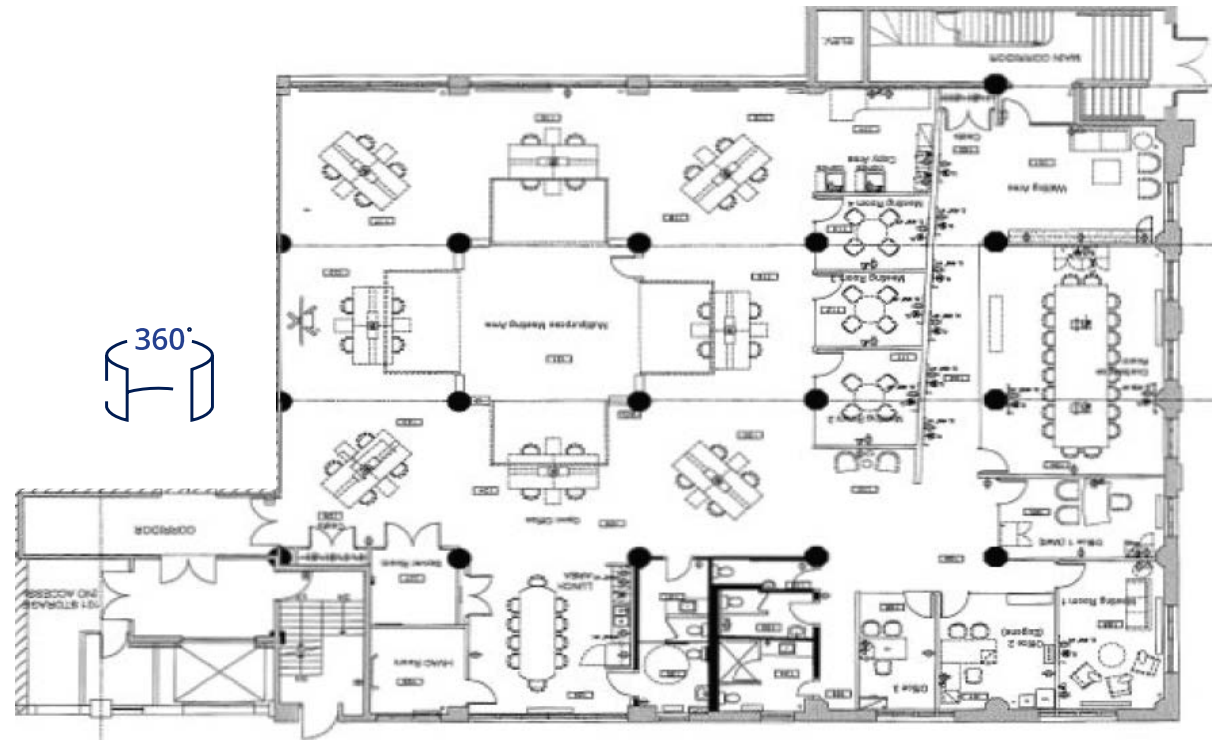


235 Carlaw Avenue

# Modern Character-Filled Loft Space **For Sublease**

# Property Overview

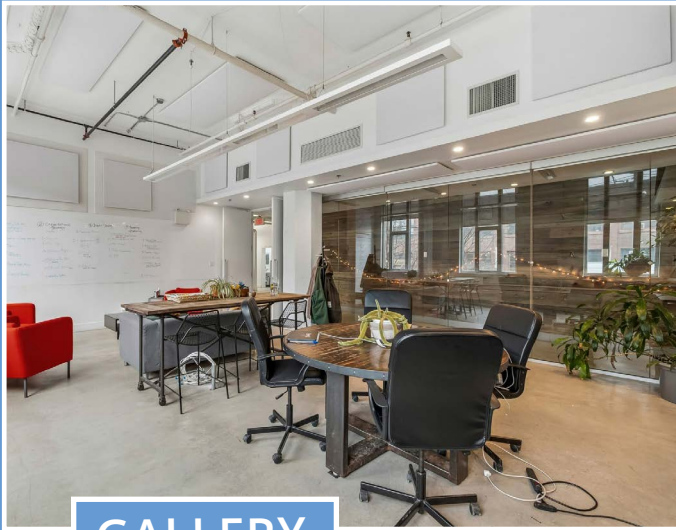
- High quality build out space with 2 kitchens, 6 offices, 2 large boardrooms, storage area and reception
- Elevated ground floor unit facing Carlaw Avenue
- High ceilings and mushroom columns
- 11'x17' operable windows
- Private in-suite washrooms
- Parking available



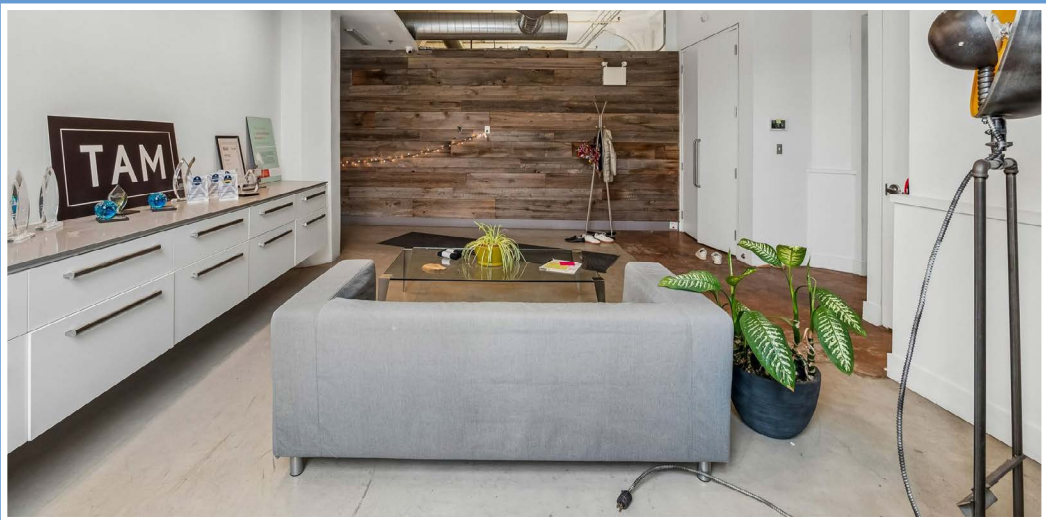
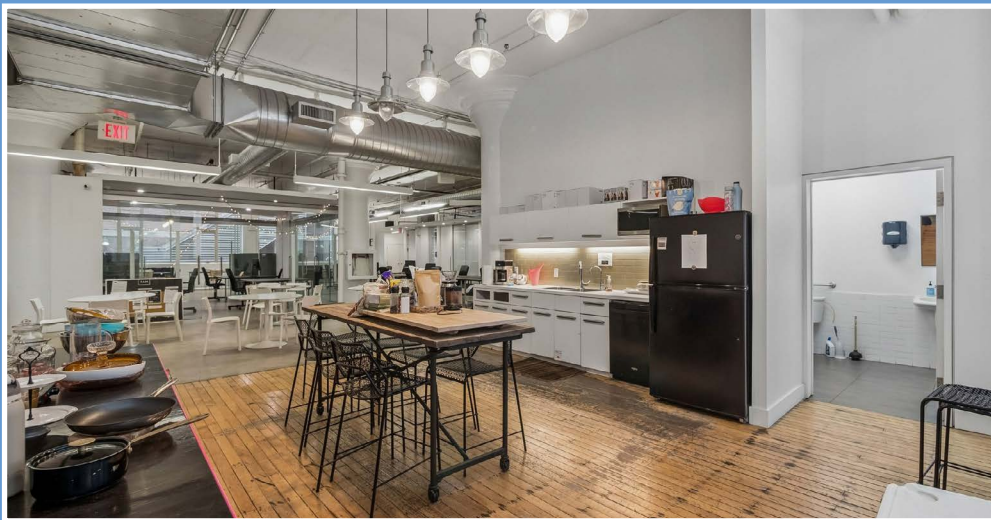
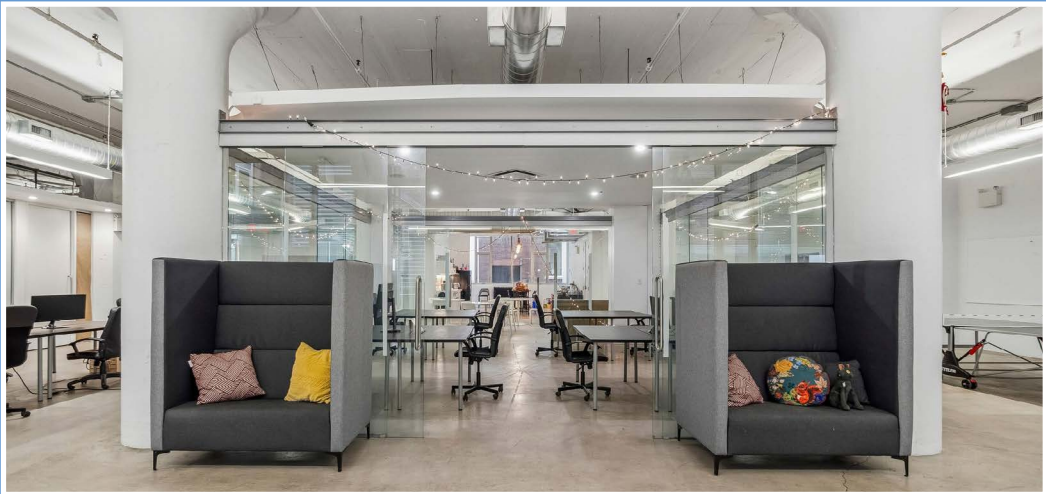
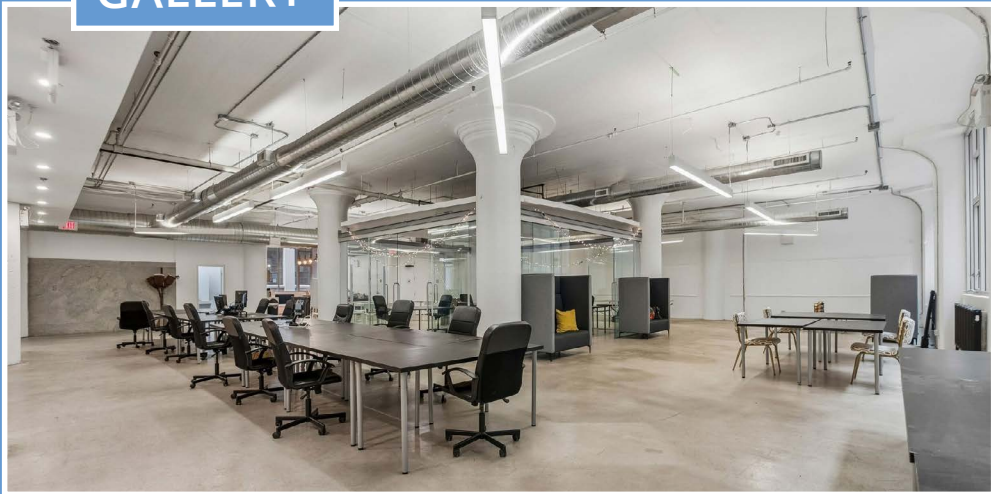
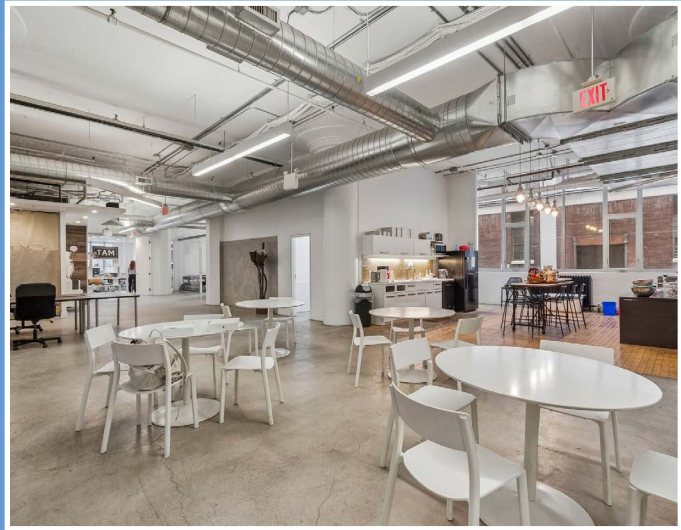
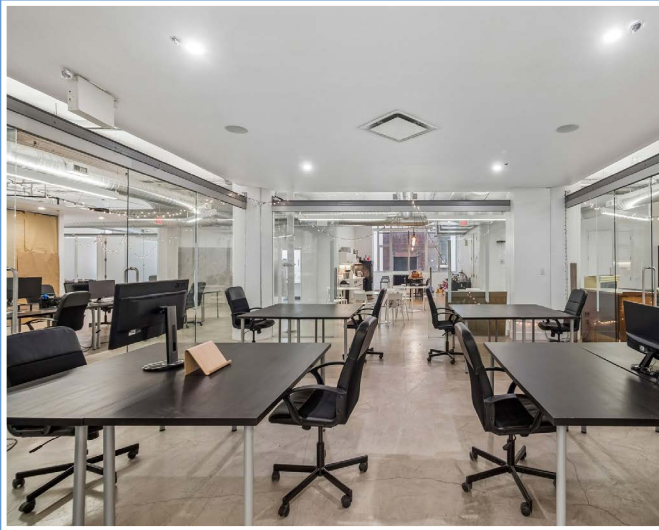
**Suite 100**  
**9,800 SF**

**Term:**  
**November 30, 2027**

Bright, character-filled office space in a converted brick-and-beam building featuring high ceilings, large industrial-style windows, and abundant natural light. Open-concept layouts offer flexible configurations ideal for creative, tech, or professional users. Exposed architectural elements and loft-style finishes create a unique, modern workspace. Upgraded common areas, elevator access, and on-site amenities complement the space. Conveniently located in a vibrant neighbourhood with excellent transit access and close proximity to cafés, restaurants, and retail.



**GALLERY**





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