



495-517 Wellington Street W

For Sublease: Bright and Beautiful Brick & Beam Office Space

Lennard:


200-55 University Avenue, Toronto
416.649.5920

lennard.com


495-517 Wellington Street W

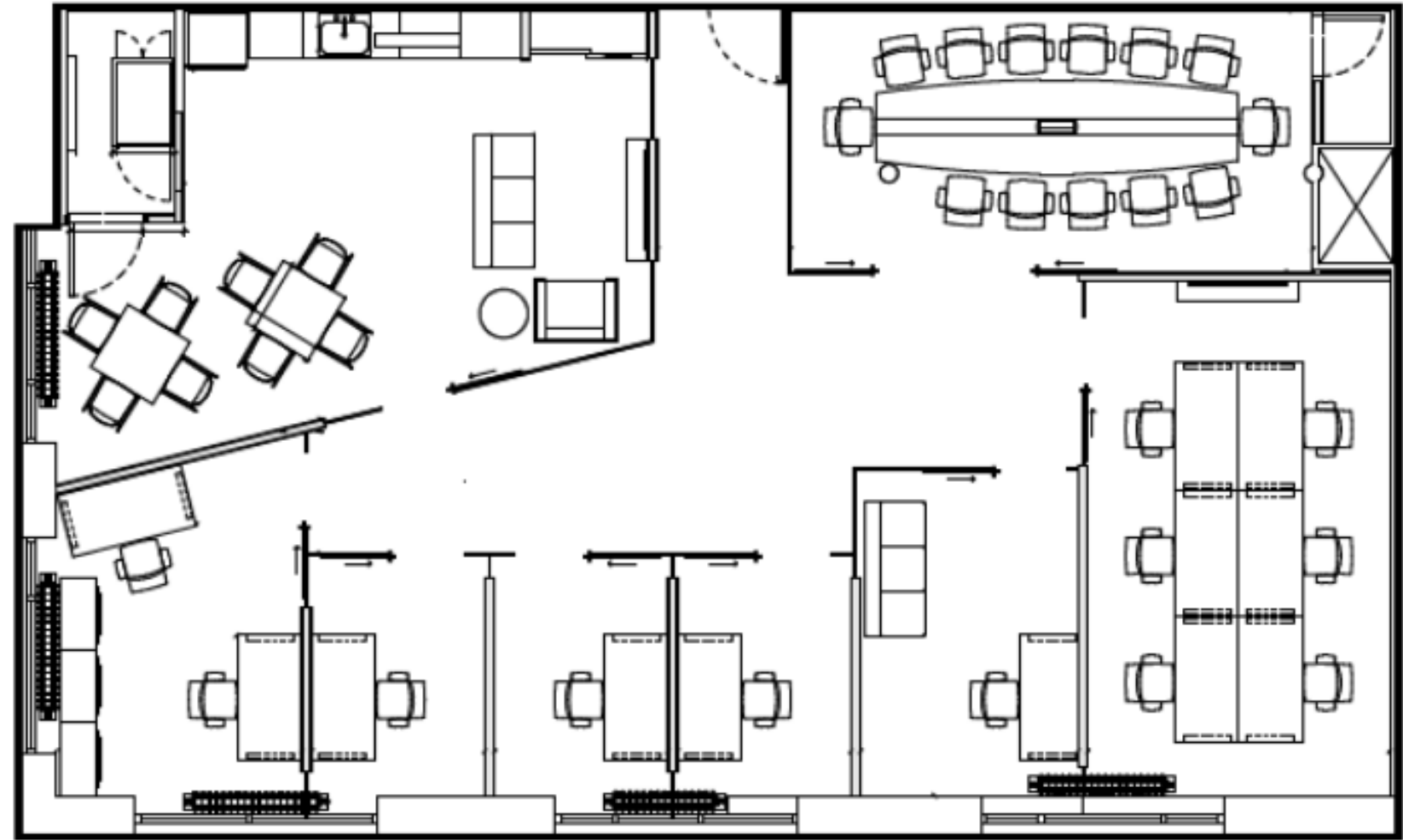
2,334 SF of Office Space Located in Downtown West

 Available Space
Suite 400 - 2,334 SF

 Asking Rent
Contact Andrew
Additional Rent
\$25.79 PSF (2026)

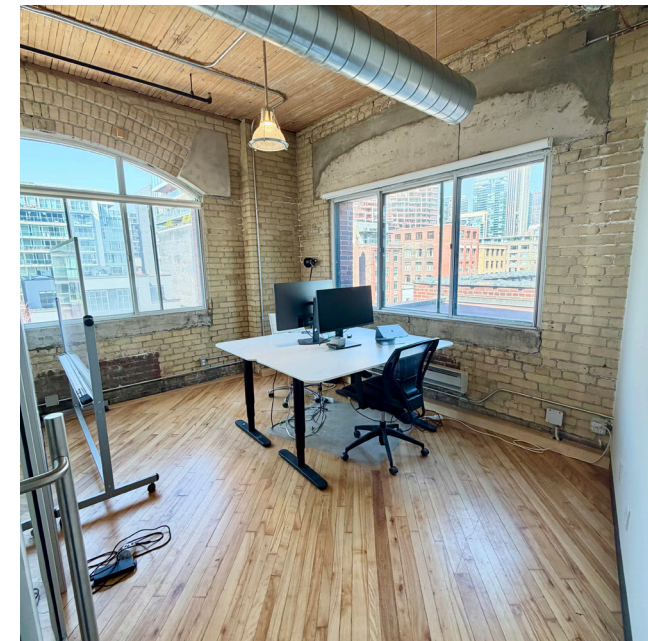
 Availability
Immediate

 Term
August 30, 2029



Property Highlights

- Exposed wood ceilings and hardwood floors
- Built out with 5 offices, boardroom, team room, storage room and kitchenette
- Furniture is available
- Countless amenities in the immediate area at Portland Commons, The Well and King West



Listing Agent
Andrew Ross*, Senior Vice President
647.983.4171 | aross@lennard.com

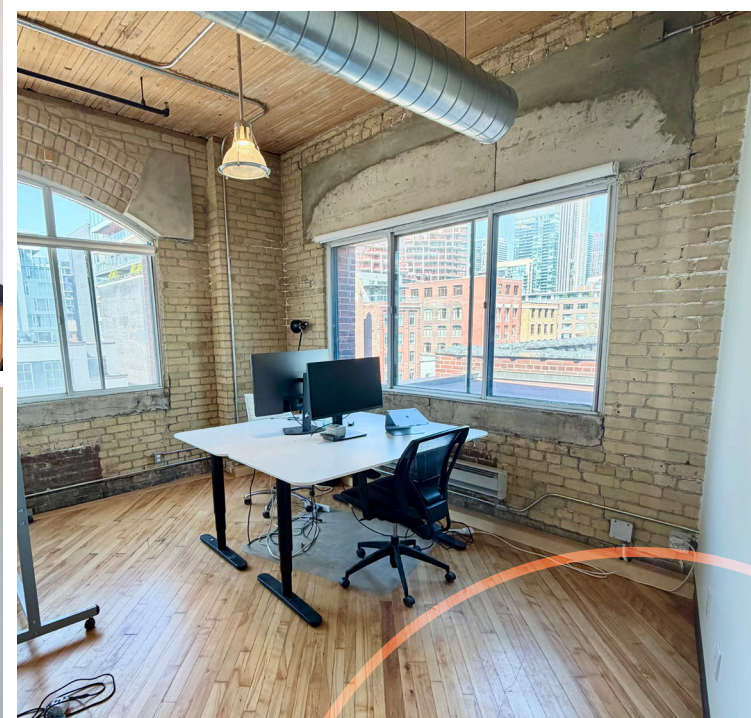
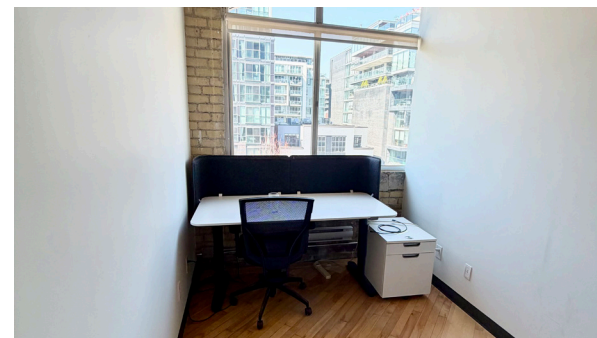
*Sales Representative

Lennard:

lennard.com

495-517 Wellington Street W

Photo Gallery



495-517 Wellington Street W

Nearby Amenities

 495-517 Wellington Street W

Restaurants

- 1 Columbus Cafe
- 2 The Keg
- 3 Wilbur Mexicana
- 4 Cibo Wine Bar
- 5 Baro
- 6 Rodney's Oyster House
- 7 Beso by Patria
- 8 Cherry's High Drive
- 9 Le Select Bistro
- 10 Quantum Coffee
- 11 Aroma Espresso Bar
- 12 Khao San Road
- 13 Starbucks
- 14 King Street Social
- 15 Luma
- 16 La Carnia
- 17 Milagro
- 18 Pizza Rustica

Shopping

- 1 Petagonia
- 2 Shell
- 3 LCBO
- 4 Petro Canada
- 5 Bulk Barn
- 6 Fresh & Wild
- 7 Shoppers Drug Mart

Hotels

- 1 SoHo Metropolitan
- 2 Marriott Toronto
- 3 Le Germain Hotel
- 4 Hyatt Regency
- 5 The Ritz-Carlton
- 6 InterContinental Toronto

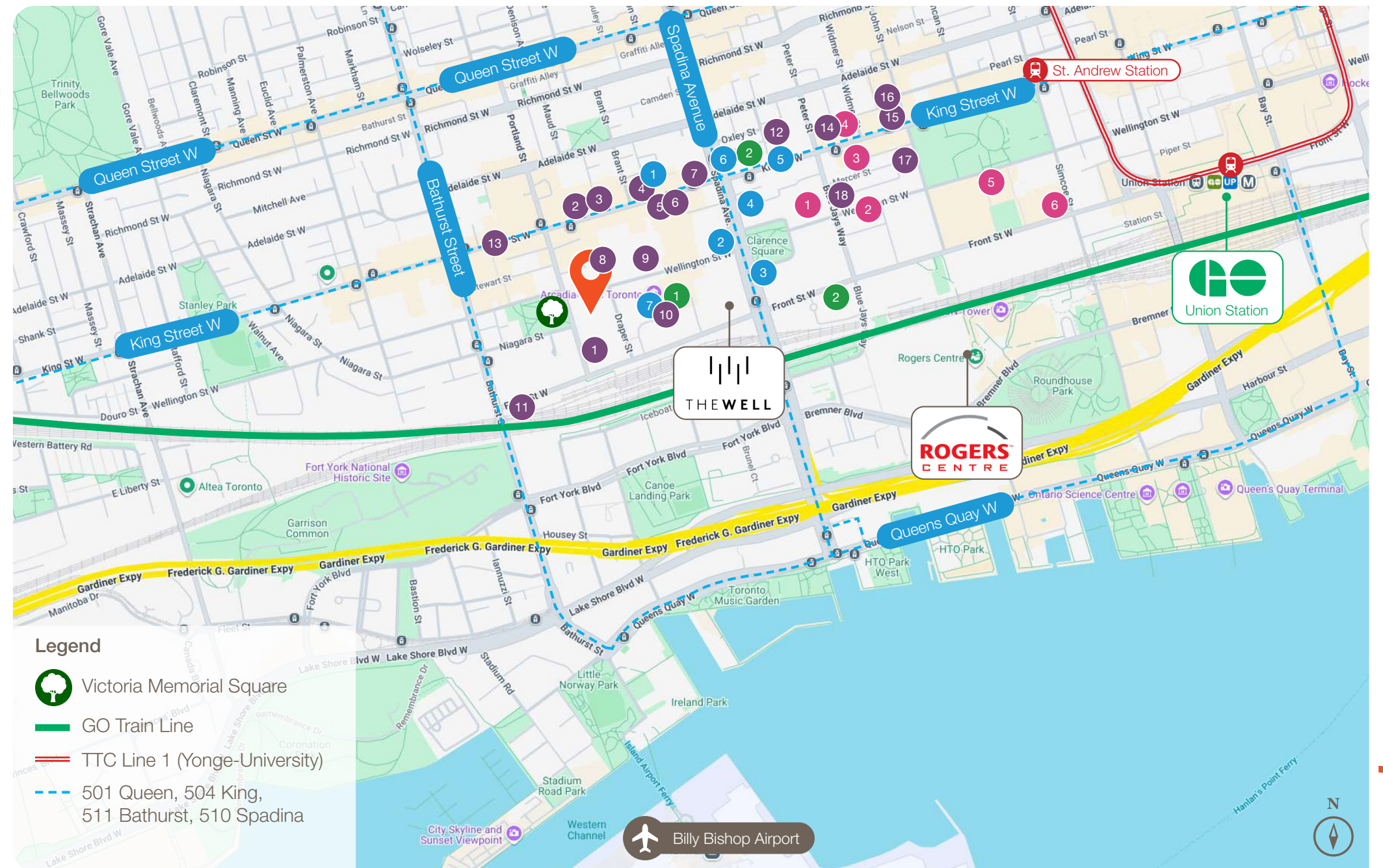
Banks

- 1 BMO
- 2 RBC



Restaurants: Aera, BHC Chicken, Bridgette Bar, L'Avenue, Le Plume, Lulu Bar, Mandy's, National, NOYAA, Princess St. Pizza & The Dorset.

Shopping: Accent & Co., Adidas, Arcadia Earth, AYCS, Bailey Nelson, Blacktoe Running, Era Vintage, Gem Studio, Groovy Shoe, Indigo, Le Creuset & more.





Lennard:

Andrew Ross

Senior Vice President

Sales Representative

647.983.4171 | aross@lennard.com

200-55 University Avenue, Toronto

416.649.5929

lennard.com

Statements and information contained herein are based on information furnished by principals and sources we deem reliable; however, we make no representation or warranty as to the accuracy, completeness or current status of such information and assume no responsibility for any errors, omissions, or misstatements. All information should be independently verified by the recipient. Lennard Commercial Realty, Brokerage.