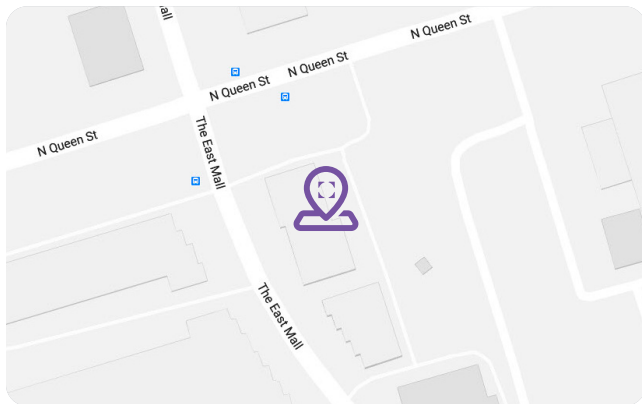




# West Toronto Health Centre

85 The East Mall, Etobicoke, Ontario



## Leasing Inquiries



**Kasia Mnich**  
Leasing Manager

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## Location Highlights



### Major Intersection

The East Mall and The Queensway



### Nearest Hospital

2.2km Trillium Health Partners Queensway  
7.8km Trillium Health Partners  
11.1km St. Joseph's Health Centre



### Public Transit Access

TTC - Bus 123B/123C/123D



# West Toronto Health Centre

85 The East Mall, Etobicoke, Ontario

**Etobicoke Medical Centre**  
Family Health Team

**IDA PHARMACY**  
PROCARE

**LifeLabs**

**Ontario**  
Diagnostic  
Centres

## Property Description

West Toronto Health Centre is a two-building complex comprised of side-by-side medical office buildings in the heart of south Etobicoke. 85 The East Mall is a four-storey, 46,447 square foot building anchored by the Etobicoke Medical Centre Family Health Team. Together, the buildings are tenanted by a diversified mix of medical and healthcare service providers including the George Hull Centre for Children and Families, a laboratory, pharmacy, diagnostic imaging, and optical, audiology, and dental clinics. The complex offers ample on-site surface parking.

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## Property Highlights

<b>Building Size</b>	46,447 sq.ft.
<b>Floors</b>	4
<b>Asking Rent Starting At</b>	\$17.00 psf
<b>Additional Rent (est. 2024)</b>	
Operating Costs	\$13.59
Realty Taxes	\$2.97
In Suite Cleaning Costs	\$2.08
<b>Total</b>	\$17.76 psf
<b>Bike Storage</b>	Outdoor
<b>Parking</b>	Surface
<b>Electric Vehicle Chargers</b>	N/A
<b>Wired Score</b>	Yes

NOTE: Asking Rent listed above is based on a standard medical office. Additional Rent listed above is an estimate and is subject to change.