

**AVISON
YOUNG**

96

Mowat Avenue
Office Sublease | Toronto, ON

**CO-OP
COMMISSION**

\$2.25 psf
PER ANNUM



26,937 SF (DIVISIBLE)

Cost-Effective, Modern Turnkey Office Sublease

Contact listing agents for more information:

Allen Grinberg

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96

Mowat Avenue

Toronto, ON

96 Mowat Avenue is ideally located in Liberty Village, offering character-rich loft space with high ceilings, exposed brick, and exceptional natural light. Home to a dynamic mix of creative, tech, and professional tenants, the property benefits from immediate access to transit, major highways, and the neighbourhood's vibrant cafés, restaurants, and amenities.



Sublease Space

26,937 sf (Divisible)

18,426 sf - Ground Floor

8,511 sf - Second Floor



Net Rent

\$18.00 psf



Additional Rent

\$9.95 psf (2026 est.)



Sublease Term

December 30, 2030



Occupancy

Immediate



Ceiling Height

16' - 18' (approx.)

All measurements are approximate and to be verified.

Highlights

- Character-rich two-level brick-and-beam office located across from the Toronto Carpet Factory, offering scale, flexibility, and authentic loft appeal
- Flexible options to occupy full premises or just ground floor or second floor with separate private entrances
- **Ground Floor (18,426 SF)** premises are built out with approximately 150 workstations, 11 offices/meeting rooms, 1 boardroom, kitchen with seating area, copy/print area, and private washrooms which are fully accessible
- **Second Floor (8,511 SF)** premises are built out with 5 private offices, a kitchen, copy/print area, boardroom, private washrooms and open work area with potential capacity for up to 75 workstations
- Generous ceiling heights, along with skylights, create an exceptionally bright and open working environment throughout
- Turnkey and fully furnished, with furniture and select equipment available to accommodate immediate occupancy
- **Private upper-level terrace** equipped with outdoor seating and BBQ infrastructure
- Prominent street-facing exposure and signage opportunity
- Convenient on-site amenities including up to 24 surface parking stalls, bike storage, bonus storage areas, and wheelchair-accessible ground floor access
- Excellent transit connectivity. Steps to King Street streetcar, close proximity to Exhibition GO, and quick access to the Gardiner Expressway and Lake Shore Boulevard West



Modern office space in Liberty Village



96

Mowat Avenue

Toronto, ON

Ground Floor | 18,426 sf



**TOTAL
SQUARE
FOOTAGE**

26,937 sf

Divisible to:

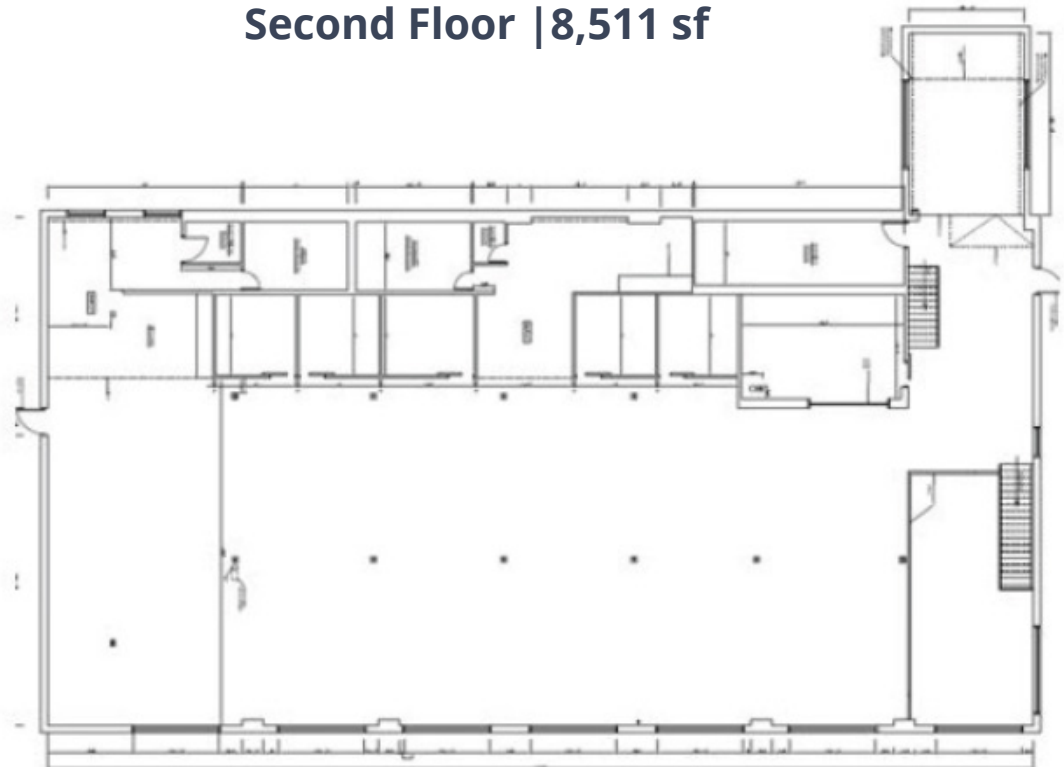
Ground Floor

18,426 sf

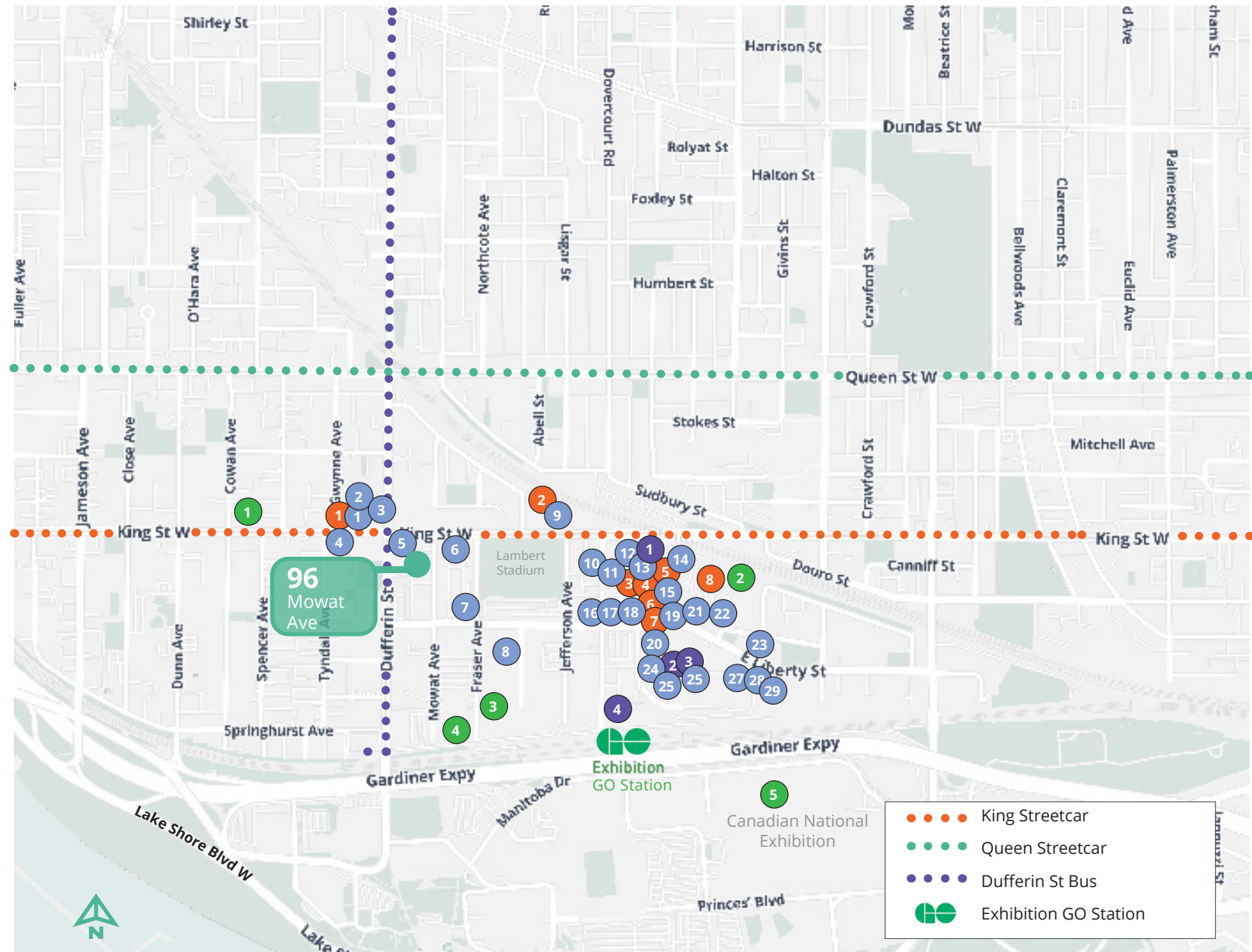
Second Floor

8,511 sf

Second Floor | 8,511 sf



CLICK TO VIEW
3D VIRTUAL TOUR



- King Streetcar
- Queen Streetcar
- Dufferin St Bus
- ⊕ Exhibition GO Station

Restaurants & Cafés

- | | |
|--------------------------|------------------------------|
| 1. Reina De Mexico | 12. Mildred's Temple Kitchen |
| 2. Habibi Shawarma | 13. Starbucks |
| 3. Wendy's | 14. Harvey's |
| 4. Firehouse Subs | 15. Pi Co |
| 5. Subway | 16. Avro Coffee & Wine |
| 6. Caffino | 17. Impact Kitchen |
| 7. School | 18. Left Field Brewery |
| 8. Brodflour | 19. Balzac's |
| 9. Kitchen Hub Food Hall | 20. LOCAL Public Eatery |
| 10. Burger Drops | 21. Nodo Liberty |
| 11. Fox & John's | 22. Aroma Espresso Bar |

Shopping

1. King's Food Market
2. Canadian Tire
3. Shops at Liberty Village
4. LCBO
5. Kitchen Stuff Plus
6. No Frills
7. EQ3
8. Metro
9. Bulk Barn

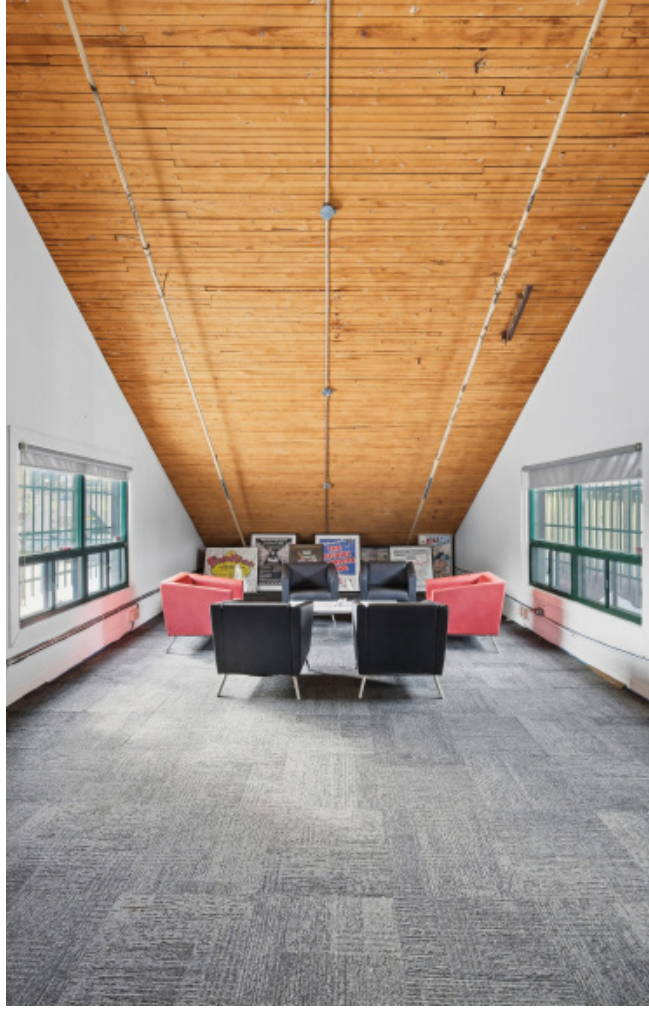
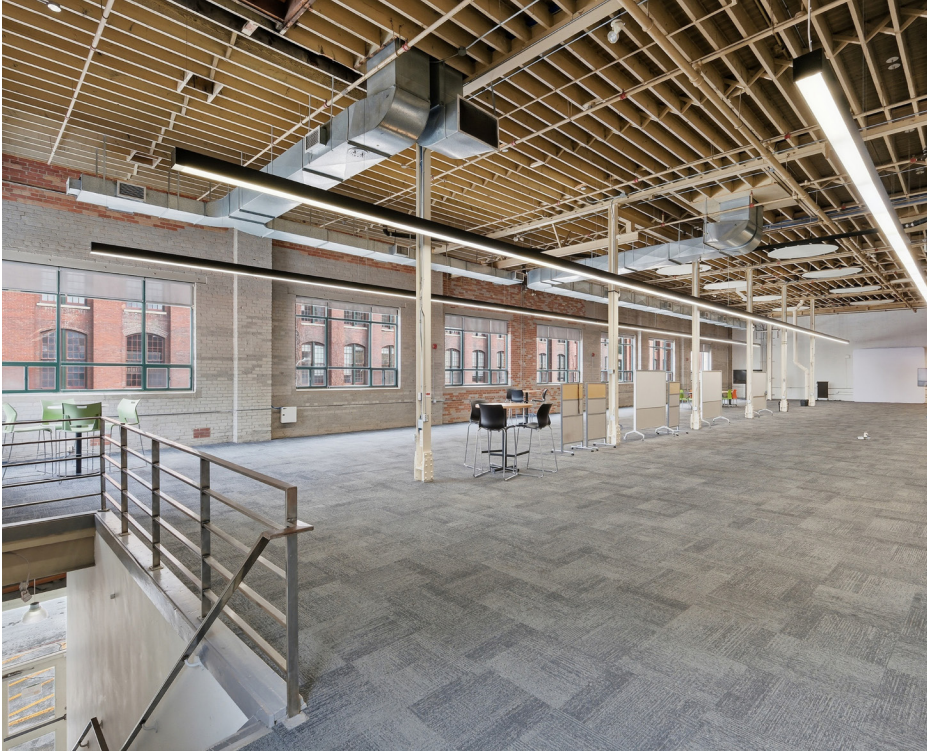
Fitness


1. GoodLife Fitness
2. F45 Training
3. Oxygen Yoga & Fitness
4. Lotus Fitness & Thai Boxing

Entertainment

1. The Sand Trap Golf
2. MZTV Museum of Television
3. Joe Rockhead's Rockclimbing
4. Next Golf
5. Canadian National Exhibition







2nd Floor Space

26,937 SF (DIVISIBLE)

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