

130

ADELAIDE

SUITE 3100 — 12,481 SQ. FT.

Full-Floor Sublease
Opportunity **in the**
Financial Core

STREET WEST



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CBRE

FLOOR PLAN

SUITE 3100

12,481 SQ. FT.

Net Rent
Contact Liz

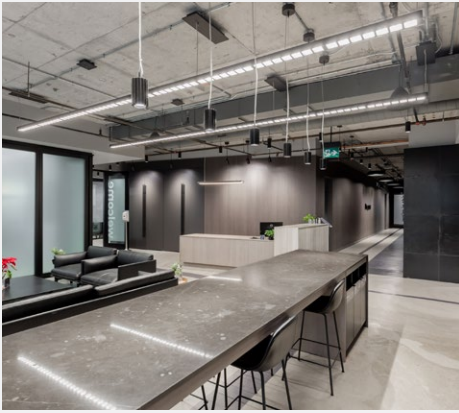
Additional Rent (2026 estimate)
\$28.32 per sq. ft.

Availability
Q1/Q2 2027

Term Expiry
May 31, 2029
(ability to extend on a direct-lease basis)



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PREMISES HIGHLIGHTS



Highly efficient full-floor layout with seating up to 100 desks in open areas



7 meeting rooms and 6 call rooms



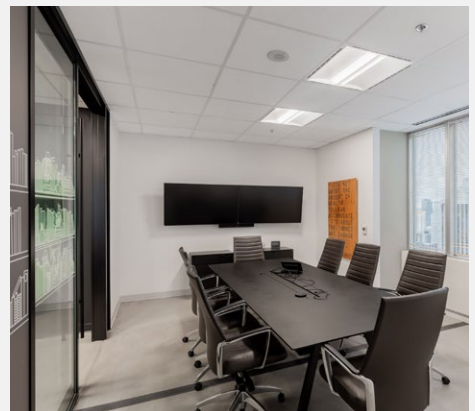
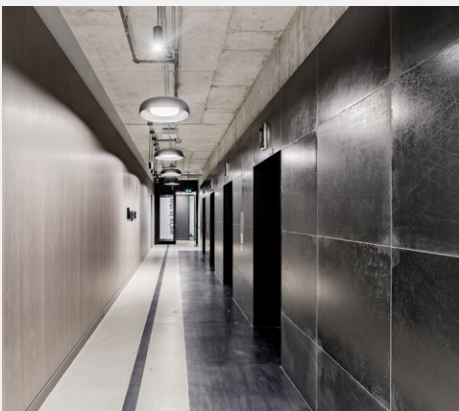
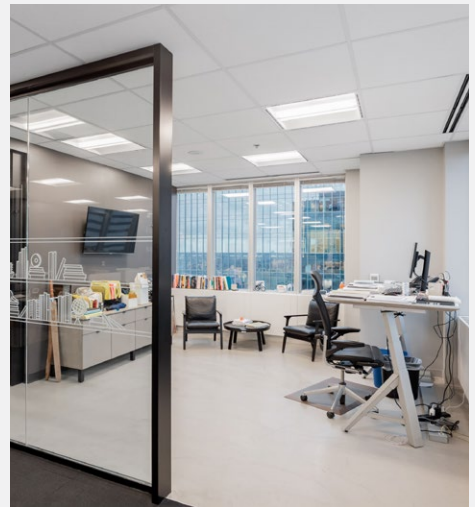
2 large boardrooms



Welcoming reception area with kitchenette



Dedicated staff kitchen and lounge



AMENITIES

Located in a trophy-caliber tower in Toronto's Financial Core, this full-floor opportunity offers excellent natural light, premium city views, and immediate access to transit, the PATH, and surrounding amenities.



Food/Beverage

1. The Keg Steakhouse
Tecolote Mexican Cuisine
L A's Italian-Bar
Grandma loves you
Little Anthony's
Chefs Hall
Starbucks
Everside - Social Eatery & Tap-house
Fast Fresh Foods
2. estiatorio Milos
CKTL & Co.
11:59 Bar:Café
John & Sons Oyster House
Daphne
Za Cafe Pizzeria & Bar
3. Cafe Landwer
Pizzeria Libretto
LOCAL Public Eatery Adelaide

4. Earls Kitchen + Bar

5. Black+Blue
Ladurée
Thai Island
Neo Coffee
Bready Cafe
z-teca
Mos Mos Coffee
Porchetta & Co
Tim Hortons
Burger King
Subways
6. Zen Kyoto
Sweetie Pie
Forno Cultura
Jimmy The Greek
Szechuan Express
maman
Starbucks
Ruby Thai
Cactus Club

Shopping

7. Longos
LCBO
Rexall
Steve Madden
Danier Leather
Sage
New Balance
Harry Rosen
8. Shopper's Drug Mart
Bitter Sweet Jewellery
McEwan
Fido
Running Room
Cleo
Indigo
Indochino
Purdys Chocolatier
9. Eaton Centre

Hotel

10. Sheraton Hotel
11. Hilton Hotel
12. Shangri-la

Fitness

13. Cambridge Club
14. Adelaide Club
15. GoodLife Fitness
Hybrid Health & Fitness
16. Equinox Bay Street
17. Orangetheory Fitness

LEGEND

- Subway - Yonge/University
- Subway Station
- TTC Bus
- TTC Streetcar
- Icons for various amenities: restaurant, shopping, fitness, hotel, etc.

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