

# 2 Berkeley Street

Bright Corner Unit – Furnished 3,900 SF Divisible Space



Bridger Hunt, Sales Representative  
416.666.4842 | [bhunt@lennard.com](mailto:bhunt@lennard.com)

For Sublease: Office

Premier Brick  
and Beam  
Furnished,  
Corner Unit



**Lennard:**

200-55 University Avenue, Toronto  
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3,900 SF divisible office space available for sublease at Berkeley Street & The Esplanade in the Corktown neighborhood.



Available Space

Suite 301 2,012 SF

Suite 304 1,888 SF

Contiguous 3,900 SF  
*(Divisible)*



Semi-Gross Rent

Contact Listing Agent



Availability

Immediate

Sublease Term

February 28, 2027



Listing Agent

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## Property Highlights

- Beautiful character office space with expansive ceilings and windows for natural light
- Fully furnished for a plug and play solution
- 2 Boardrooms, 2 offices, open space and variety of collaboration areas / nooks
- Kitchenette and lunch area
- Walking distance to both the St. Lawrence Market and The Distillery District



## Office Highlights



Natural  
Light



High  
Ceilings



Collaborations  
Nooks



Furniture Available  
For Use

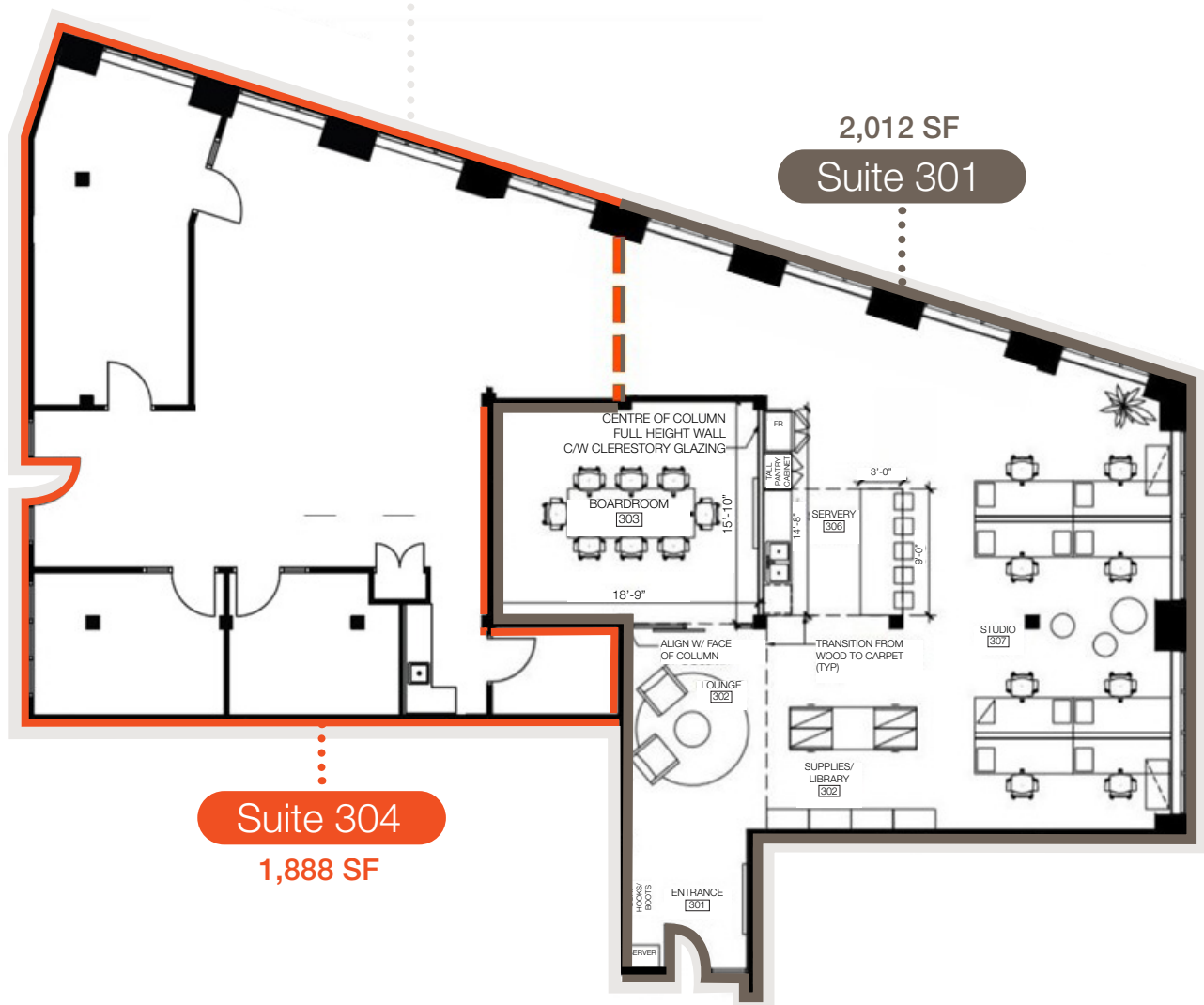
# 2 Berkeley Street

Floor Plans: Suite 301 & 304

Proposed Layout



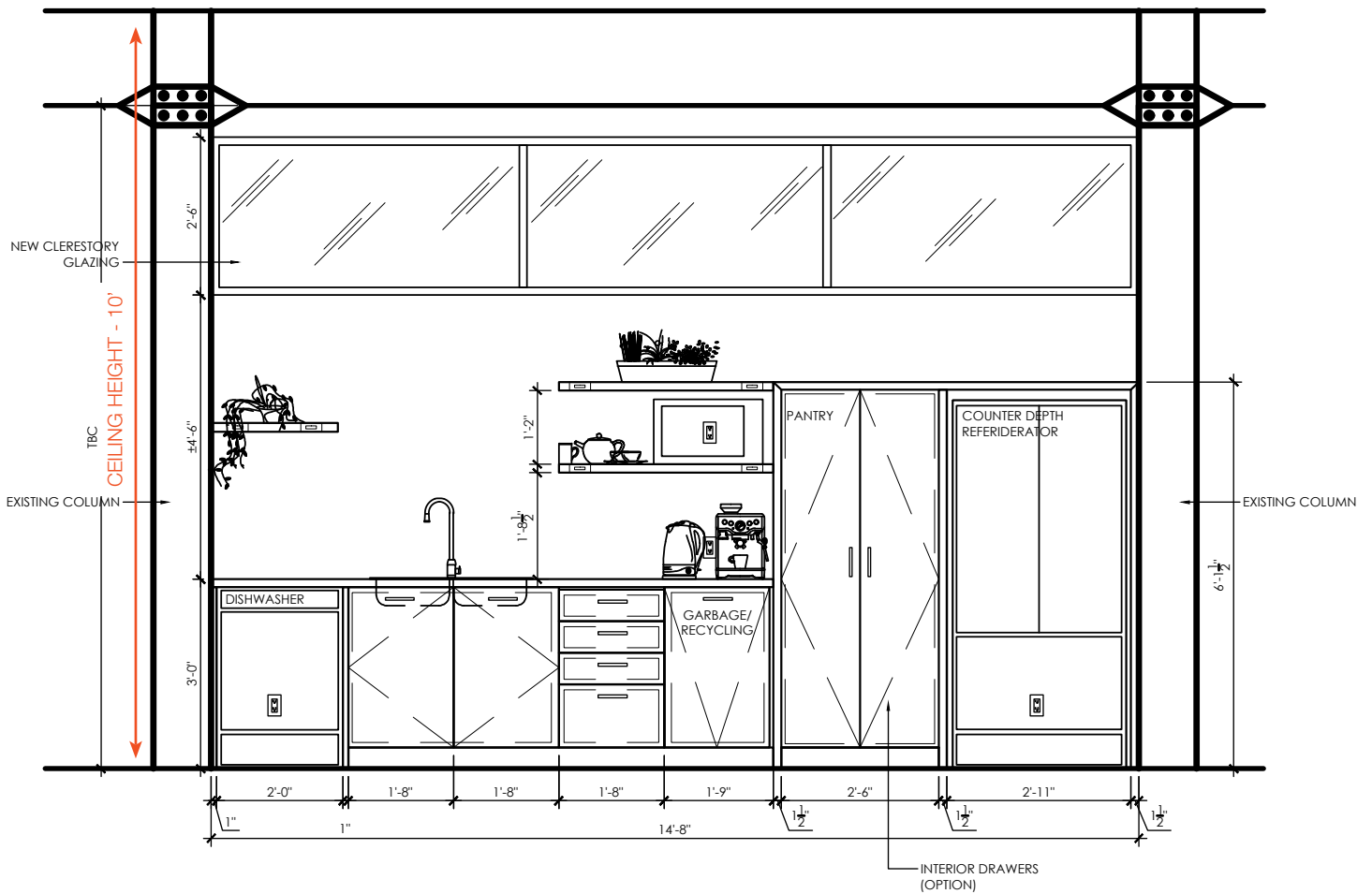
The contiguous space is currently **3,900 SF**, but is divisible into either **2,012 SF** & **1,888 SF**



# 2 Berkeley Street

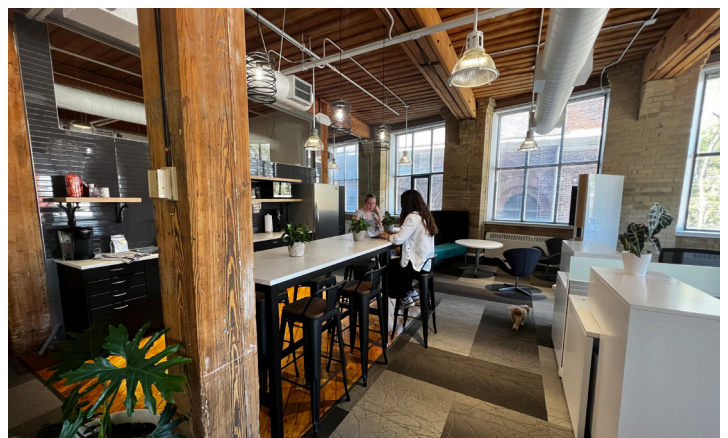
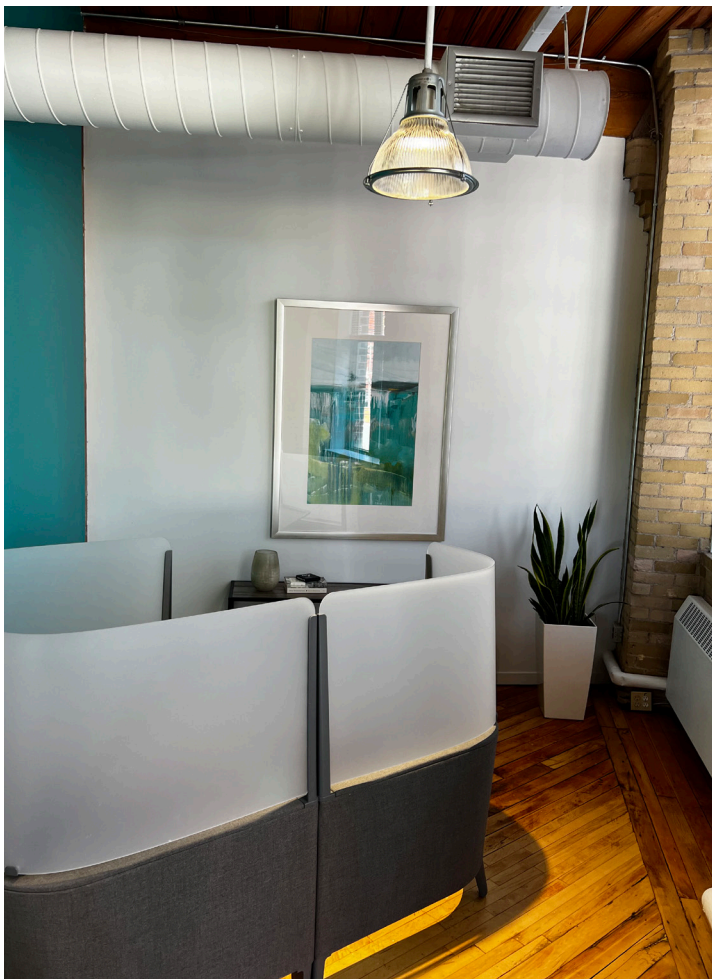
Floor Plans: Suite 301 - 2,012 SF

Proposed Servery



# 2 Berkeley Street

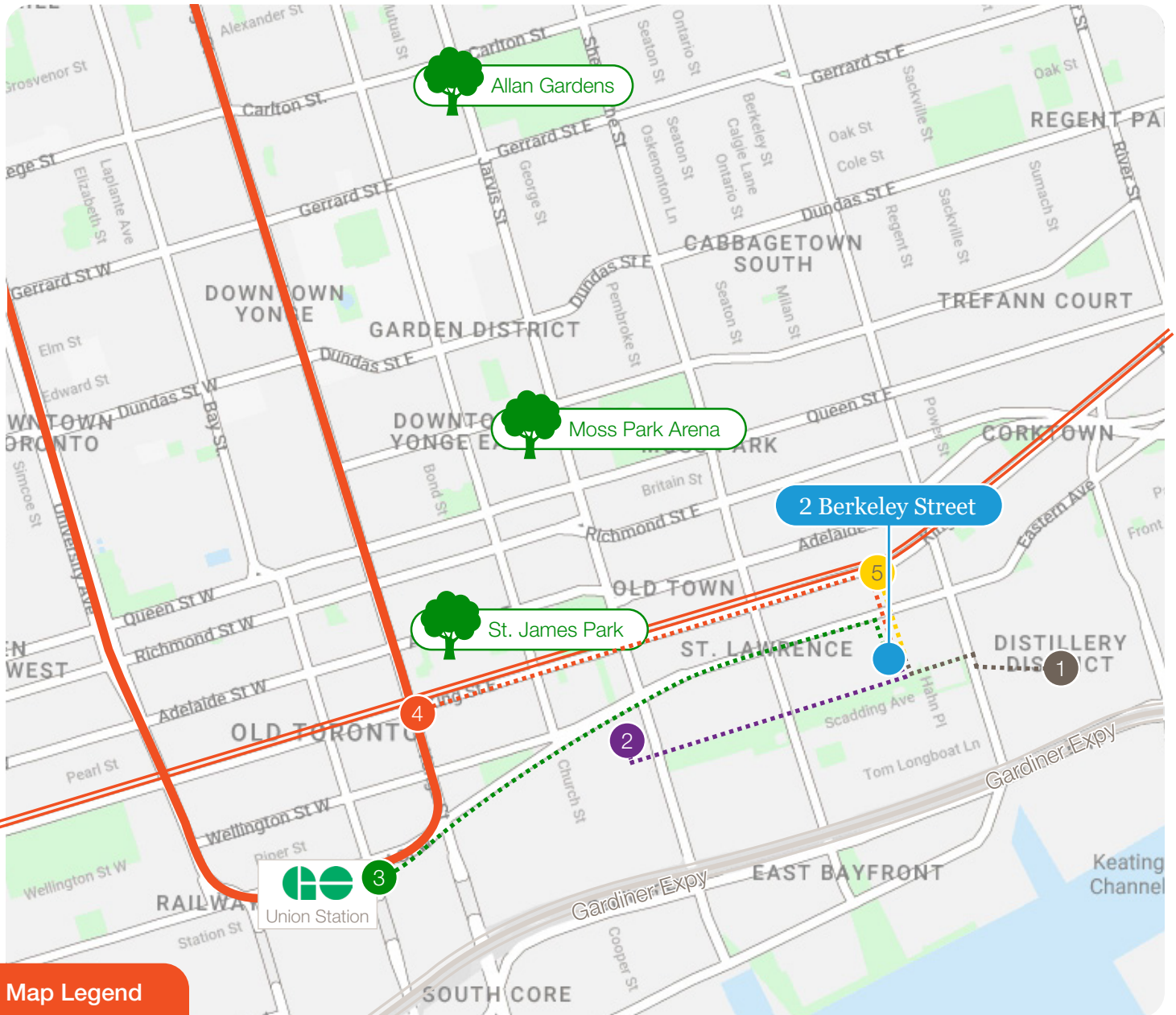
Photo Gallery



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## Map Legend

- 1** Distillery District  
6 min walk | 400 m
- 3** Union Station  
24 min walk | 1.7 km
- 5** Berkeley St & King St E Streetcar Stop  
3 min walk | 220 m
- 2** St. Lawrence Market  
10 min walk | 700 m
- 4** King-Yonge TTC Station  
19 min walk | 1.3 km

— Yonge-University Line    
 = King Streetcar TTC Line

100  
 Transit Score

99  
 Walk Score

99  
 Bike Score

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