

**\$4 PSF**

**Co-operating Broker Fee**

(Flat Fee for a Sublease Commencing prior to or on July 1, 2026)

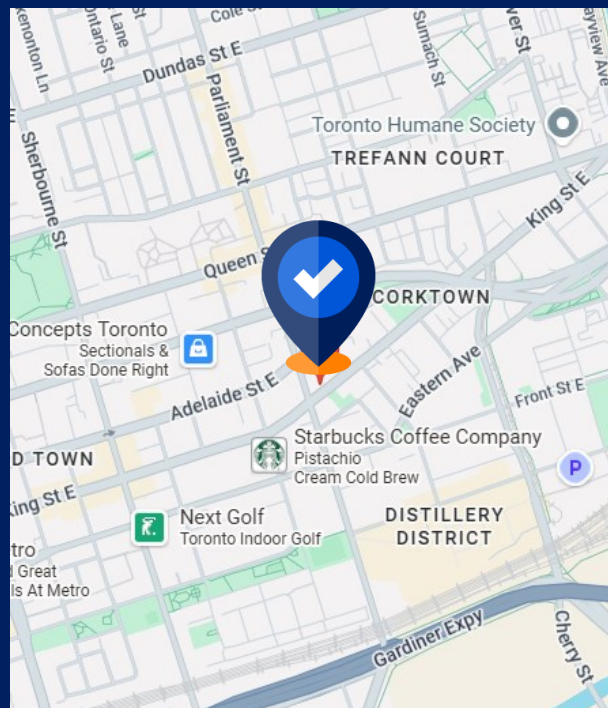
**Sublease Available**

**Space Profile**

<b>Premises</b>	3 <sup>rd</sup> Floor
<b>Total Rentable Area</b>	15,000 sq. ft.
<b>Net Rent</b>	Contact Agents
<b>Additional Rent</b>	\$19.40 PSF (2026 Est.) + Utilities (Hydro) + Janitorial
<b>Available</b>	Immediately
<b>Term</b>	April 30, 2027

**Features**

- Beautifully Renovated: High Ceilings, Loft Style, Brick & Beem, Timber, and Concrete Structures
- 5 Private Offices
- 1 Large Conference Room
- 5 Meeting Rooms
- 1 Large Kitchen
- 1 Secondary Kitchenette
- 68 Workstations
- Plug n' Play, Furniture Available (As per plan)
- Data Centre Room
- 7 Parking Spots
- Authentically Restored, Renovated, and Modernized Building
- A rich concentration of amenities, dining, and retail nearby, including the Distillery District
- King Streetcar located at the building entrance



**Gordon Bard**  
Vice President  
Sales Representative  
416.567.3713  
gbard@cresa.com



**Dean Newman**  
Principal,  
Broker of Record  
647.286.7171  
dnewman@cresa.com



**Jamie Grossman**  
Managing Principal,  
Broker  
416.402.1430  
jgrossman@cresa.com

**VIEW THE VIRTUAL TOUR 360**

Even though obtained from sources deemed reliable, no warranty or representation, express or implied, is made as to the accuracy of the information herein, and it is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

# Floor Plan



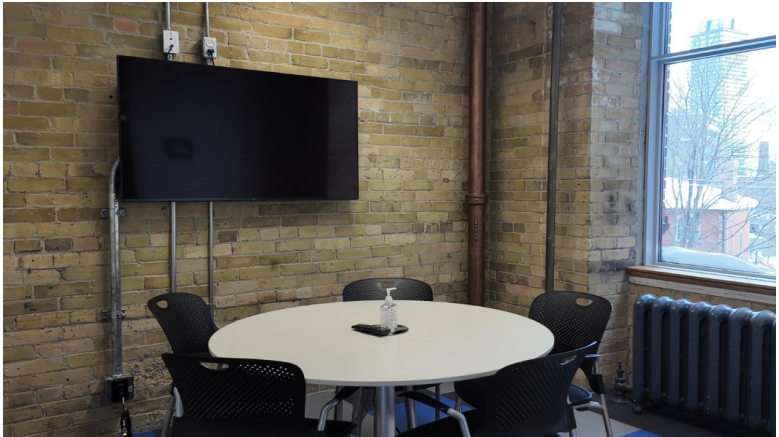
**Gordon Bard**  
Vice President  
Sales Representative  
416.567.3713  
gbard@cresa.com



**Dean Newman**  
Principal,  
Broker of Record  
647.286.7171  
dnewman@cresa.com



**Jamie Grossman**  
Managing Principal,  
Broker  
416.402.1430  
jgrossman@cresa.com



**Gordon Bard**  
Vice President  
Sales Representative  
416.567.3713  
gbard@cresa.com



**Dean Newman**  
Principal,  
Broker of Record  
647.286.7171  
dnewman@cresa.com



**Jamie Grossman**  
Managing Principal,  
Broker  
416.402.1430  
jgrossman@cresa.com