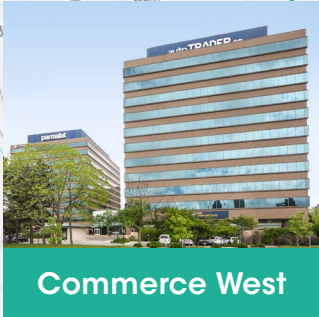
- Fibre Optic & Wired Certified Building
- 2 x Cafes on-site
- Goodlife Fitness Centre
- Shuttle to GO & TTC transit
- 10 mins to Airport
- Car Charging Stations
- Car Detailing Services
- Security on-site
- Panoramic views of city



2,669 to 19,335
SF available

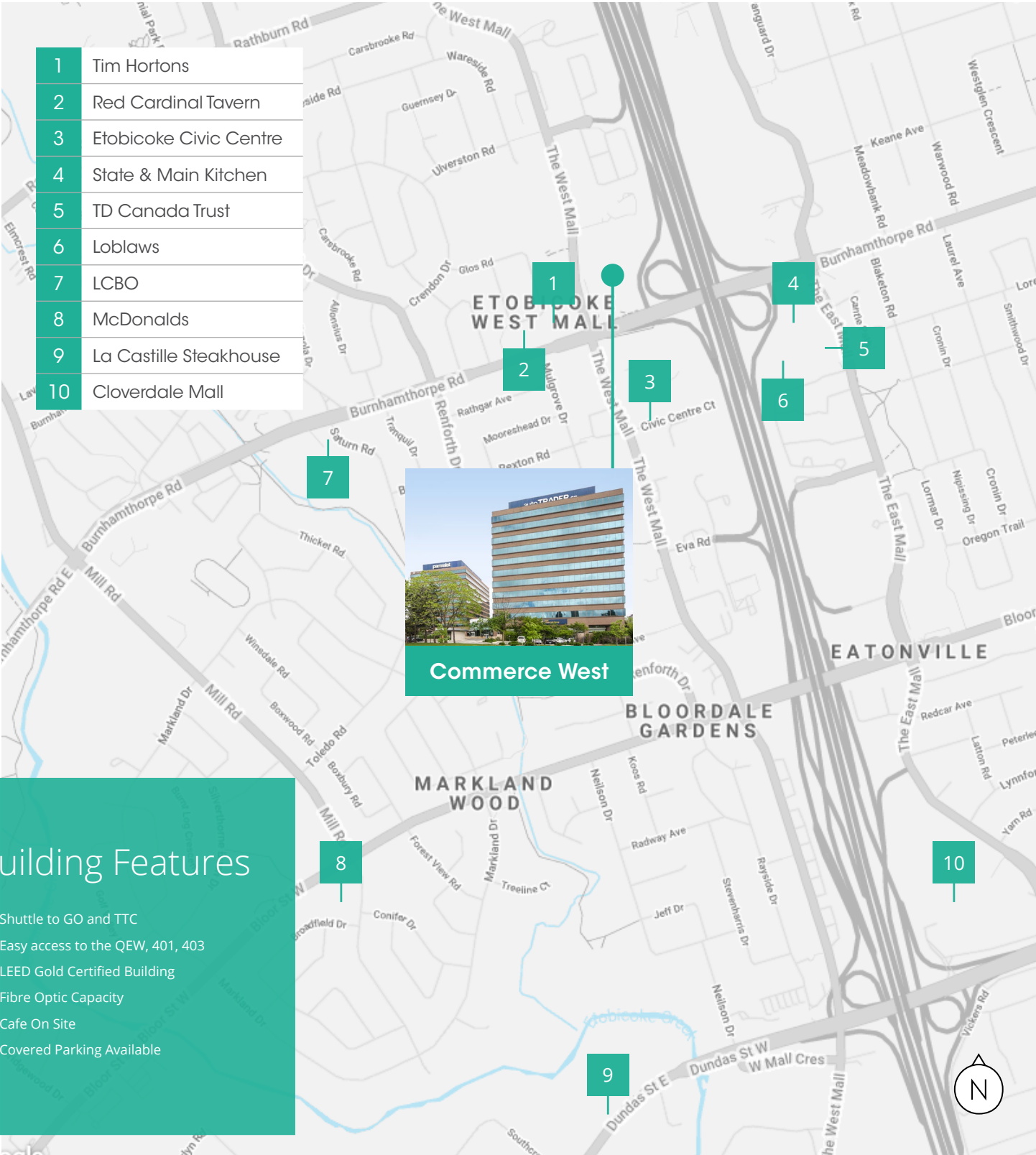
Surrounding Amenities

- | | |
|----|------------------------|
| 1 | Tim Hortons |
| 2 | Red Cardinal Tavern |
| 3 | Etoibcoke 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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