



# Galaxy Airport Centre

175 Galaxy Boulevard  
Etobicoke, ON

**FOR LEASE**



Developed by



Listed by



FOR LEASE | 175 Galaxy Boulevard | Unit 200

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## SPECIFICATIONS

### Site Overview

Overlooking Mimico Creek and Royal Woodbine Golf Club, Galaxy Airport Centre is ideally situated only minutes from Toronto Pearson International Airport with easy access to all major 400 series highways.

**TOTAL AVAILABLE AREA: 15,546 SF**

### Office Area:

Unit 200: 15,546 sf

### Demising Options Available:

Option A: 3,787 sf

Option B: 12,085 sf

### Parking:

Free surface at a ratio of 3.7:1,000 sf

### Possession:

Immediate

### Asking Net Rent:

\$19.95 psf per annum year 1

### Additional Rent:

\$12.50 psf (2024 EST.)

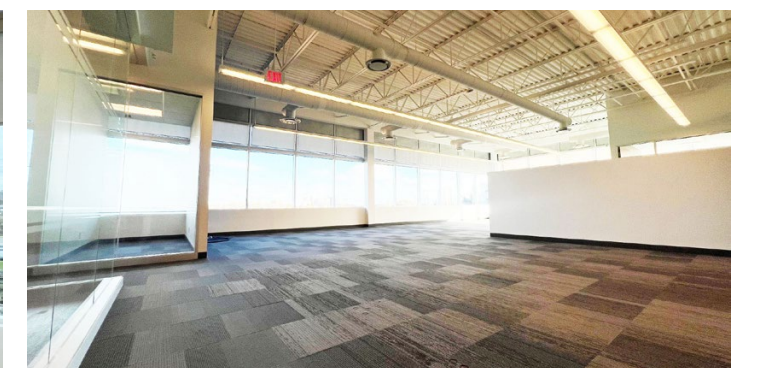
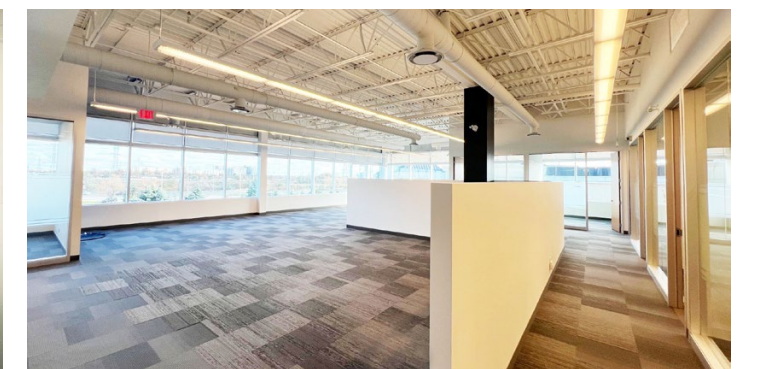
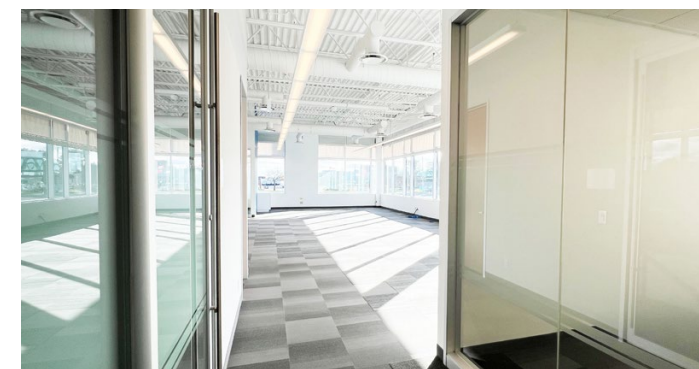
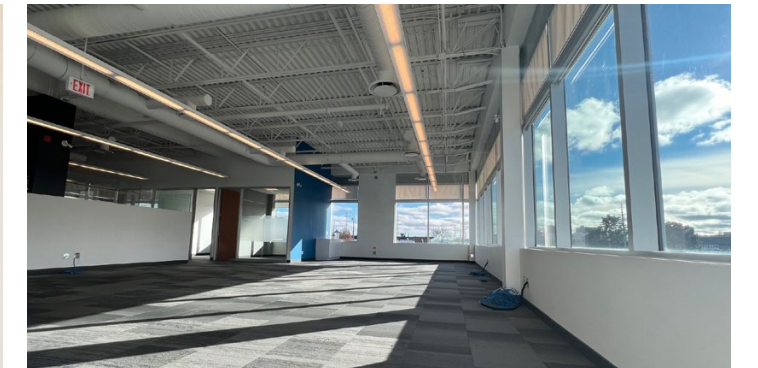
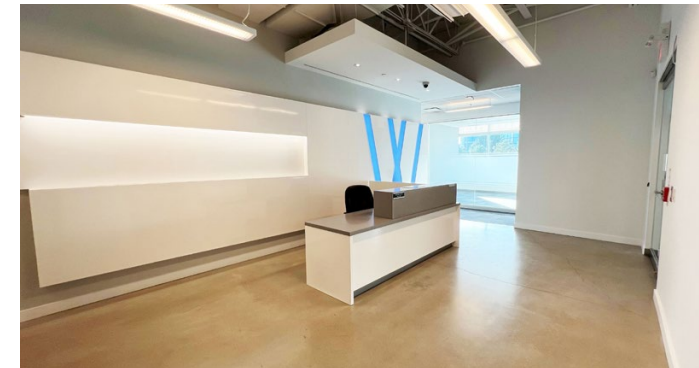
(plus insuite Hydro consumption)

### Property Highlights:

- Plug-and-play space with a mix of private offices, boardrooms, open space, and eat-in kitchen
- Supremely located with close proximity to all major 400 series highways and Pearson International Airport
- Building signage available
- LEED Silver Certified building
- Ample free surface parking with EV charging stations
- Access to outdoor patio space
- Elevator-accessible with direct elevator exposure
- Wheelchair accessible

 **VIRTUAL TOUR - UNIT 200**

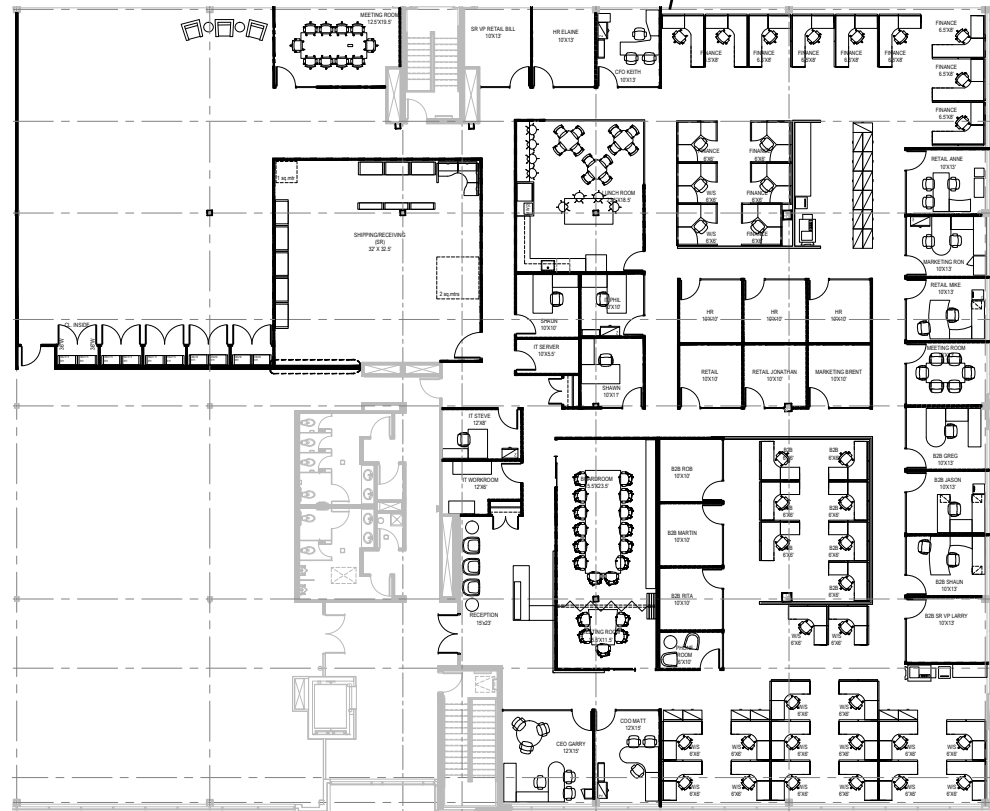
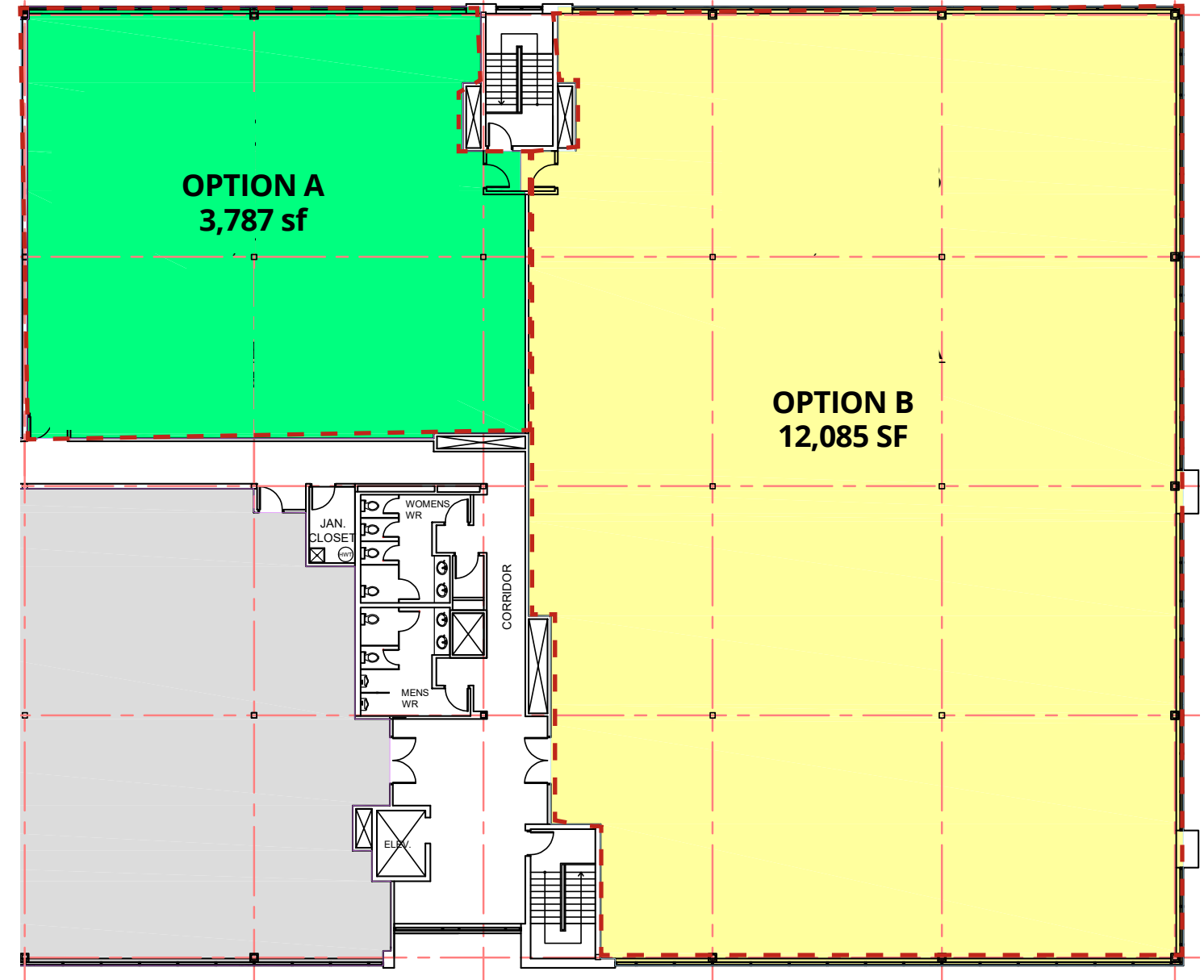
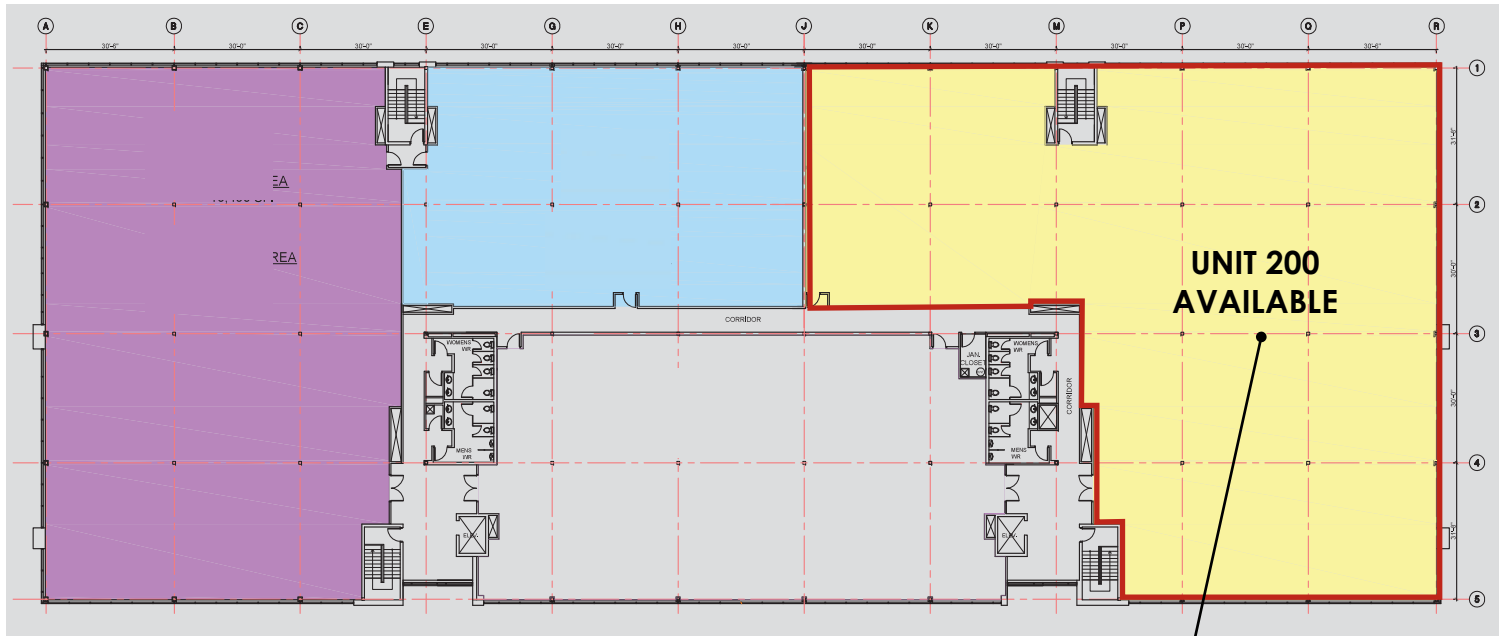
## PROPERTY PHOTOS





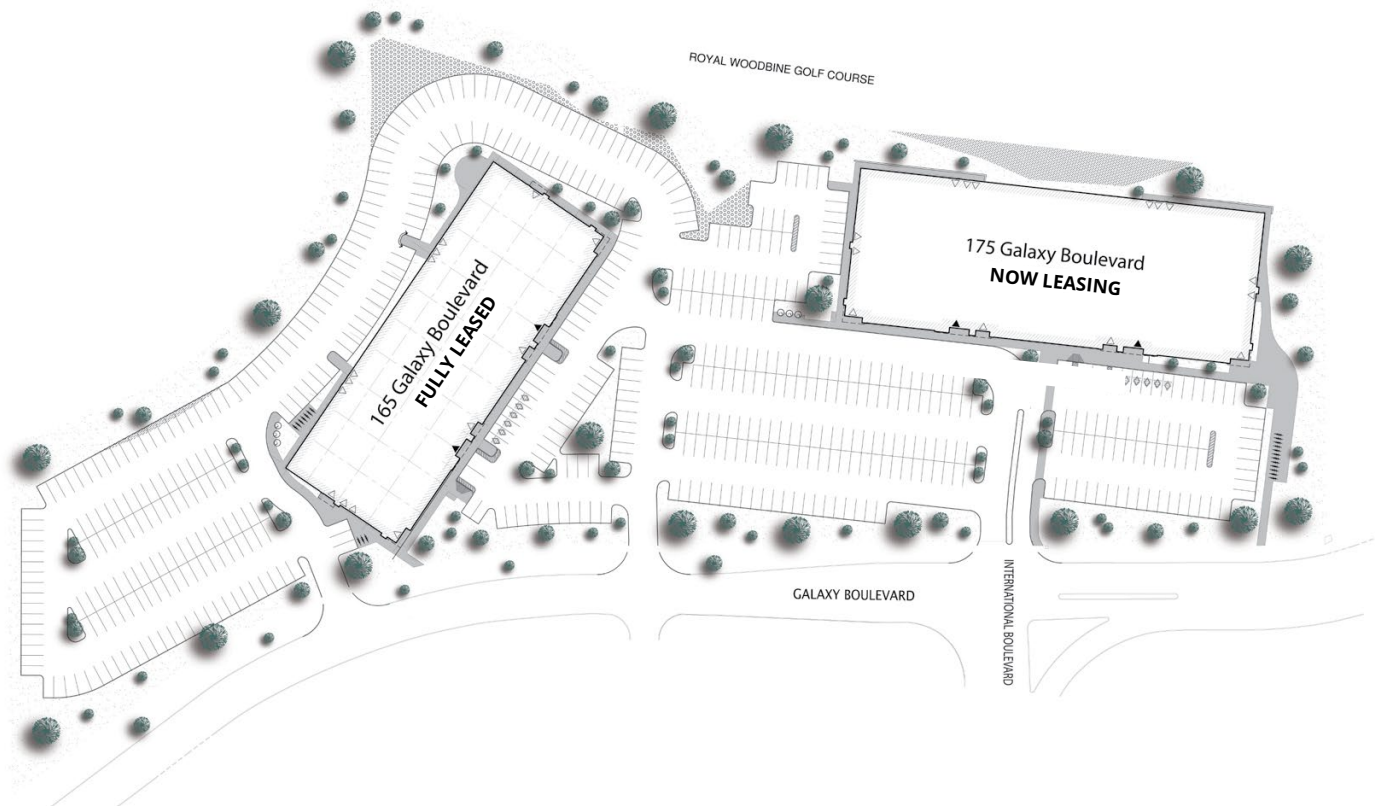
### FLOOR PLAN

### DEMISING OPTIONS



VIRTUAL TOUR - UNIT 200

SITE PLAN



AMENITIES MAP



AMENITIES WITHIN 5 KM





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Avison Young is the real estate partner businesses trust for intelligent, integrated solutions. We deliver results that are aligned with your strategic business objectives, supporting real estate initiatives that add value and build competitive advantage for your organization.



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