

KOLT

**Unit 304
720 Spadina Ave.
Toronto, ON**

1,855 SF – Move-in Ready!

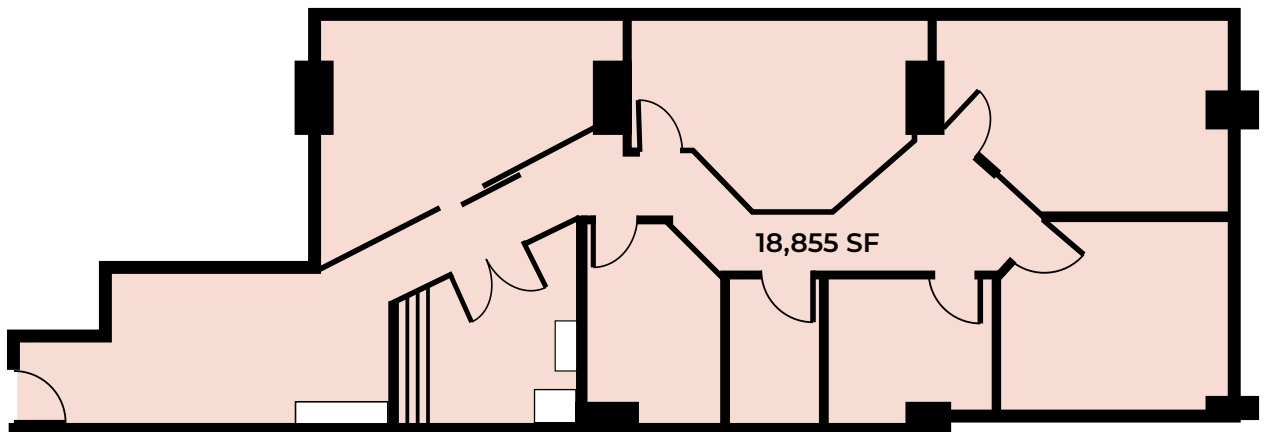
- ✓ Move-in ready office space
- ✓ 5 private offices – 3 offices 'on glass' and 2 internal
- ✓ Boardroom
- ✓ Kitchen
- ✓ Reception Area
- ✓ Furniture is available (speak to listing agents)

Midtown Sublease Opportunity

Rentable Area	1,855 SF
Term	Expires Feb 28th, 2028
Semi-Gross Rent	\$40.00 to \$42.00
Occupancy	September 2026
Co-op Fee	\$2.00 PSF per annum

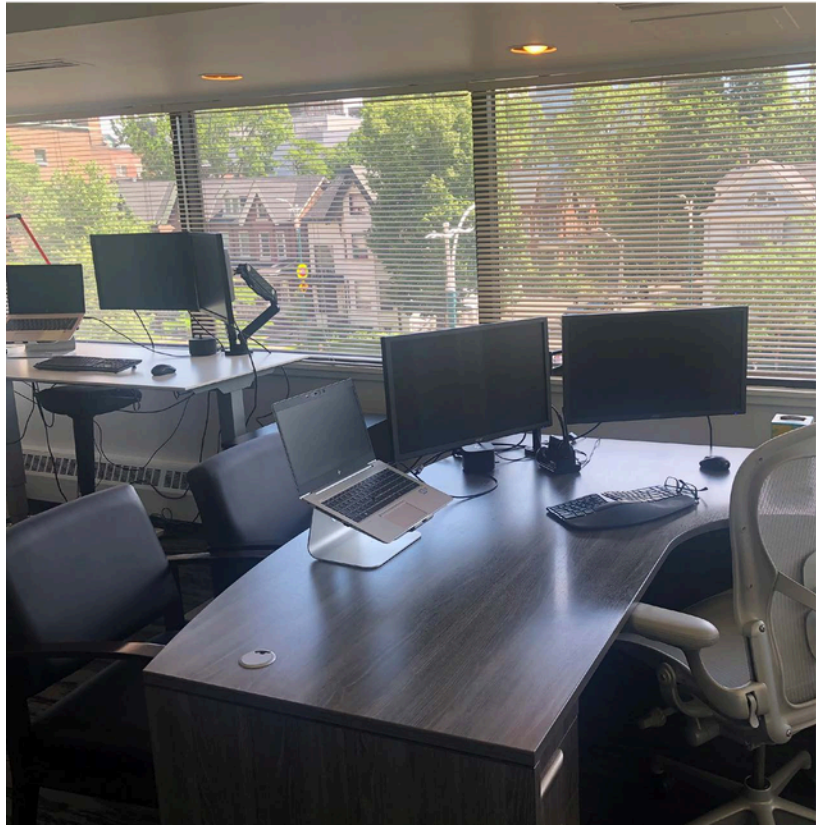
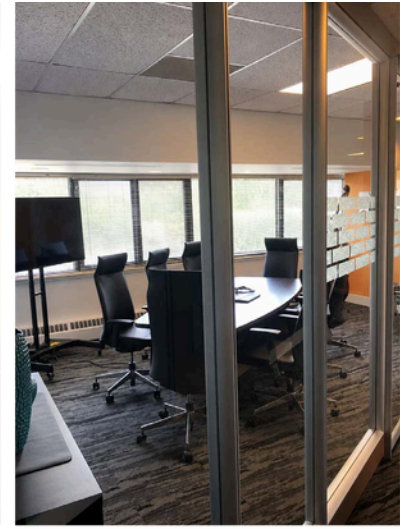
Additional Rent portion of the Semi-Gross Rent is subject to a 5% annual escalation.
Speak to listing agents for details.

Property Floorplan



KOLT

Property Overview



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