

FOR SUBLEASE

CBRE

22 College Street

33,514 SF Full Building Opportunity



Property Details

Rentable Area (Divisible)	5 th Floor:	5,810 SF
	4 th Floor:	5,731 SF
	3 rd Floor:	5,731 SF
	2 nd Floor:	5,731 SF
	Ground Floor:	5,236 SF
	Basement:	5,275 SF
Total Rentable Area:		33,514 SF
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Availability	Immediate	
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Net Rent	Call Listing Agent	
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Additional Rent	\$18.75 PSF	
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Sublease Term	April 30 th , 2030	



Plug-and-play Education Space



Prominent Signage:

Front of building signage and exterior blade signage along College Street, banner signage at lobby entrance and within the lobby



Furniture: Negotiable



Photo Gallery

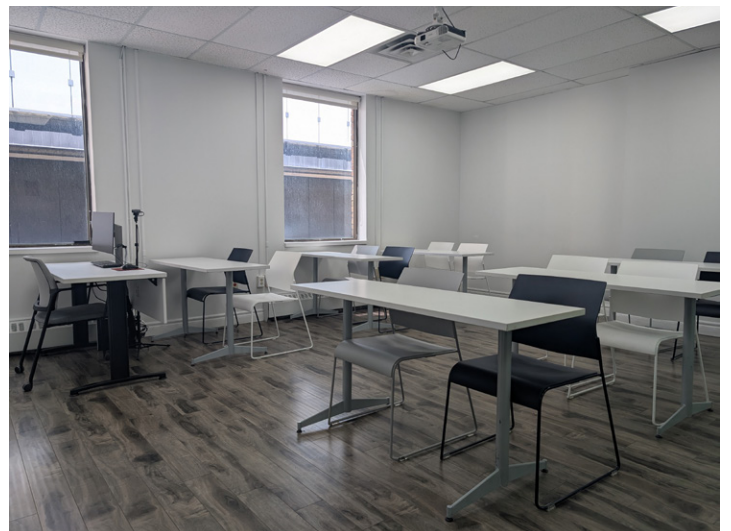
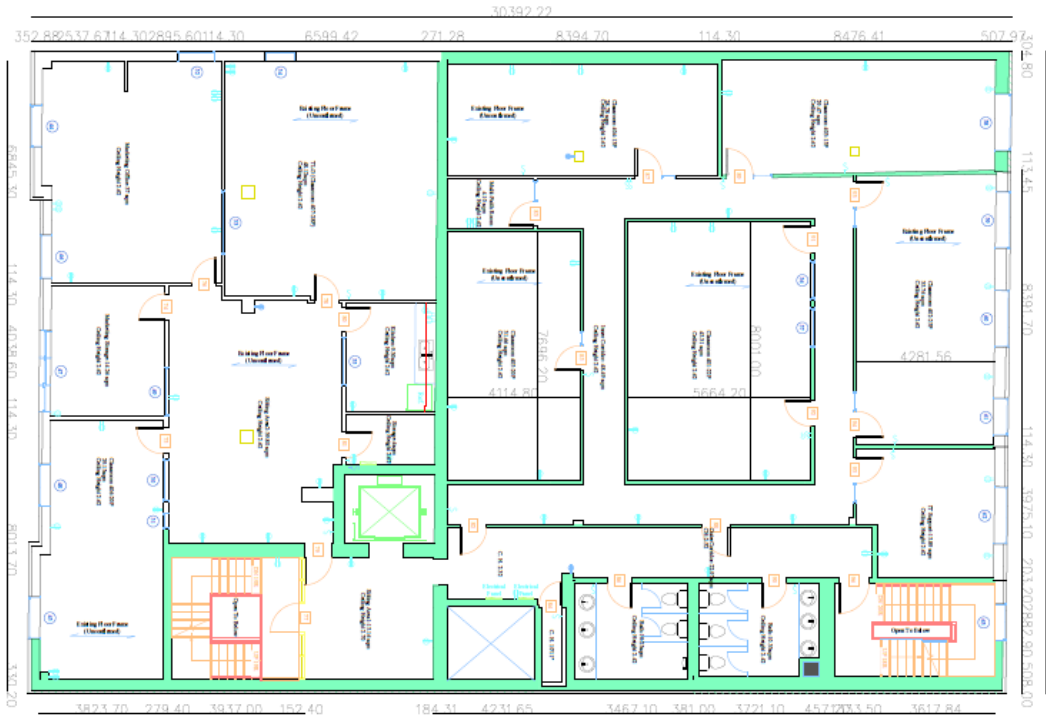


Photo Gallery

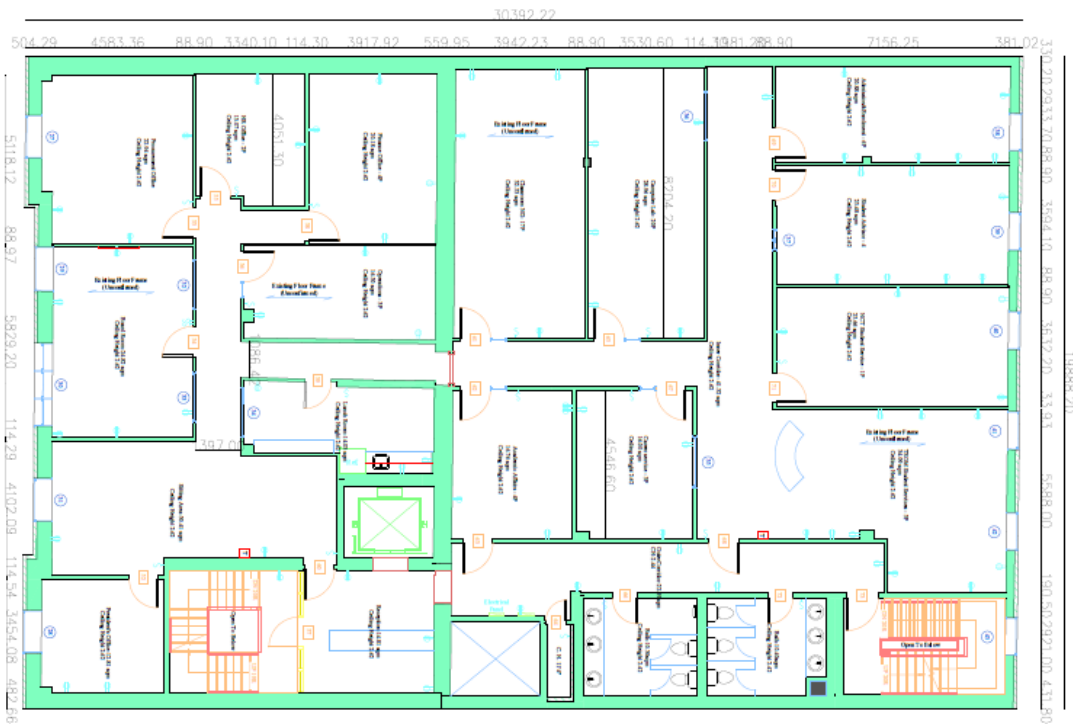


Floor Plans

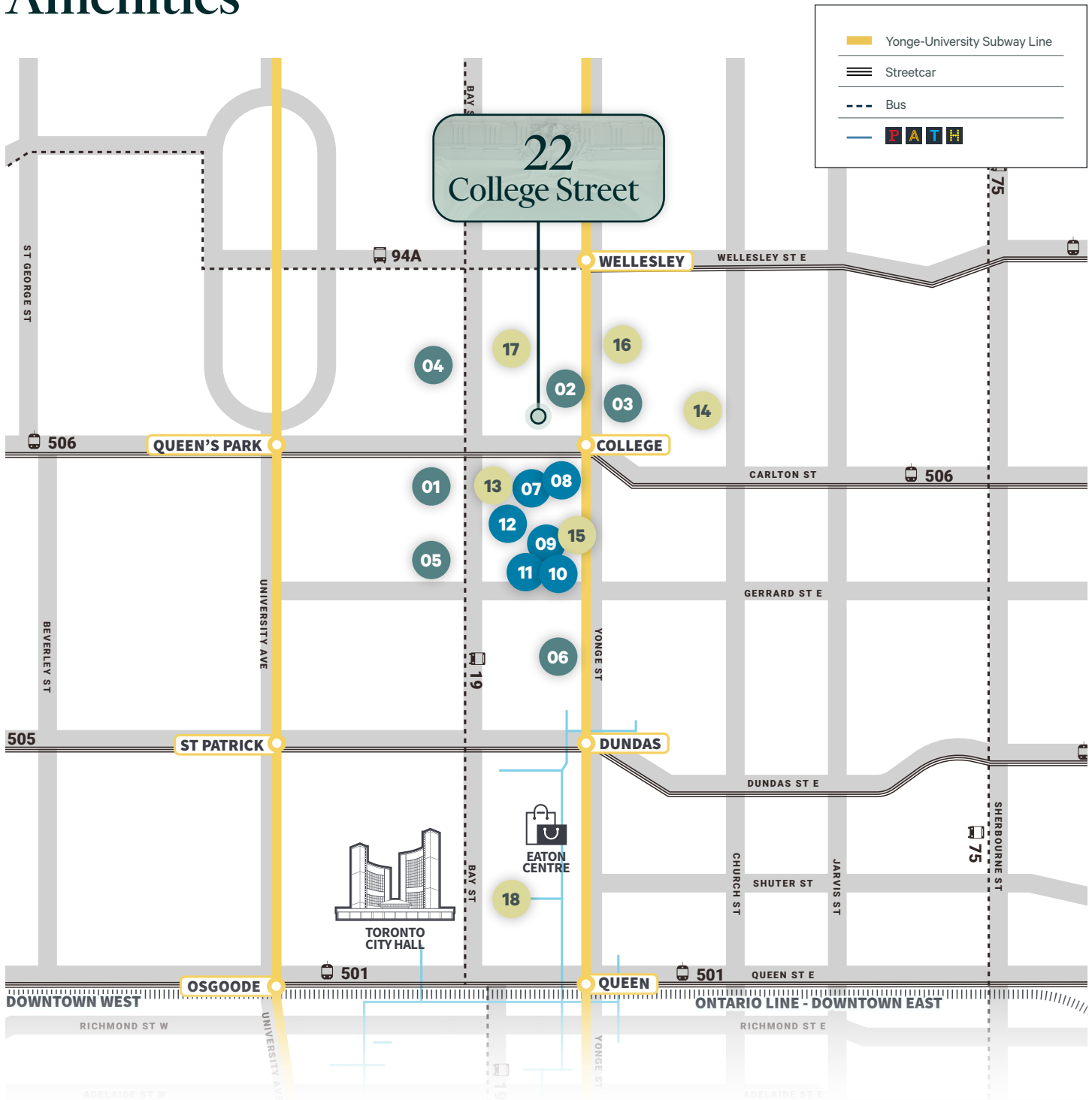
Floor 4
5,731 SF



Floor 5
5,810 SF



Amenities



RESTAURANTS & CAFE

- 01. NEO Coffee Bar
- 02. Fran's Restaurant & Bar
- 03. W Burger Bar
- 04. Nando's PERi-PERi
- 05. Tim Hortons
- 06. Congee Queen

SHOPPING & GROCERY

- 07. Metro
- 08. Winners
- 09. Aura Shopping Mall
- 10. Marshalls & Homesense
- 11. IKEA Toronto Downtown
- 12. Farmboy

FITNESS

- 13. Club Pilates
- 14. MAC Fitness Centre
- 15. Planet Fitness
- 16. Fit4Less
- 17. Central YMCA
- 18. GoodLife Fitness

22 College Street

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EDUCATION HOUSE

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