



CBRE

NEW FULLY FURNISHED MOVE-IN READY MODEL SUITES

2 CARLTON STREET



\$45.00 PSF
SEMI-GROSS RENT*

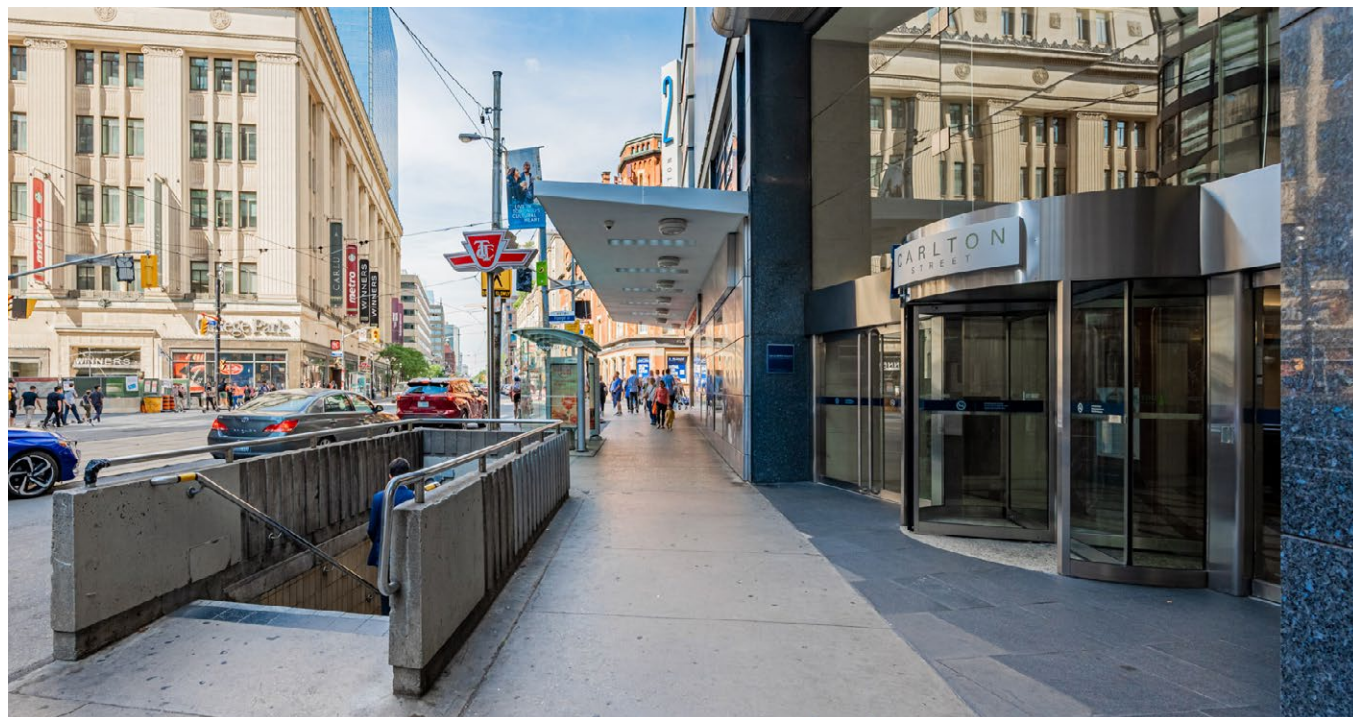
*Year 1

\$100.00
GIFT CARD TOUR
BONUS



ACCESSIBILITY AND VALUE

A rarely found combination - an accessible location at a competitive rate. With TTC access at your doorstep and model suite options available, this is truly an exceptional opportunity.

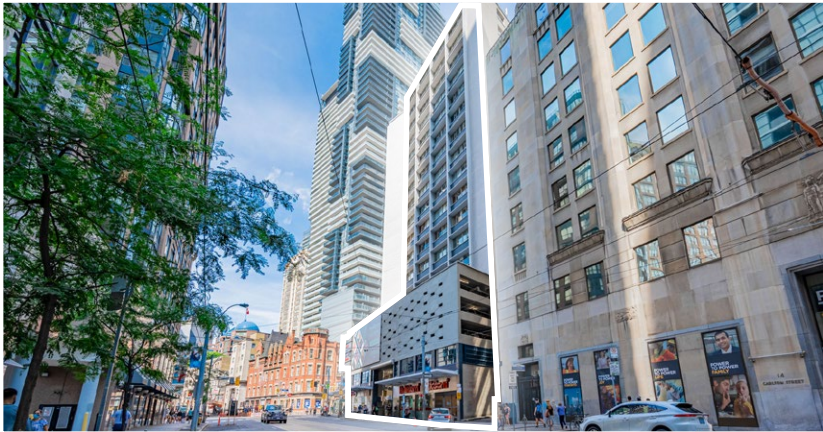
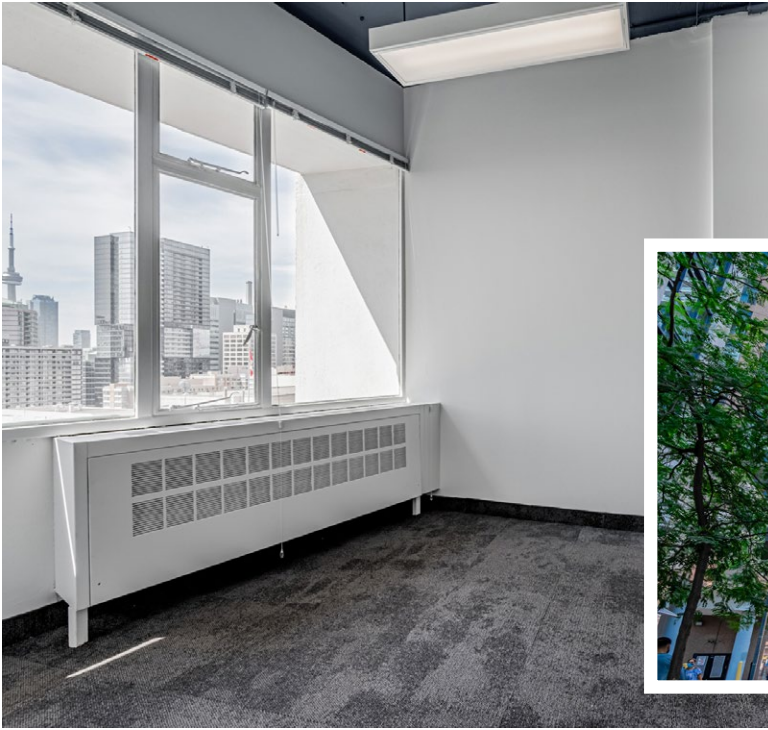


Focusing on the details that really matter, 2 Carlton Street provides you and your organization all of the fundamentals to succeed.

Access to the core in minutes:

- College subway station and College streetcar stop directly in front of the building.
- Abundant on-site parking and bike parking.





Located at the College Subway and steps away from Loblaws at the former Maple Leaf Gardens, 2 Carlton is a “win” for occupants looking for value with the benefits of a central location.

HIGHLIGHTS

CARLTON TOWER, TORONTO ON

— BUILT IN 1959 — REDEVELOPED IN 1994 — CLASS B OFFICE —



BUILDING AWARDS
BOMA BEST GOLD LEVEL DESIGNATION (2021)
BOMA TORONTO THE OUTSTANDING BUILDING OF THE YEAR (TOBY) (2021)
BOMA CANADA THE OUTSTANDING BUILDING OF THE YEAR (TOBY) (2021)

15,100 SF
Typical Floor Plate Size

1:1,500 SF
Parking Ratio

175 PARKING SPACES

18

STORY TOWER

Exceptional
Building
Amenities

On-site 24 Hour Shoppers Drug Mart
Walking distance to Eaton Centre Shopping
Abundant food amenities nearby

OPERABLE WINDOWS

TTC ACCESS
AT YOUR DOORSTEP

TELECOM SERVICE PROVIDERS AVAILABLE

BELL CANADA,
QUARTET, ROGERS,
AT&T, TELUS,
MTS ALLSTREAM



ONSITE
SECURITY

5 PASSENGER
ELEVATORS

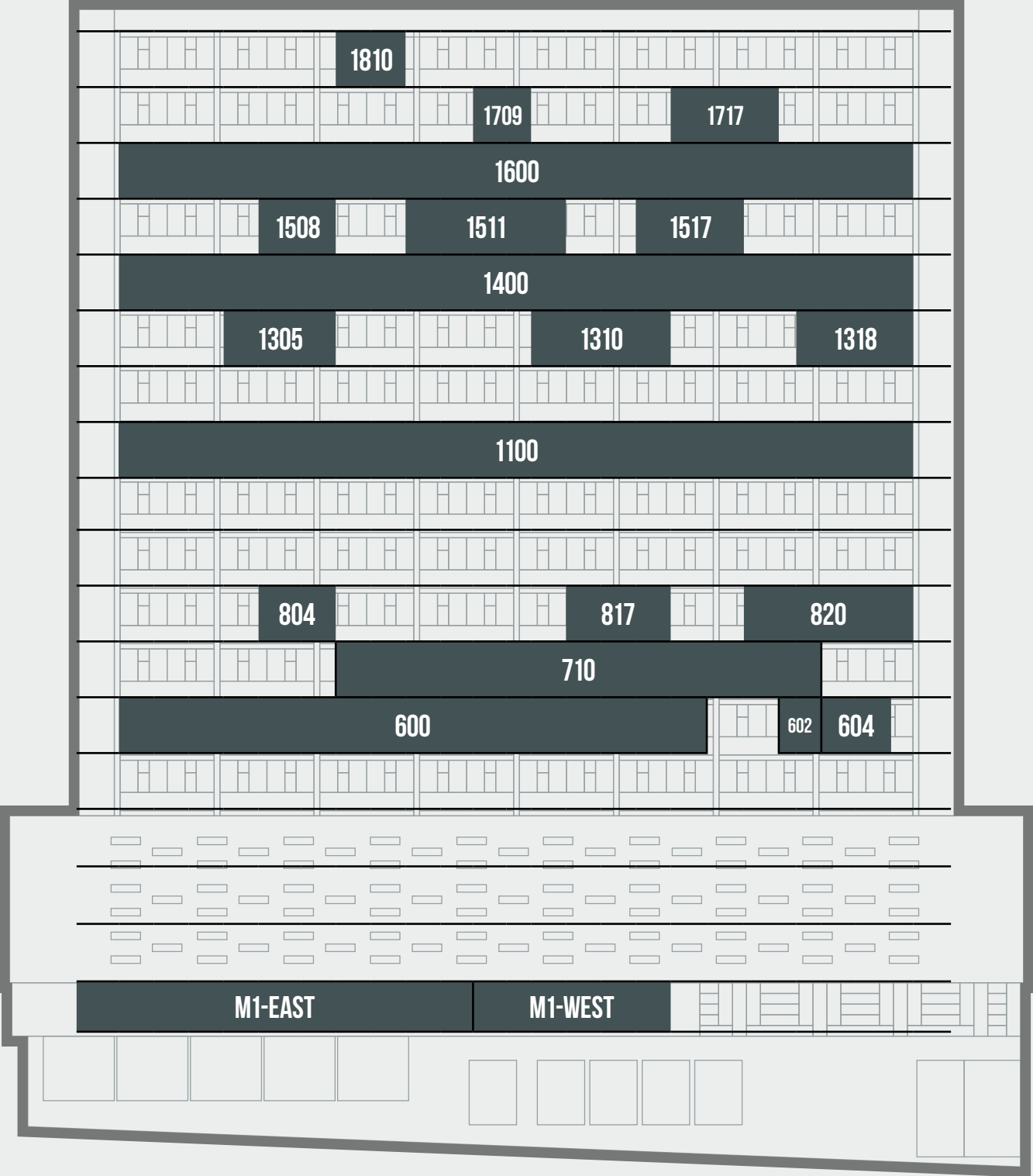
INTERIOR FORCED AIR, PERIMETER INDUCTION HVAC SYSTEM

AVAILABILITY

Additional Rent: \$23.86 (2026 Est.)



FLOOR	SUITE #	RENTABLE AREA	AVAILABILITY	COMMENTS
ME	M1-EAST	4,975 SF	Immediate	Mezzanine level. Built out with open area, offices, and kitchenette.
MW	M1-WEST	3,495 SF	Immediate	Built out with meeting rooms, open area, and kitchenette.
6	600	8,287 SF	Immediate	Open concept tech-style space built out with 3 offices, 3 call rooms, 1 boardroom, and kitchen. New improvements in place.
6	602	614 SF	Immediate	Built out with 2 offices and open workspace area.
6	604	362 SF	Immediate	Open concept space.
7	710	7,621 SF	Immediate	Open concept with interior meeting rooms.
8	804	996 SF	Immediate	Built out with 5 offices.
8	817	1,517 SF	Jun 2026	Built out with a mix of 2 meeting rooms/offices, a boardroom, kitchenette, and open workspace area.
8	820	2,368 SF	Dec 2026	Built out with 4 offices, 2 meeting rooms, 1 boardroom, kitchen, and open workspace areas.
11	1100	15,096 SF	Immediate	Base building condition.
13	1305/1307	1,823 SF	Immediate	Built out with offices/meeting rooms, and reception. Very bright.
13	1310	2,352 SF	Immediate	Open concept with 2 offices and a kitchenette.
13	1318	498 SF	Immediate	Built out with 2 offices/meeting rooms and reception.
14	1400	13,860 SF	Immediate	Full floor. Built out with meeting rooms, offices, kitchen, and open work areas.
15	1508	990 SF	Immediate	Built out with 2 offices, 1 boardroom, and open area.
15	1511	2,819 SF	Immediate	Open concept with 4 offices, and kitchen.
15	1517	1,926 SF	Feb 2026	Built out with an office, a lead lined room for x-rays, open workspace area, and a kitchen.
16	1600	14,400 SF	Jun 2026	Built out with 13 offices, large boardroom, 3 meeting rooms, open area, and a large kitchen/lounge area.
17	1709	648 SF	Immediate	Built out with an office/meeting room, open workspace area and reception.
17	1717	1,195 SF	Immediate	Built out with 3 offices/meeting rooms and open workspace area.
18	1810	769 SF	Immediate	Open concept space.

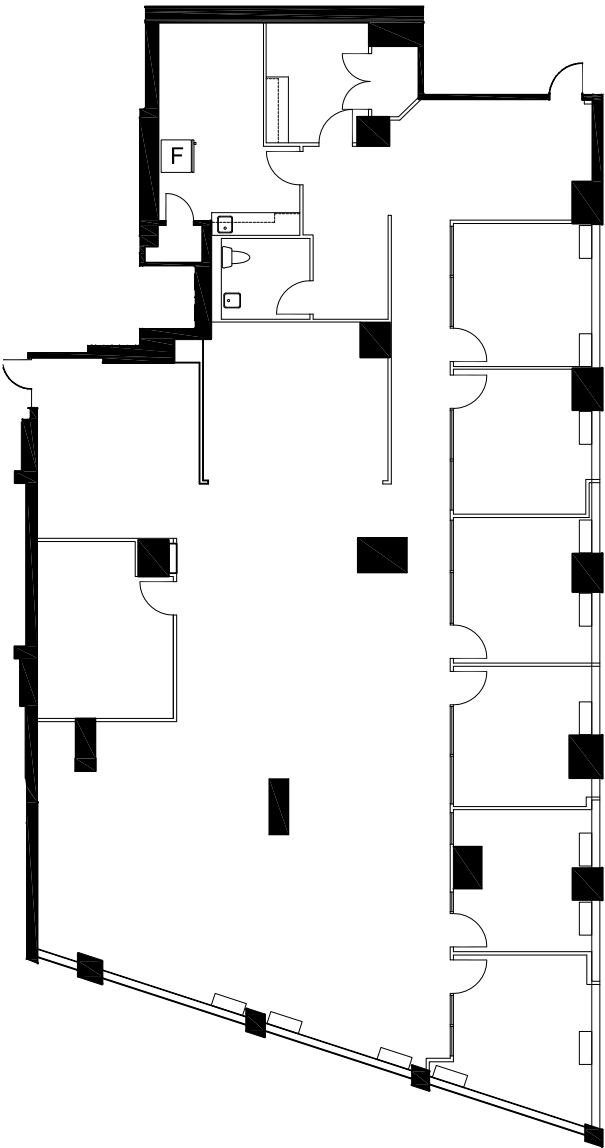
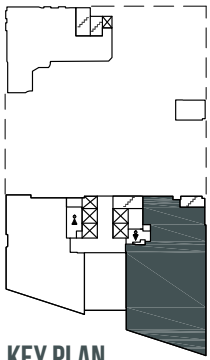


*For 3-Year+ New Deals Only with Rent Commencing in 2026



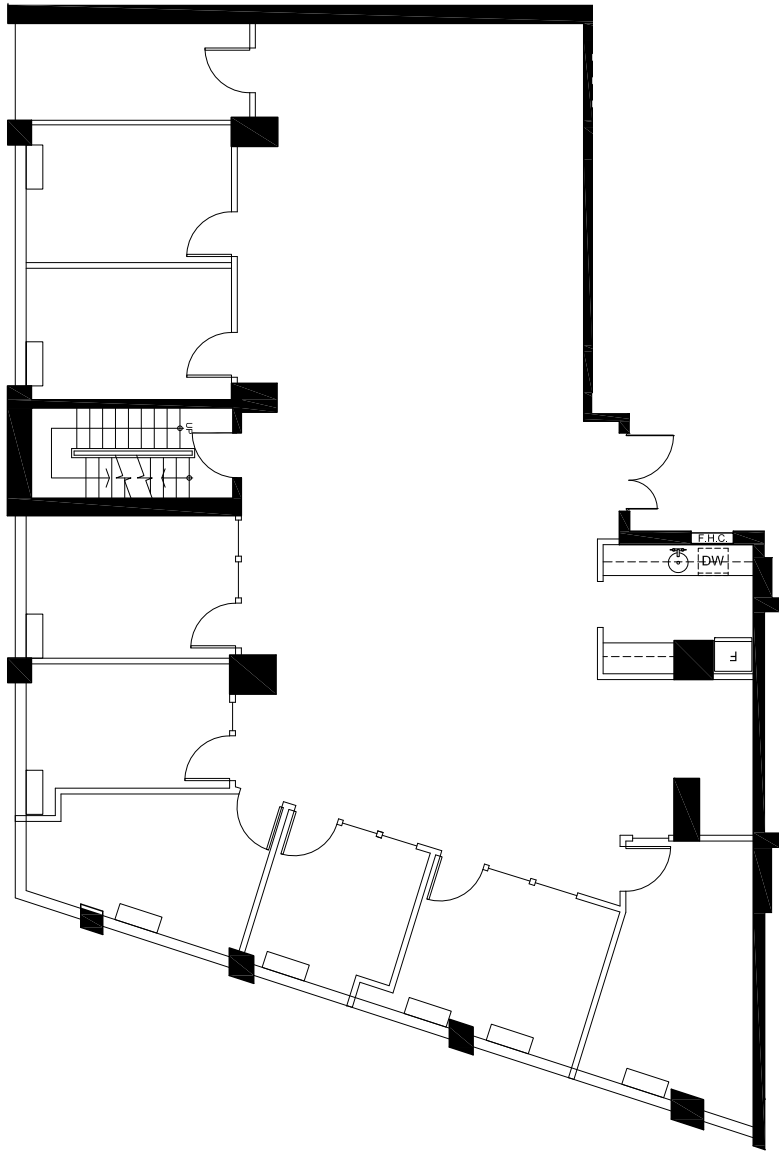
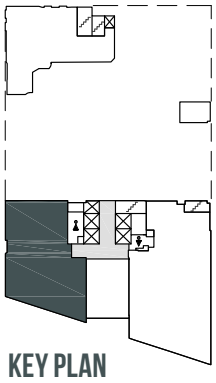
MEZZANINE EAST

SIZE	4,975 SF
NET RENT	CONTACT LISTING AGENTS
ADDITIONAL RENT	\$23.86 (2026 EST.)
AVAILABILITY	IMMEDIATE



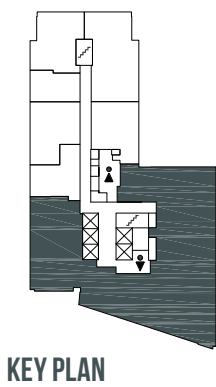
MEZZANINE WEST

SIZE 3,495 SF
NET RENT CONTACT LISTING AGENTS
ADDITIONAL RENT \$23.86 (2026 EST.)
AVAILABILITY IMMEDIATE

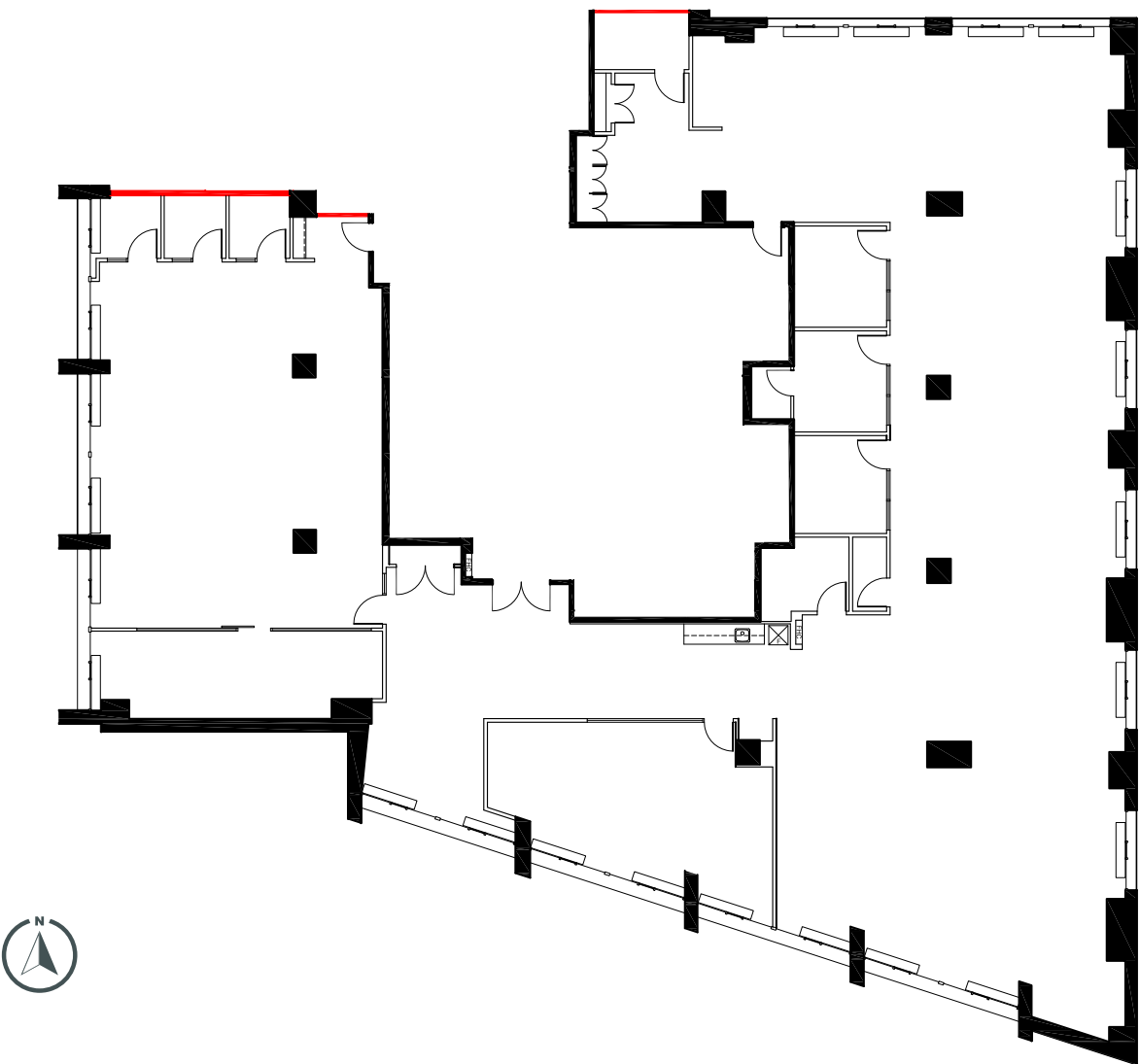


SUITE 600

SIZE 8,287 SF
NET RENT CONTACT LISTING AGENTS
ADDITIONAL RENT \$23.86 (2026 EST.)
AVAILABILITY IMMEDIATE



KEY PLAN



SUITE 600

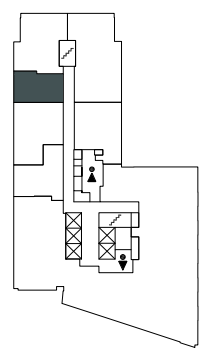
SUITE 602

SIZE614 SF

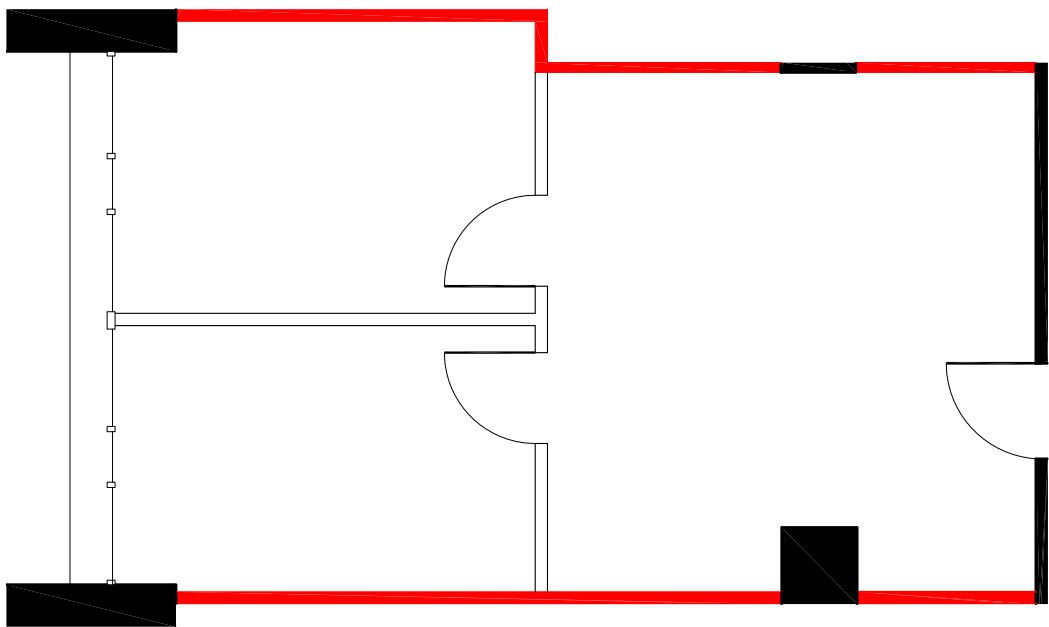
NET RENTCONTACT LISTING AGENTS

ADDITIONAL RENT\$23.86 (2026 EST.)

AVAILABILITYIMMEDIATE



KEY PLAN



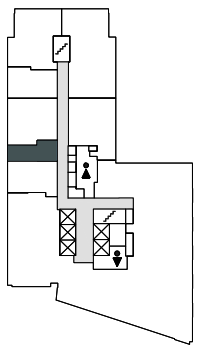
SUITE 604

SIZE362 SF

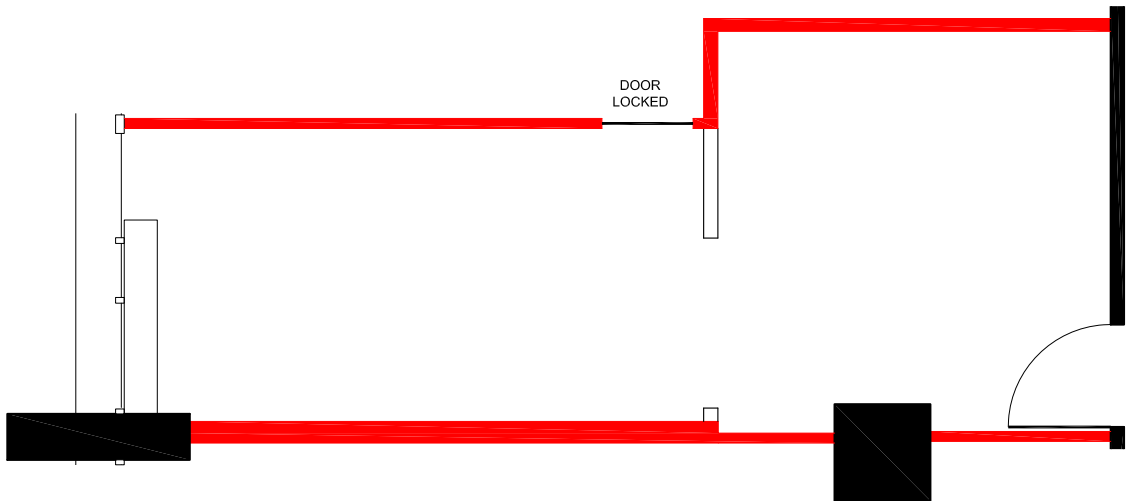
NET RENTCONTACT LISTING AGENTS

ADDITIONAL RENT\$23.86 (2026 EST.)

AVAILABILITYIMMEDIATE

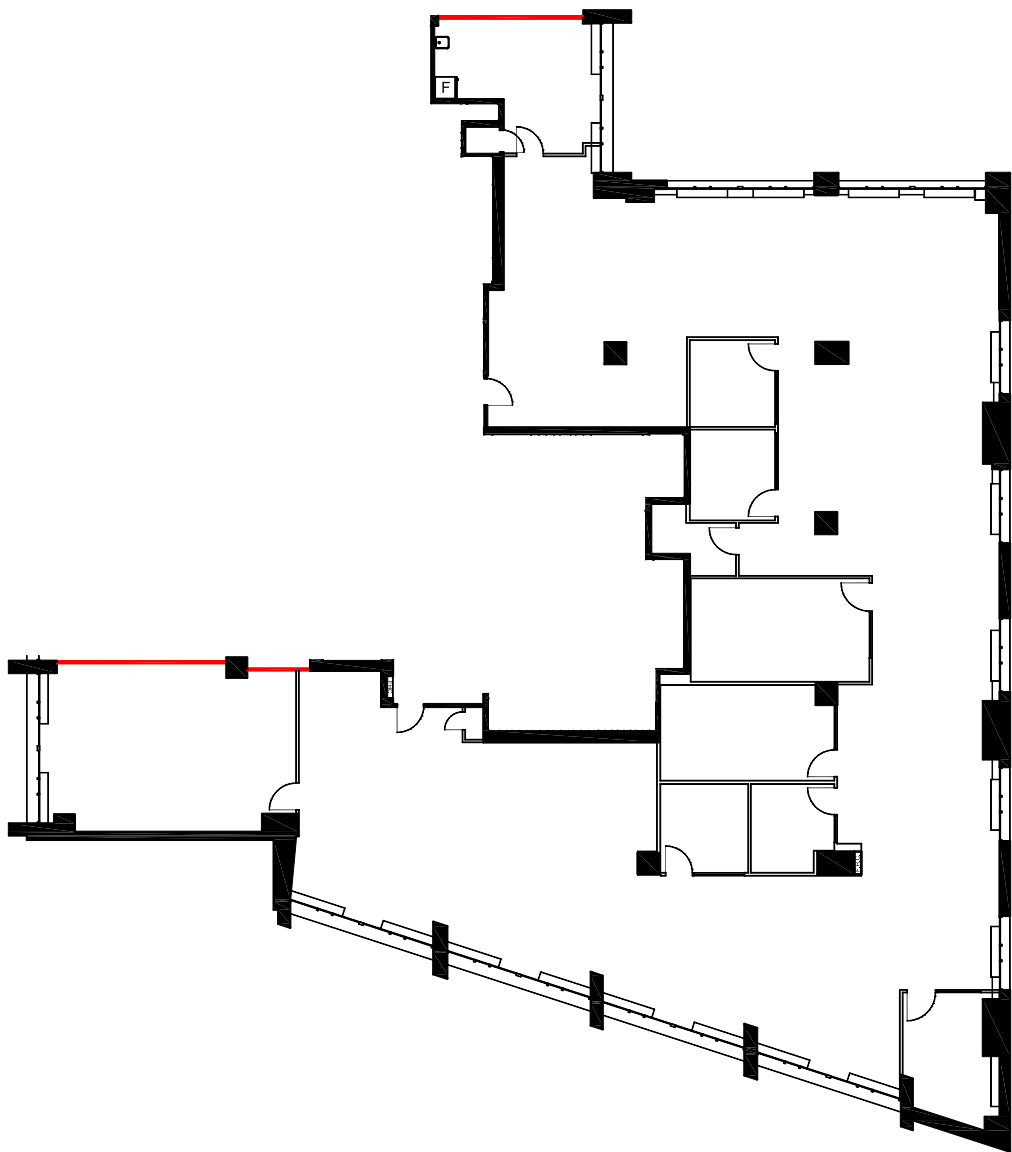
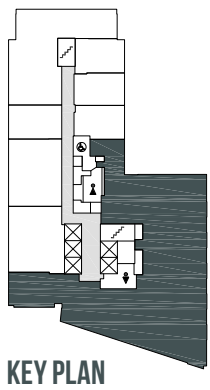


KEY PLAN



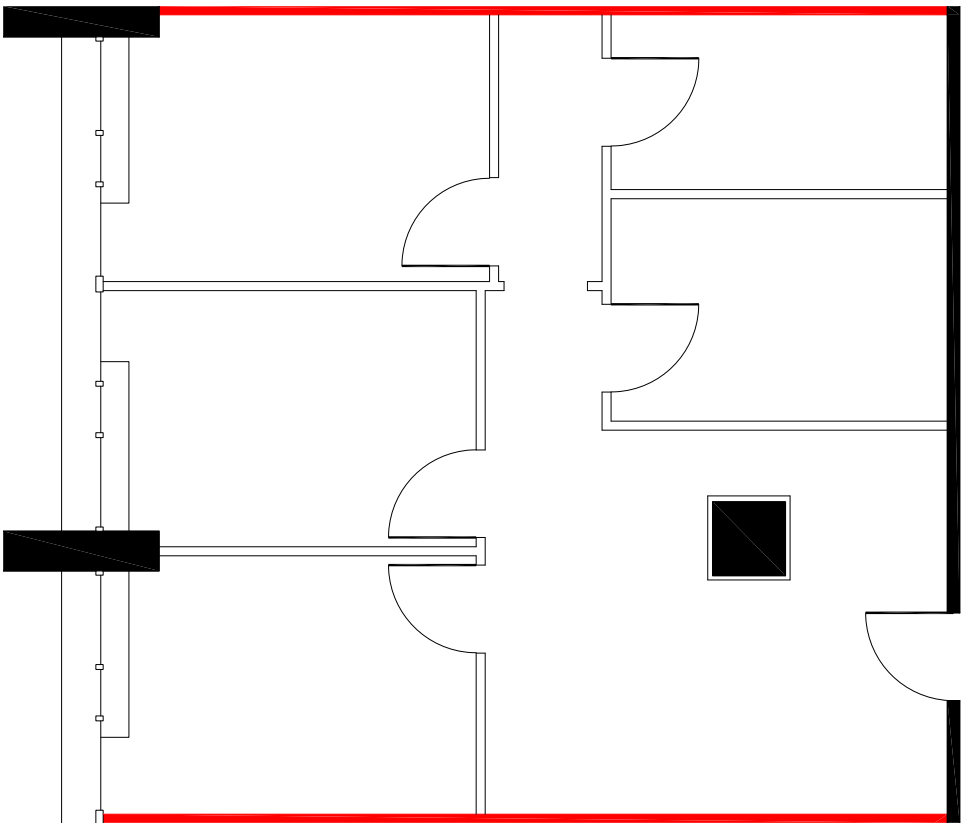
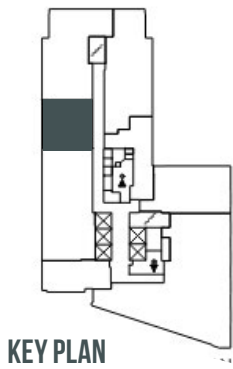
SUITE 710

SIZE 7,621 SF
NET RENT
ADDITIONAL RENT \$23.86 (2026 EST.)
AVAILABILITY IMMEDIATE



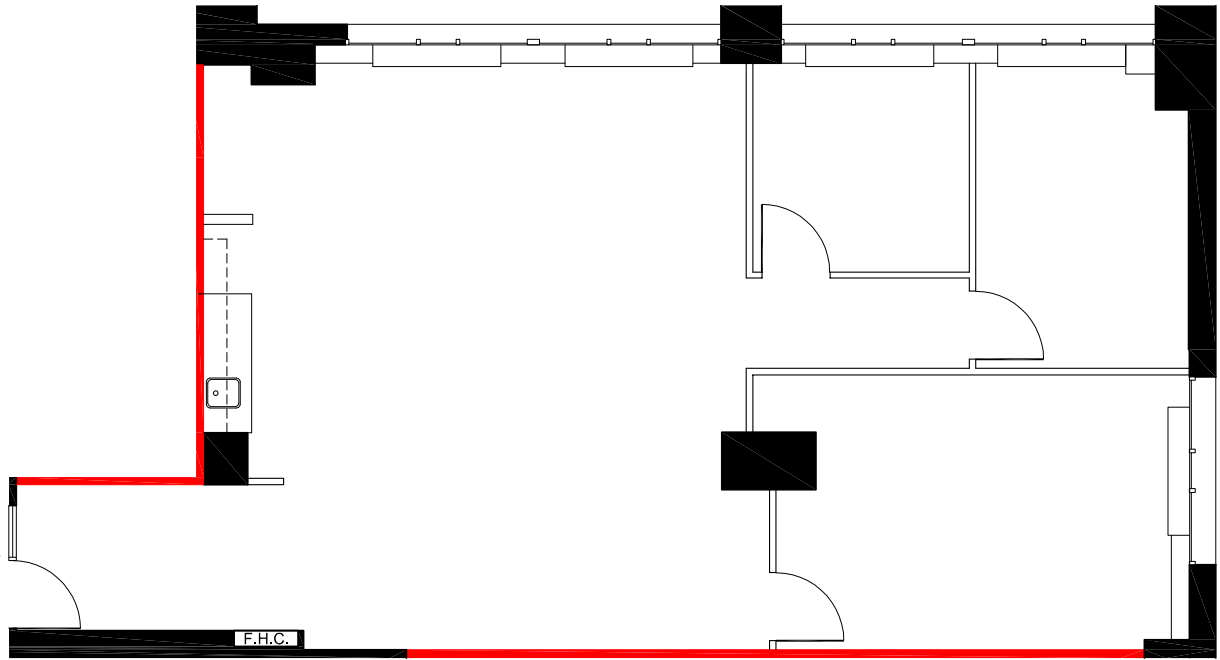
SUITE 804

SIZE 996 SF
NET RENT
ADDITIONAL RENT \$23.86 (2026 EST.)
AVAILABILITY IMMEDIATE



SUITE 817

SIZE 1,517 SF
NET RENT CONTACT LISTING AGENTS
ADDITIONAL RENT \$23.86 (2026 EST.)
AVAILABILITY IMMEDIATE



SUITE 817



SUITE 820

SIZE

NET RENT

ADDITIONAL RENT

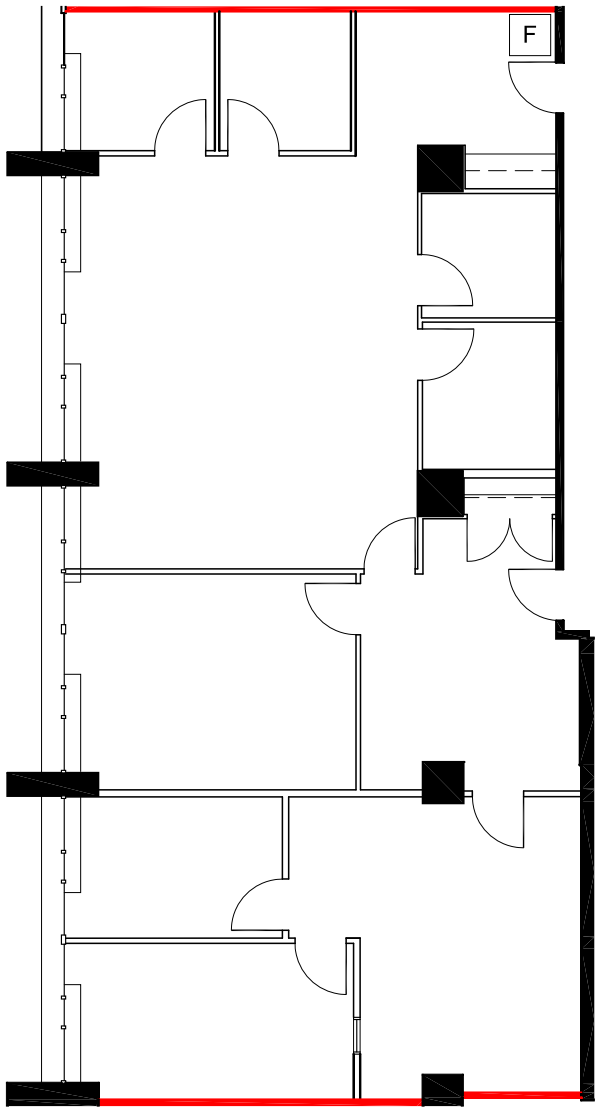
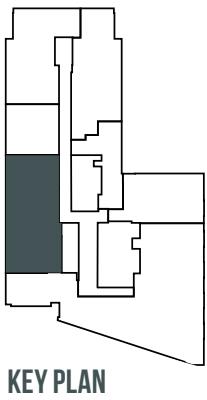
AVAILABILITY

2,368 SF

CONTACT LISTING AGENTS

\$23.86 (2026 EST.)

DECEMBER 2026



SUITE 1100

SIZE

NET RENT

ADDITIONAL RENT

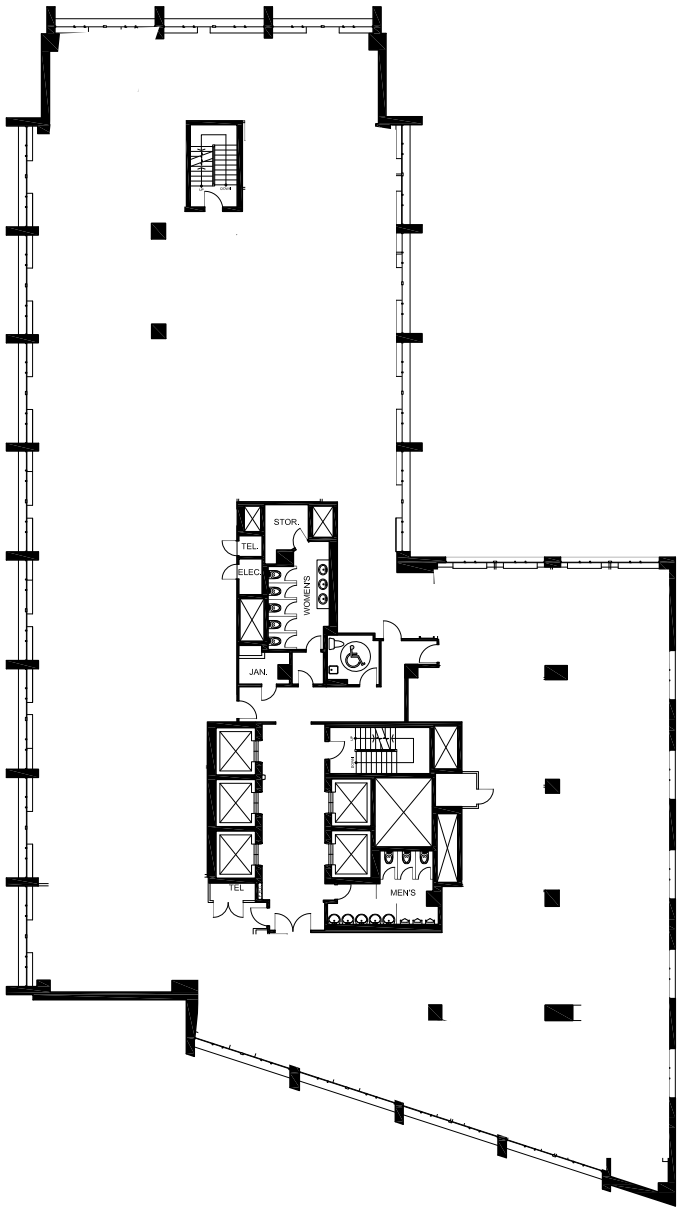
AVAILABILITY

15,096 SF

CONTACT LISTING AGENTS

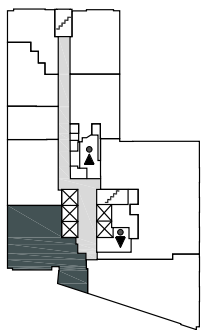
\$23.86 (2026 EST.)

IMMEDIATE

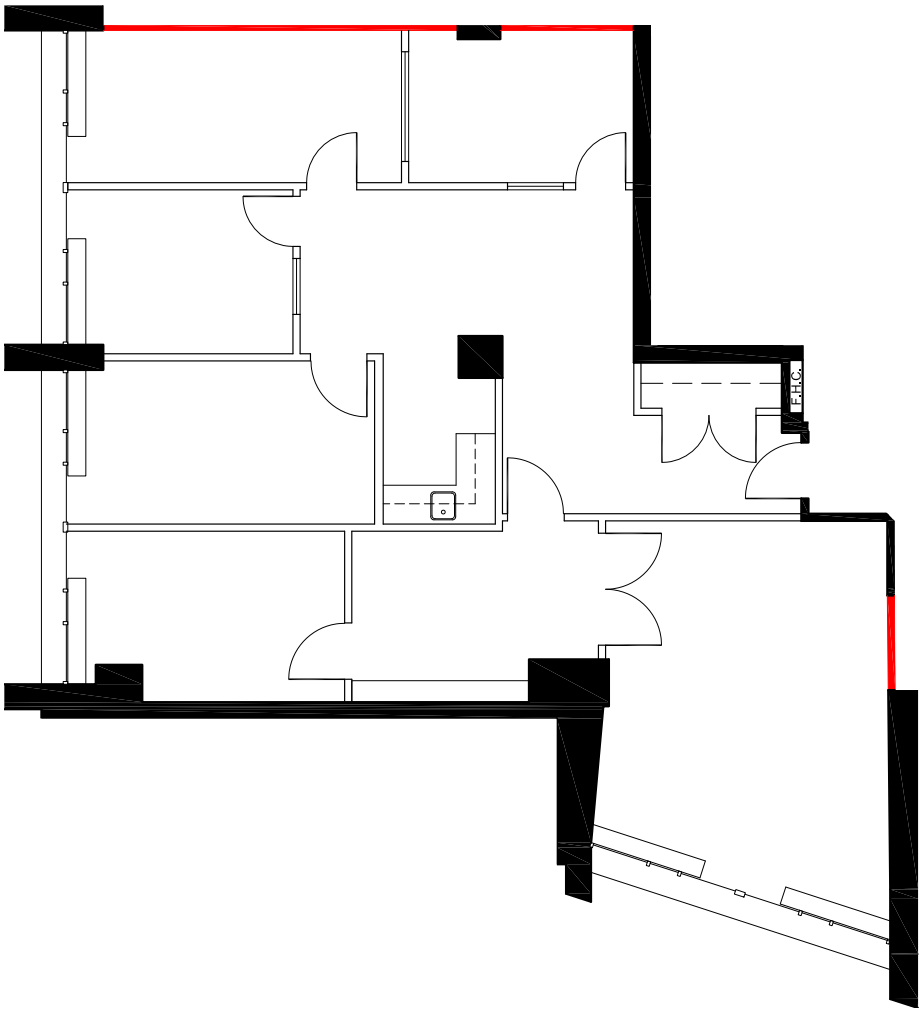


SUITE 1305/1307

SIZE 1,823 SF
NET RENT CONTACT LISTING AGENTS
ADDITIONAL RENT \$23.86 (2026 EST.)
AVAILABILITY IMMEDIATE



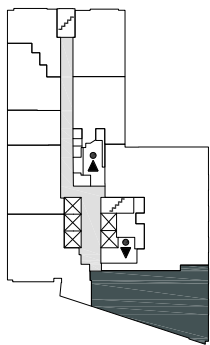
KEY PLAN



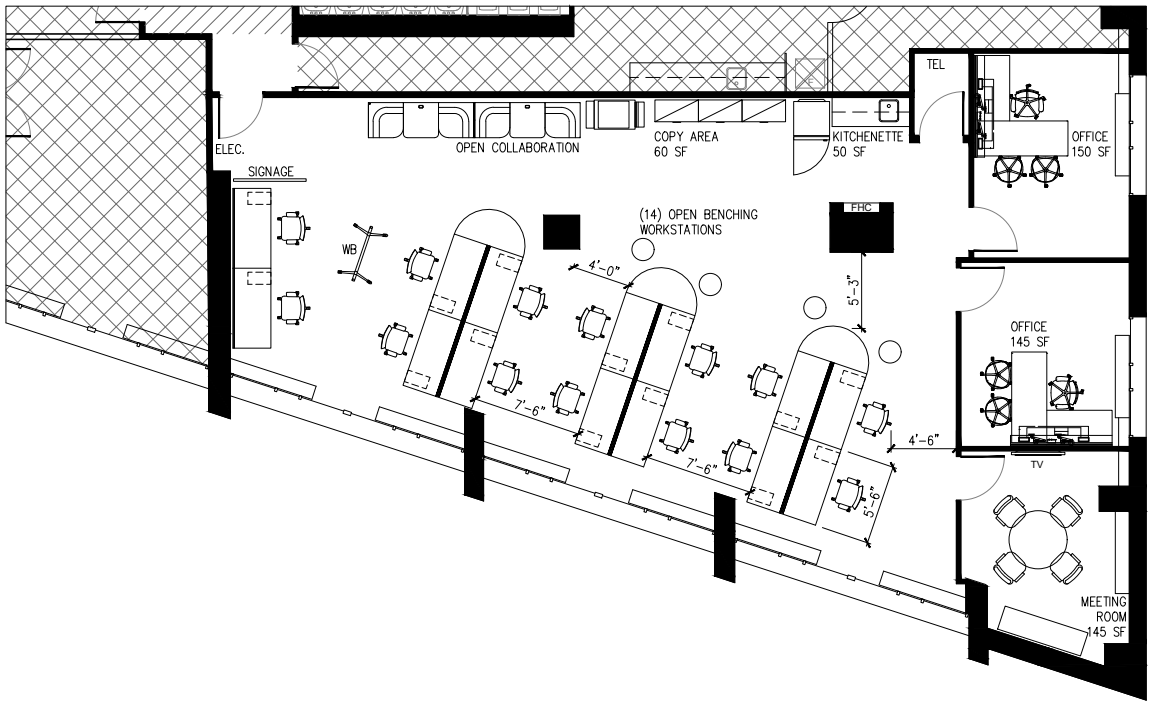
SUITE 1305/1307

SUITE 1310

SIZE 2,352 SF
NET RENT CONTACT LISTING AGENTS
ADDITIONAL RENT \$23.86 (2026 EST.)
AVAILABILITY IMMEDIATE



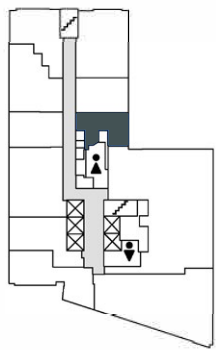
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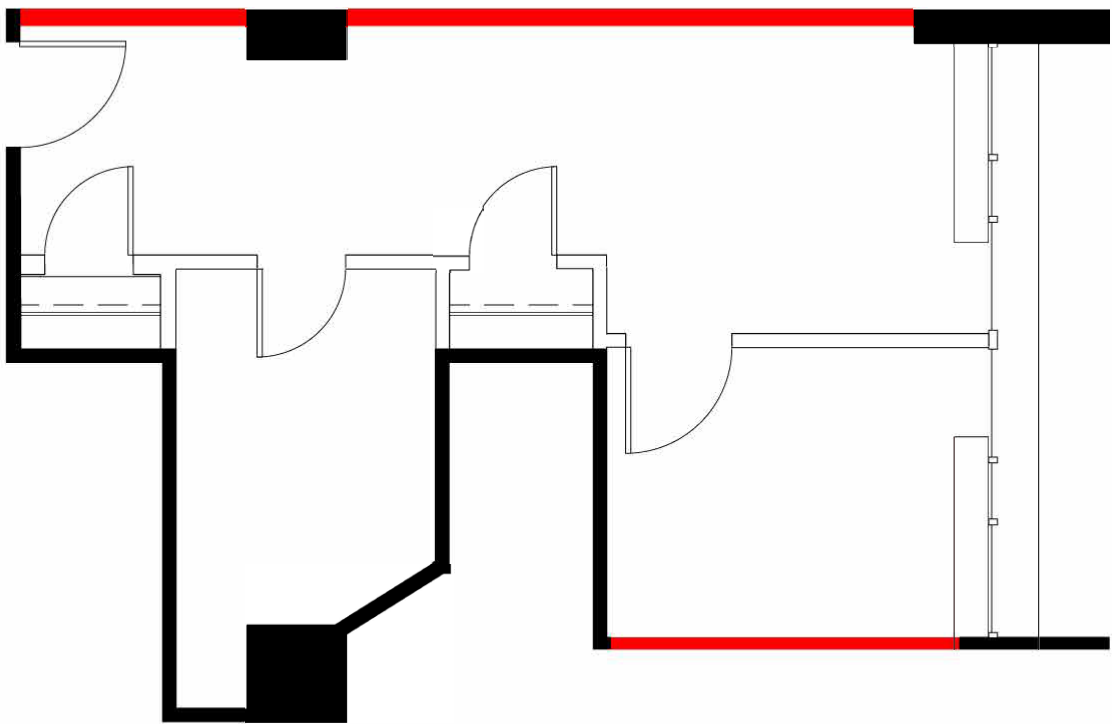
SUITE 1310

SUITE 1318

SIZE 498 SF
NET RENT CONTACT LISTING AGENTS
ADDITIONAL RENT \$23.86 (2026 EST.)
AVAILABILITY IMMEDIATE

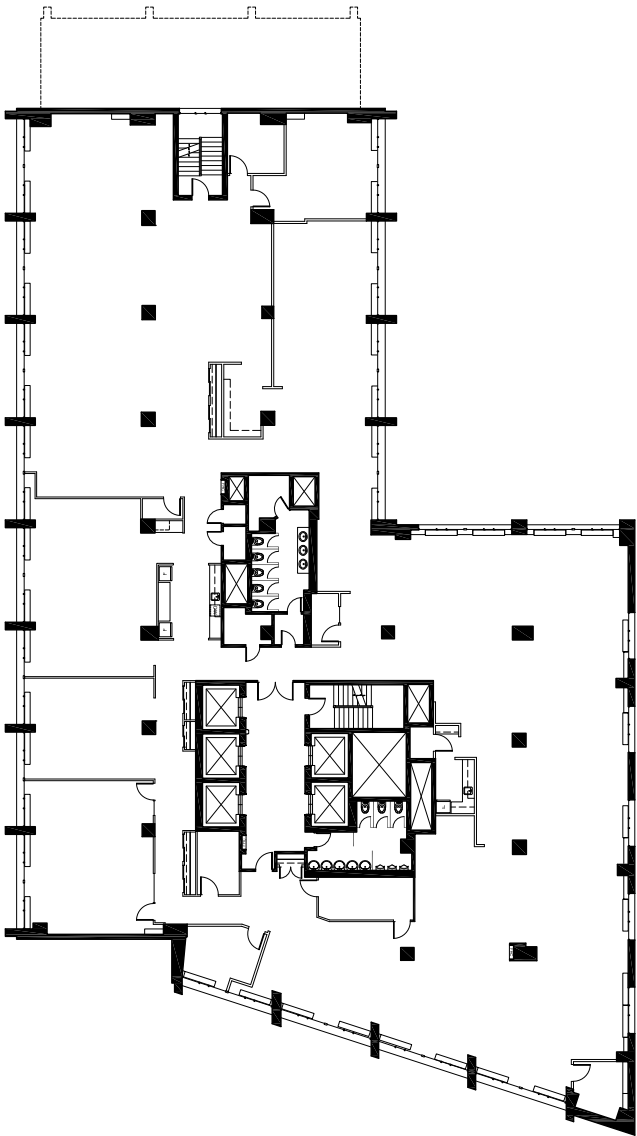


KEY PLAN



SUITE 1400

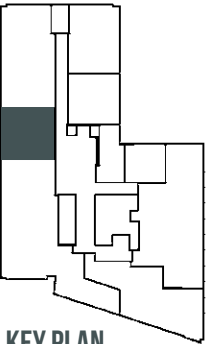
SIZE 13,860 SF
NET RENT CONTACT LISTING AGENTS
ADDITIONAL RENT \$23.86 (2026 EST.)
AVAILABILITY IMMEDIATE



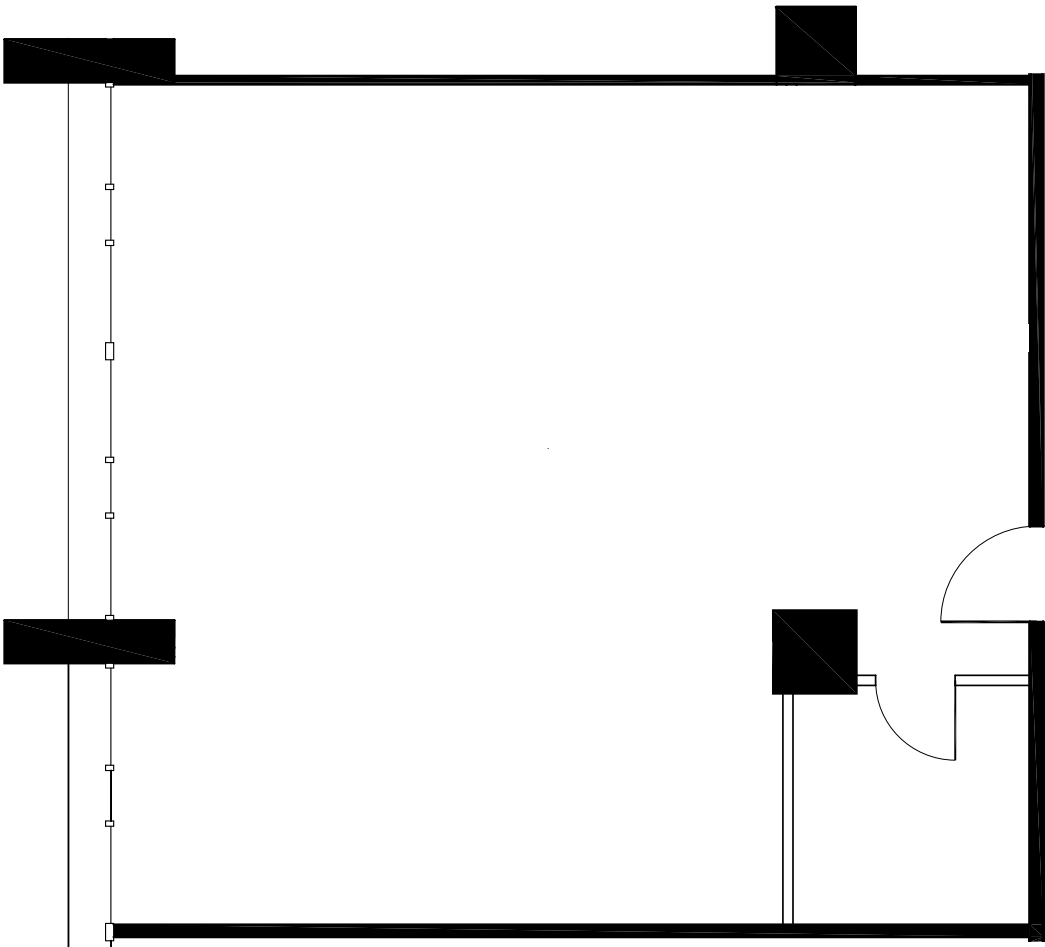


SUITE 1508

SIZE	990 SF
NET RENT	CONTACT LISTING AGENTS
ADDITIONAL RENT	\$23.86 (2026 EST.)
AVAILABILITY	IMMEDIATE

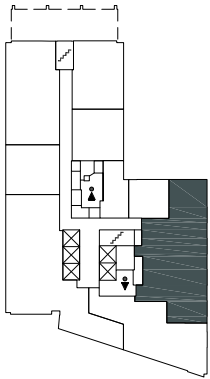


KEY PLAN

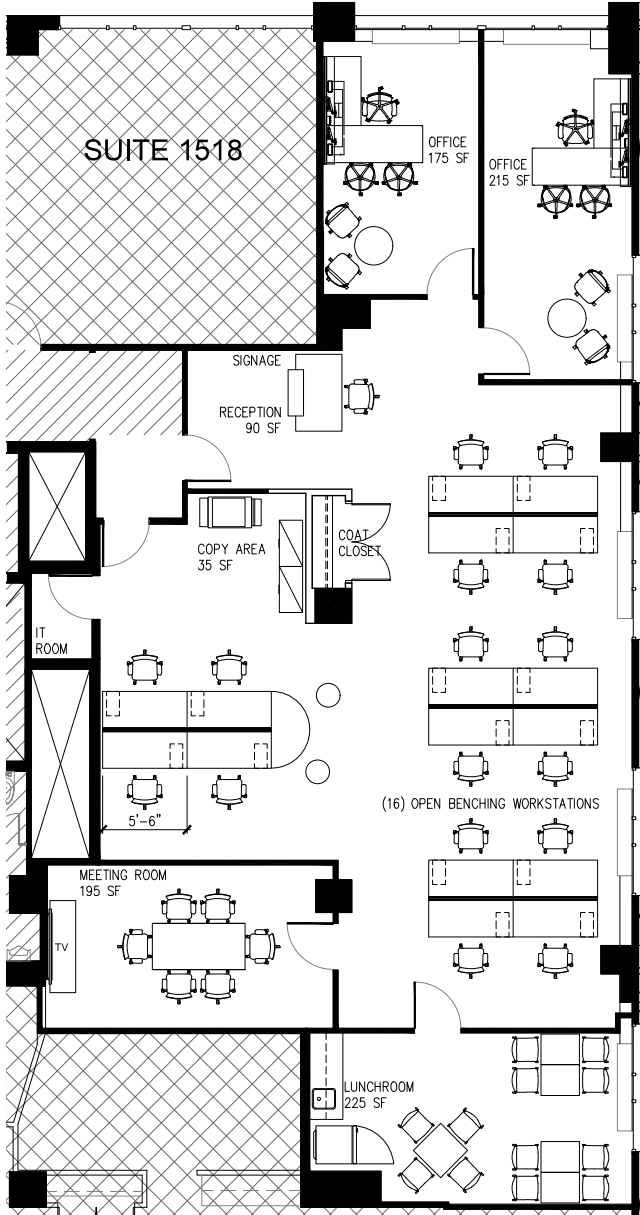


SUITE 1511

SIZE 2,819 SF
NET RENT CONTACT LISTING AGENTS
ADDITIONAL RENT \$23.86 (2026 EST.)
AVAILABILITY IMMEDIATE

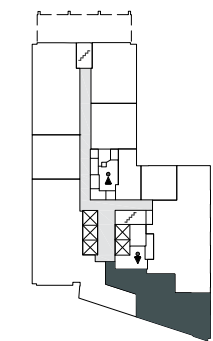


KEY PLAN

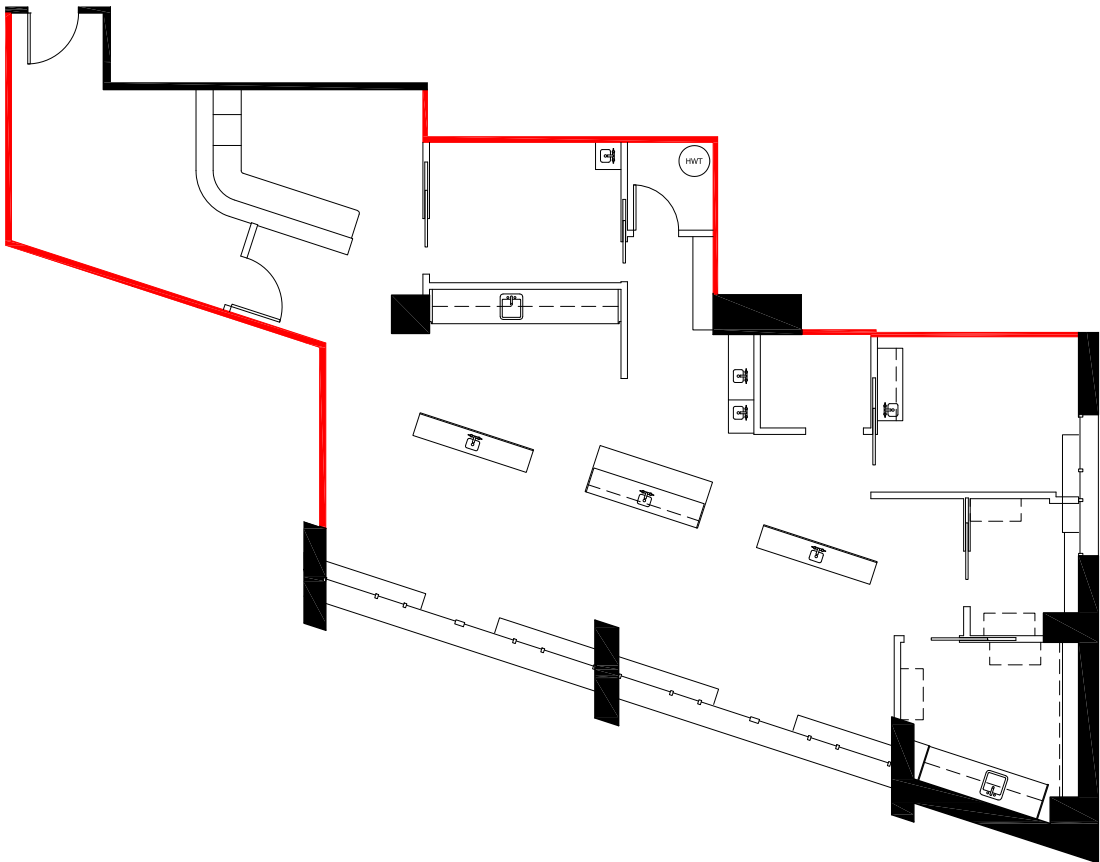


SUITE 1517

SIZE 1,926 SF
NET RENT CONTACT LISTING AGENTS
ADDITIONAL RENT \$23.86 (2026 EST.)
AVAILABILITY FEBRUARY 2026

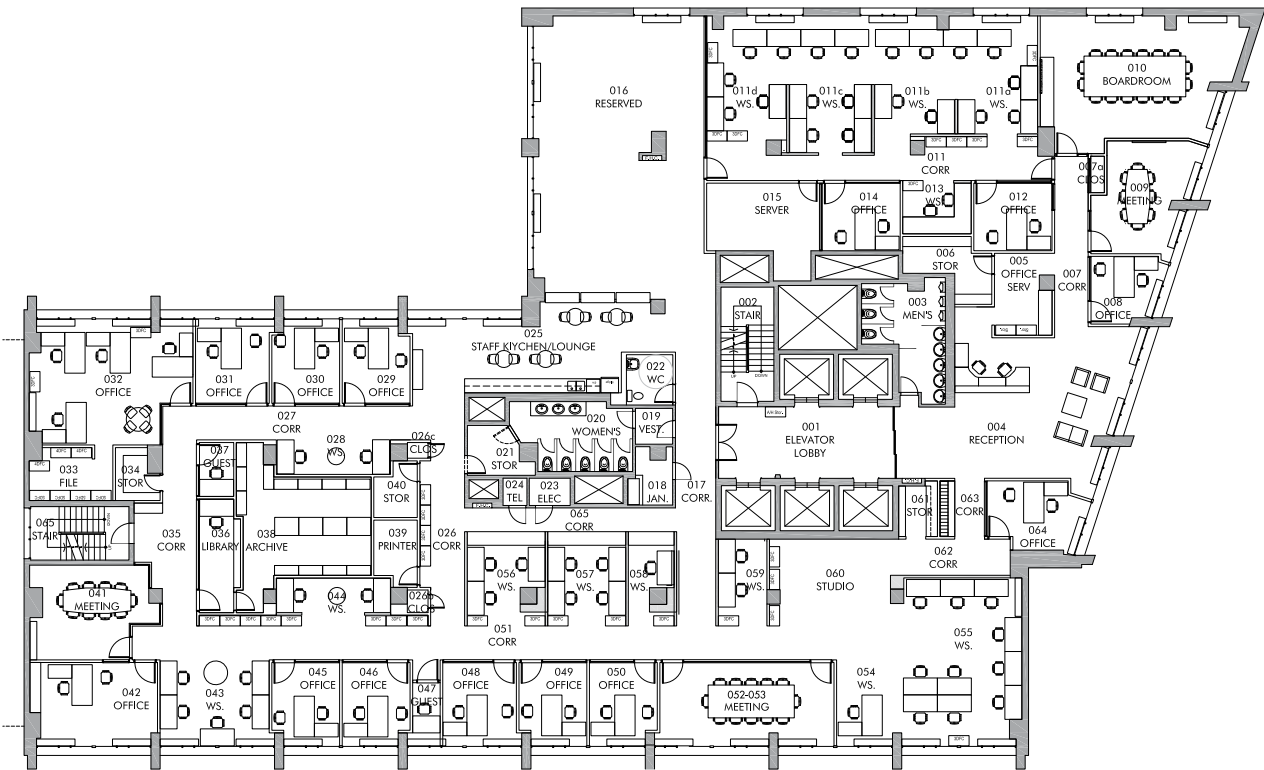


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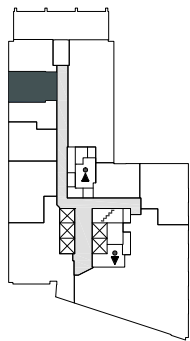
SUITE 1600

SIZE 14,400 SF
NET RENT CONTACT LISTING AGENTS
ADDITIONAL RENT \$23.86 (2026 EST.)
AVAILABILITY JUNE 2026

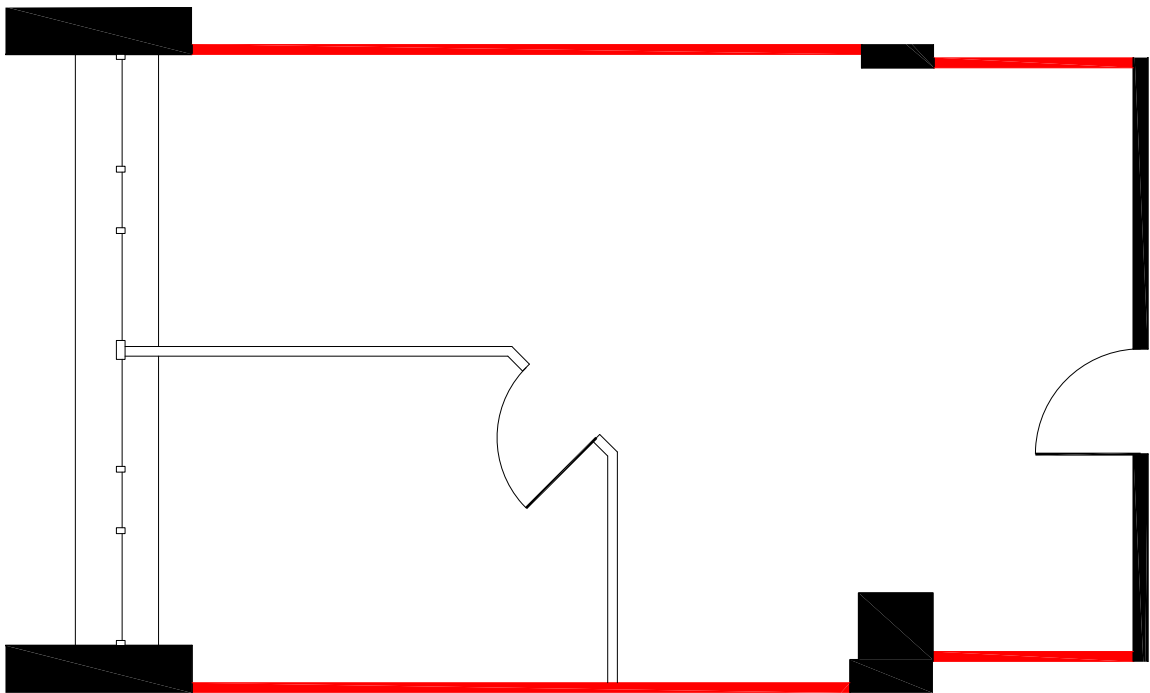


SUITE 1709

SIZE 648 SF
NET RENT CONTACT LISTING AGENTS
ADDITIONAL RENT \$23.86 (2026 EST.)
AVAILABILITY IMMEDIATE

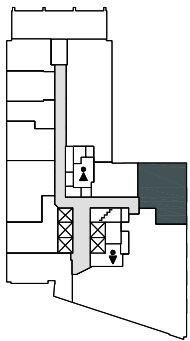


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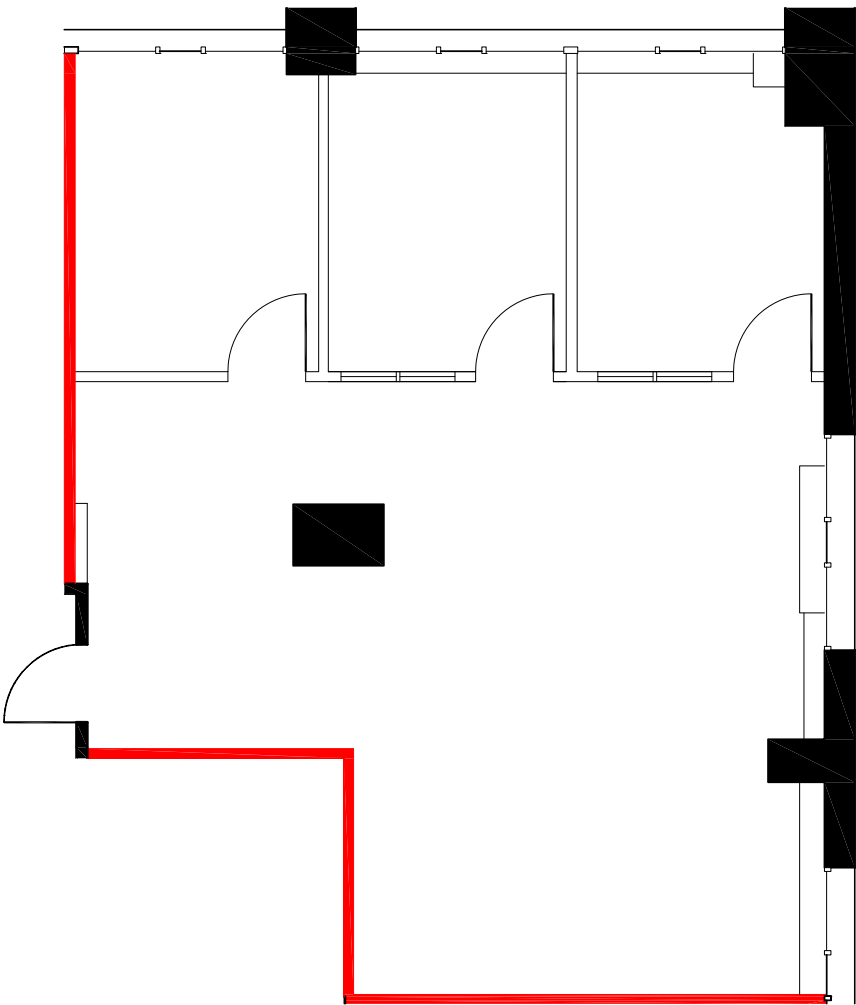


SUITE 1717

SIZE 1,195 SF
NET RENT CONTACT LISTING AGENTS
ADDITIONAL RENT \$23.86 (2026 EST.)
AVAILABILITY IMMEDIATE

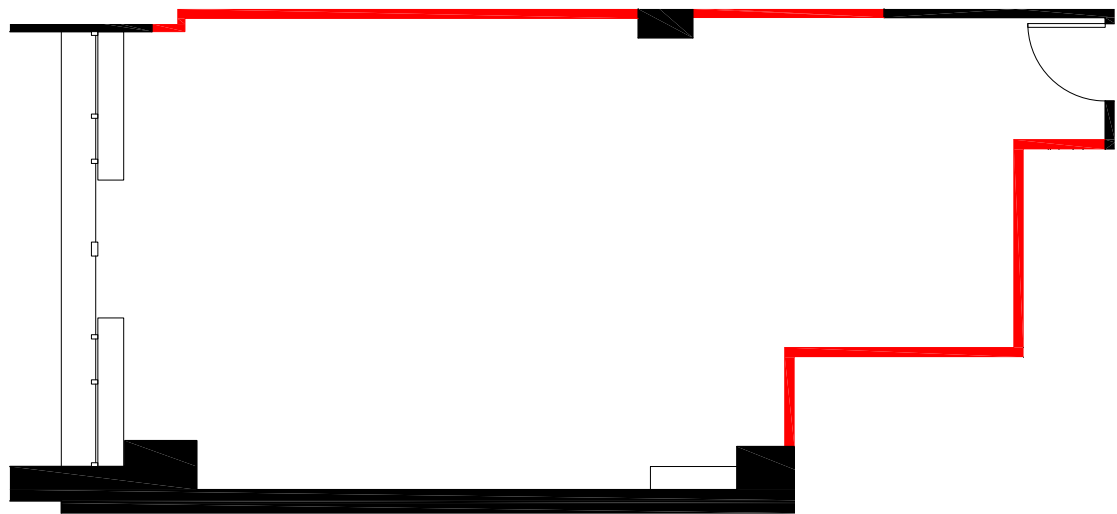
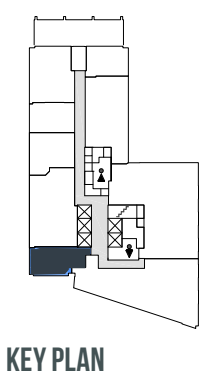


KEY PLAN



SUITE 1810

SIZE 769 SF
NET RENT CONTACT LISTING AGENTS
ADDITIONAL RENT \$23.86 (2026 EST.)
AVAILABILITY IMMEDIATE



SUITE 1810

CONTACT US FOR MORE INFORMATION

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