



“CONNECTING INTELLIGENCE AND BUSINESS”

FOR LEASE | 1243 ISLINGTON AVENUE, ETOBICOKE

Kipling

Colliers



OPPORTUNITIES AWAIT

Located in the heart of Etobicoke, 1243 Islington offers a central location with access to abundant amenities, transit options and highly skilled workers from the surrounding residential area and transit link.

Common area washrooms and elevator lobby upgrades are underway and the main lobby was recently renovated. The building offers underground parking.

The building has excellent access to transit and links to downtown Toronto and the City of Mississauga. The subway is located across the Street at the corner of Islington and Bloor. There is an underground walkway through the adjacent building to Islington Subway station along with connections to GO Transit, Mississauga Transit, and TTC bus transit.

The building amenities include Islington Medical Pharmacy, Sherwood Copy and Print, Etobicoke Medical & Walk-in Clinic by HMC and Aberfoyle Dental Office. Across the street are numerous amenities such as Starbucks, Tim Hortons, 24-hour Goodlife Fitness, Service Ontario, food court, restaurants, banks and more.

Connecting your real estate, your business, and your life at 1243 Islington Avenue.

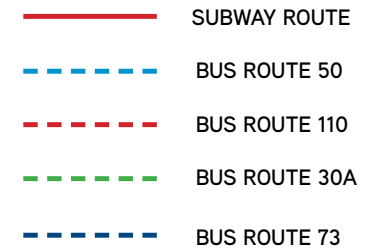
“CONNECT”

PROPERTY HIGHLIGHT

TIMING	Immediate Occupancy
BUILDING SIZE	116,592 SF
TYPICAL FLOOR PLATES	9,716 SF
PARKING	128 Underground parking stalls and 14 surface stalls
AMENITIES	Pharmacy, Printer, adjacent to Starbucks, Tim Hortons, Goodlife Fitness, Service Ontario, food court, restaurants, banks and more
TRANSIT	Adjacent to GO Transit, TTC, Mi-Way Mississauga Transit and Subway
NEWMANAGEMENT	Kipling Realty Management Inc.
RENOVATIONS UNDERWAY	Renovated lobby recently completed. Common area washrooms and elevator lobby upgrades underway.

“CONNECTING INTELLIGENCE AND BUSINESS”

SUPERIOR CONNECTIVITY



99 TRANSIT SCORE

WORLD-CLASS PUBLIC
TRANSPORTATION



80 BIKE SCORE

VERY BICKABLE -
GOOD BIKE LANES

“SUPERIOR CONNECTIVITY” TRANSPORTATION HUB

- Islington Subway Station – located directly across the Street (underground tunnel to the Subway station in the adjacent building)
- 11.4 K to Pearson Airport and less than 10 minutes (3.5KM) to Highway 427
- Links to TTC Bus Transit and Mississauga Transit Service (MiWay) buses
- Increased efficiency through improved infrastructure

TRANSIT, BIKE AND WALK SCORE PER **Walk Score**

“CONNECT YOUR BUSINESS, EMPLOYEES, AND CUSTOMERS EFFICIENTLY”

AMENITIES

1243 Islington has access to abundant amenities all within a short walking distance as well as building amenities such as Islington Medical Pharmacy, Sherwood Digital Copy and Print, Etobicoke Medical

Walk-in Clinic and Aberfoyle Dental Office. Goodlife Fitness is open 24 hours located directly across from the building along with a food court and more.

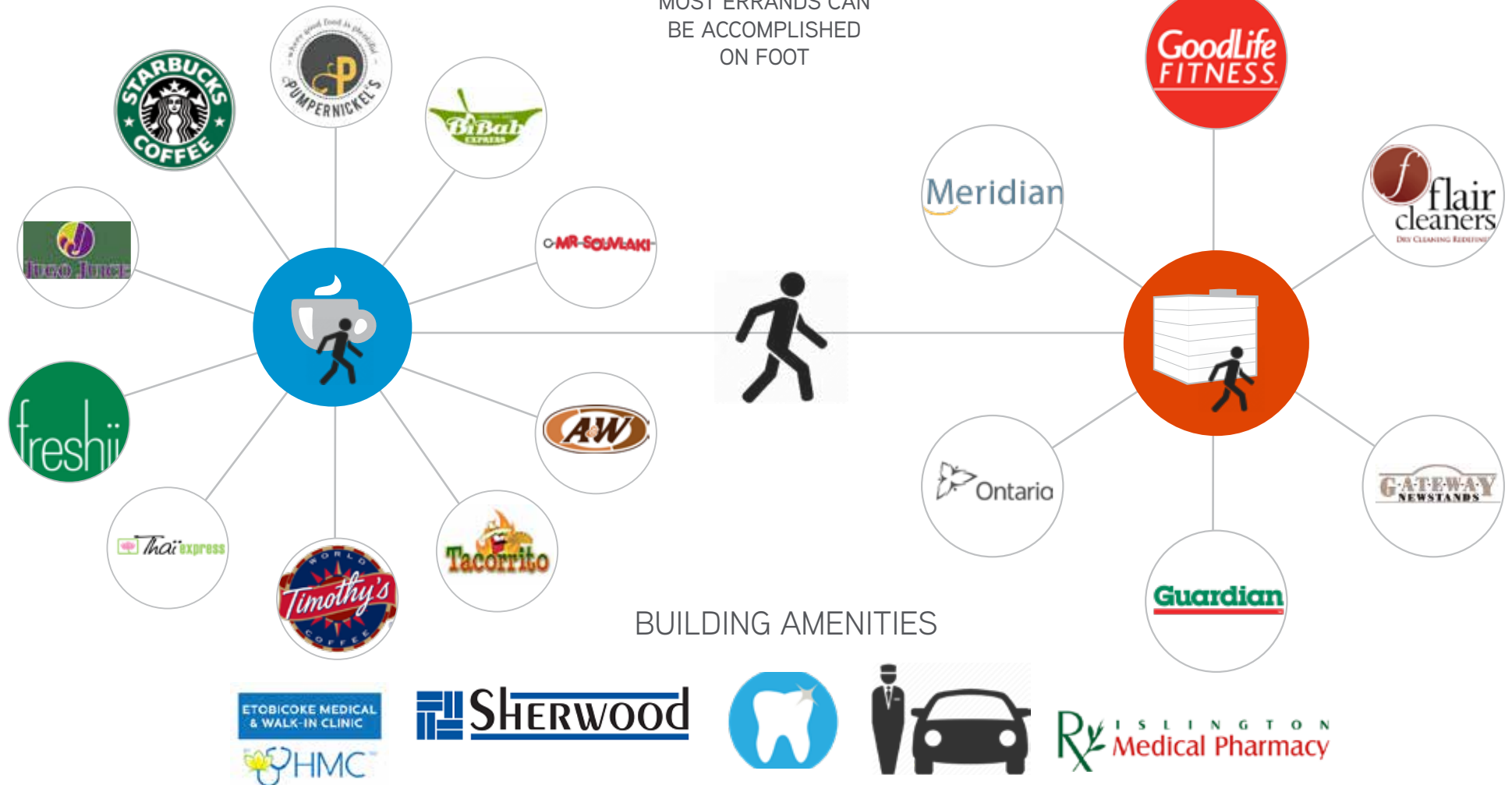
THE COMMUNITY

FOOD & BEVERAGES

83 WALK SCORE

MOST ERRANDS CAN
BE ACCOMPLISHED
ON FOOT

AMENITIES



"THIS IS WHERE YOUR EMPLOYEES WANT TO BE"

1243 ISLINGTON AVENUE

For tension enquiries please call 416.593.6366

PROPERTY MANAGEMENT/



The Kipling Group has over 35 years of property management experience with a diverse office building portfolio across Canada. Kipling's dedicated team of real estate professionals understand that the most important aspect of property management is service excellence. Kipling believes that by offering customized commercial property management services, they will exceed the expectations of their tenants and building occupants.

Kipling's success reflects their understanding that it is only exceptional service that sets them apart. Kipling focuses on quality at every level from the building operator through to the senior management team. Working to create exceptional building services is what Kipling does best.

'At Kipling, we think like an Owner but act as a Manager.'



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