

NEW PRICING

**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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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
- Parking spaces available
- Located steps away from Queen Streetcar
- Suitable for project, production, and event space

PROPERTY PROFILE

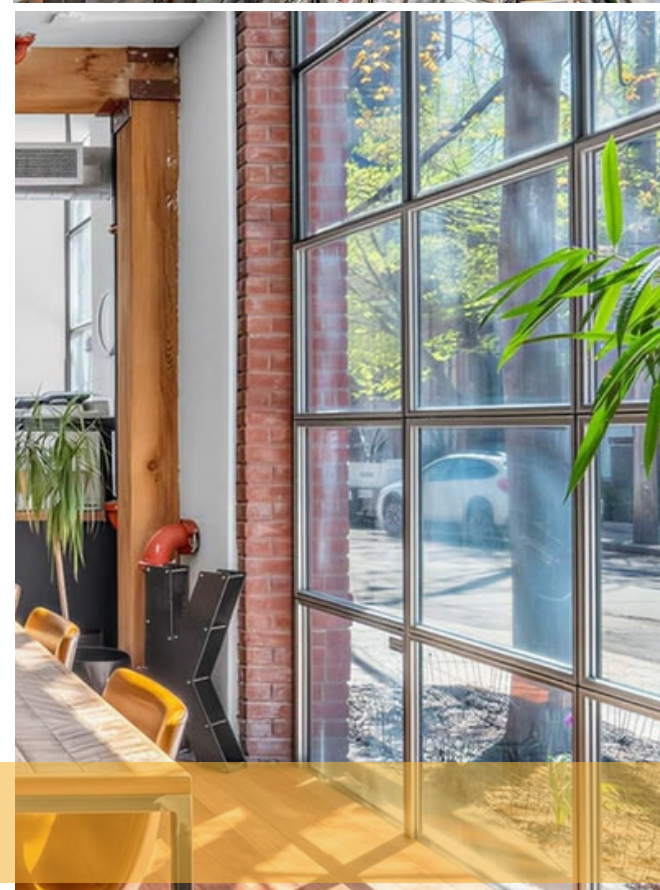
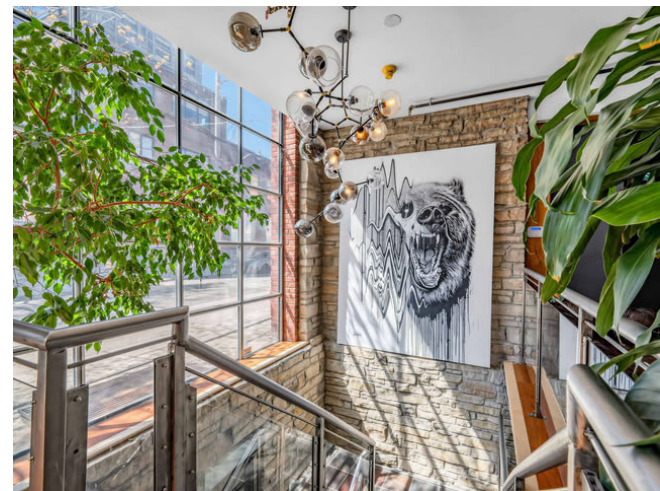
Address	32 Britain Street, Toronto, ON
Premises	Lower Level, Main Floor, Second Floor
Size	100-6,500 SF
Asking Price	\$33.50 Gross
Sublease Expiry	July 2028
Term	Flexible: 1 day - Remainder of Sublease Term



100
Walk Score

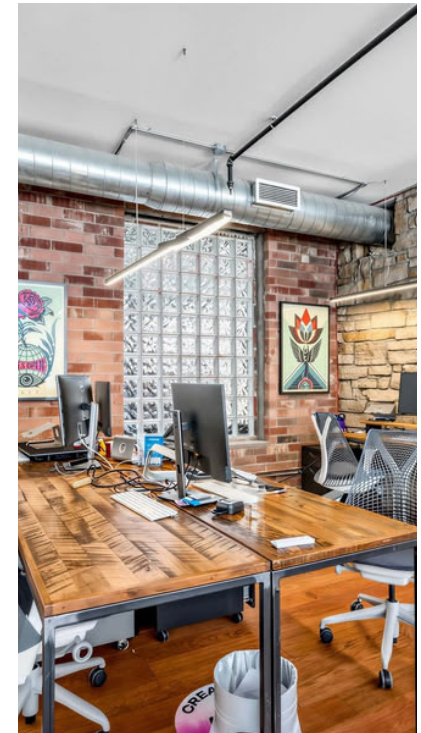
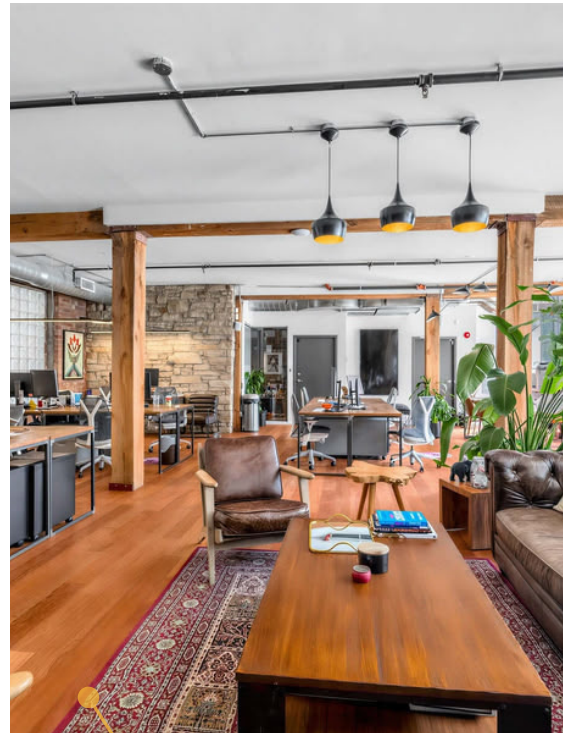
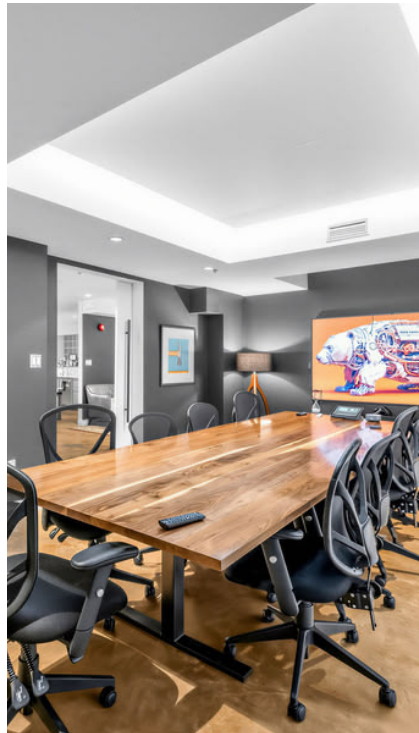
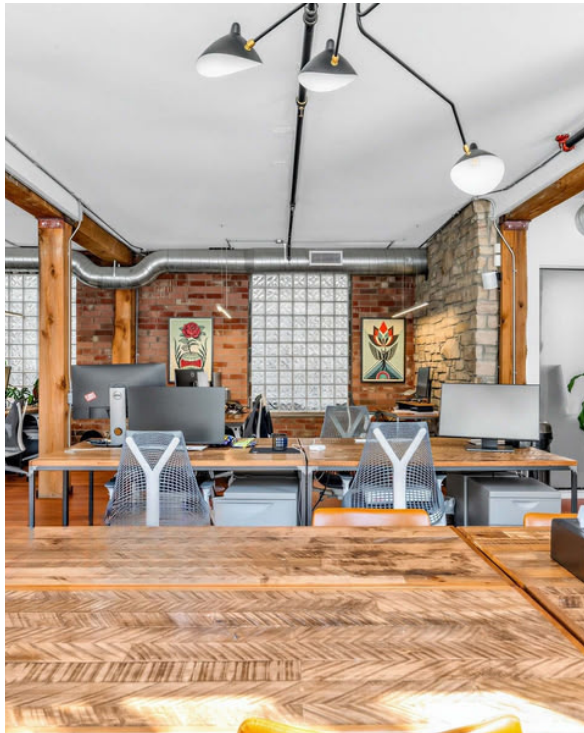


100
Transit Score



South facing windows
allow for great natural light

Clean, modern aesthetic



Ideal balance of
collaboration and focus

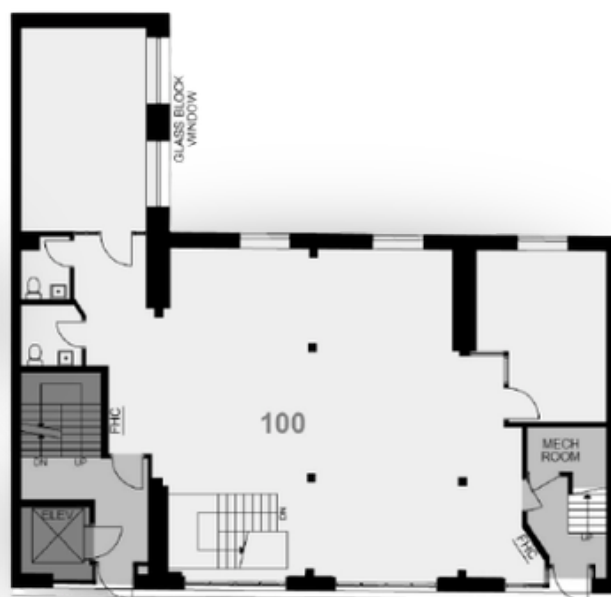


Space for team-building
activities and recreation

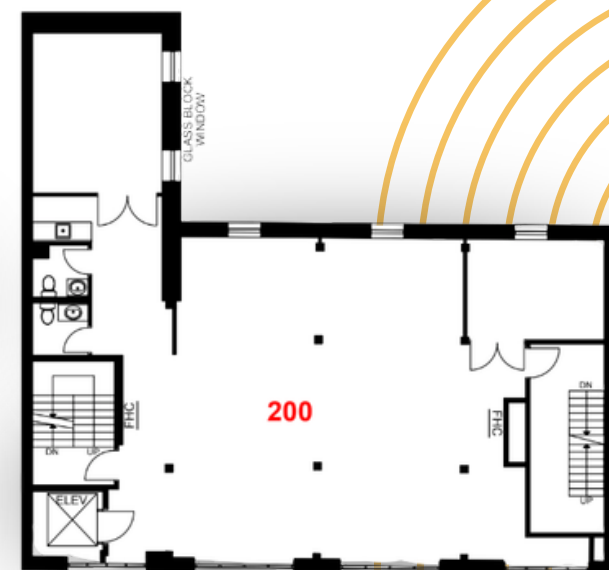
FLOOR PLANS



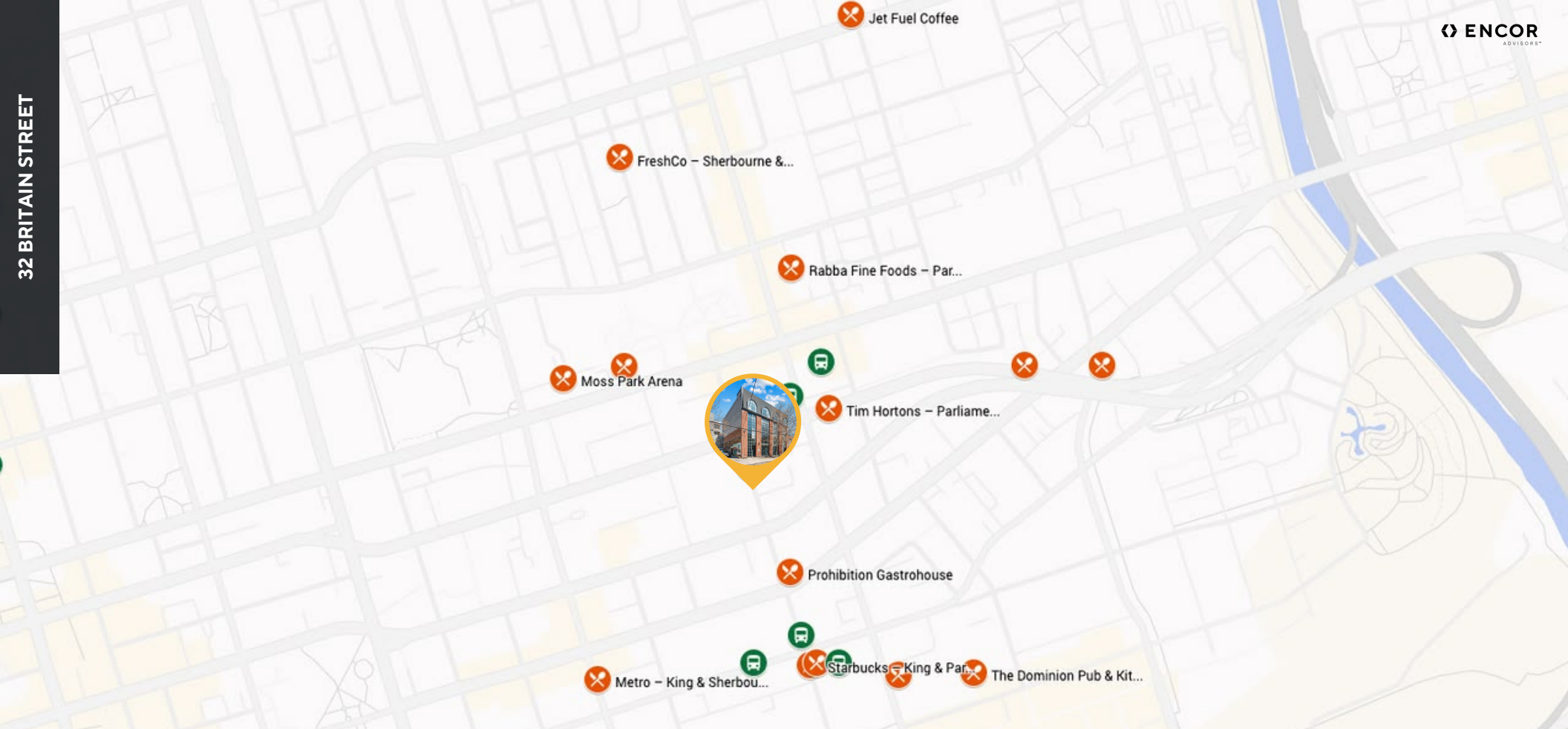
LOWER LEVEL



MAIN FLOOR



SECOND FLOOR



LOCATION & CONVENIENCE

**100**

Walk Score

**100**

Transit 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

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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