

**Flexible &
Motivated
Sublandlord**

**100-6,500 SF AVAILABLE
ACROSS THREE FLOORS**

32

**BRITAIN STREET
MOVE-IN READY
SUBLEASE OR LICENSING
OPPORTUNITY**

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ENCOR
ADVISORS™

SPACE FEATURES

- Fully furnished, move-in ready space across three floors with immediate occupancy and no setup required
- Character-rich brick-and-beam building featuring exposed wood beams, stone walls, and expansive warehouse-style windows throughout
- Functional layout includes multiple collaboration zones, lounge areas, private offices, open workstations, and a full boardroom suitable for a range of team configurations
- Surface and covered parking spaces available
- Located steps away from Queen Streetcar
- Suitable for project, production, and event space

PROPERTY PROFILE

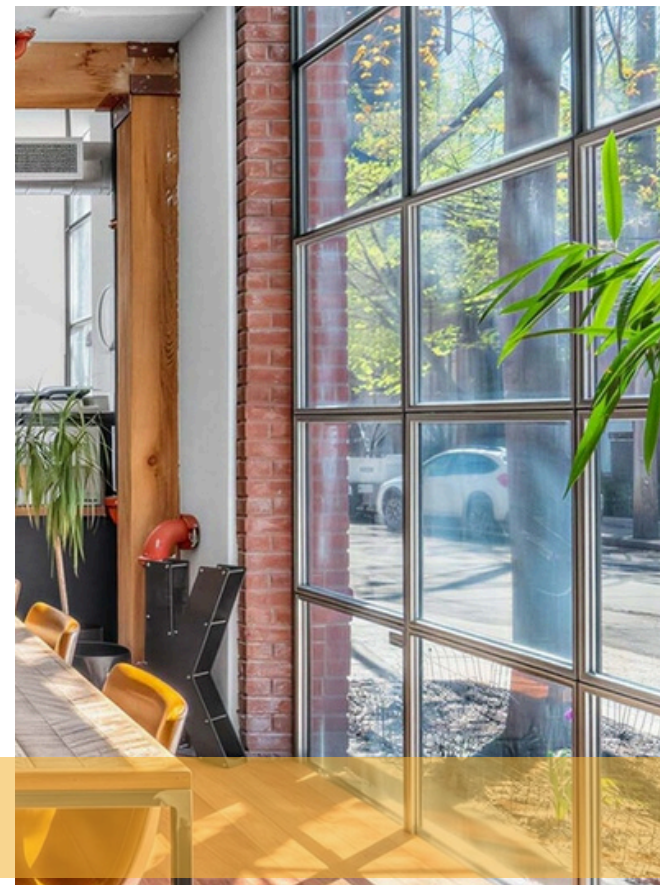
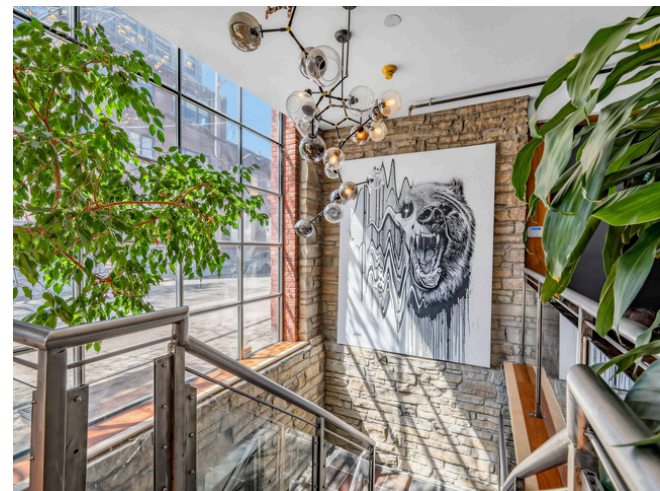
Address	32 Britain Street, Toronto, ON
Premises	Lower Level, Main Floor, Second Floor
Size	100-6,500 SF
Asking Price	\$40.00 Gross
Sublease Expiry	July 2028
Term	Flexible: 1 day - Remainder of Sublease Term



100
Walk Score



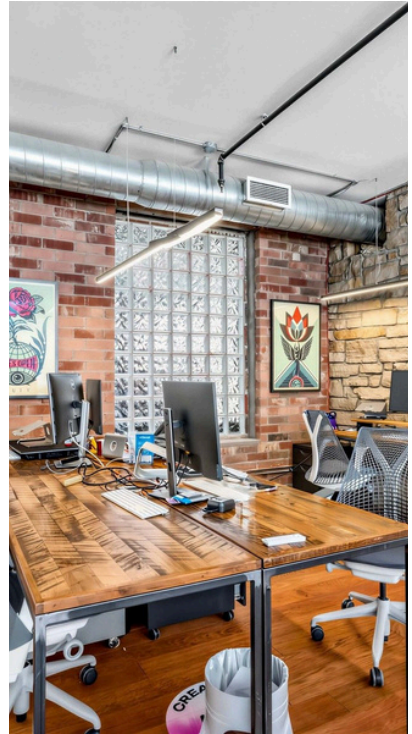
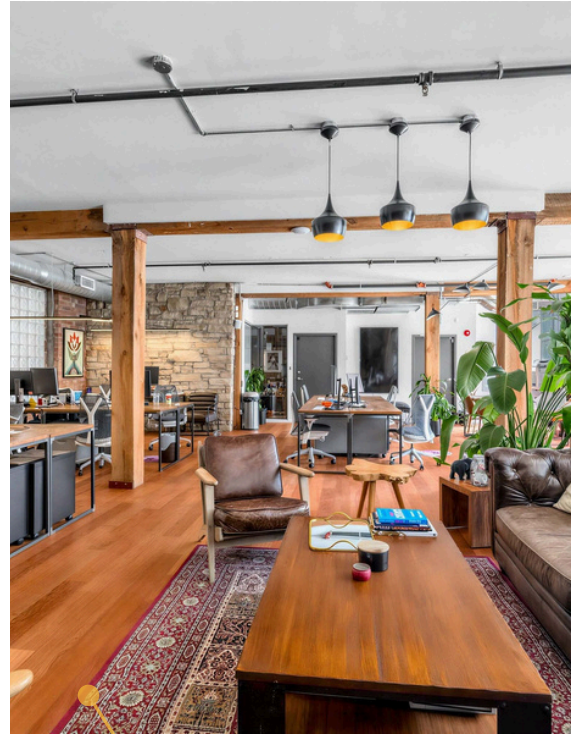
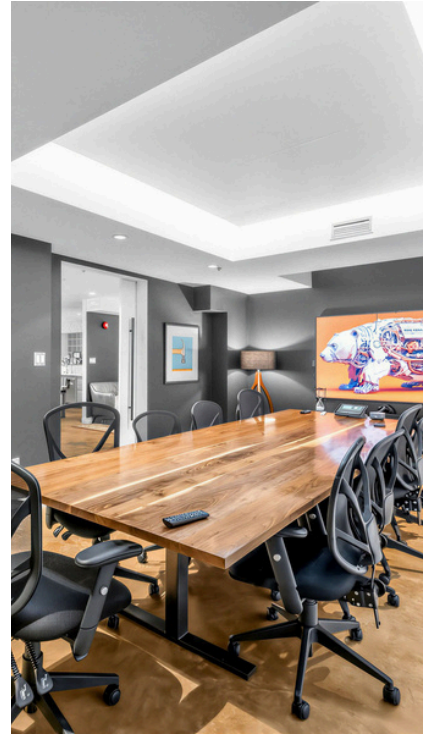
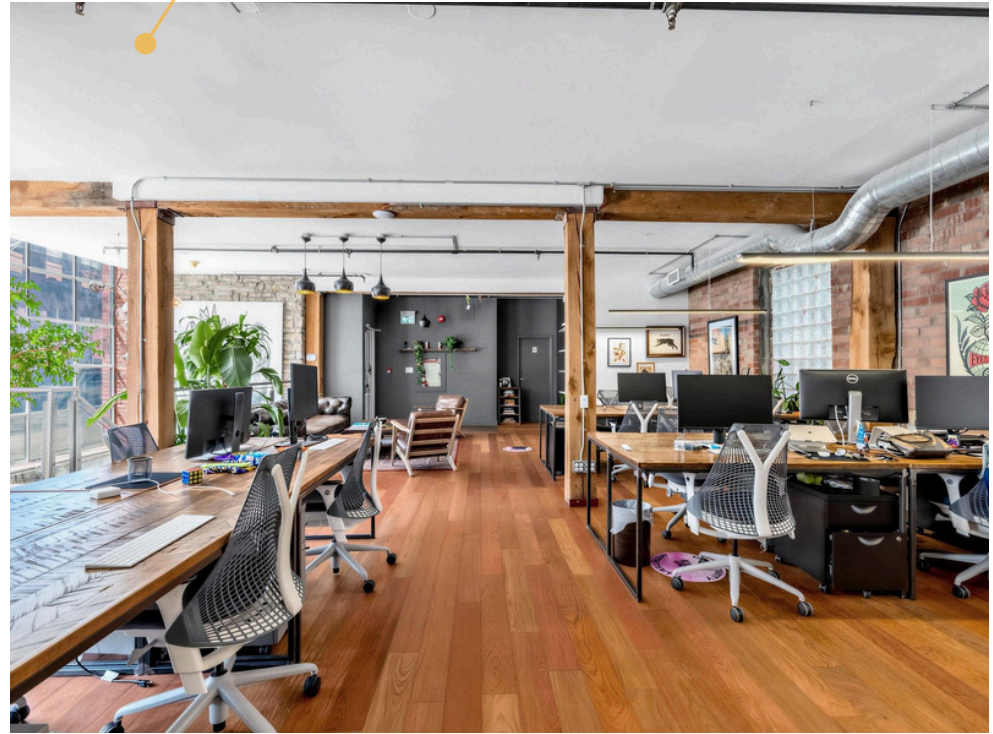
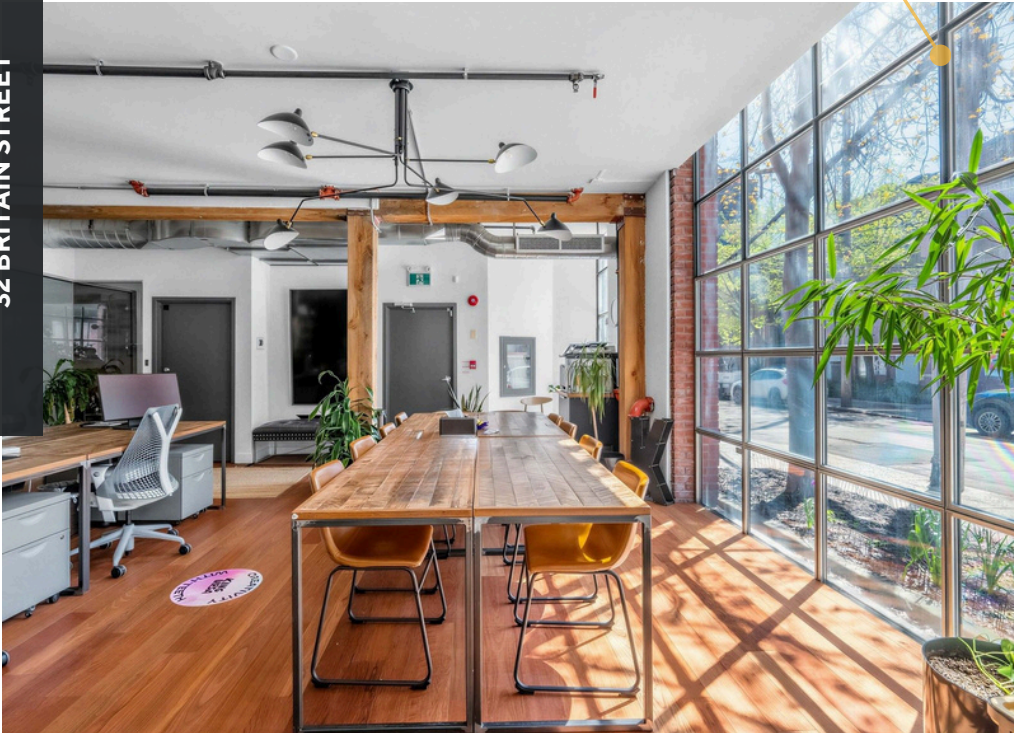
100
Transit Score



South facing windows allow for great natural light

Clean, modern aesthetic

32 BRITAIN STREET



Ideal balance of collaboration and focus



Space for team-building activities and recreation

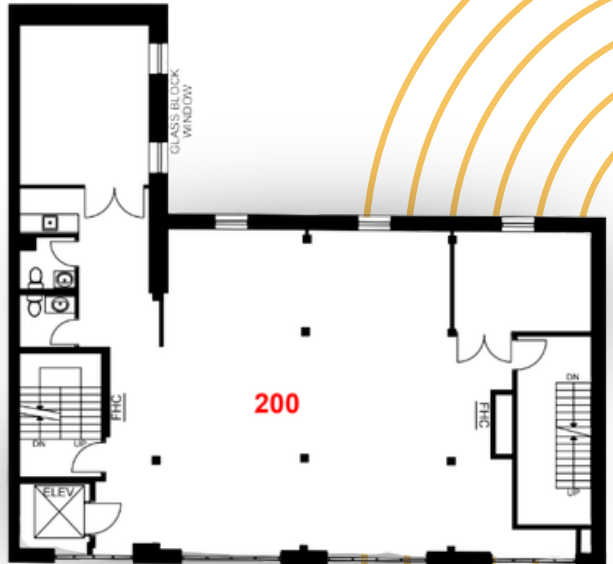
FLOOR PLANS



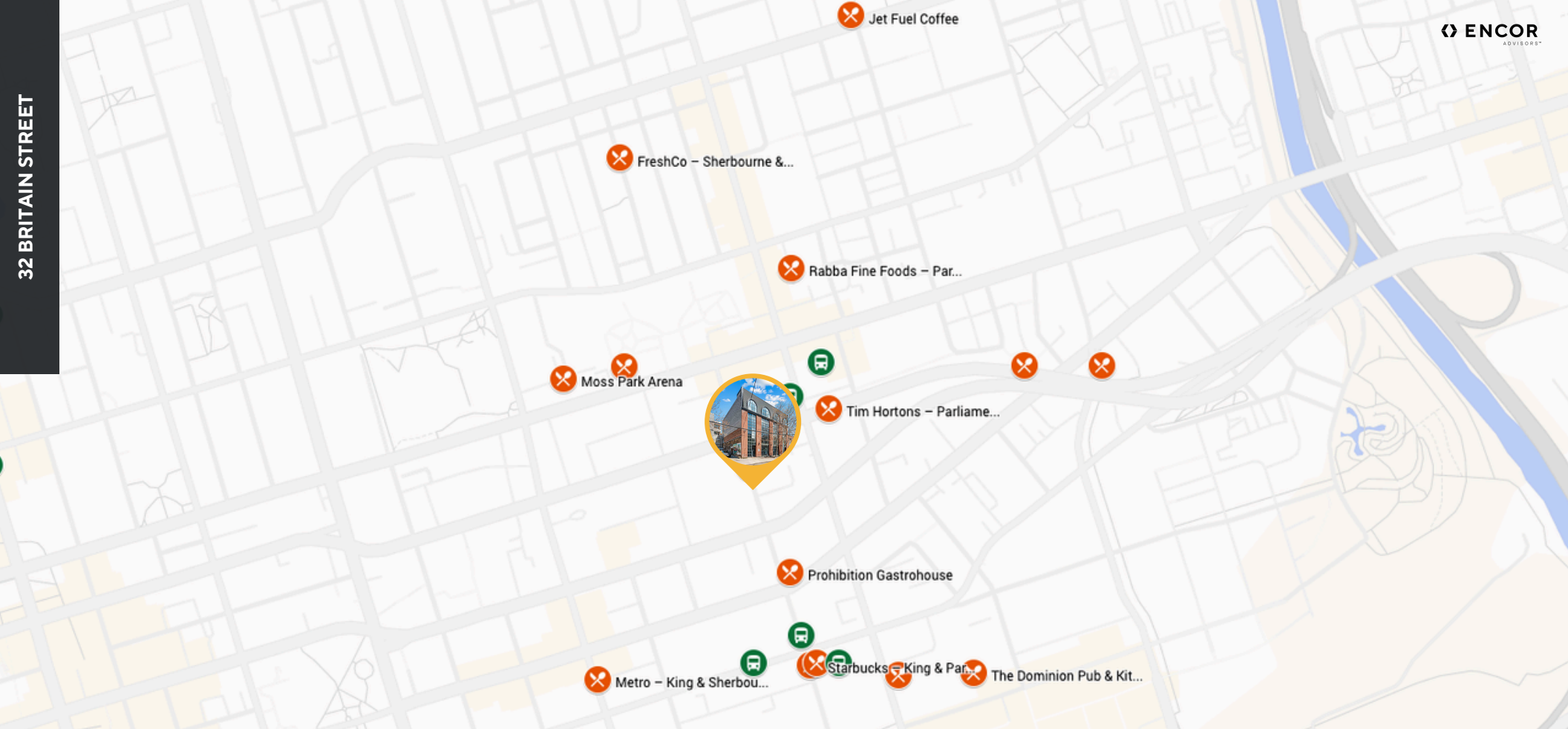
LOWER LEVEL



MAIN FLOOR



SECOND FLOOR



LOCATION & CONVENIENCE



100

Walk Score

TRANSIT

- Direct access to (501 Queen) TTC streetcar routes
- Direct access to (504 King) TTC streetcar routes
- 2 min walk to 501 Queen streetcar
- 4 min walk to 65 Parliament bus stop
- 5 min walk to 504 King streetcar stop



100

Transit Score

FOOD/DINING

- The Carbon Bar
- George Restaurant
- Fahrenheit Coffee
- The George Street Diner
- Enat Buña Ethiopian Fusion Cafe
- Leaves of Trees
- Longboard Haven
- The Edible Story
- Gilead Café
- Corktown Café
- Ueno Take Out Sushi
- Mystic Muffin
- Rabba Fine Foods
- Shoppers Drug Mart

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