



Sublease Available

Space Profile

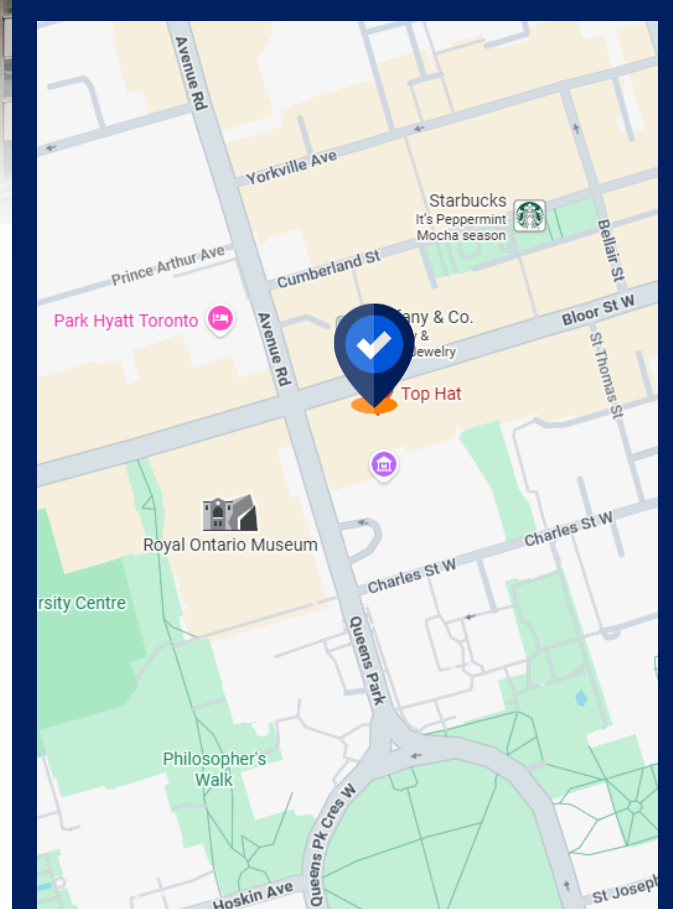
Premises	Portion of 4 th floor **
Total Rentable Area	Comprising 6,428 SF
Net Rent	Contact Agent
Additional Rent	\$30.25 (2026 est)
Term	December 31, 2027 or December 31, 2030***
Availability	60 Days

Features

- Bright, sun filled space with exposed ceilings
- Professionally designed plan includes meeting rooms, team rooms, large board room, generous kitchen with large common area, and varied open area
- Close to both Bloor and Yonge / University Subway lines
- Great amenities in the Bloor-Yorkville Neighbourhood
- Direct underground connection to the Colonnade parking garage

**Potential to be combined with an additional 29,868 SF (on the 2nd & 3rd)
And or 1,817 SF of contiguous space on the 4th Floor

*** Head landlord may be open to a lease term beyond 2030



Jamie Grossman
Principal,
Broker
416.402.1430
jgrossman@cresa.com

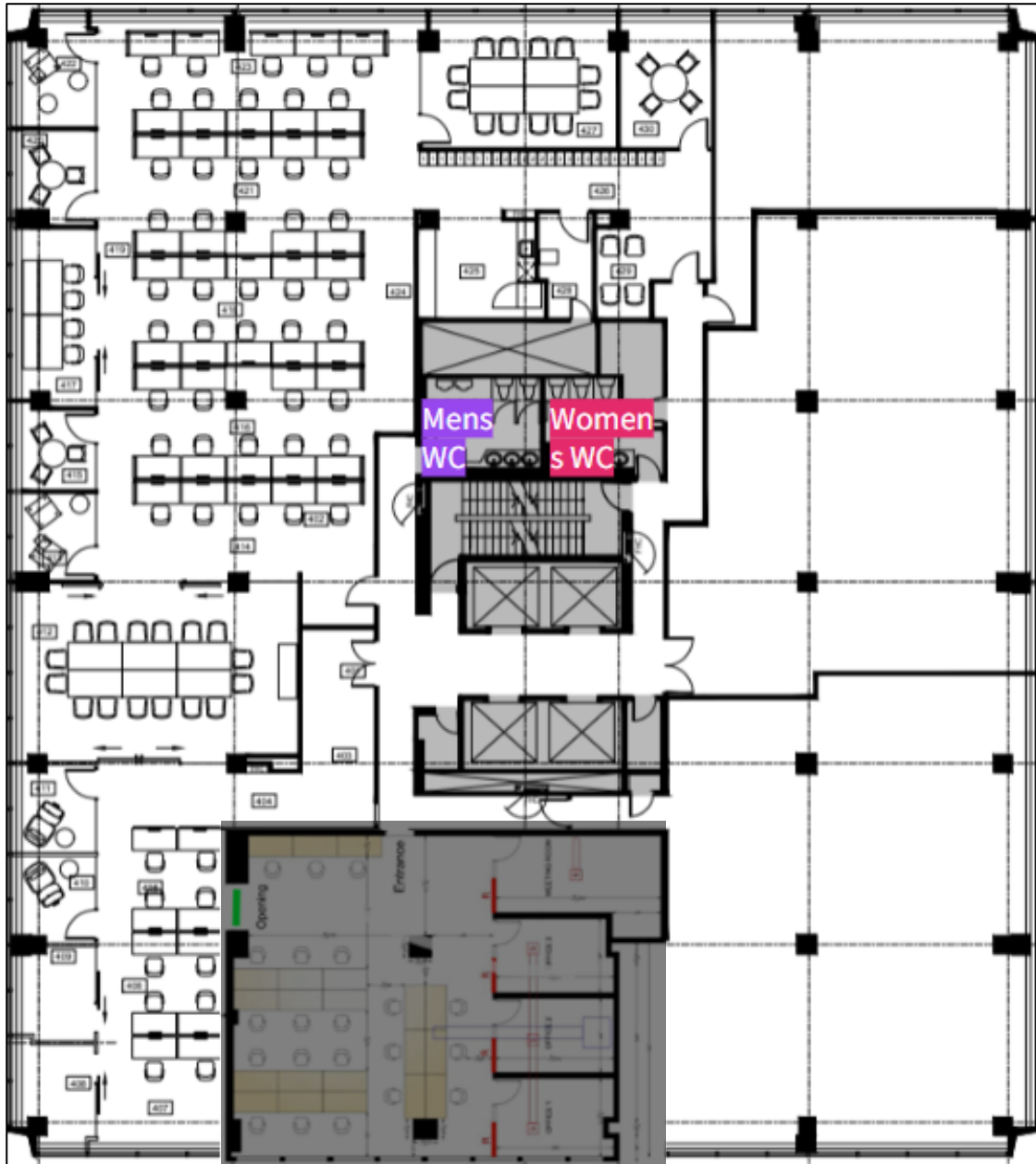


Jeff Good
Principal,
Sales Representative
416.807.8200
jgood@cresa.com

Even though obtained from sources deemed reliable, no warranty or representation, express or implied, is made as to the accuracy of the information herein, and it is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

Additional Option

Ability to combine with additional 4th Floor option 1,817 SF for total of 8,245 SF



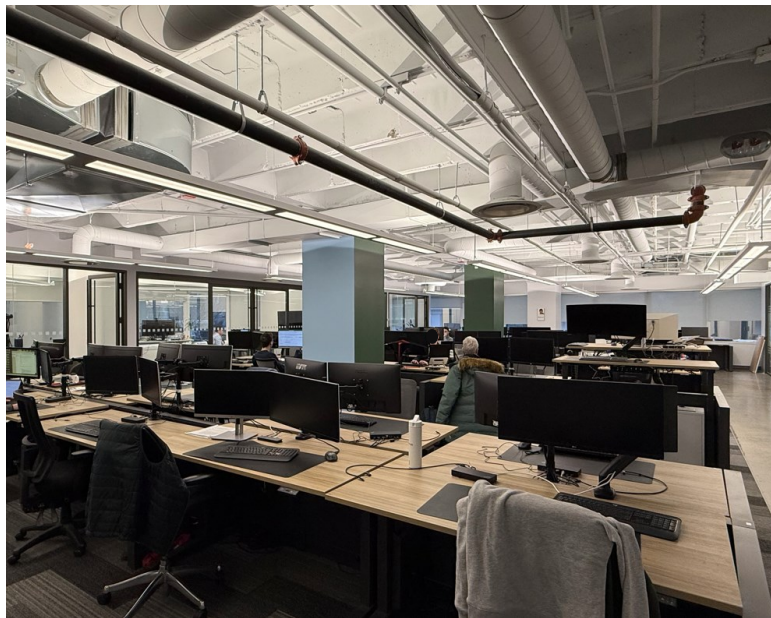
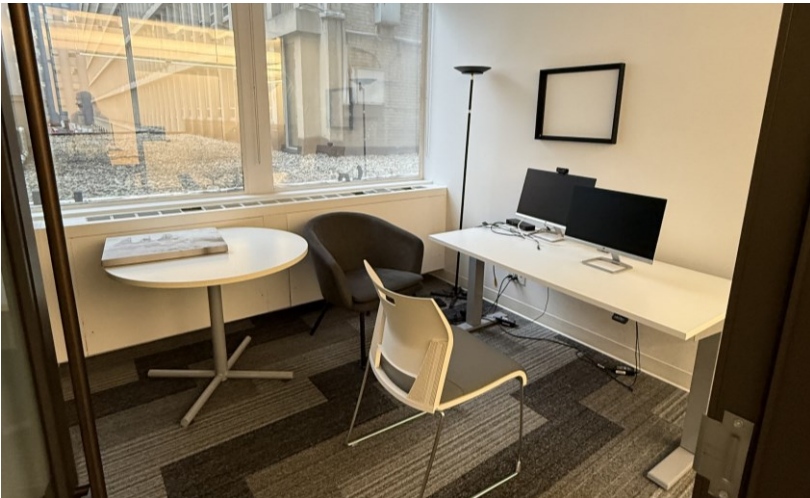
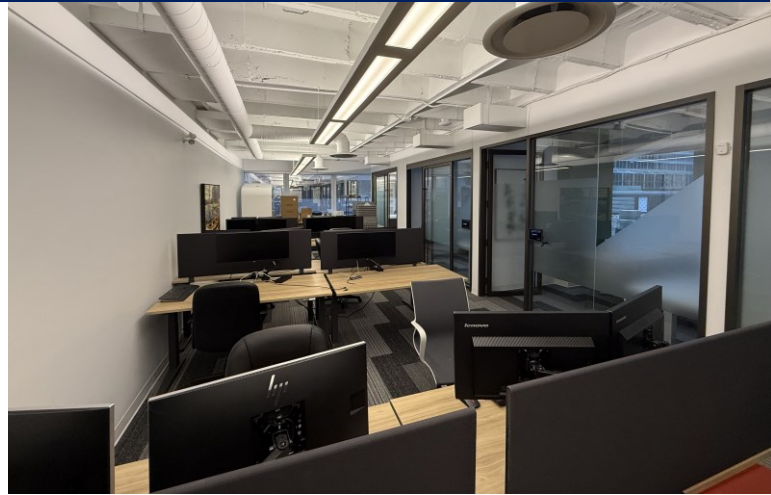
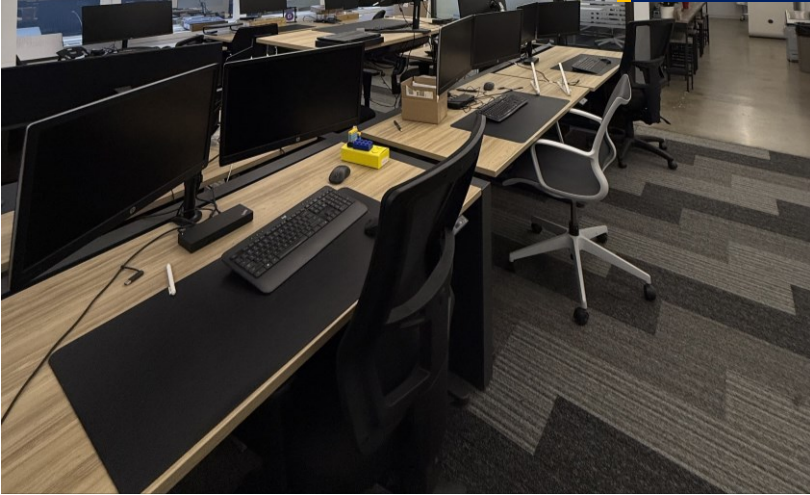
Jamie Grossman
Principal, Broker
416.402.1430
jgrossman@cresa.com



Jeff Good
Principal,
Sales Representative
416.807.8200
jgood@cresa.com



151 Bloor Street West - Toronto, ON



Jamie Grossman
Principal, Broker
416.402.1430
jgrossman@cresa.com



Jeff Good
Principal,
Sales Representative
416.807.8200
jgood@cresa.com

cresa 