



Galaxy Airport Centre

175 Galaxy Boulevard
Etobicoke, ON

FOR LEASE



Developed by



Listed by



FOR LEASE | 175 Galaxy Boulevard | Unit 200 & 202

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: 27,631 SF

Office Area:

Unit 200: 15,546 sf
Unit 202: 12,085 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:

\$12.95 psf (2026 EST.)
(plus insuite Hydro consumption)

Property Highlights:

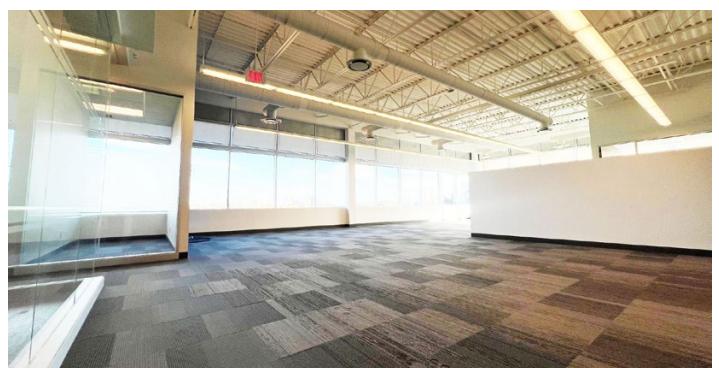
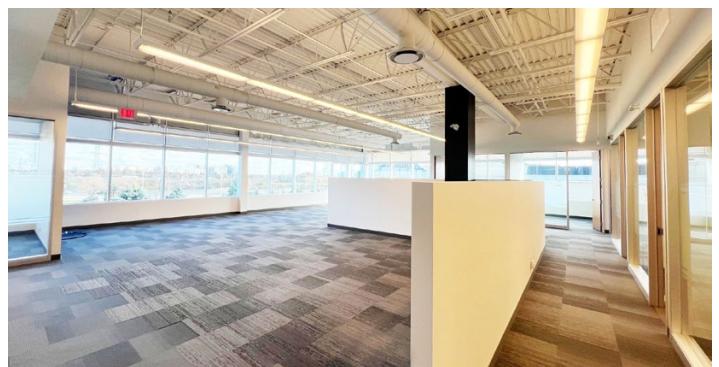
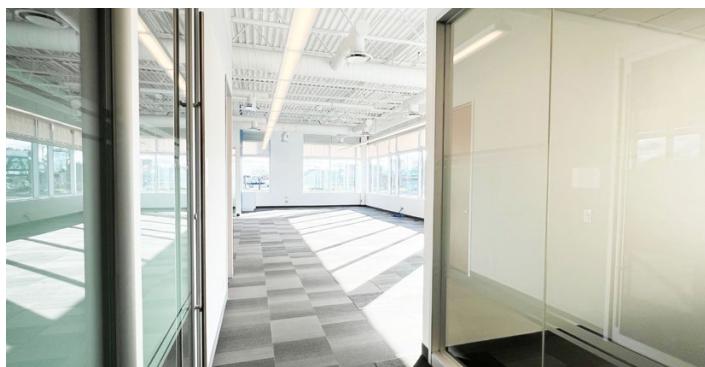
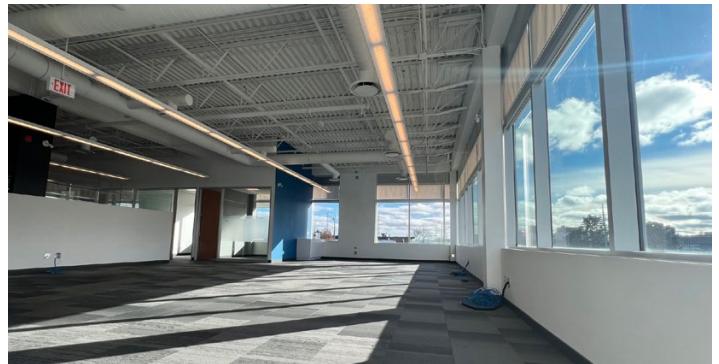
- Plug-and-play space with a mix of private offices, boardrooms, open space, and eat-in kitchen
- Supremely located with close proximity to all major 400 series highways and Pearson International Airport
- Excellent landscaping and superb views of the adjacent golf course
- Building signage available
- 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

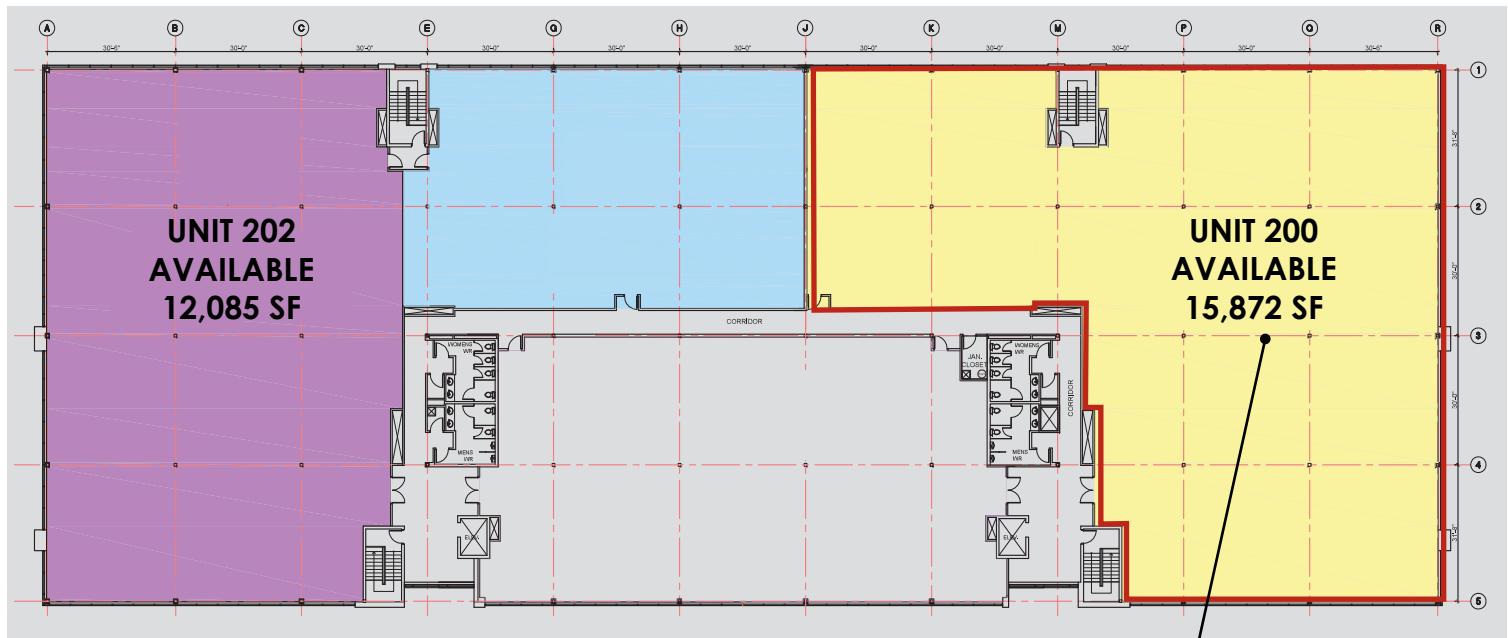
FOR LEASE | 175 Galaxy Boulevard | Unit 200

PROPERTY PHOTOS



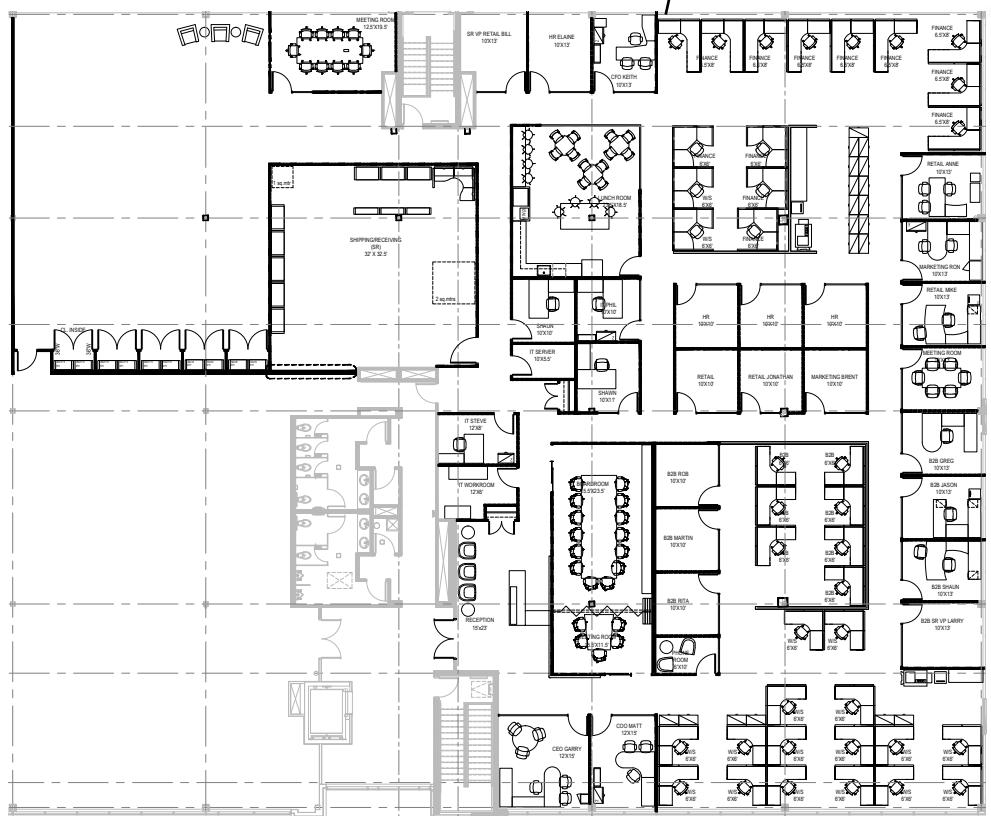


FLOOR PLAN



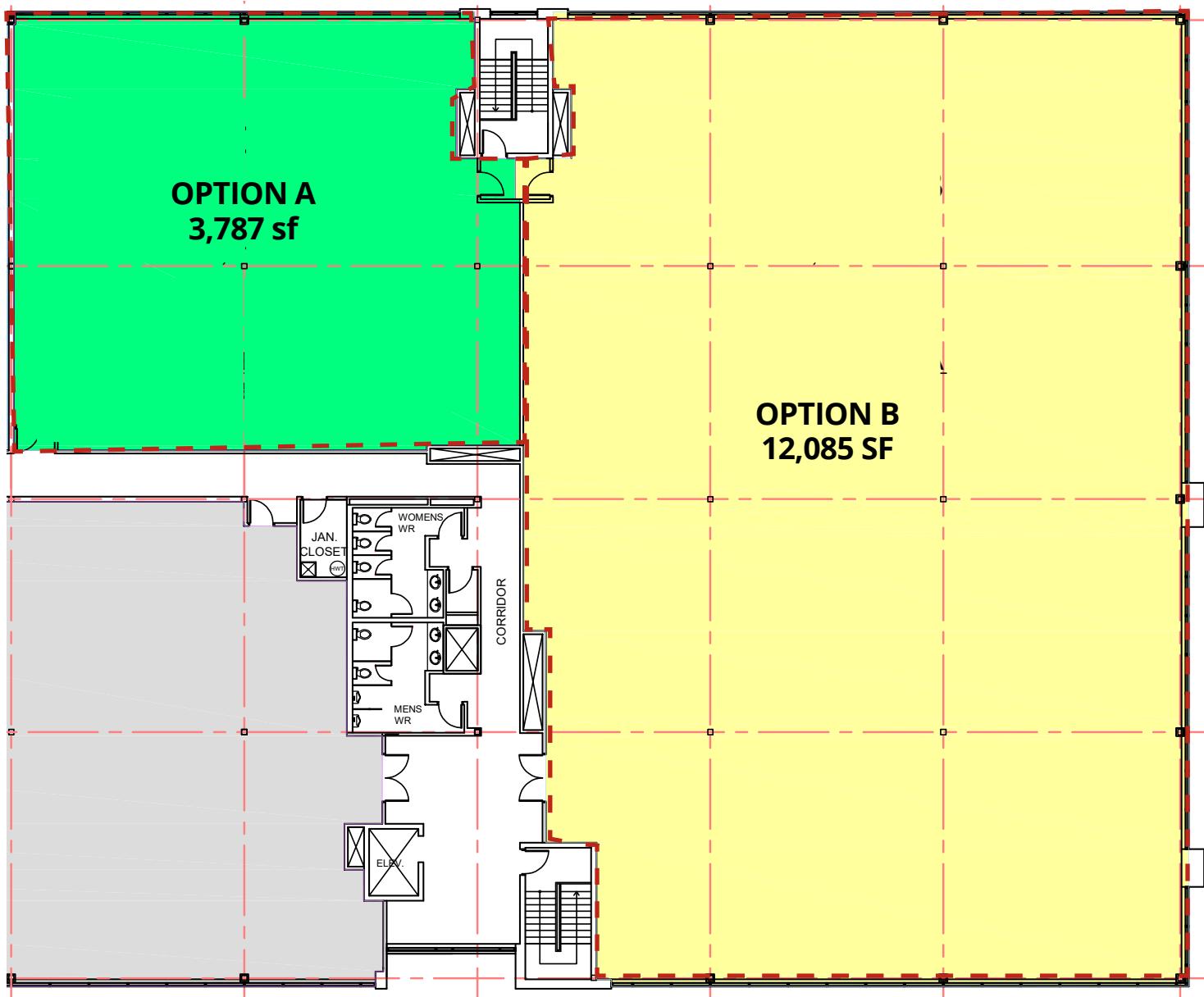
**UNIT 202
AVAILABLE
12,085 SF**

**UNIT 200
AVAILABLE
15,872 SF**



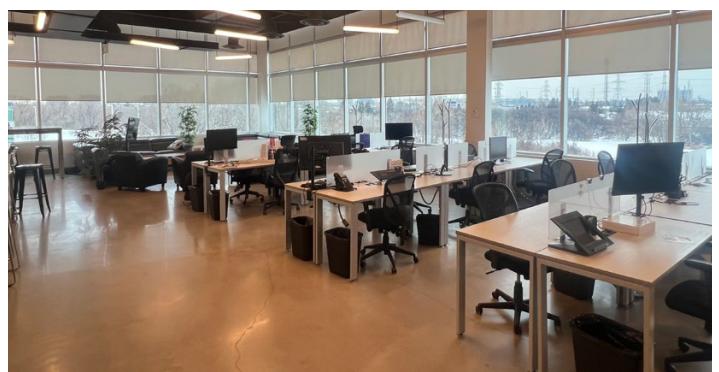
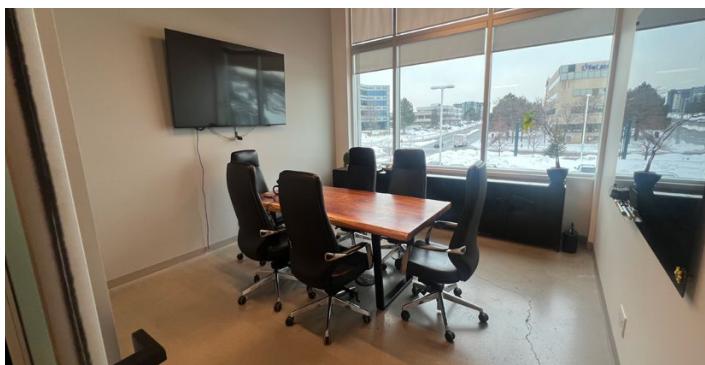
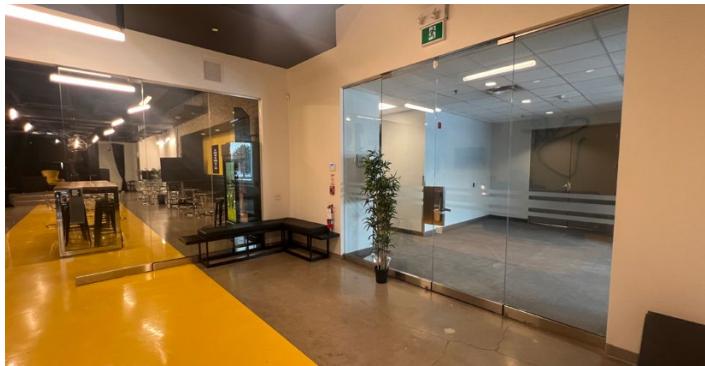


DEMISING OPTIONS



FOR LEASE | 175 Galaxy Boulevard | Unit 202

PROPERTY PHOTOS



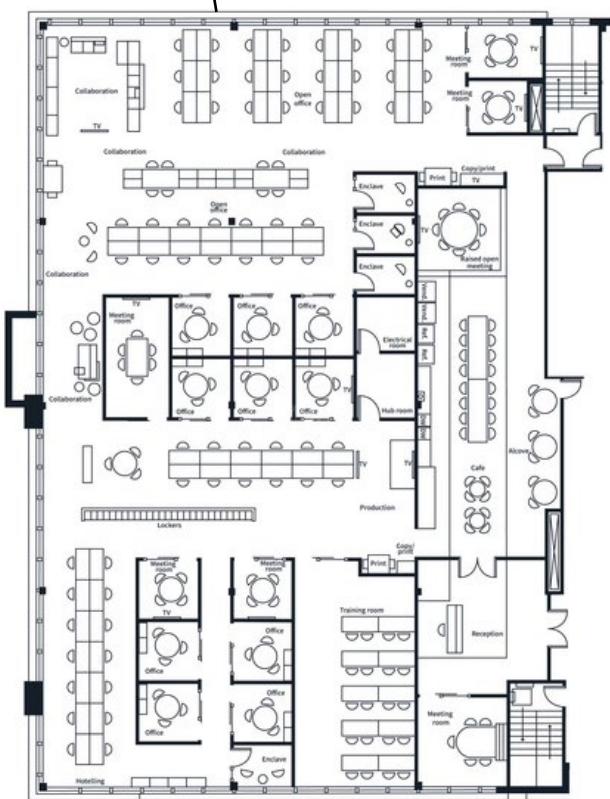
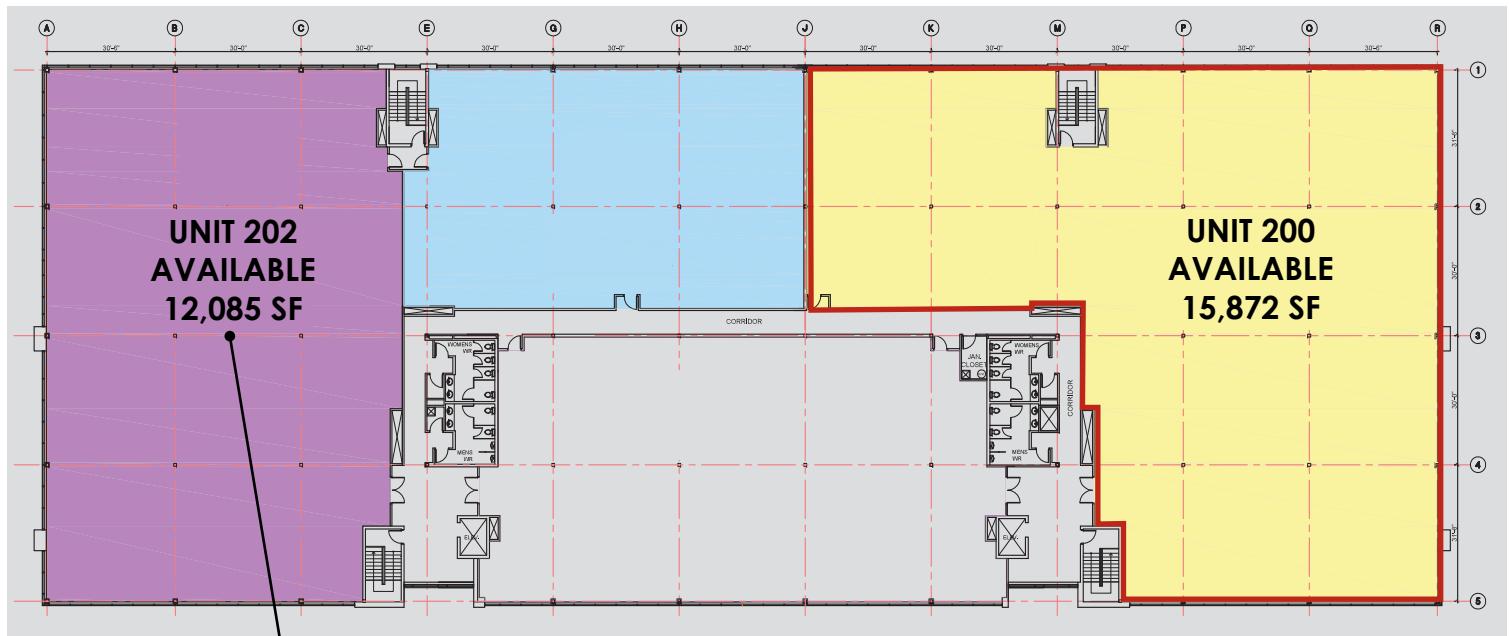
FOR LEASE

I 175 Galaxy Boulevard

I Unit 200 & 202

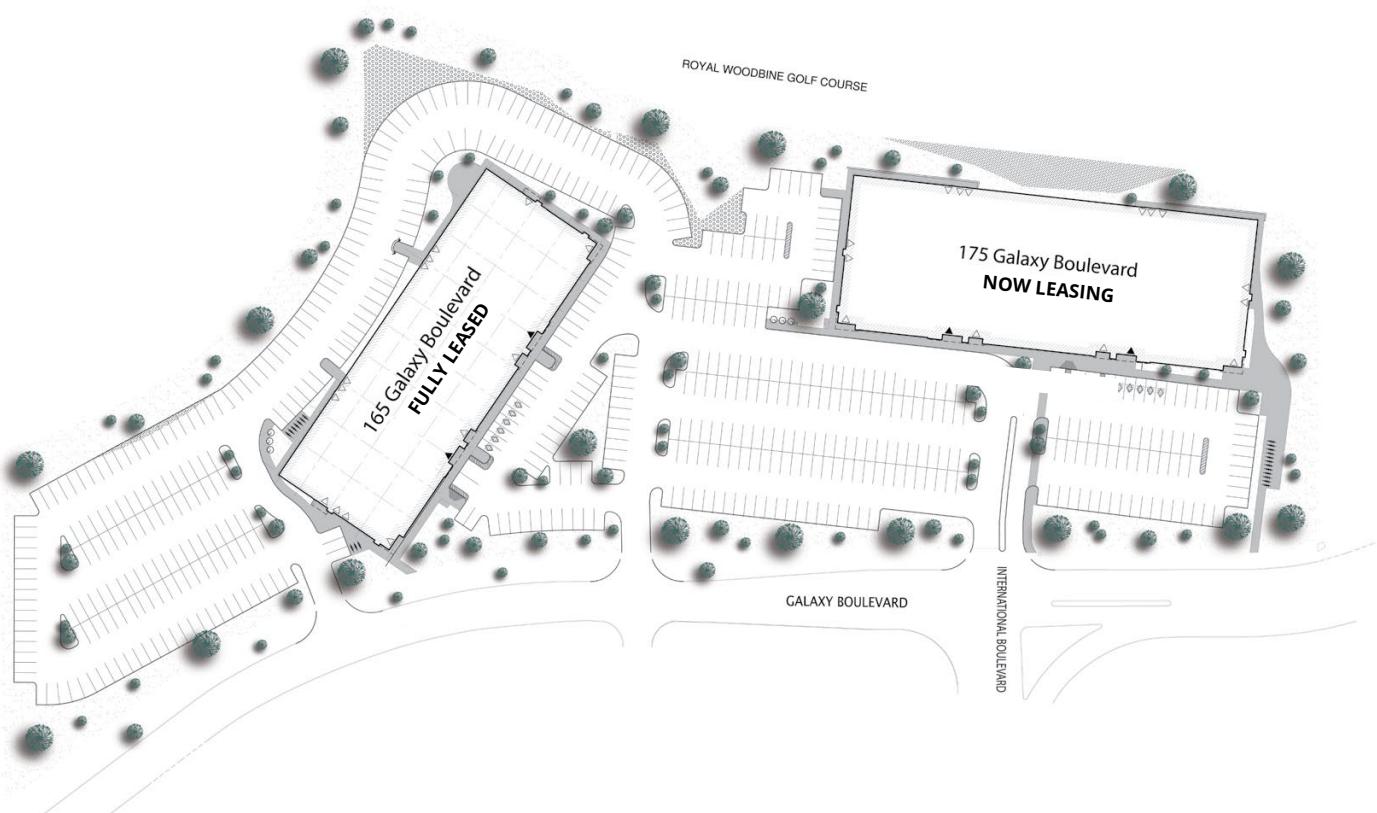


FLOOR PLAN

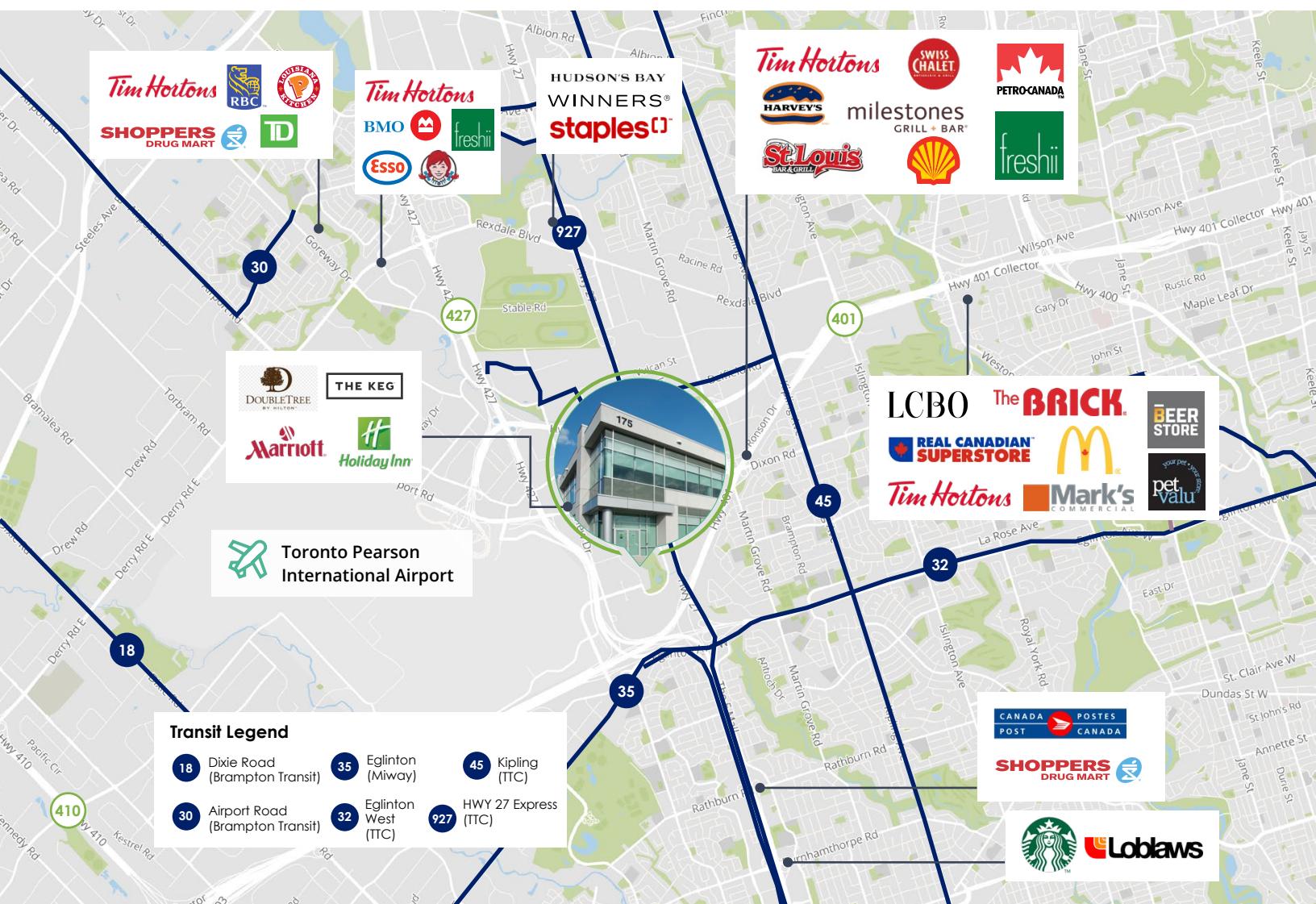


FOR LEASE | 175 Galaxy Boulevard | Unit 200 & 202

SITE PLAN



AMENITIES MAP



AMENITIES WITHIN 5 KM

200
RESTAURANTS

248
RETAIL

8
FITNESS

30
HOTELS

47
BANKS

36
GAS STATIONS



Avison Young Commercial Real Estate Services, LP, Brokerage
77 City Centre Drive, Suite 301, Mississauga, Ontario L5B 1M5
Office 905 712 2100 Fax 905 712 2937 avisonyoung.ca

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.

**AVISON
YOUNG**



Avison Young
Commercial Real Estate Services, LP, Brokerage
77 City Centre Drive, Suite 301 Mississauga, Ontario, Canada L5B 1M5
T 905.712.2100 F 905.712.2937 avisonyoung.com

For more information, please contact:

- › **Jeff Flemington**, CCIM, SIOR, LEED AP
Broker, Principal, Executive Vice President
jeff.flemington@avisonyoung.com
905 283 2336

- › **Kurt Love**, SIOR
Sales Representative, Vice President
kurt.love@avisonyoung.com
416 997 9460

Located in the City of Vaughan within the Greater Toronto Area, the Gottardo Group of Companies is a real estate developer, design builder, and general contractor that serves clients throughout South Western Ontario. Successful completion of prestigious developments, office buildings, industrial distribution and manufacturing facilities, retail centres, and specialty use buildings has established the company as a leader in the construction sector.



Gottardo Group of Companies
277 Pennsylvania Avenue
Concord, Ontario, Canada L4K 5R9
T 905.761.7707 F 905.761.6588 gottardogroup.com