

# 7777 WESTON ROAD

## VAUGHAN OFFICE LONG TERM SUBLET

17,960 SF SQ. FT. AVAILABLE



VIRTUAL TOURS  
NOW AVAILABLE



PLEASE CONTACT FOR FURTHER INFORMATION:

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**CBRE**

\*Sales Representative

# 7777 WESTON ROAD

## CENTRO SQUARE



<b>PREMISES:</b>	<del>2nd Floor: 6,063 sq. ft. SUBLEASED</del>	<del>6th Floor: 17,960 sq. ft. OFF MARKET</del>
	<del>3rd Floor: 17,960 sq. ft. SUBLEASED</del>	<del>7th Floor: 17,960 sq. ft. OFF MARKET</del>
	<del>4th Floor: 17,960 sq. ft. SUBLEASED</del>	<del>8th Floor: 17,960 sq. ft. SUBLEASED</del>
	<del>5th Floor: 17,960 sq. ft.</del>	<del>9th Floor: 17,960 sq. ft. SUBLEASED</del>

<b>OCCUPANCY:</b>	Immediate
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<b>TERM:</b>	Long term sublet to February 28, 2030
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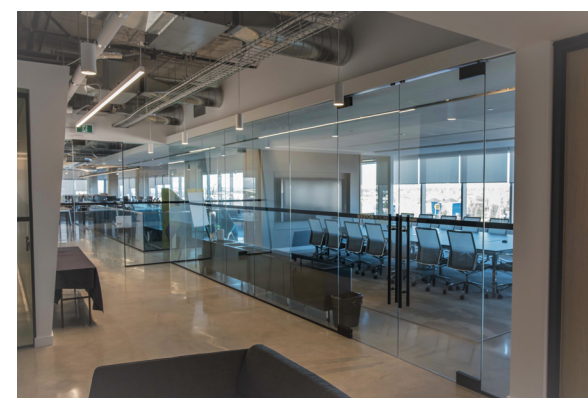
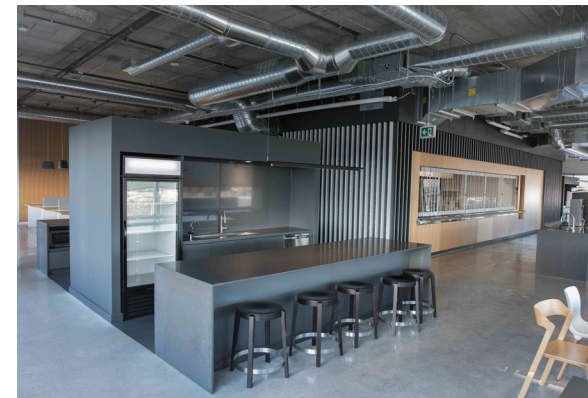
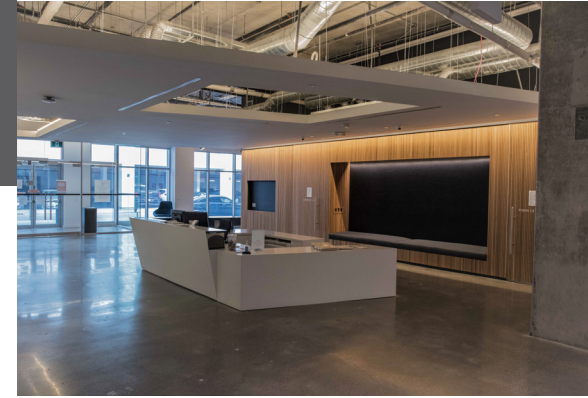
<b>PARKING:</b>	3 stalls per 1,000 sq. ft. leased - Free <sup>1</sup>
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<b>BASE RENT:</b>	Negotiable
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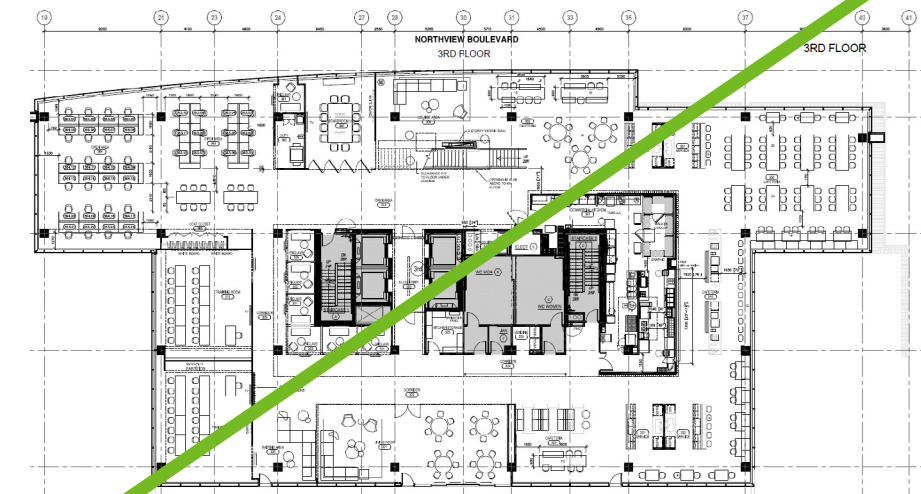
<b>ADDITIONAL RENT:</b>	Estimated at \$14.83 per sq. ft. for 2024 <sup>2</sup>
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<b>COMMENTS:</b>	<ul style="list-style-type: none"> <li>• Beautifully finished, modern, open-concept office space</li> <li>• Low 6% common area gross-up</li> <li>• Exclusive ground floor reception/meeting area with private entrance</li> <li>• Workstations and furniture may be available</li> <li>• Two large storage units available</li> <li>• Two-storey retail complex at base of building</li> <li>• Abundant neighbourhood retail amenities</li> <li>• Quick access to highways 400 &amp; 407</li> </ul>
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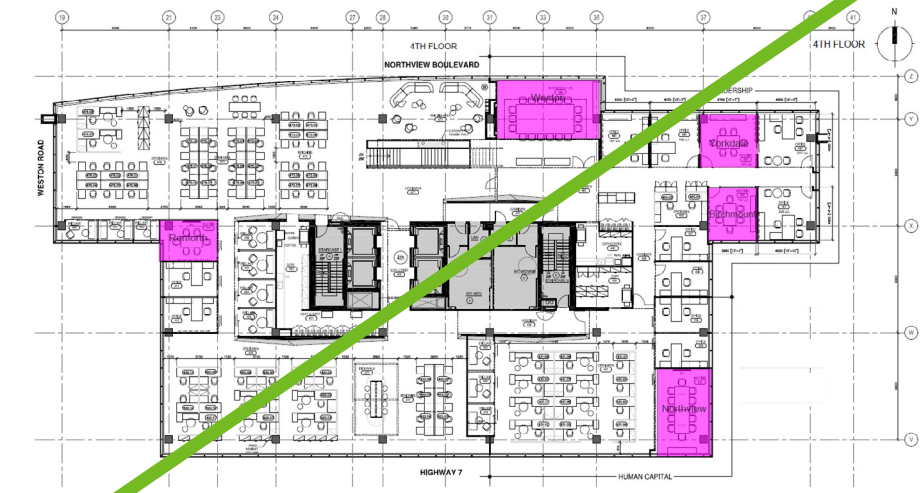
<b>TRANSIT:</b>	<ul style="list-style-type: none"> <li>• Located at VivaNEXT rapid transit Weston stop</li> <li>• Minutes to TTC VMC subway station</li> </ul>
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**GROUND FLOOR**  
[click here for virtual tour](#)

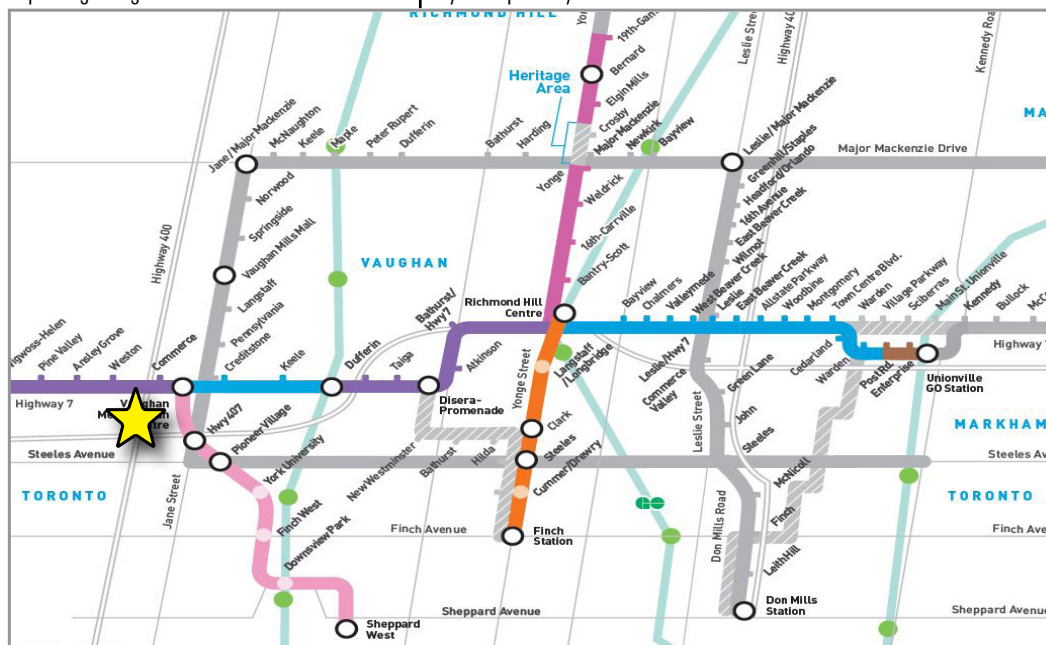


**3RD FLOOR**  
[click here for virtual tour](#)

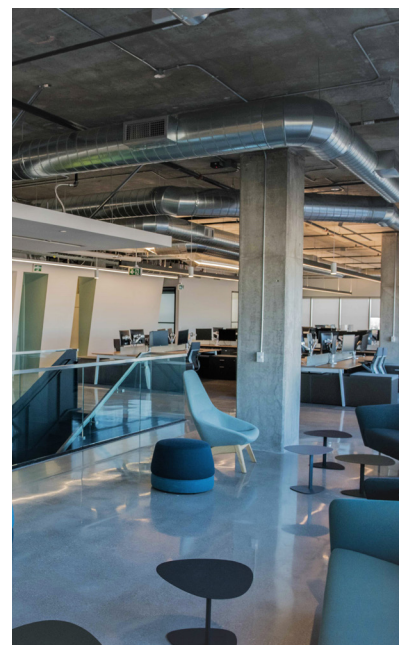


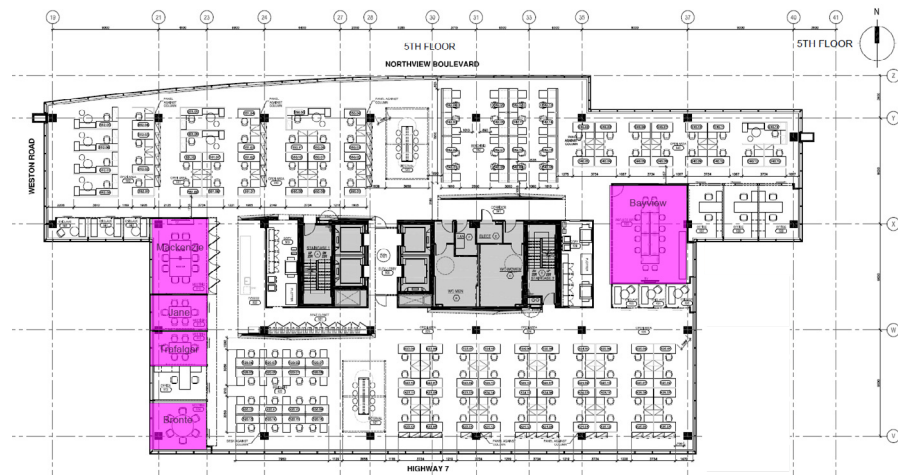
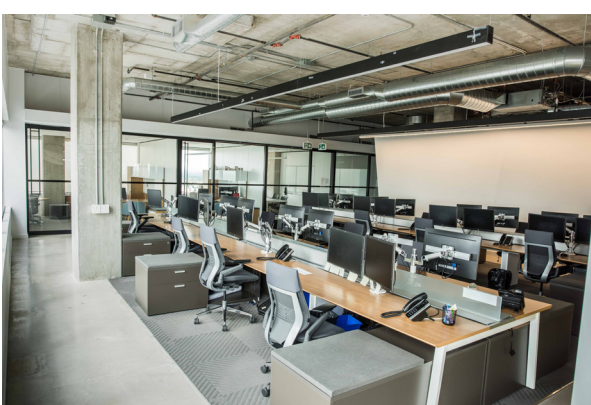
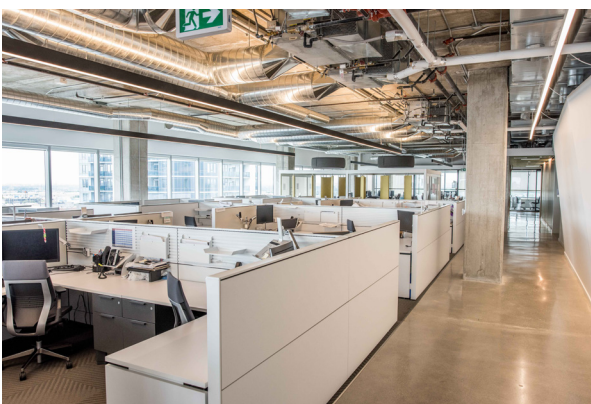
**4TH FLOOR**  
[click here for virtual tour](#)

<sup>1</sup>parking charges are included in additional rent | <sup>2</sup>hydro separately metered not included in estimate

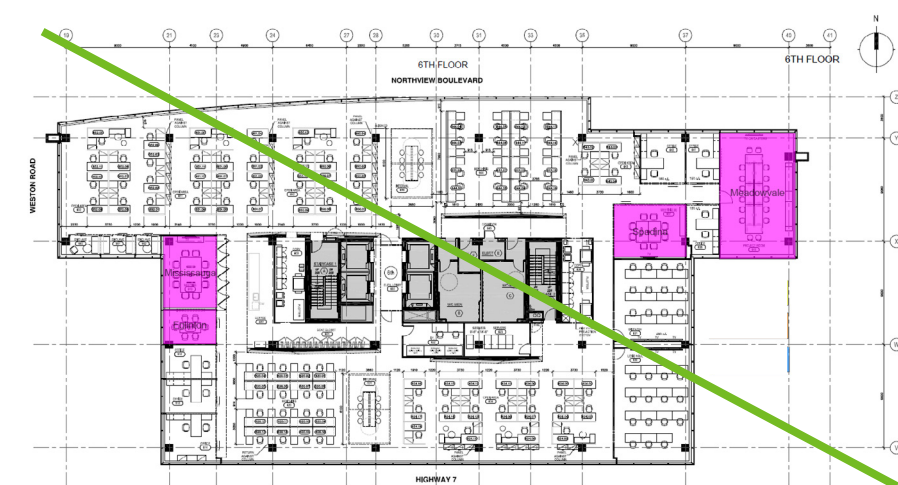


Source: York Region Transit





5TH FLOOR



6TH FLOOR



7TH FLOOR

[click here for virtual tour](#)



RETAIL/FITNESS

- 1. LCBO
- 2. Moores
- 3. Beer Store
- 4. Canadian Tire
- 5. Circle K
- 6. Nations Fresh Food
- 7. GoodLife
- 8. Ambrosia Natural Foods
- 9. Petro Canada



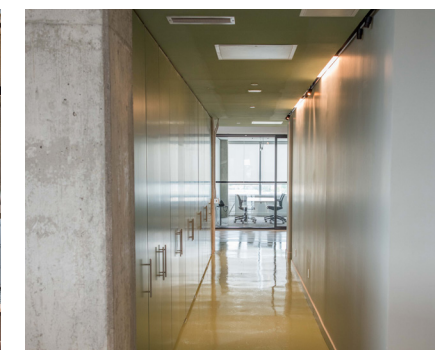
BANKS

- 1. BMO
- 2. RBC
- 3. Scotiabank
- 4. CIBC



RESTAURANTS

- 1. Tim Hortons
- 2. Pizza Pizza
- 3. Spin Dessert Cafe
- 4. Mucho Burrito
- 5. Paramount Middle Eastern Kitchen
- 6. A&W
- 7. PZA
- 8. Lifting Chef
- 9. Hero Certified Burgers
- 10. Mastro Roberto Trattoria
- 11. Popeyes



\*Sales Representative | All outlines are approximate | CBRE Limited, Brokerage | 2005 Sheppard Ave. E., Suite 800, Toronto, ON M2J 5B4 | www.cbre.ca

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