

Boutique Office with Exposed Brick & Natural Light

SUITE 306

10 **ALCORN AVENUE**
S U B L E A S E

EXECUTIVE SUMMARY

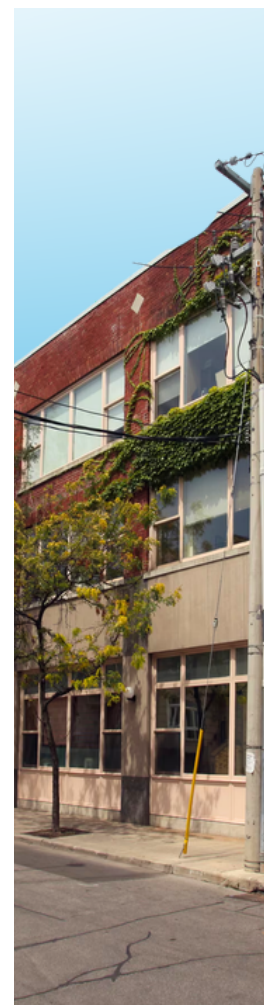
Suite 306 at 10 Alcorn Avenue offers a bright, character-filled office setting within one of Midtown Toronto's most distinctive boutique office buildings. Ten Alcorn provides a charming alternative to conventional office accommodation, with a mahogany, terrazzo and glass lobby, high ceilings, operable windows, and views over a sunny interior courtyard. The suite features exposed brick, large windows, built-in storage, strong natural light, and a warm boutique feel suited to professional services, creative firms, or small teams seeking a workspace with character in the Summerhill/Yonge-St. Clair area.

SUBLEASE DETAILS

ADDRESS	10 Alcorn Avenue
PREMISES	Suite 306
SIZE	2,100 SF
TERM	March 31, 2027 (direct extension available)
ASKING RENT	Call for details
ADD'L RENT	\$18.31 (2026 est.) + \$1 PSF hydro
AVAILABILITY	Immediate

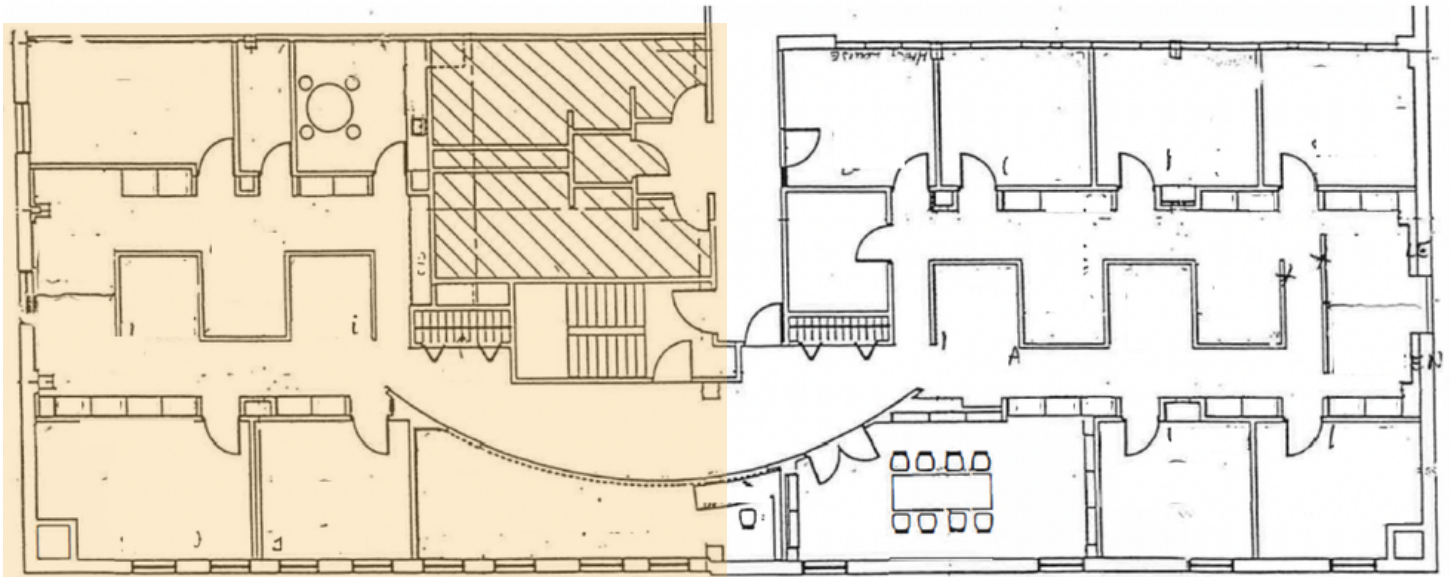
PROPERTY DETAILS

- Corner unit with 3 private offices, kitchen, storage and open area
- Furniture may be made available
- Direct extension beyond the sublet term is available

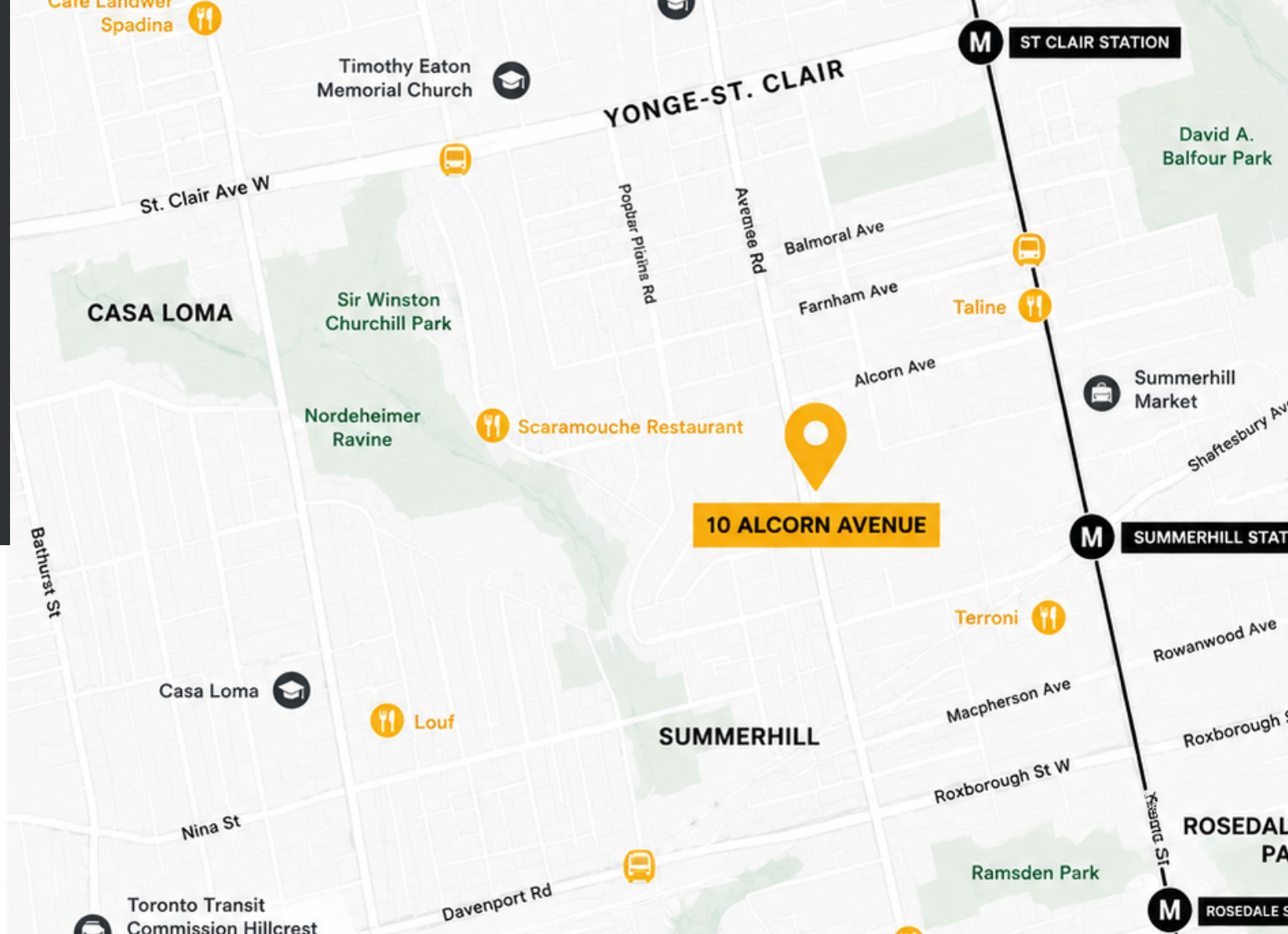




FLOOR PLAN



TOTAL: 2,100 SF



NEARBY AMENITIES

FOOD/DINING

- Terroni Price / Bar Centrale
- Boxcar Social Summerhill
- Sorrel Rosedale
- Seahorse
- Mary Be Kitchen
- Grandma Loves You
- Holy Chuck
- Dolce Bakery

TTC ACCESS

- Steps to Summerhill Station on TTC Line 1
- Direct subway access via the Yonge-University Line
- Nearby TTC bus service along Yonge Street
- Close connection to St. Clair Station for additional TTC routes



97

Walk Score



86

Transit Score



81

Bike Score



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