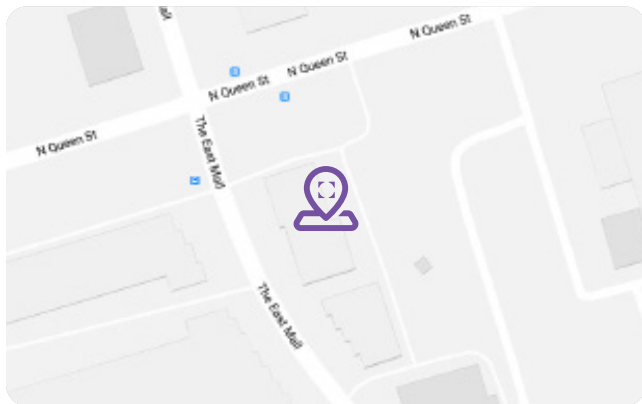




# West Toronto Health Centre

85 The East Mall, Etobicoke, Ontario



## Leasing Inquiries



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Leasing Manager

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## Location Highlights



### Major Intersection

The East Mall and The Queensway



### Nearest Hospital

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



### 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** PROCARE  
PHARMACY

**LifeLabs**

**Ontario**  
Diagnostic  
Centres

## Property Description

West Toronto Health Centre is a two-structure medical outpatient complex comprised of neighbouring buildings located 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 centre, 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</b>	Market
<b>Additional Rent (est. 2025)</b>	
Operating Costs	\$14.33
Realty Taxes	\$3.04
In Suite Cleaning Costs	\$1.95
<b>Total</b>	\$19.32 psf
<b>Bike Storage</b>	Outdoor
<b>Parking</b>	Surface
<b>Electric Vehicle Chargers</b>	N/A
<b>WiredScore</b>	Silver