



8000

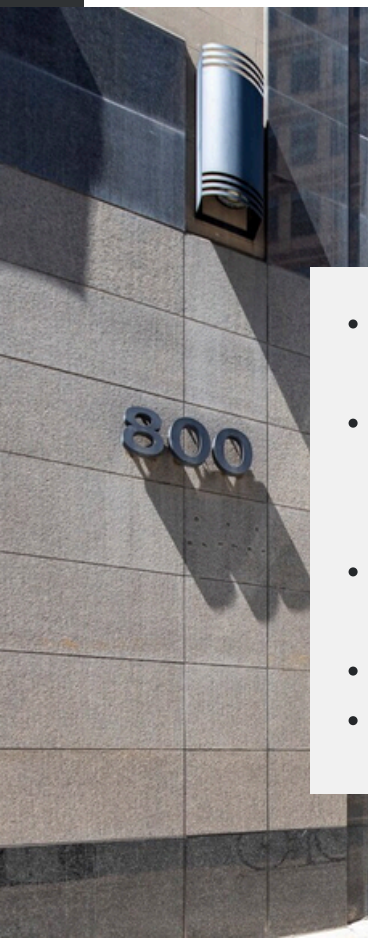
**BAY STREET
SUITE 401
FOR SUBLEASE**

SPACE PROFILE

| | |
|------------------------|----------------------------|
| Premises | Suite 401 |
| SF | 10,496 SF |
| Asking Rent | Please call for details |
| Additional Rent | \$24.38/SF (2025 estimate) |
| Availability | 30-60 Days |
| Expiry | June 29, 2030 |

SUITE HIGHLIGHTS

- Fully built-out, turnkey sublease with a blend of private offices, boardrooms, meeting rooms, and open workspace
- On-site underground parking
- Immediate access to College Street streetcar and College subway station



- On-site amenities include a restaurant, convenience store, and banking services
- Surrounded by a wide range of neighbourhood amenities, including dining, fitness, and retail
- Steps from the MaRS Discovery District, major hospitals, and Queen's Park
- BOMA BEST Level 2 Certified building
- 24/7 on-site security



NEARBY AMENITIES

FOOD/DINING



ACCESS



99

Walk Score



99

Transit Score

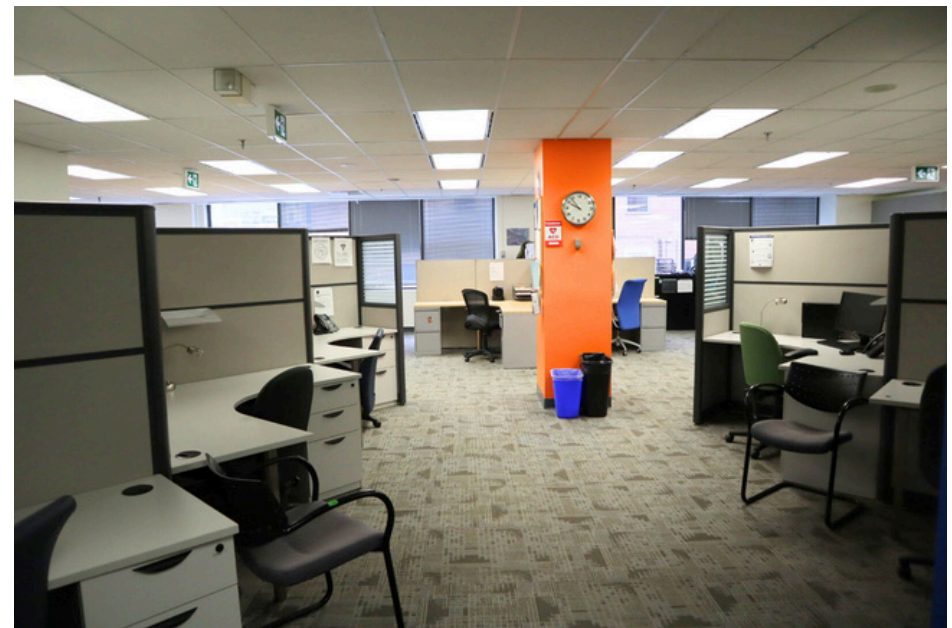
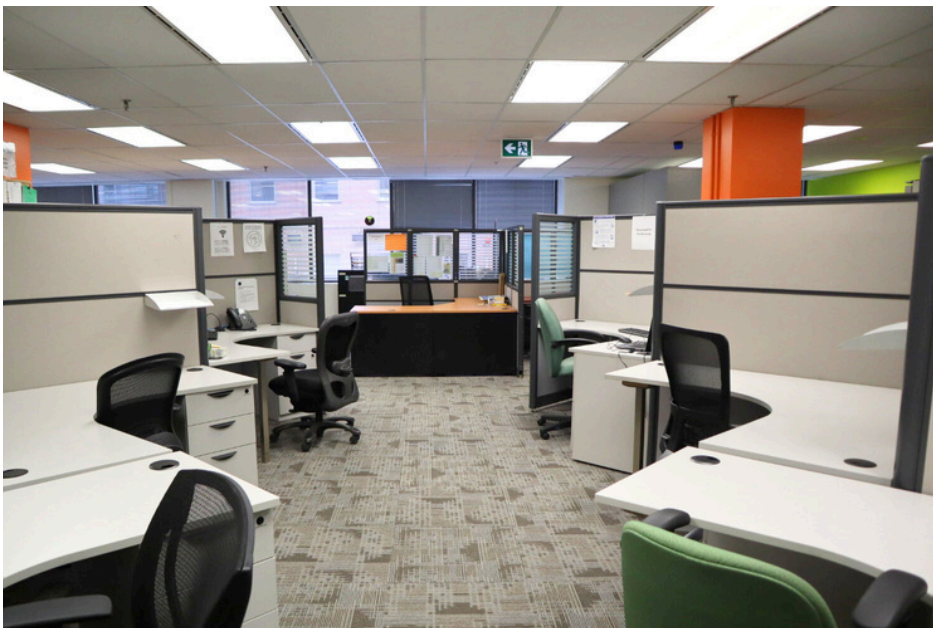


90

Bike Score



Fully built-out



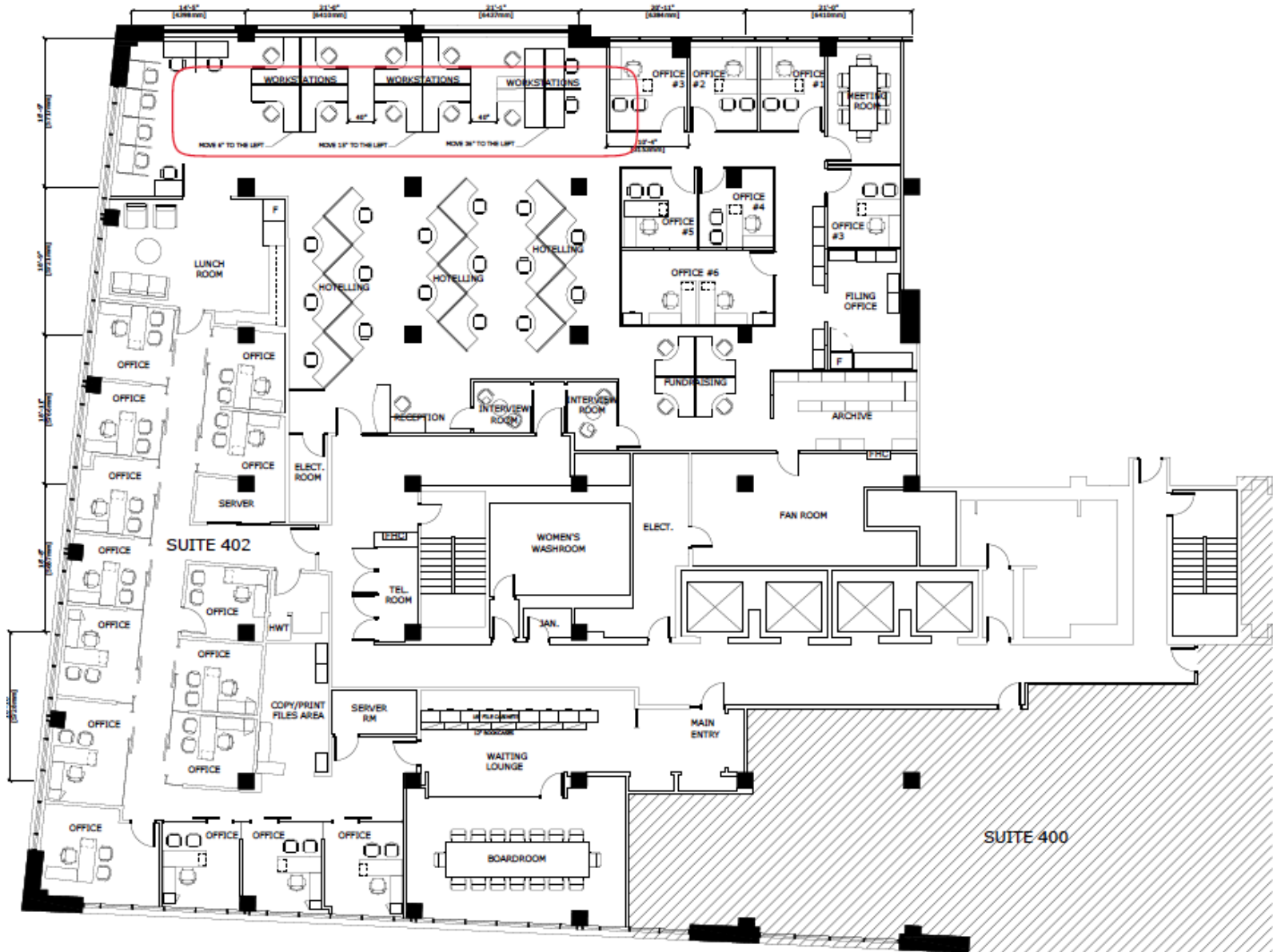


Blend of private offices, boardrooms, meeting rooms, and open workspace



TOTAL: 10,486 SF

800 BAY STREET



8000

BAY STREET
SUITE 401
FOR SUBLEASE

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