

474

BATHURST ST.

MULTIPLE SIZES AVAILABLE
FOR SUBLEASE

FLOORS 2,3 & 4
AVAILABLE SIZES:

- 7,039 SF
- 14,078 SF
- 21,117 SF

CBRE

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BUILDING HIGHLIGHTS

CBRE



Exclusive rooftop patio and garden with city views.



Additional storage available.



Located at Bathurst and College St, nearby several of Toronto's top restaurants and retail amenities.



Opportunity for shared reception and concierge services.



Parking available in neighbouring lot.

SUBLEASE DETAILS

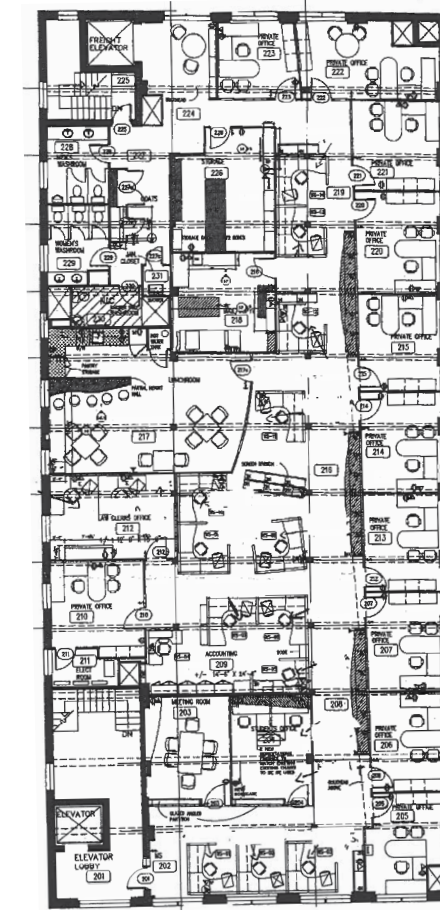
Available Space	Availability	Expiry	Net Rent	Additional Rent	Comments
Suite 200: 7,039 SF Suite 300: 7,039 SF Suite 400: 7,039 SF Contiguous: 21,117 SF	Immediate	October 2027	Reach out to listing agents	\$17.32 PSF (Includes Utilities)	Turnkey brick and beam space built out for a law firm. Suitable for multiple uses including tech, creative, professional services, etc.

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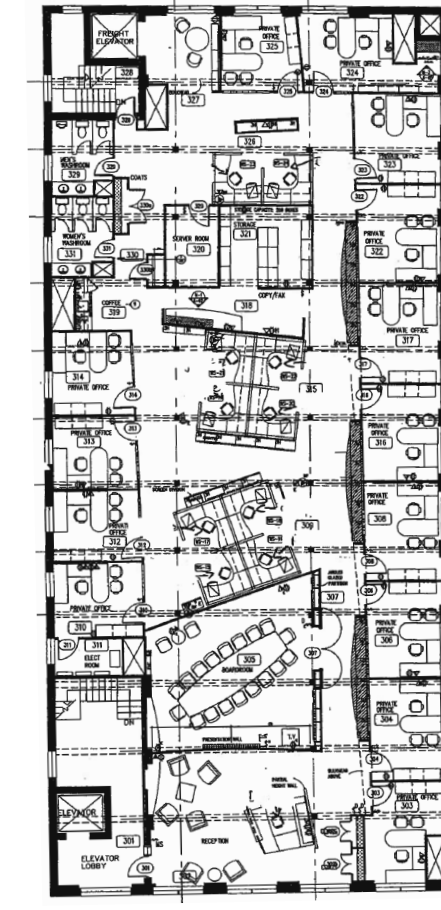


FLOORPLANS



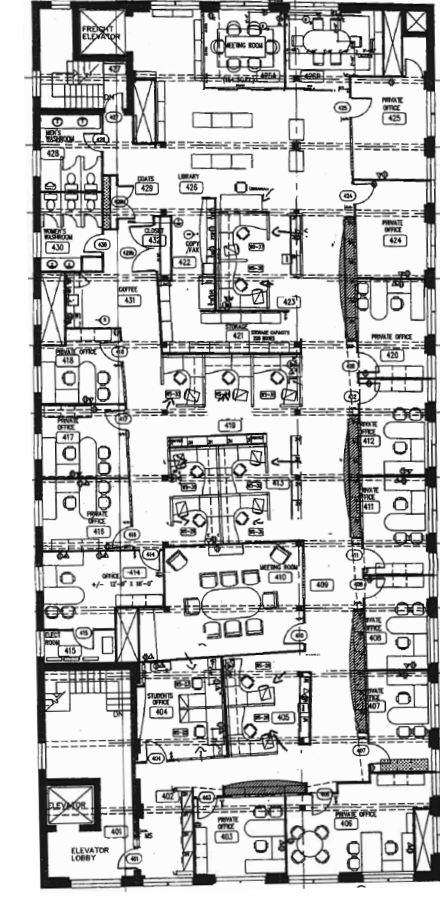
2ND FLOOR

- 12 office/huddle rooms
- Space for 12-16 workstations
- 2 meeting rooms (seats 6-8)
 - Lunchroom
- Universal Washroom and shower



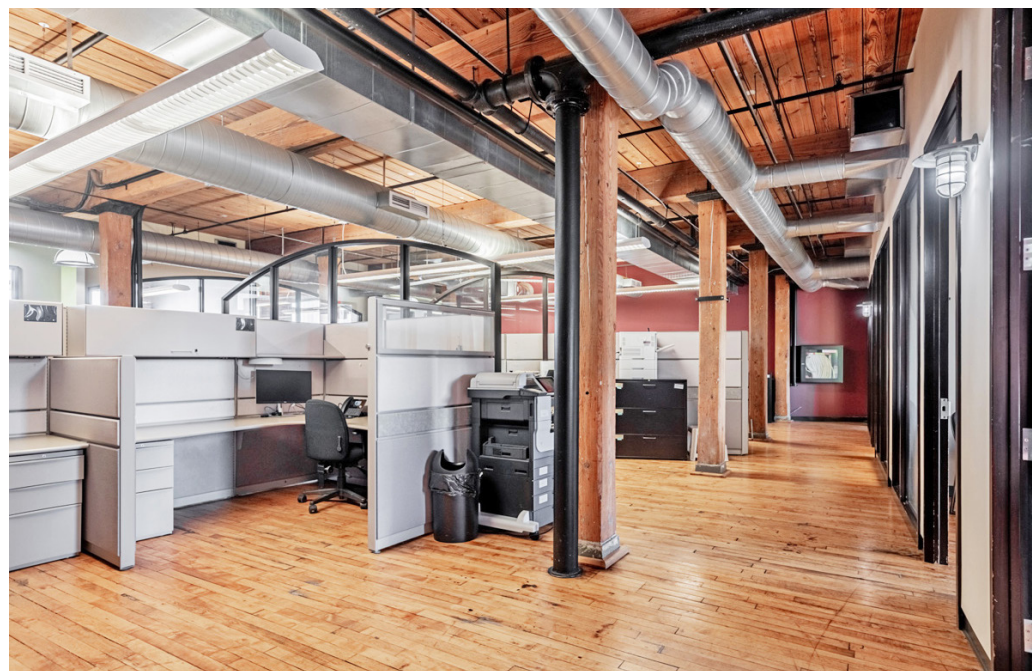
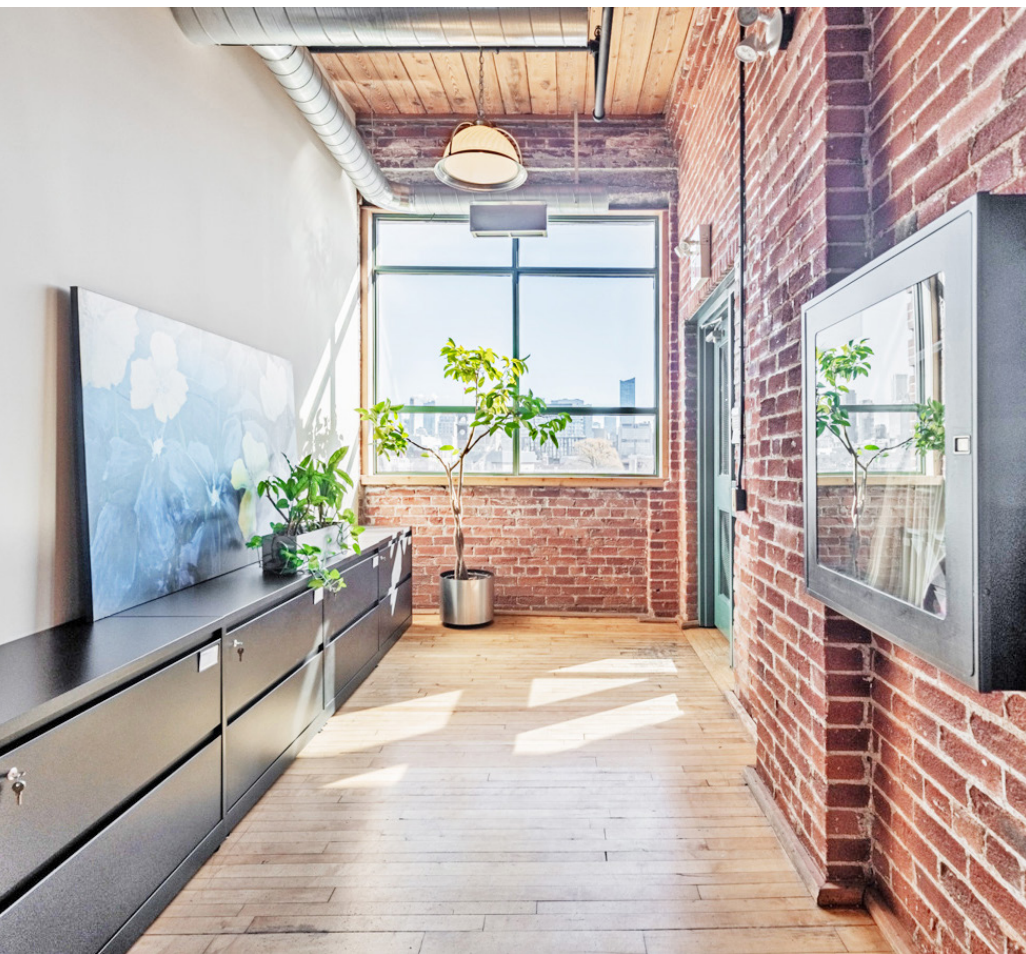
3RD FLOOR

- 14 office/huddle rooms
- Space for 10-15 workstations
- Executive boardroom/townhall (seats 18)
- Kitchenette/coffee station
- Washrooms



4TH FLOOR

- 13 office/huddle rooms
- Space for 10-15 workstations
- Meeting room (seats 8)
- Kitchenette/coffee station
- Washrooms



LOCATION & CONVENIENCE



Walk Score

99



Transit Score

94



Bike Score

94

● Food / Dining

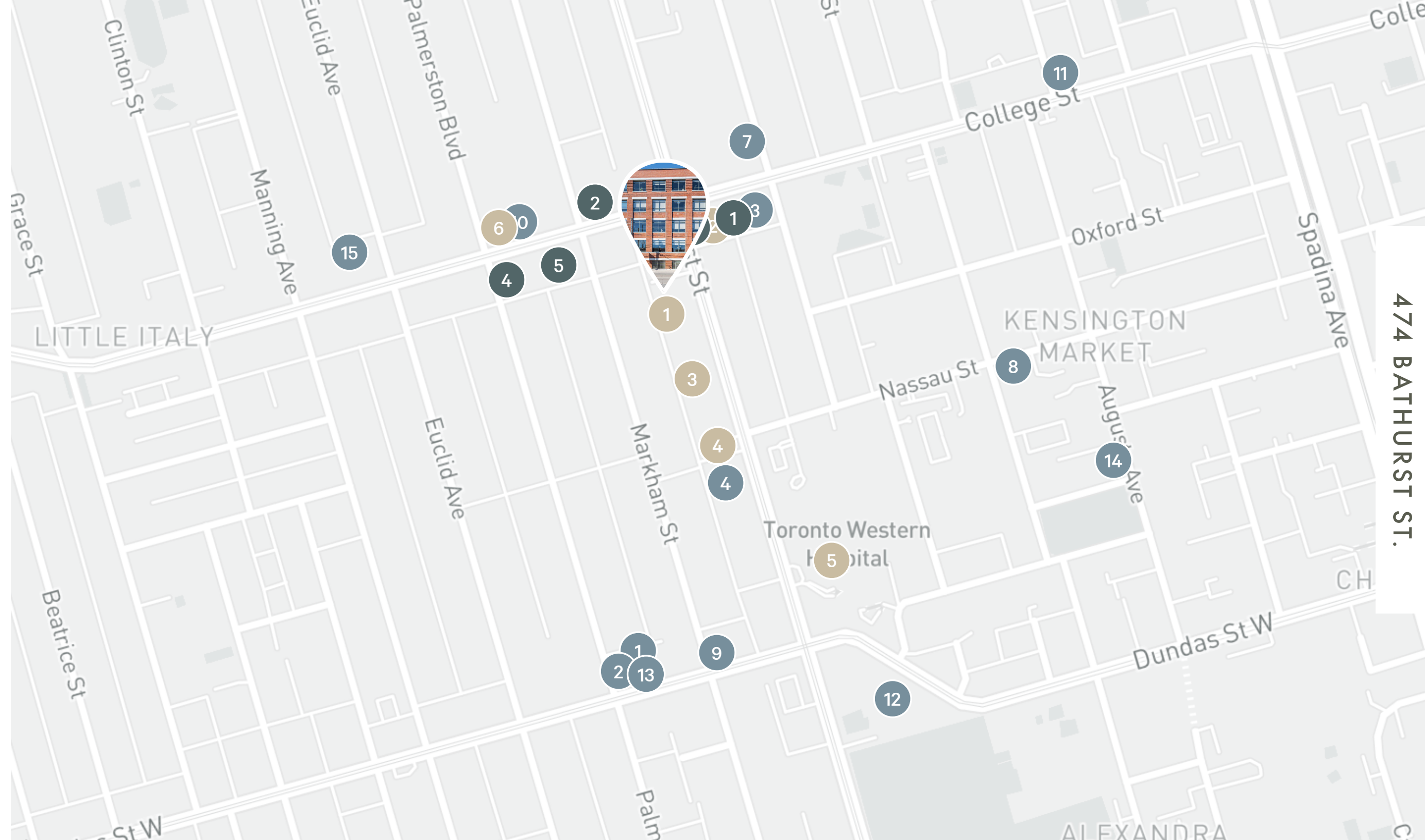
1. Almond Butterfly Bistro
2. Old School
3. Ramen Isshin
4. Heavenly Perogy
5. Chicken N' Dough Express
6. Basil Box
7. Happy Burger
8. Kos Restaurant
9. Dundas Shawarma
10. Odd Burder
11. Fancy Franks
12. NomNomNom Poutine
13. Patois
14. Amadeu's Restaurant
15. BEAR Streak Sandwiches

● Retail / Services

1. The Beer Store
2. RBC Royal Bank
3. Winners
4. Scotiabank
5. Shoppers Drug Mart
6. The Needle & Studio

● Entertainment

1. Hush Hush
2. Balfour Books
3. Sneaky Dee's
4. Bar Raval
5. Snakes & Lattes College



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