

Downtown North

180 Dundas Street W

Premium Office Space FOR SUBLEASE

Motivated Sublandlord



MOVE-IN READY

AREA 5,300 SQ FT

SUITE 420

TERM to June 30, 2030

NET RENT \$12.00 / Sq Ft

ADDITIONAL RENT \$27.55 / Sq Ft

Full Floor up to 11,512 sf available

Bonus Commission \$2.00 per sf

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Royal LePage Real Estate Services Ltd.
103-4025 Yonge Street, Toronto, ON

Prime Opportunity: Sublease a Fully Renovated Office Space in Downtown Toronto!

180 Dundas Street West presents an excellent opportunity to sublease a completely renovated, office space with a lab in Toronto's downtown north submarket. This office space offers an efficient build out with abundant natural light, offering a modern work environment that appeals to forward-thinking companies.

Amenities are a key feature of this building, including a fitness Centre and a Conference Centre exclusive for tenants use.

Property Summary

- Newly Built-out space - plug and play opportunity
- Elevator exposure
- Efficient and adaptable space plan
- Accessible washroom on the floor

Build-out

- Open Area with over 30 Workstations
- Meeting Rooms,
- Break-out areas
- Lounge space

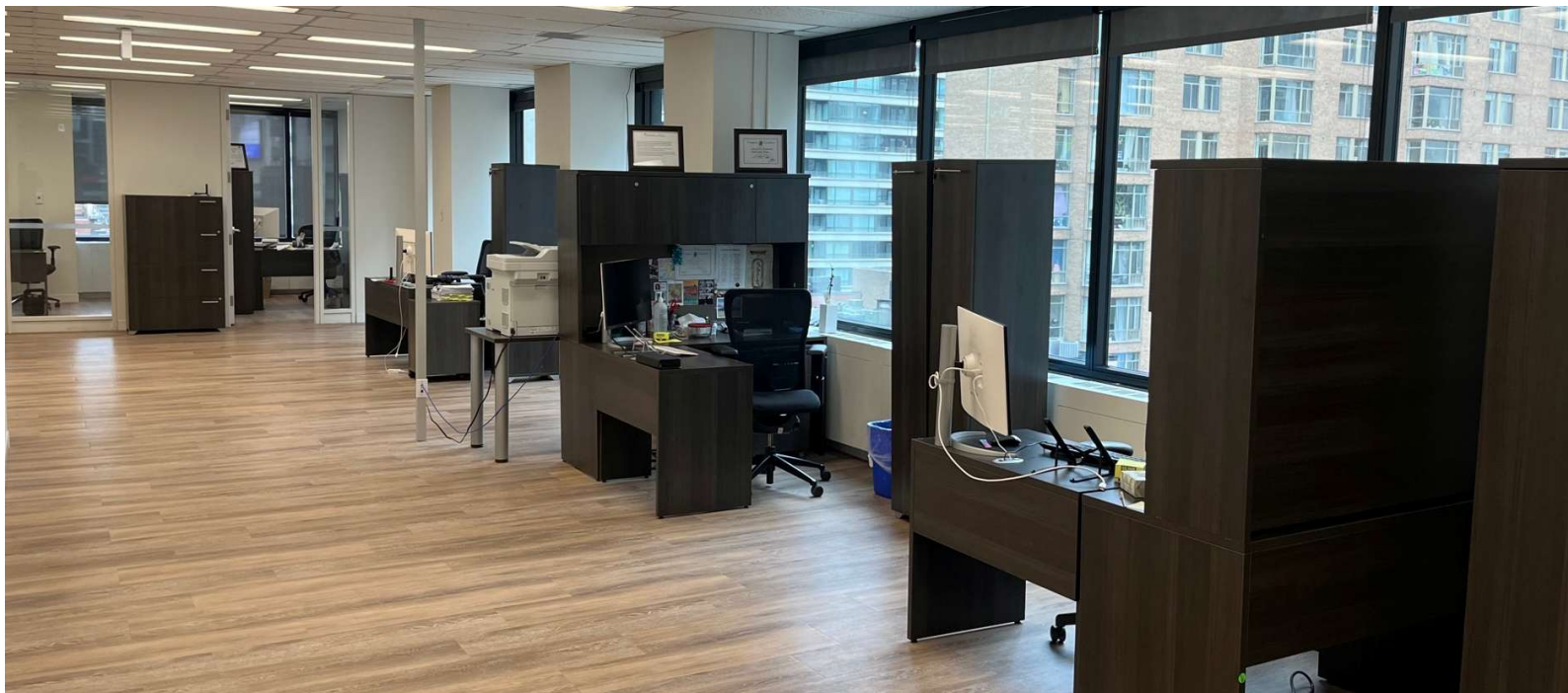
Highlights

Building Amenities:

- Fitness Centre
- Underground Parking
- Conference Centre

Minutes from:

- St. Patrick & Dundas Subway Stations
- Yonge/Dundas Square
- Eaton Centre





180 Dundas Street West





In the Centre of It All – Prime Office Space in Downtown Toronto

Located at the intersection of **University Avenue** and **Dundas Street West**, **180 Dundas Street West** is strategically positioned in the heart of Toronto, offering unparalleled access to some of the city's most important sectors.

Hospitals Within close proximity to renowned healthcare institutions like the Toronto General Hospital, SickKids, and Mount Sinai Hospital.

Courts Located near the **Toronto Courts** and legal districts, making it an ideal space for law firms.

Financial Core Just steps away from Toronto's bustling financial district.

-  **Walk Score**
99
-  **Transit Score**
100
-  -St. Patrick Subway
-Dundas Subway
-  -Eaton Centre
-Restaurants
-Entertainment

Contact us today to book a tour!

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