



144-146 FRONT ST W

SUITE 460 · 2,330 SF
FOR SUBLEASE

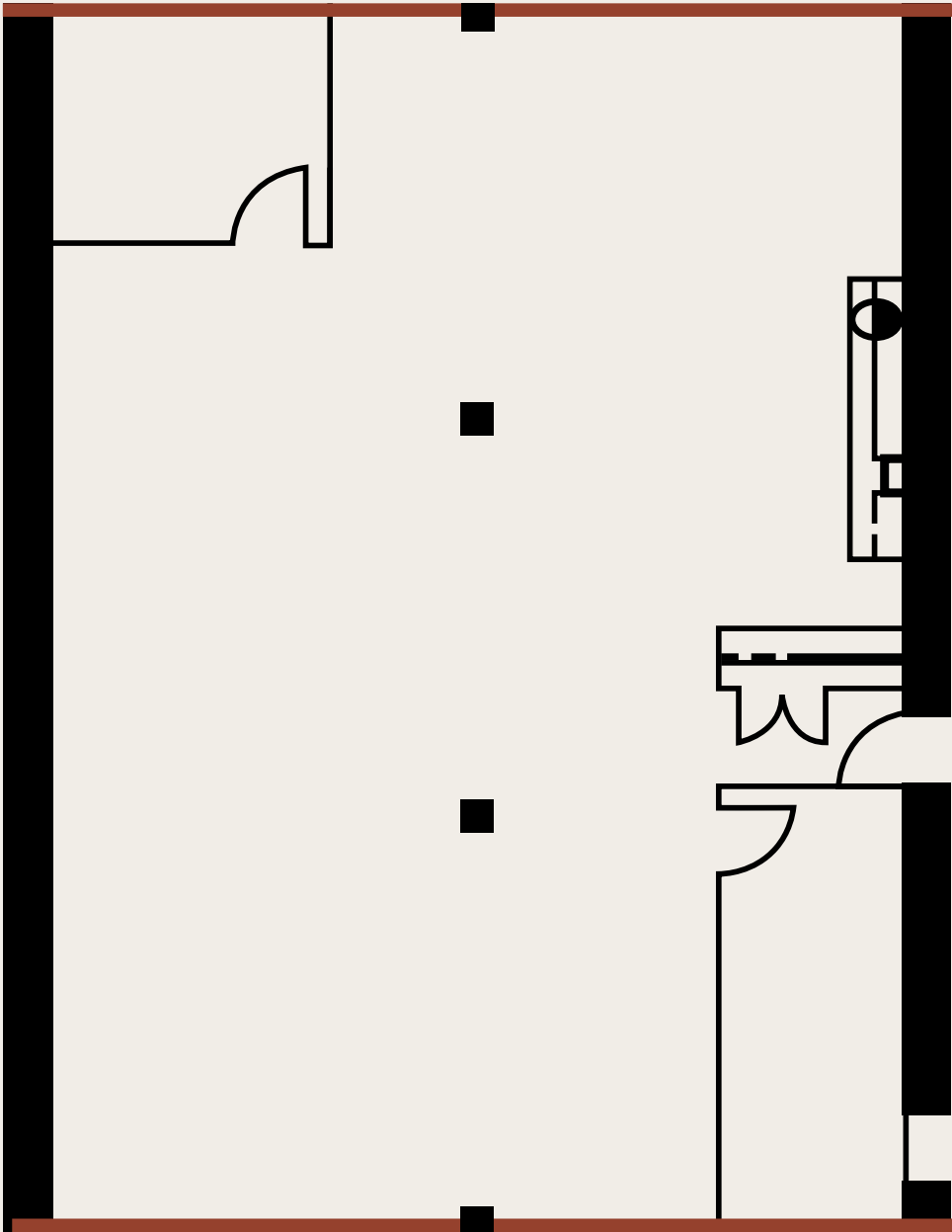
CBRE

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SUITE 460

2,330 SF

Net Rent	Additional Rent*	Availability	Term Expiry
Contact Listing Agents	\$24.27 PSF (2026 EST) *hydro and janitorial included	Immediate	August 30, 2027



LAYOUT

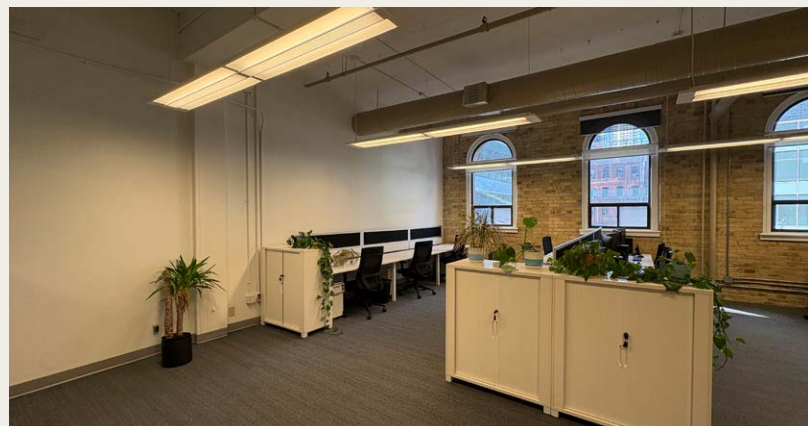
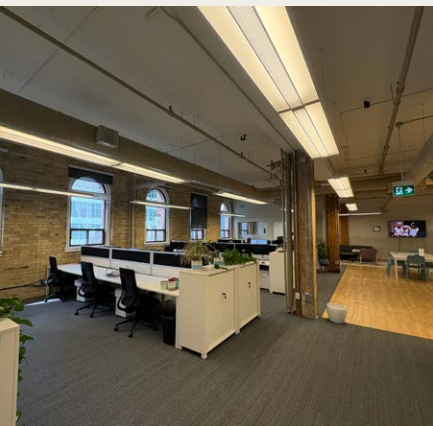
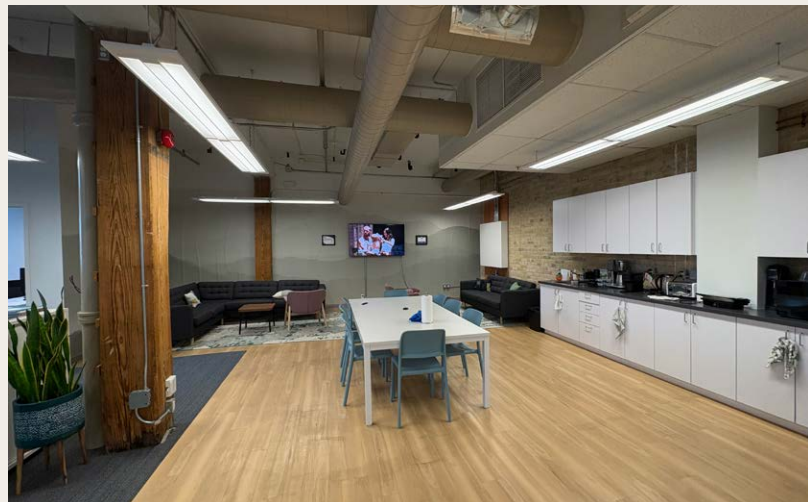
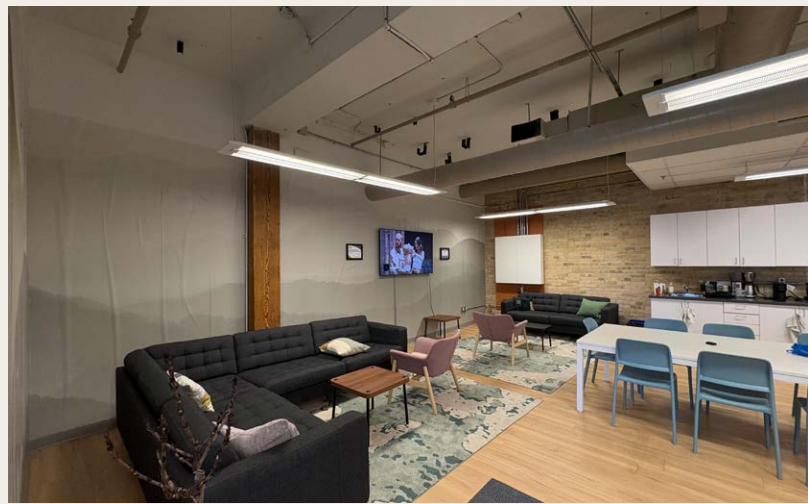
Spacious open work area, flexible for workstations and team setups.

MEETING SPACES

1 dedicated boardroom +
1 private meeting room or executive office.

IN-SUITE KITCHEN

Built-in staff kitchenette and dedicated break area.



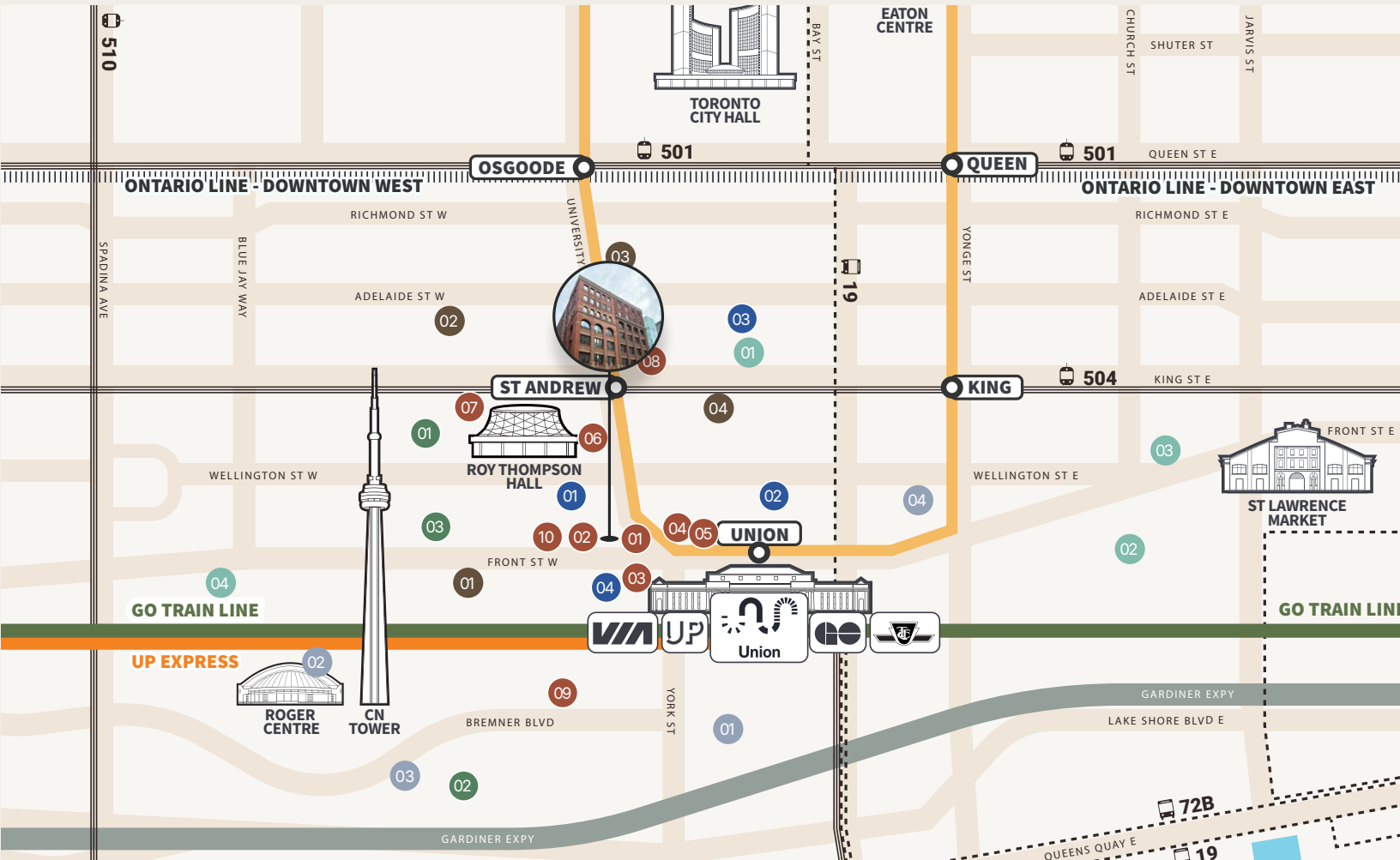
LOCATION & SUITE HIGHLIGHTS

High-character brick-and-beam loft featuring authentic exposed masonry and flexible open workspace. Situated steps from Union Station (TTC, GO, UP Express) and surrounded by premier local dining, cafes, and everyday amenities.

EVERYTHING WITHIN REACH

LEGEND

- Yonge-University Line
- TTC Bus
- TTC Streetcar
- Ontario Line



RESTAURANTS & BARS

- 01 Jack Astor's Bar & Grill
- 02 Loose Moose / Antler Room
- 03 Kellys Landing
- 04 Clockwork Champagne & Cocktails
- 05 Library Bar
- 06 Moxies
- 07 EPOCH Bar and Kitchen Terrace
- 08 Black + Blue
- 09 SOCO Kitchen + Bar
- 10 Scaddabush Italian Kitchen & Bar

PARKS & PUBLIC SPACES

- 01 David Pecaut Square
- 02 Roundhouse Park
- 03 Simcoe Park

CAFES

- 01 Found Coffee
- 02 Ivy Coffee Shop
- 03 Cafe Landwer
- 04 Circles & Squares Bakery Cafe

GROCERY

- 01 The Market by Longos
- 02 Nick's No Frills
- 03 Metro
- 04 Rabba Fine Foods

SPORTS & ENTERTAINMENT

- 01 Maple Leaf Square / Jurassic Park
- 02 Toronto Blue Jays at Rogers Centre
- 03 The Rec Room Roundhouse
- 04 Hockey Hall of Fame

FITNESS & WELLNESS

- 01 Orangetheory Fitness
- 02 Toronto Athletic Club
- 03 Adelaide Club
- 04 Goodlife Fitness at Union Station

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