

30 Duncan Street

4,674 sq. ft.
Move-in-Ready Short-Term Sublease



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Floor Plan | Suite LLN

4,674 sq. ft.

Net Rent	Call Liz/Leesa
Additional Rent	\$14.64 per sq. ft. (2026 estimate)
Availability	Immediately
Term	July 31, 2026 (ability to extend direct)



26 Workstations



Two enclosed meeting rooms



Two dedicated call rooms



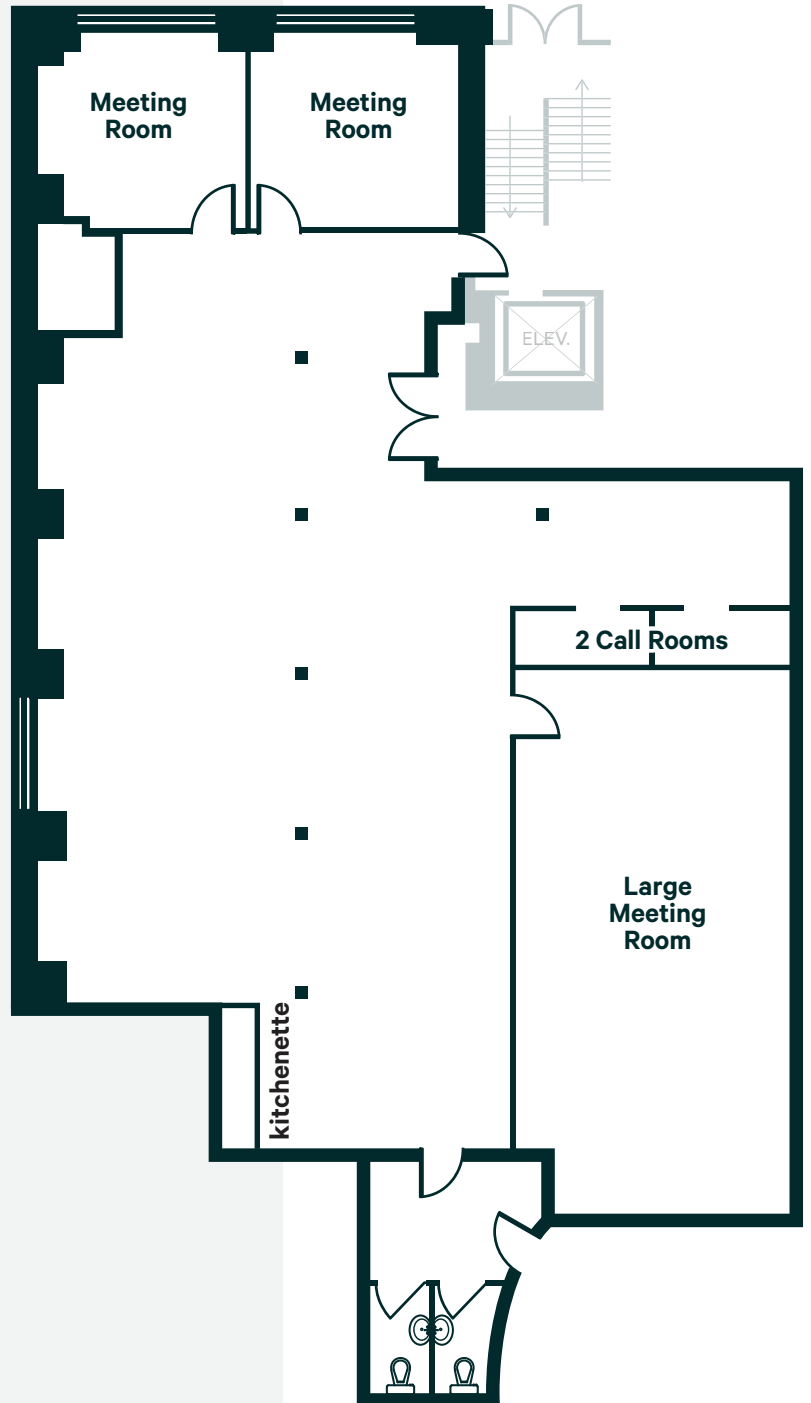
One large breakout room featuring workstations and an employee collaboration/lounge area



Open concept workspace



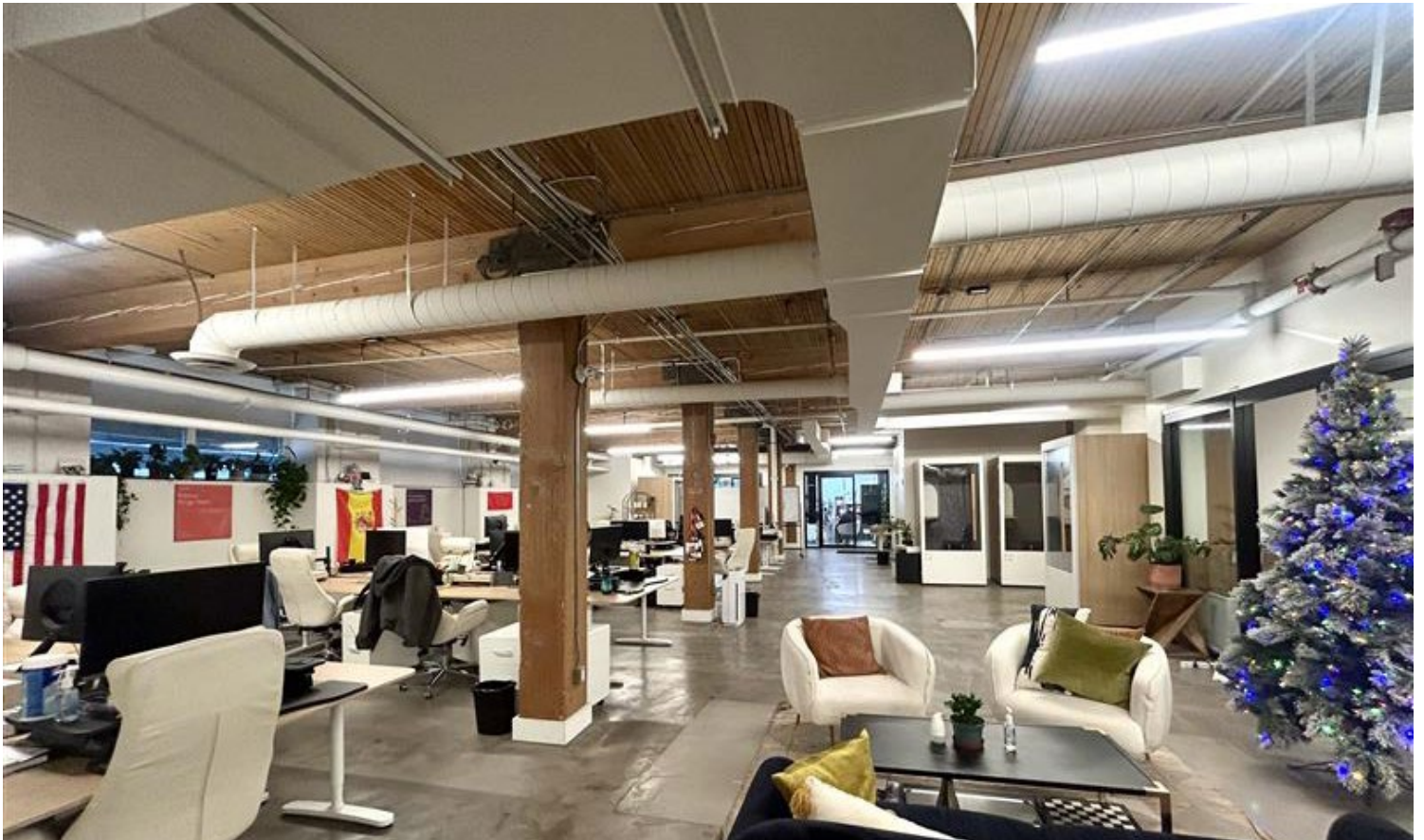
Kitchenette









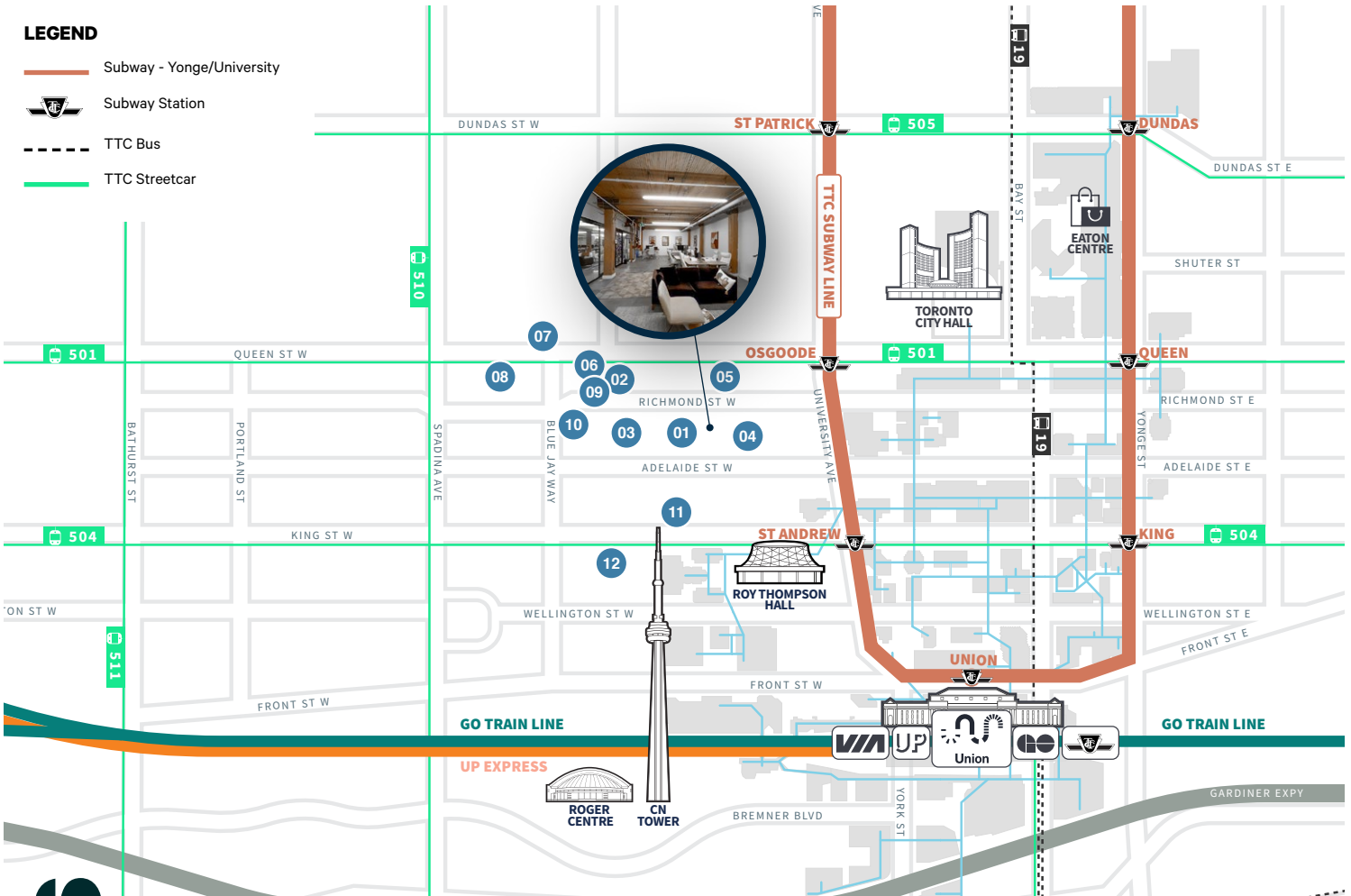
Turnkey office suite delivering a highly functional layout with a thoughtful balance of meeting rooms, collaborative areas, and open workspace.





LEGEND

-  Subway - Yonge/University
-  Subway Station
-  TTC Bus
-  TTC Streetcar



Amenities

Food/Beverage

1. The Ballroom Bow
Rendez Bowl
The Fifth Social Club
Melrose on Adelaide
Par-Tee Putt
Rock 'N' Horse Saloon
2. Illstyle3 Sammies
Grand Cru Deli
Freshii
Blaze Pizza
The Friar: A Firkin Pub
Ration | Beverley
3. The Anne Boleyn
Marked Restaurant
Kiin
Imperfect Fresh East
FLOCK rotisseries + greens
4. Burrito Boyz
The Burger's Preist
Bar Copa
Capacabana Steakhouse
Yuzu No Hana
Smoke's Pouterie
5. Subway
Ginger Restaurant
Ikkousha Ramen Chicken
The Bombay
Pasta Masta
Rudy
Real Fruit Bubble Tea
ARA Sushi
Azkadenya Restaurant
HotBlack Coffee
ChickQueen
Touhenboku Ramen

Shopping

6. So Hip Toronto
Arc'teryx
Little Burgundy
Aisle 24 Market
Timbuk2
Hotbox Sneakers
Vuse Vape Store
7. LCBO
Knix Toronto Retail Store
MEC Toronto
Lululemon
Garage
Brandy Melville
Petview
Shoppers Drug Mart
Lush Cosmetics

8. Adidas
Saje Natural Wellness
Kiehl's
180 Smoke Vape Store
Ollie Quinn

Fitness

9. Barry's Richmond
GoodLife Fitness
10. Fit Squad Training
11. Body Positive Fitness

Hotel

12. Le Germain Hotel
King Blue Hotel
Bisha Hotel
Soho Hotel
Residence Inn by Marriot

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