

[www.galaxycentre.ca](http://www.galaxycentre.ca)



2 Storey Offices

# Galaxy Airport Centre

165 Galaxy Blvd & 175 Galaxy Blvd, Toronto

## OFFICE SPACE AVAILABLE



Developed by



Listed by





## SPECIFICATIONS

### 165 GALAXY BLVD

#### 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.

**ONE UNIT AVAILABLE**

**APPROXIMATELY 3,873 SF  
REMAINING**

- › New Construction
- › Building Size: 68,200 sf (3,873 sf Available)
- › Two Storey Configuration
- › Low Gross-up Factor: Ground Floor  
Approximately 3,873 sf Available)
- › Parking: 3.7 per 1,000 sf Leased
- › LEED Silver Certification, Green ROOF Design
- › Net Rent: \$ 20.75 psf per annum (Years 1-5)  
\$ 21.50 psf per annum (Years 5-10)
- › T&O: \$10.43 psf per annum (2019 Estimate)
- › Common Area Utilities Included (In-Suite Hydro Additional)
- › In-Suite Janitorial Included
- › Lease Term: 5 to 10 Years
- › Tenant Improvement Allowance: \$50.00 psf



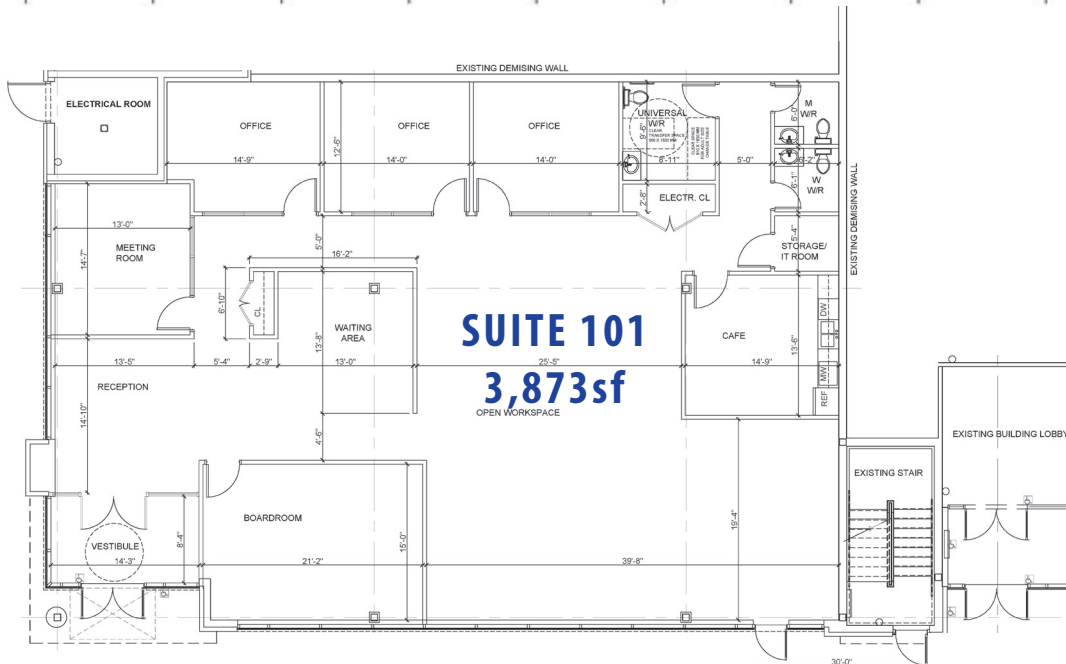




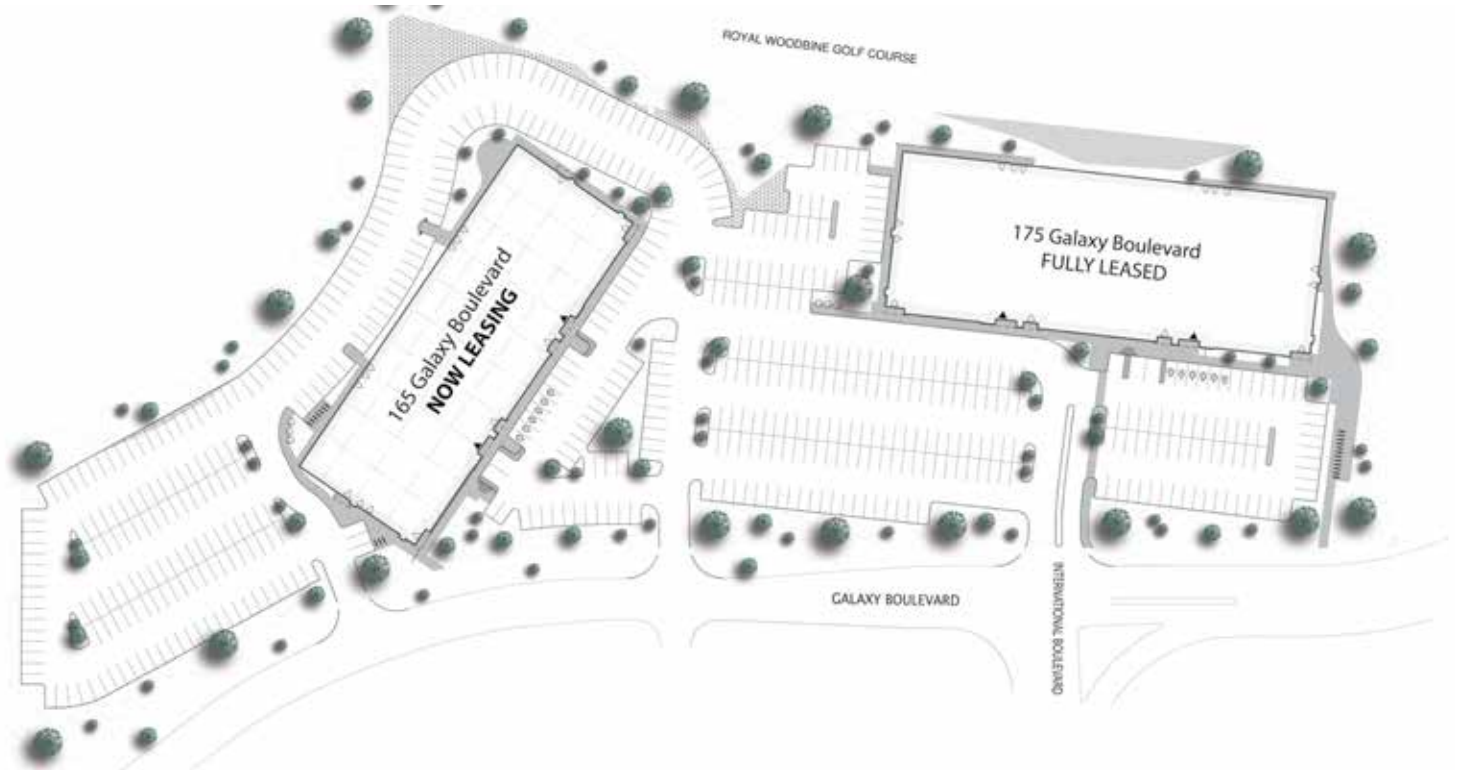
## FLOOR PLANS - 165 GALAXY BLVD

GROUND FLOOR

APPROXIMATELY 3,873 SF  
REMAINING



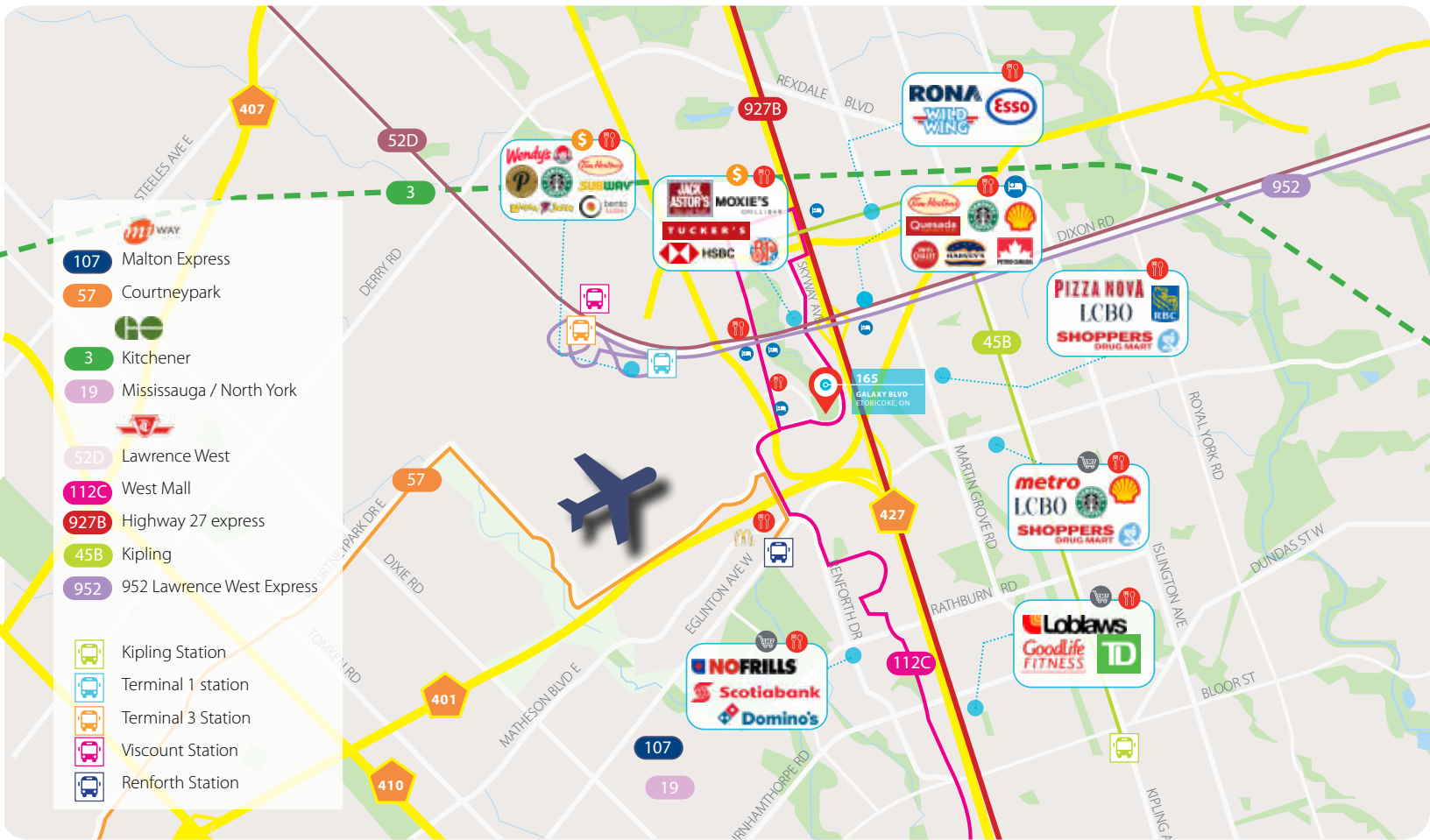
## SITE PLAN







## AMENITIES MAP



## NUMBER OF AMENITIES WITHIN 5 KM



FOR LEASE | 165 & 175 Galaxy Boulevard, Toronto | [galaxycentre.ca](http://galaxycentre.ca)

## SAMPLE INTERIOR PHOTOS





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