

URBANREFORM

RETAIL
AVAILABLE
824 + 17,445 SF (DIVISIBLE)

CYPRESS AT PINNACLE ETOBICOKE

5415 DUNDAS STREET WEST

RETAIL FOR LEASE

TORONTO, ONTARIO

SEPTEMBER 2026

Urban Reform Realty Inc. Brokerage



ETOBICOKE - 5 NEW CENTRE

THE PROPERTY

THE RETAIL FOCAL POINT OF ETOBICOKE'S NEW CENTRE

5415 Dundas Street West is the first of nine residential towers to be developed over the next several years. Located on Dundas Street West between Kipling Avenue and Shorncliffe Road, steps from Kipling Station and the new Civic Centre.

Cypress at Pinnacle Etobicoke offers commercial underground parking, existing co-tenancy with national retailers and Dundas Street visibility.

Units Remaining	2	Residential Units	295 (Sold Out)
Ground Floor	824 sf	Total Office SF	37,962 sf
3rd Floor Available	17,445 sf (divisible)	Parking / Bicycle	459 / 328
Rent	Contact Listing Agent	Add. Rent	\$14.00 / sf (2026)



THE TRADE AREA

THE WEST END

Kipling Station, the Civic Centre, Sherway Gardens and the Gardiner Expressway put a dense, employed and growing catchment within two kilometres of the front door.

28,204

Total population

\$122,703

Annual spending

72.4%

Employment rate

54,922

Daytime population

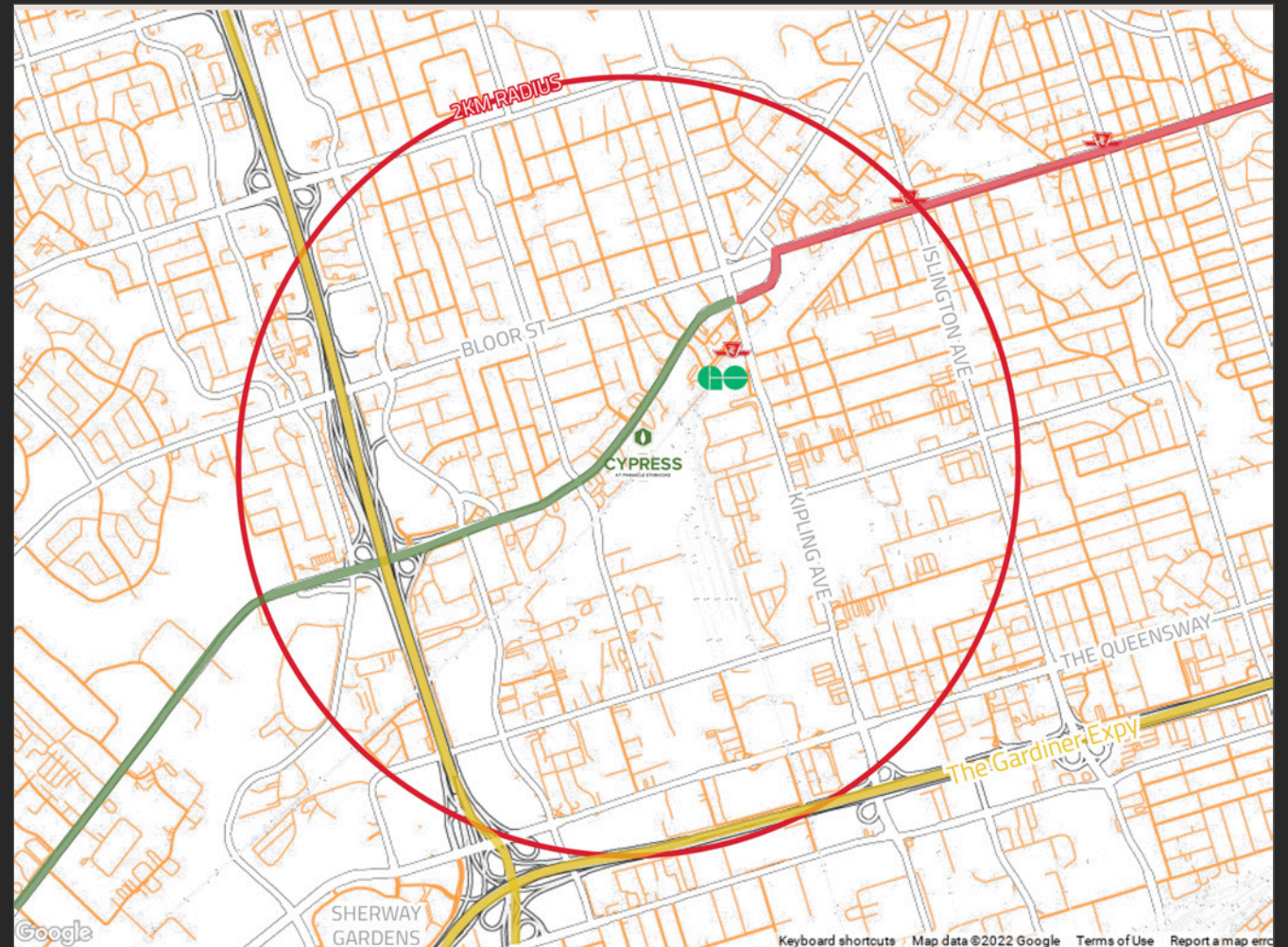
37.8

Average age

48.1%

University educated

[TAKE A CLOSER LOOK AT THE AREA](#)





NINE TOWERS. ONE NEW CENTRE.

295

Residential units, sold out

16,810

Retail SF in the podium

37,962

Office SF above grade

459

Parking stalls, 328 bicycle

GROUND FLOOR PLAN



EXISTING TENANTS SHOWN IN PLACE

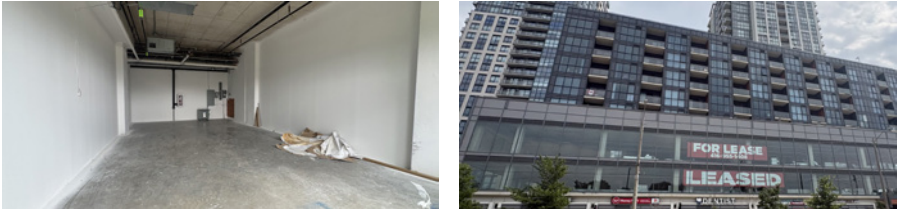
UNIT 07

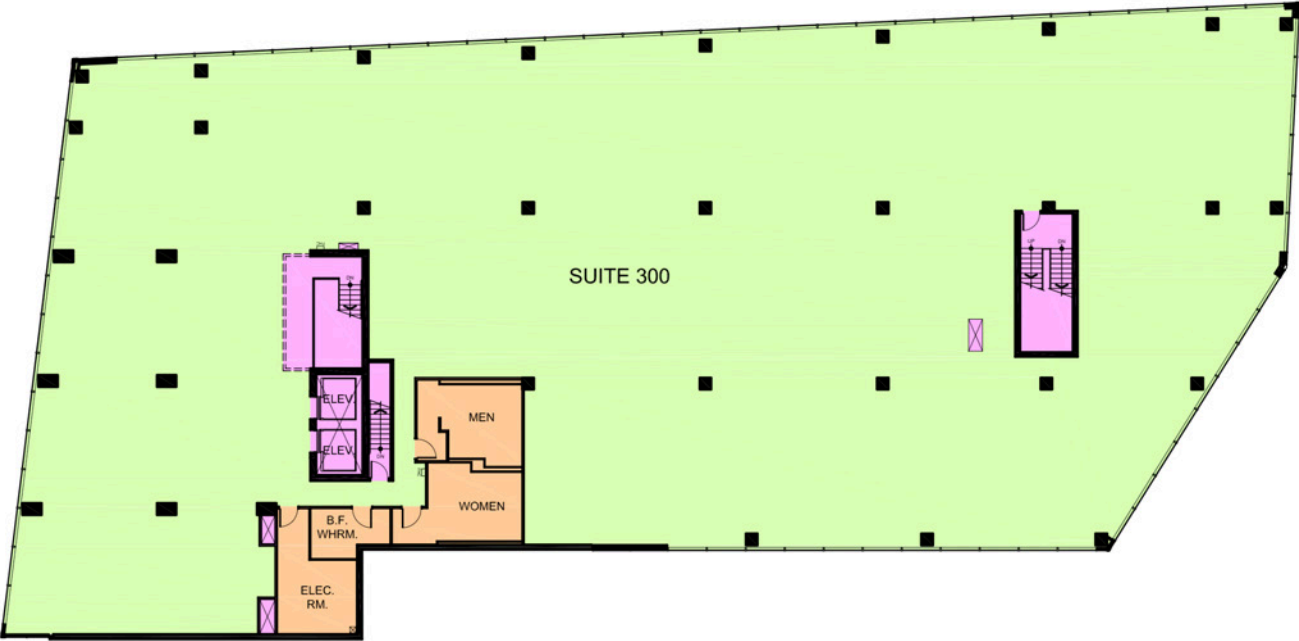
824 SF

A CORNER-LIT SHELL,
READY TO BUILD

Poured concrete floor, exposed structure and services in place. Frontage onto the Dundas Street sidewalk with direct access from the commercial parking level below.

Rent	Contact Listing Agent
Add. Rent	\$14.00 / sf (2026)
Possession	Immediate





FLOOR UNDER CONSTRUCTION AT TIME OF SURVEY

SUITE 300 • THIRD FLOOR

17,448 SF
DIVISIBLE

A FULL OFFICE FLOOR
ABOVE THE NEW CENTRE

A single open floorplate wrapped in glazing on three sides, with two elevators, dedicated washrooms and a second egress stair. Steps from Kipling Station and the Civic Centre.

Rentable Area	17,448 sf
Occupant Area	16,588 sf
Load Factor	1.05182
Rent	Contact Listing Agent





FOR LEASING ENQUIRIES

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