



1 Greensboro Drive, Etobicoke | ON

Cost-effective office space in Etobicoke for lease

All suites have been recently upgraded with new ceiling grids, carpet and blinds. Great opportunity to lease new office space, conveniently located close to many major highways and great amenities.

Chris Burans*

Senior Vice President
+1 416 620 2866
+1 416 258 9845
chris.burans@colliers.com

Adam Dauphinee**

Senior Vice President, LEED, AP
+1 416 620 2872
+1 416 505 4828
adam.dauphinee@colliers.com

Noel Cardy*

Senior Sales Representative
+1 416 620 2364
+1 289 927 1252
noel.cardy@colliers.com

Property Overview

1 Greensboro Drive is a well-situated property with convenient access to highways 401 and 409. Located just a short nine-minute drive from Toronto Pearson International Airport, it offers excellent connectivity for businesses. With ample parking available, this building provides a practical, cost-effective and accessible space for tenants.

Civic Address	1 Greensboro Drive, Etobicoke, ON		
Location	Kipling Avenue & Greensboro Drive		
Zoning	E1.0		
Parking	3:1,000 SF		
Rentable Area	Suite 200	1,285 SF	
	Suite 201	1,756 SF	Model Suite
	Suite 203	2,842 SF	
	Suite 204	7,577 SF	
	Suite 205	4,735 SF	
	Suite 303	1,788 SF	
Net Rent	\$12.00 PSF		
Additional Rent	\$20.11 PSF		
Available	Immediately		

Key Highlights



Recently
upgraded
suites



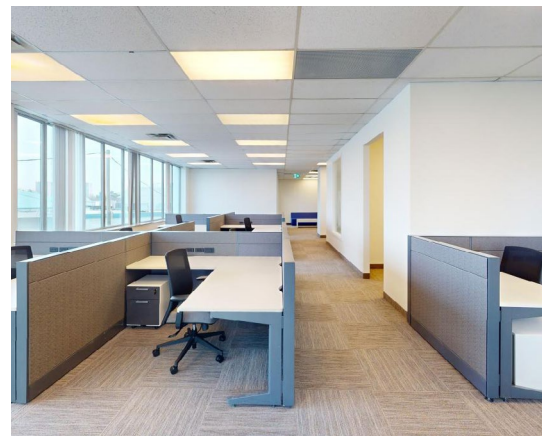
10-minute drive
to Pearson
Airport



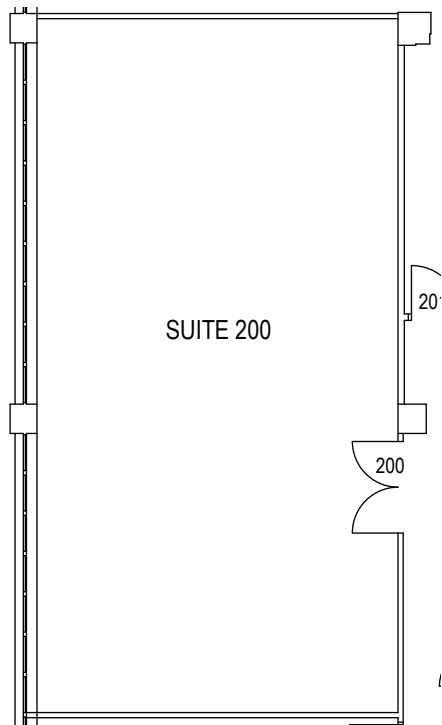
Surface
parking
available



Proximity to
major 400-series
highways



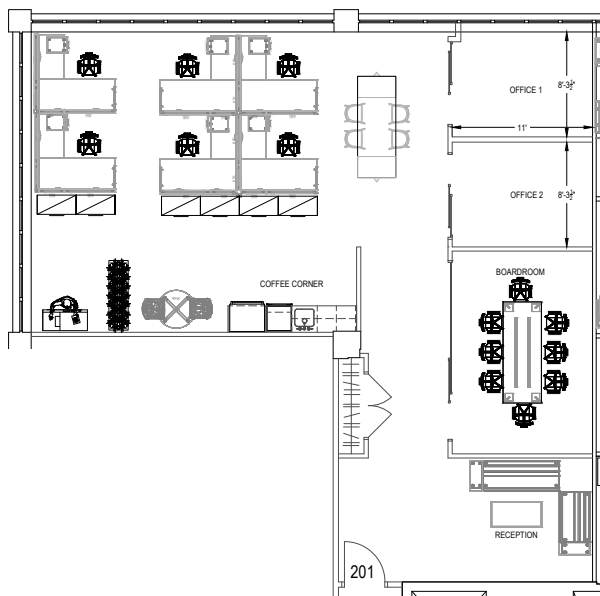
Floor Plans



Suite 200

1,285 SF

- Base building condition, ready for tenant fixturings

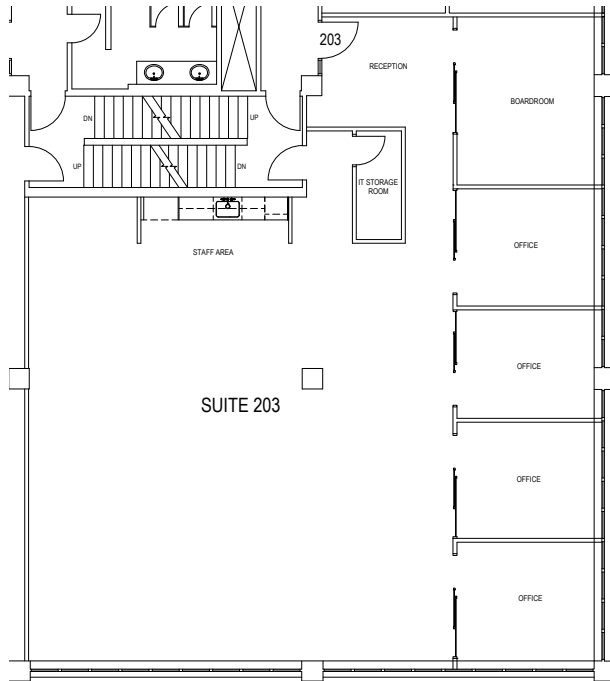


Suite 201

1,756 SF

- Brand new model suite
- Two private offices
- Reception area
- Boardroom
- Open workspace

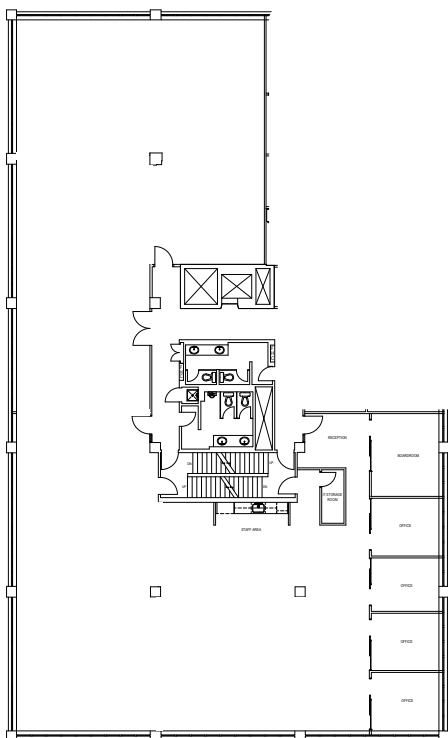
Floor Plans



Suite 203

2,842 SF

- Kitchenette
- Four private offices
- Reception area
- Open workspace

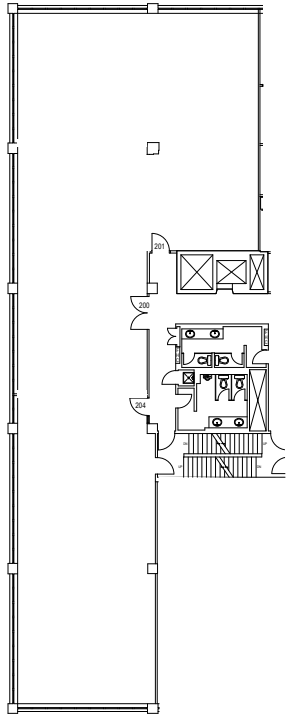


Suite 204

7,577 SF

- Ready for tenant improvements

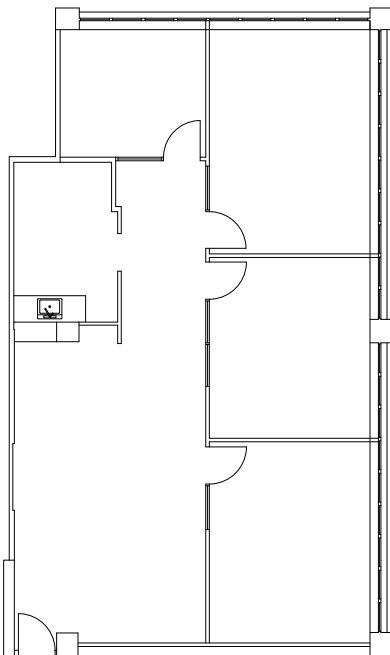
Floor Plans



Suite 205

4,735 SF

- Base building condition, ready for tenant fixturings



Suite 303

1,788 SF

- Built-out space
- Fully furnished
- Kitchenette
- Private offices

Surrounding Amenities





M MANTELLA CORPORATION

[View Online Listing](#)

1 Greensboro Drive, Etobicoke | ON

Chris Burans*

Senior Vice President
+1 416 620 2866
+1 416 258 9845
chris.burans@colliers.com

Adam Dauphinee**

Senior Vice President, LEED, AP
+1 416 620 2872
+1 416 505 4828
adam.dauphinee@colliers.com

Noel Cardy*

Senior Sales Representative
+1 416 620 2364
+1 289 927 1252
noel.cardy@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. **Colliers Macaulay Nicolls Inc., Brokerage**

*Sales Representative **Broker

Accelerating success.