

AVISON  
YOUNG

# 127 John Street

## For Sublease

TORONTO, ON

### Get more information:

Andrew Boyd\*  
Principal, Senior Vice President  
Practice Lead Toronto Office Leasing  
+1 416 673 4052  
andrew.boyd@avisonyoung.com

Yris Van der Ploeg\*  
Senior Associate  
+1 416 673 4048  
yris.vanderploeg@avisonyoung.com

Chris Pearce  
Associate  
+1 647 252 4156  
chris.pearce@avisonyoung.com

\*Sales Representative

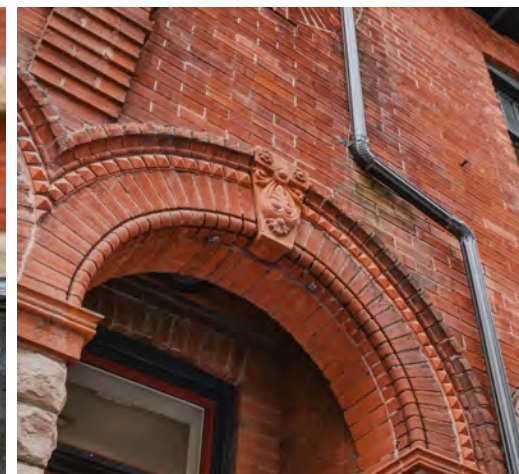


### Boutique Office Space in Downtown West

Rare opportunity to lease a full standalone boutique building in Toronto's Entertainment District.

127 John Street offers 3,475 SF across three above-grade floors and a fully finished lower level, featuring a reception area, boardroom, 2 private offices, open-plan workstations, full kitchen, and 3 washrooms.

The space includes zone-controlled heating and cooling, FOB-controlled entry with 24/7 monitored alarm, Bell fibre, and parking for up to 2 vehicles. Steps to King Street West, Queen Street West, and Union Station.



## Property Details

**TOTAL AVAILABILITY**

3,475 sf

**TERM EXPIRY**

Flexible term

**SEMI GROSS RENT**

\$36.00 psf *(excluding utilities and janitorial)*



Signage opportunity



Controlled heating and cooling



FOB-controlled entry



2 Parking spaces

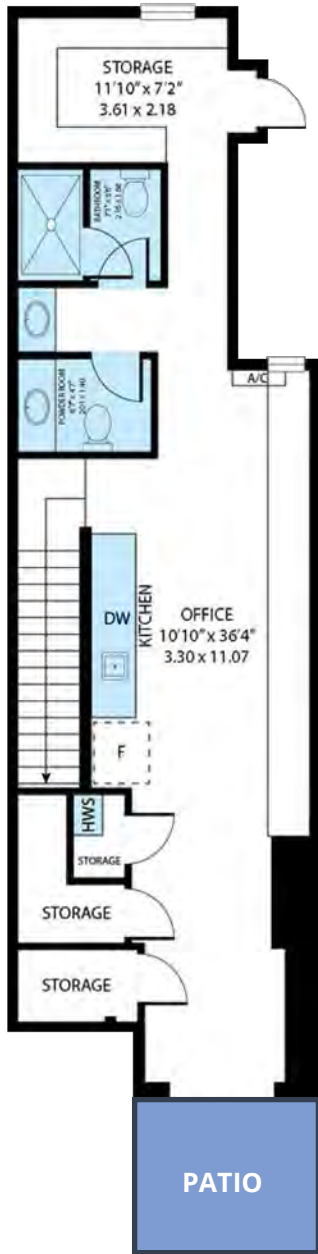


Prime downtown west location



Full building opportunity





LOWER LEVEL



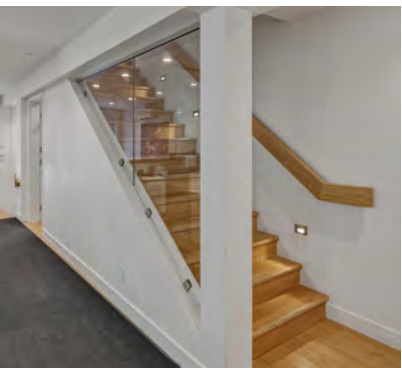
MAIN FLOOR



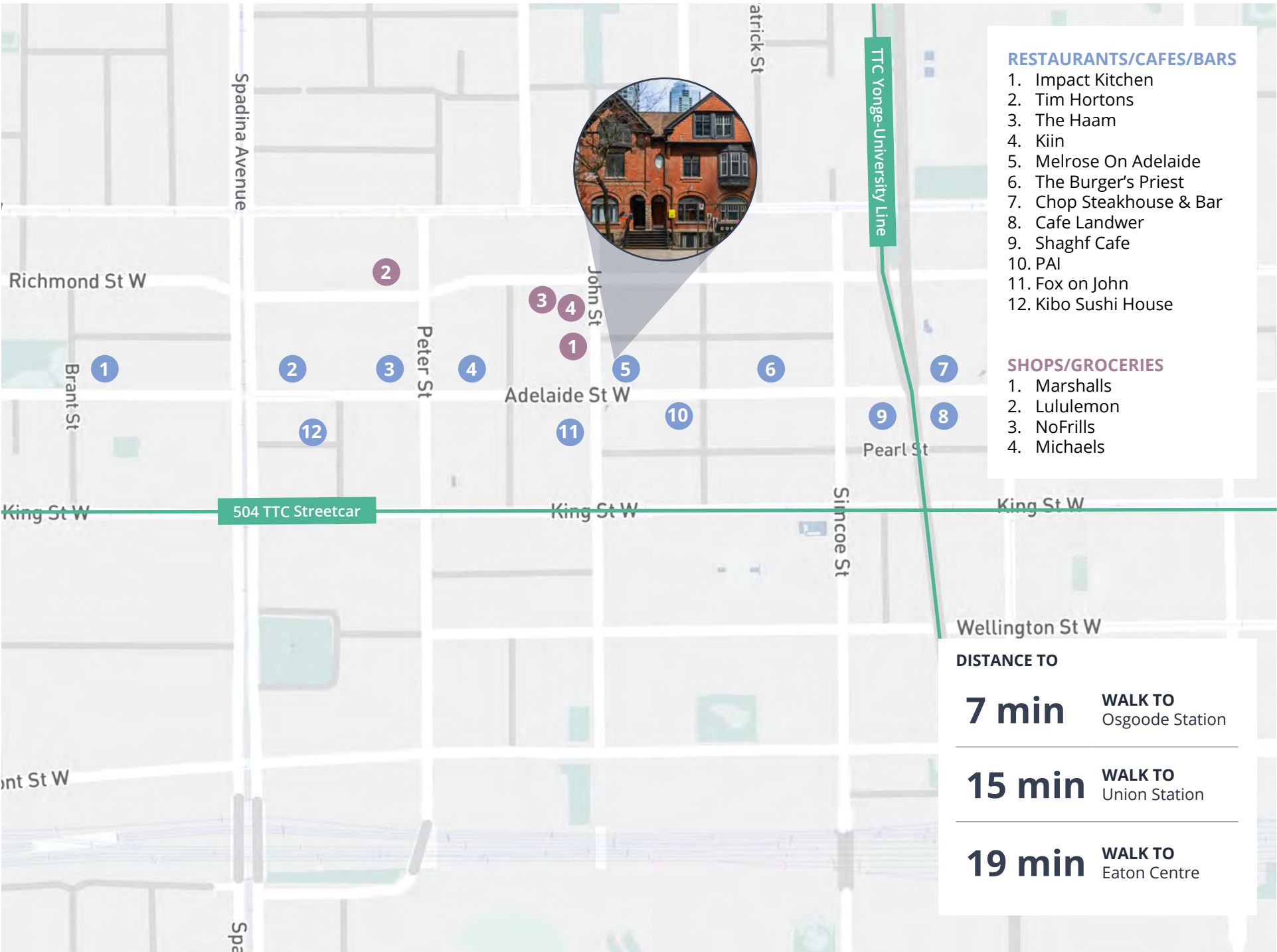
2ND FLOOR



3RD FLOOR







**RESTAURANTS/CAFES/BARS**

1. Impact Kitchen
2. Tim Hortons
3. The Haam
4. Kiin
5. Melrose On Adelaide
6. The Burger's Priest
7. Chop Steakhouse & Bar
8. Cafe Landwer
9. Shaghf Cafe
10. PAI
11. Fox on John
12. Kibo Sushi House

**SHOPS/GROCERIES**

1. Marshalls
2. Lululemon
3. NoFrills
4. Michaels

**DISTANCE TO**

**7 min** WALK TO  
Osgoode Station

**15 min** WALK TO  
Union Station

**19 min** WALK TO  
Eaton Centre

---

**AVISON  
YOUNG**

---

# Get more information

**Andrew Boyd\***

Principal, Senior Vice President  
Practice Lead Toronto Office Leasing  
+1 416 673 4024  
andrew.boyd@avisonyoung.com

**Yris Van der Ploeg\***

Senior Associate  
+1 416 673 4048  
yris.vanderploeg@avisonyoung.com

**Chris Pearce**

Associate  
+1 647 252 4156  
chris.pearce@avisonyoung.com

\*Sales Representative

---

2500-222 Bay Street  
Mailbox #245  
Toronto, ON M5K 1J5  
+1 416 955 0000

[avisonyoung.ca](http://avisonyoung.ca)