

# Sublease Available

## Space Profile

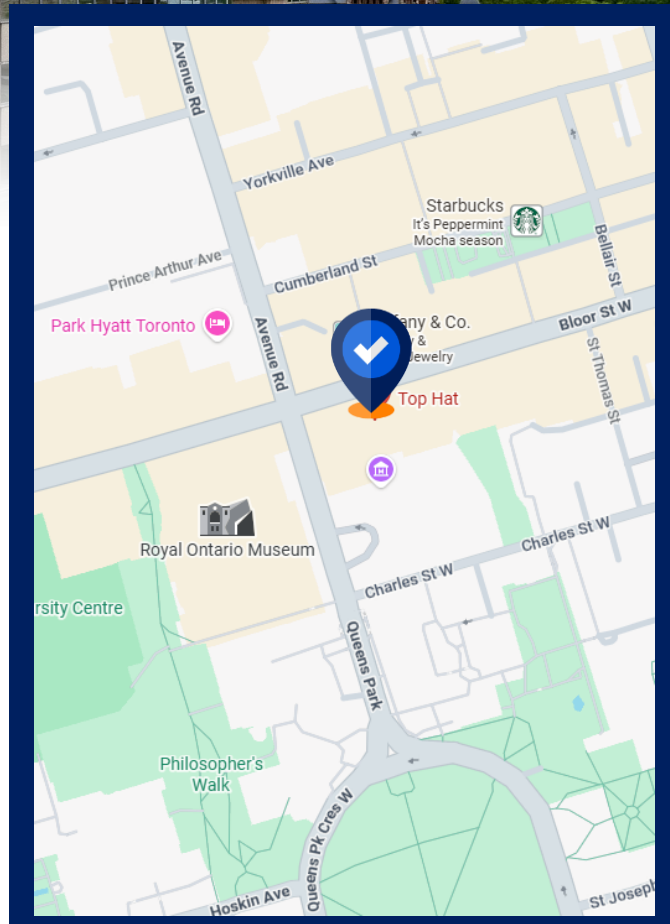
<b>Premises</b>	Entire 2 <sup>nd</sup> & 3 <sup>rd</sup> floor ** (interior staircase)
<b>Total Rentable Area</b>	Comprising 29,868 SF
<b>Net Rent</b>	Contact Agent
<b>Additional Rent</b>	\$30.25 (2026 est)
<b>Term</b>	December 31, 2027 or December 31, 2030 ***
<b>Availability</b>	60 Days

## Features

- Large open staircase between 2nd and 3rd floors
- 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 expand by an additional 8,245 SF on the 4<sup>th</sup> floor

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

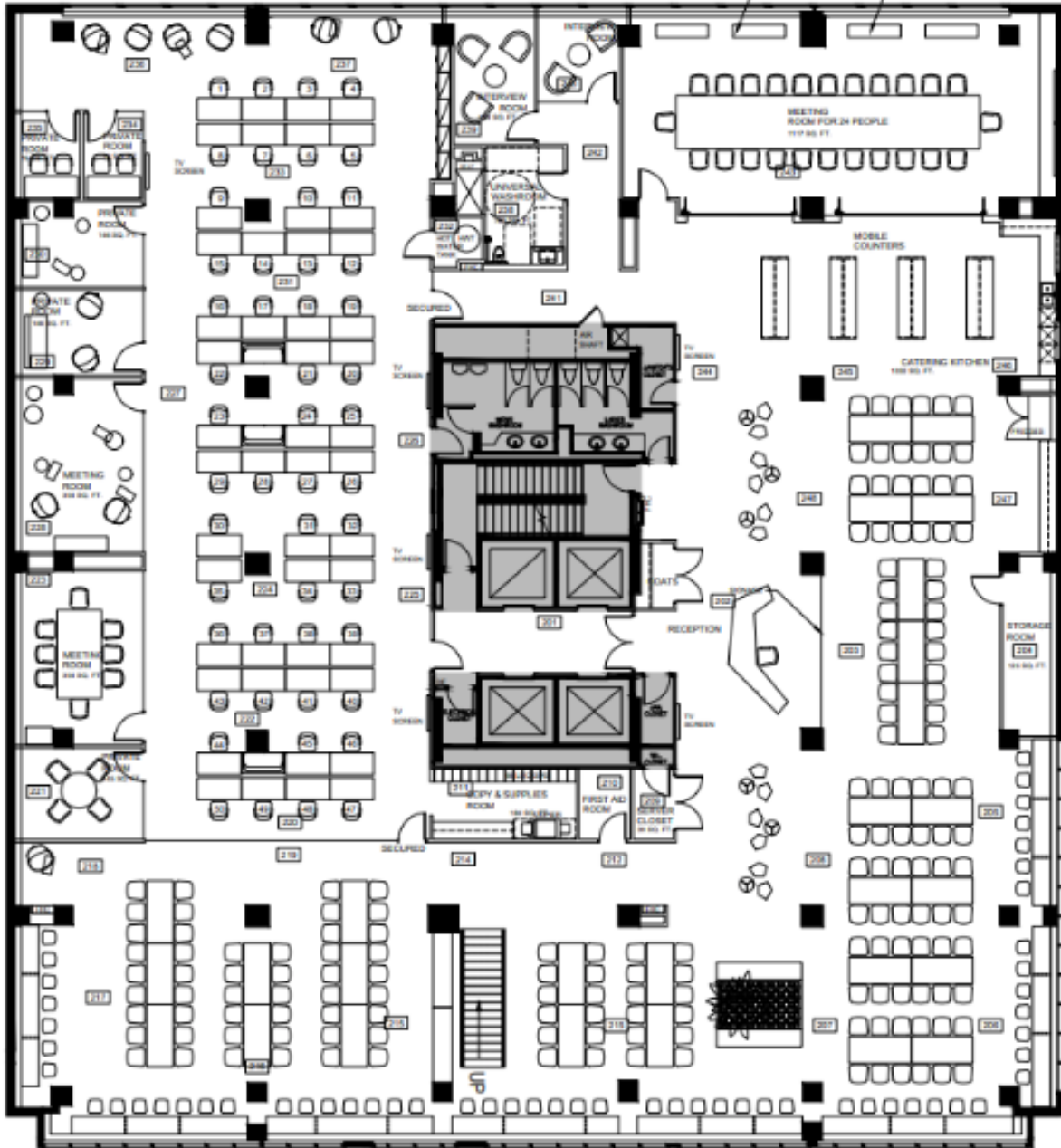


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May not be exactly as built

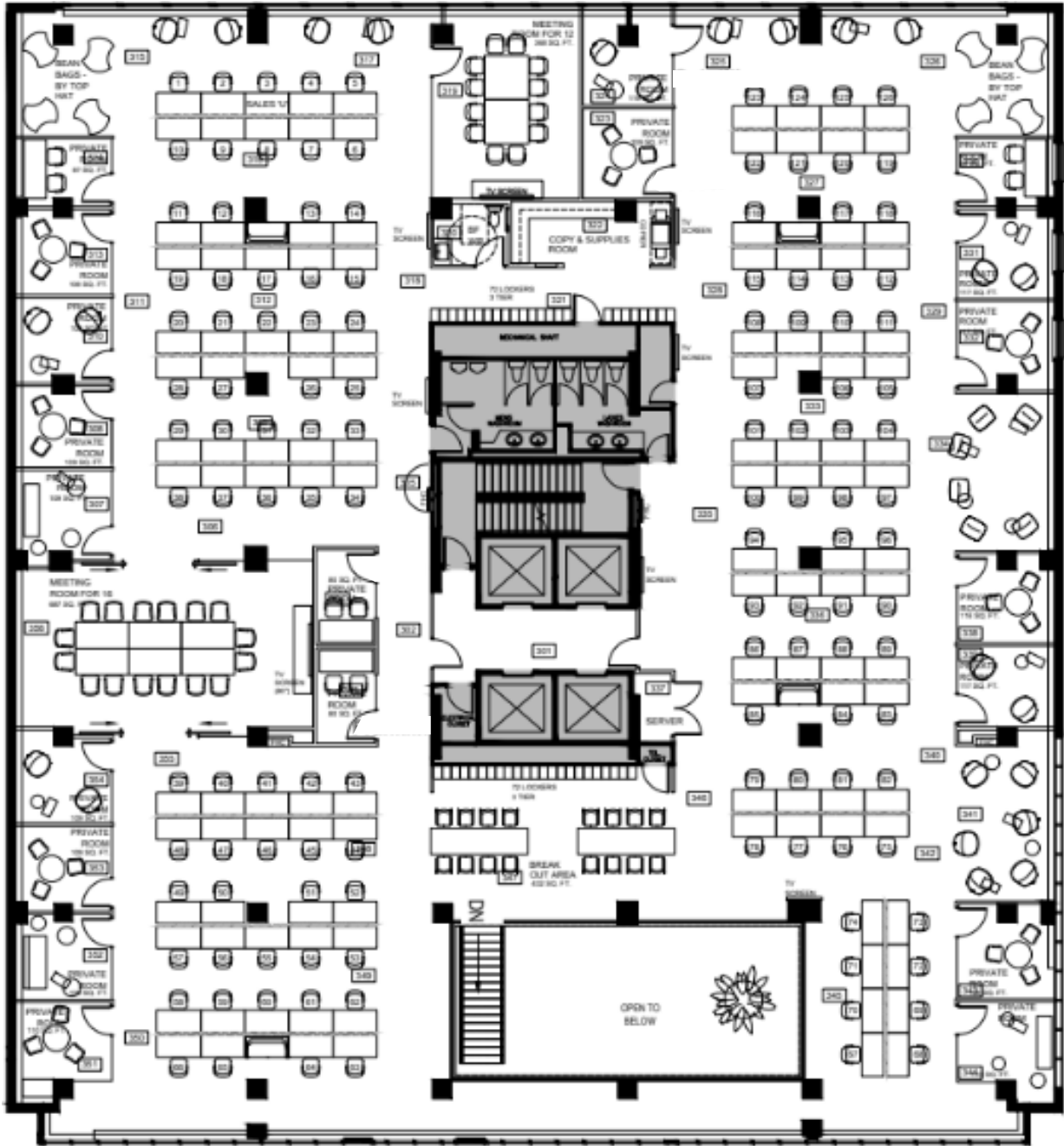


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