



200 Wellington Street West, Suite 600  
Toronto, ON M5V 3C7

Up-To

**58,734 SF Available**

# SUBLEASE OPPORTUNITY

## 2 Fraser Avenue

**Liberty Village**



**2<sup>nd</sup> FLOOR**



**1<sup>st</sup> FLOOR**



**THE CUBE**

**WATCH THE  
VIRTUAL TOURS**

For More Information



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Liberty Village

## SPACE PROFILE

2 <sup>ND</sup> FLOOR SPACE	27,842 SF
2 <sup>ND</sup> FLOOR "CUBE"	5,773 SF
GROUND FLOOR SPACE	25,119 SF
NET RENT	Contact Agents
ADDITIONAL RENT	\$16.66 PSF (2025) Hydro Included
TERM	March 30 <sup>th</sup> , 2027
AVAILABILITY	60 – 90 Days

## HIGHLIGHTS

- Stunning brick-and-beam tech space in one of Liberty Village's most iconic heritage buildings
- Up to 58,743 SF available across the 1st and 2nd floors, with flexible sublease options
- Featuring a mix of open work areas, meeting rooms, collaborative spaces, and a distinctive glass cube mezzanine
- High-end built-out interiors with quality finishes and a polished industrial aesthetic
- Furniture available for a plug-and-play, turnkey occupancy
- On-site parking available
- Exceptional transit connectivity — steps to TTC, GO Transit, and future Ontario Line
- Located in the heart of Liberty Village with access to top dining, retail, and lifestyle amenities
- Part of the historic Canada Bread Company complex, reimagined for modern office users
- Ideal for tech, creative, or professional services users seeking character space with functional layout options



2<sup>nd</sup> FLOOR



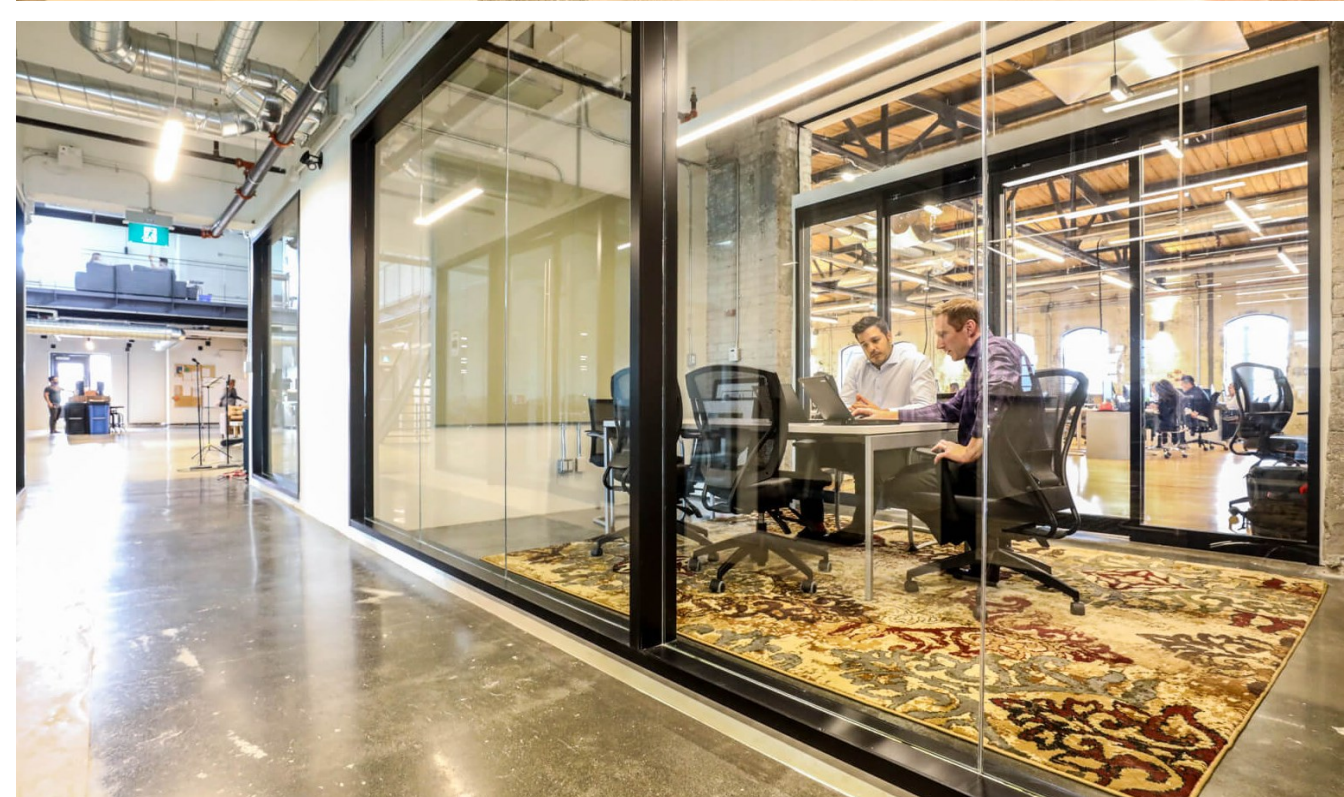
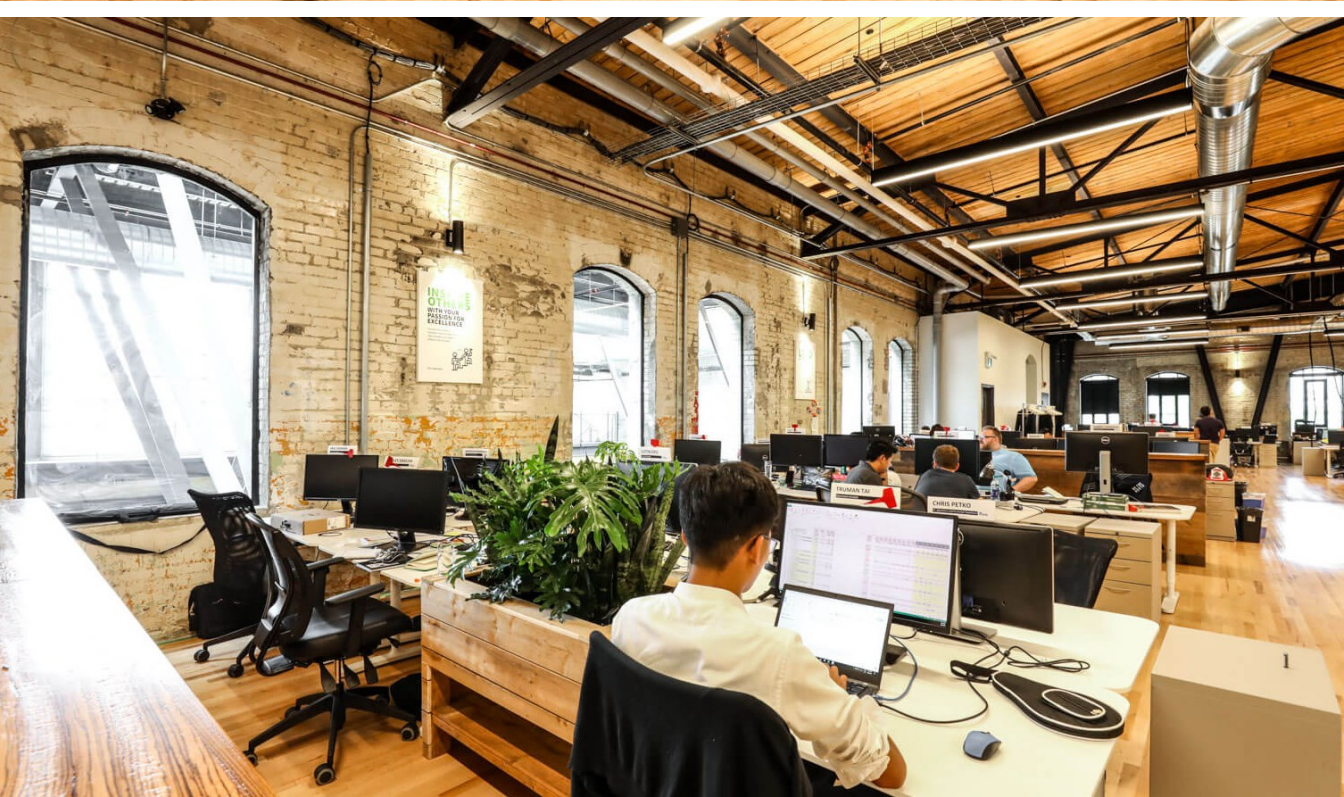
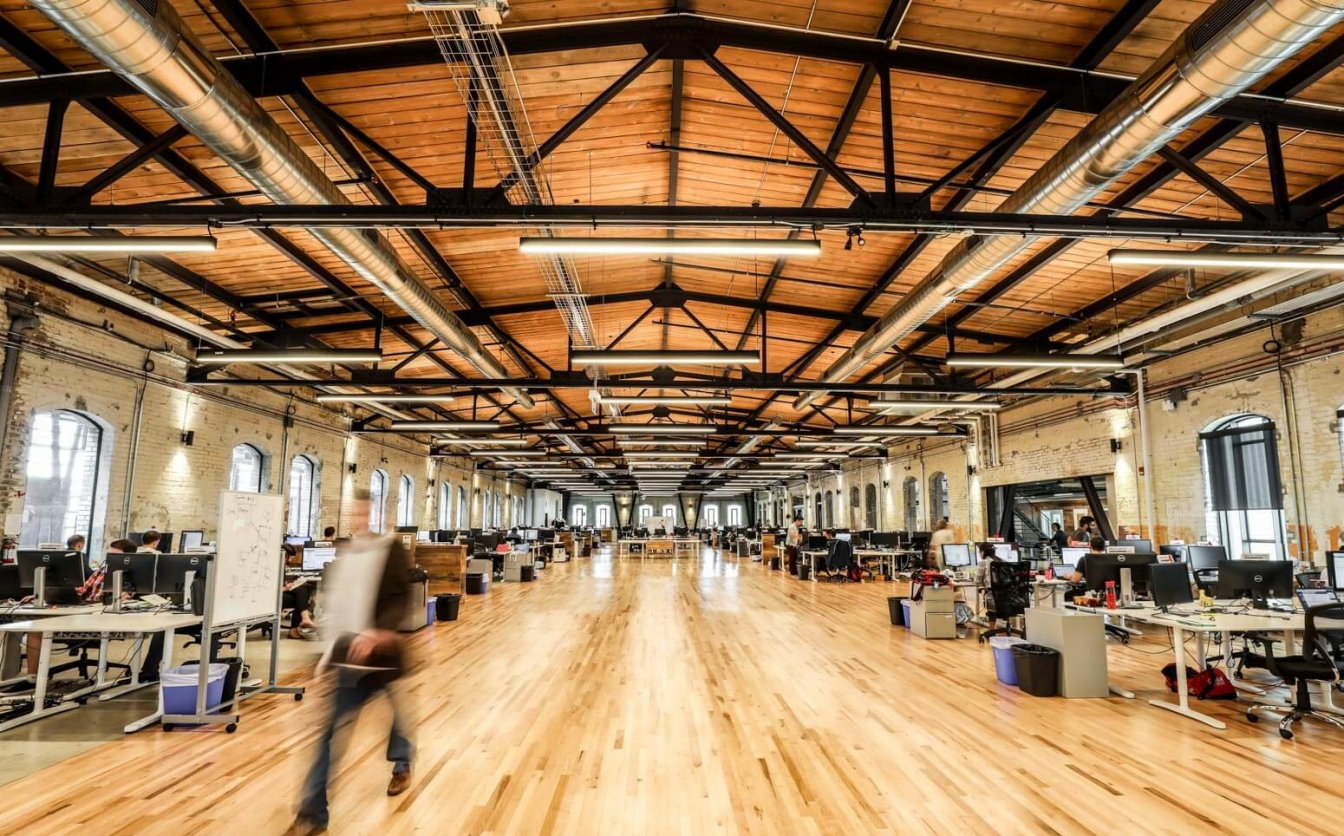
1<sup>st</sup> FLOOR



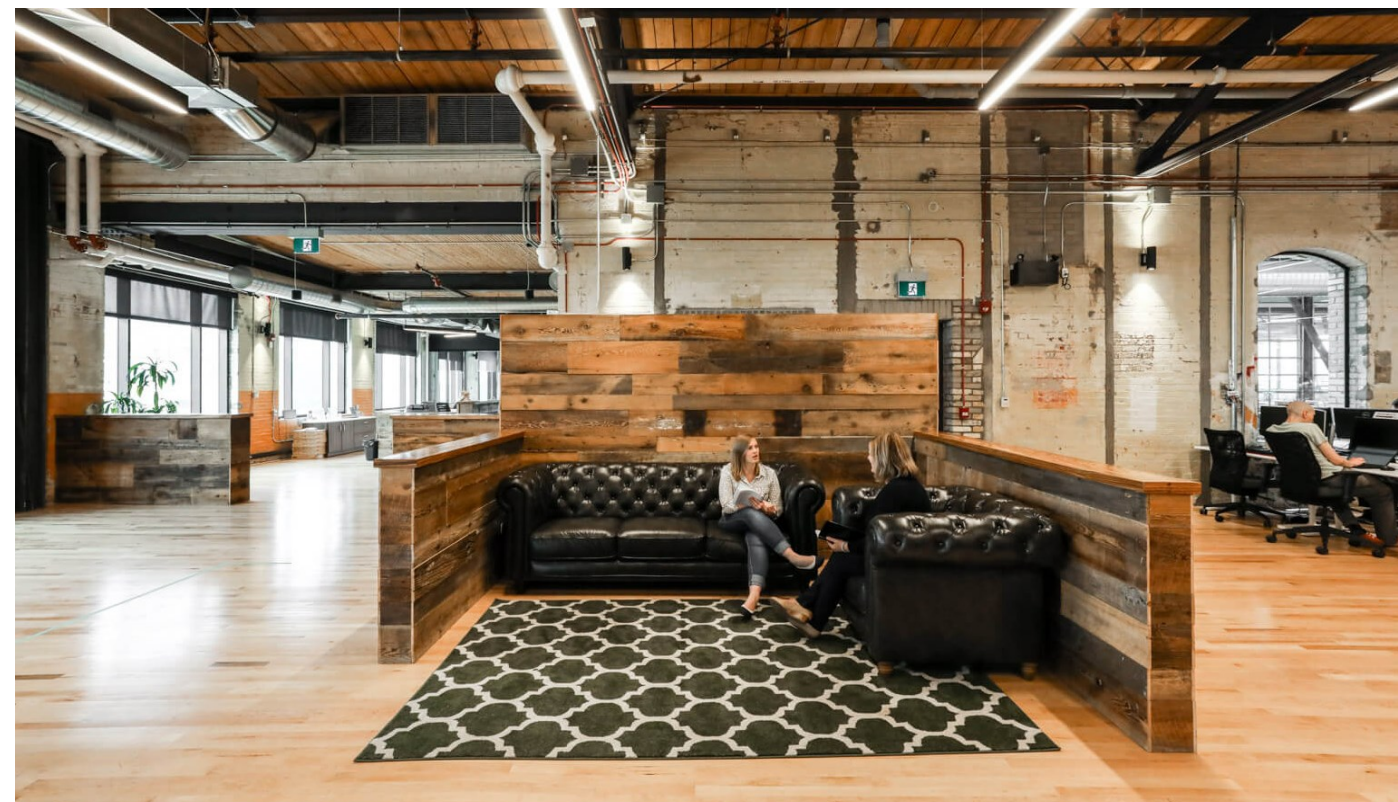
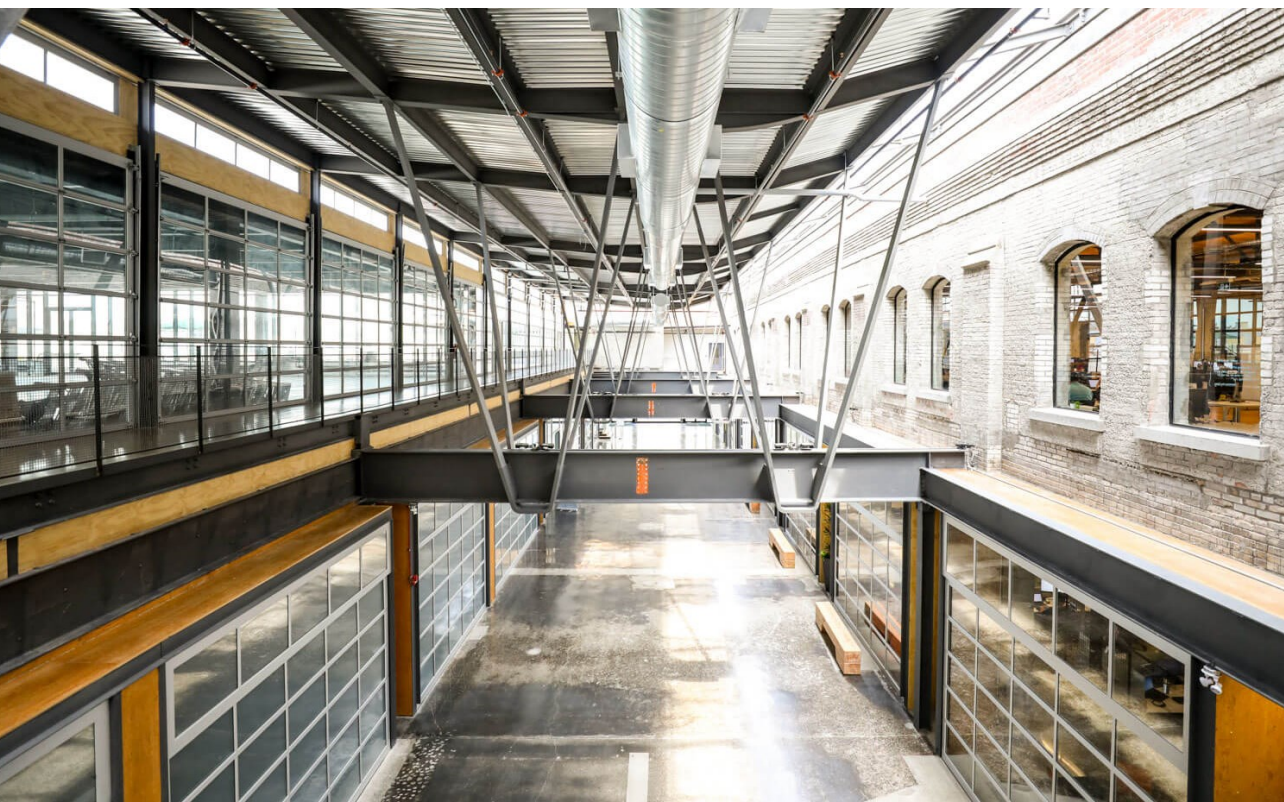
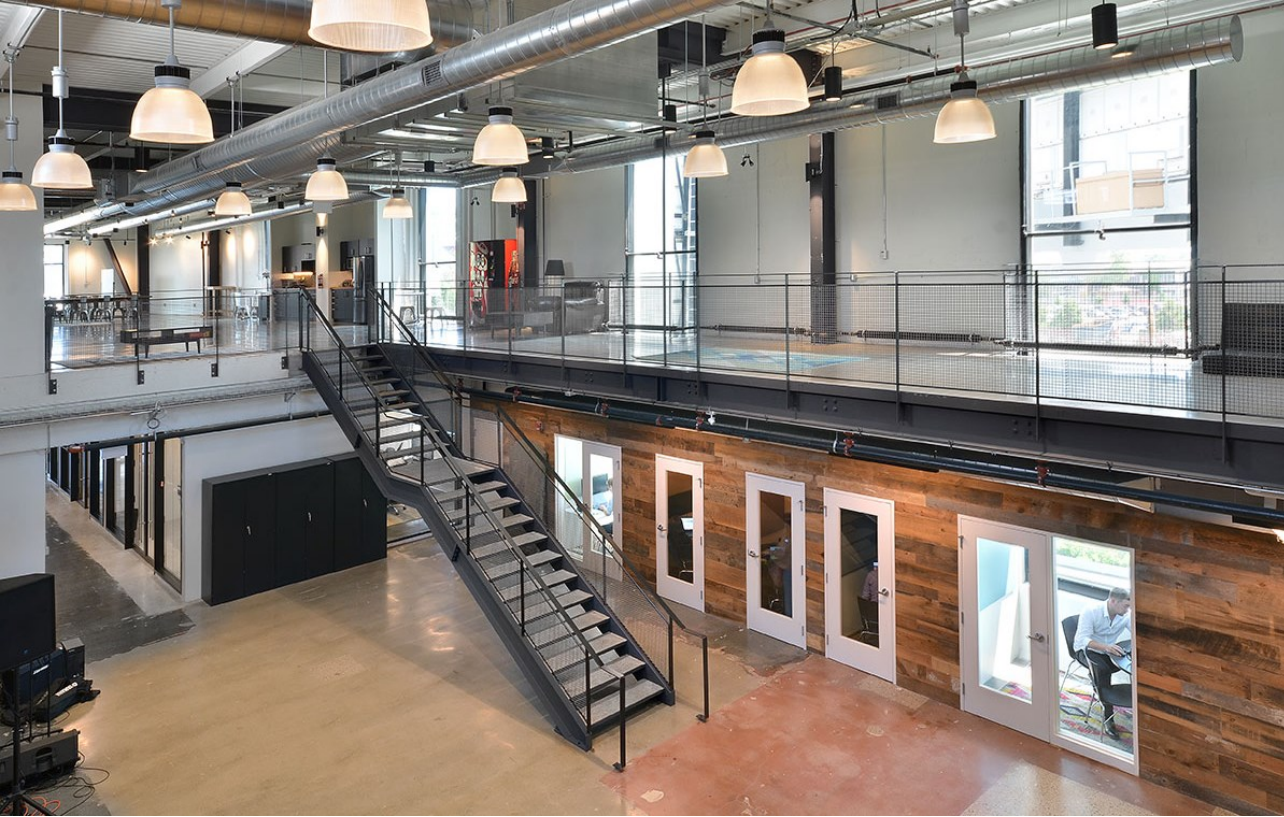
THE CUBE

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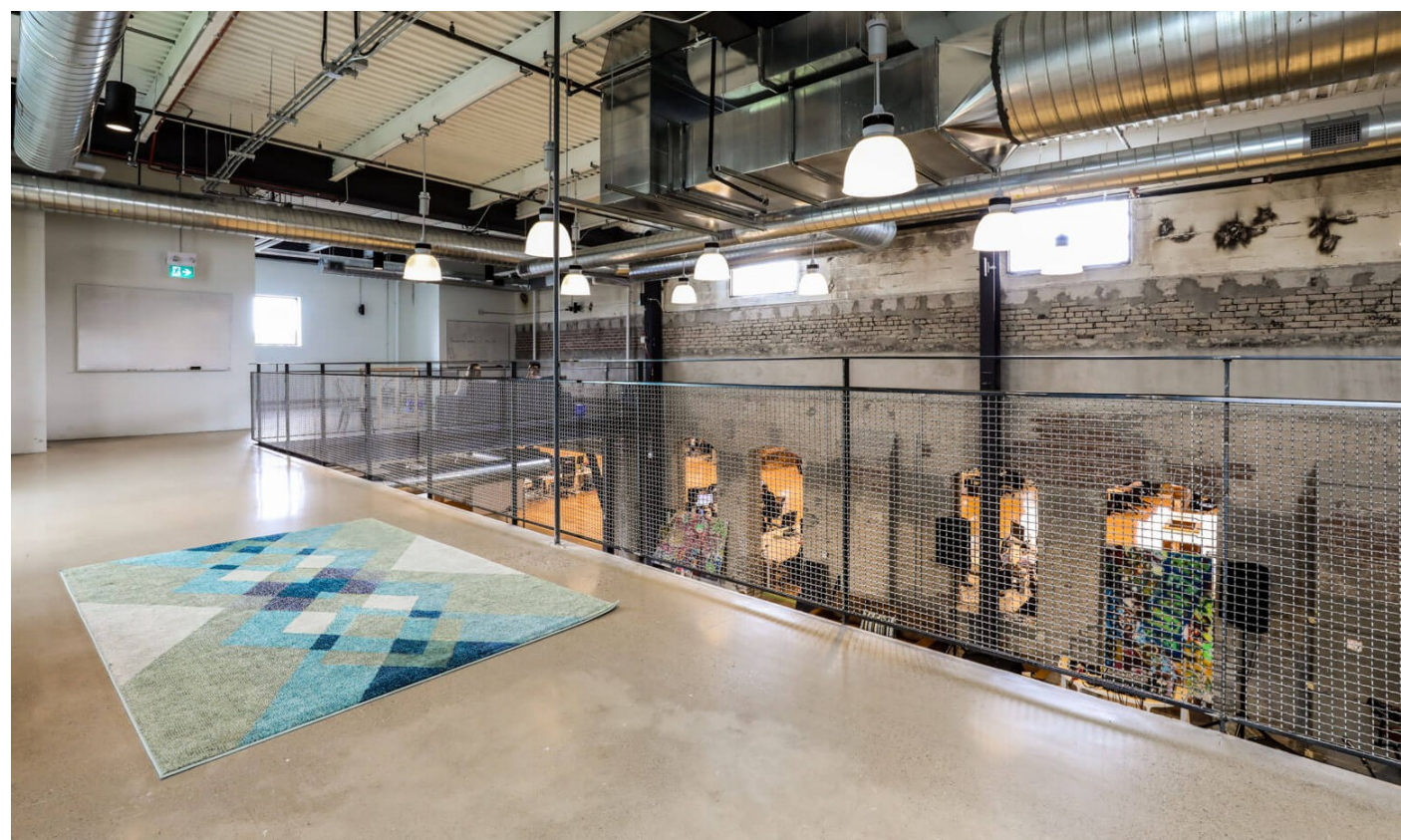








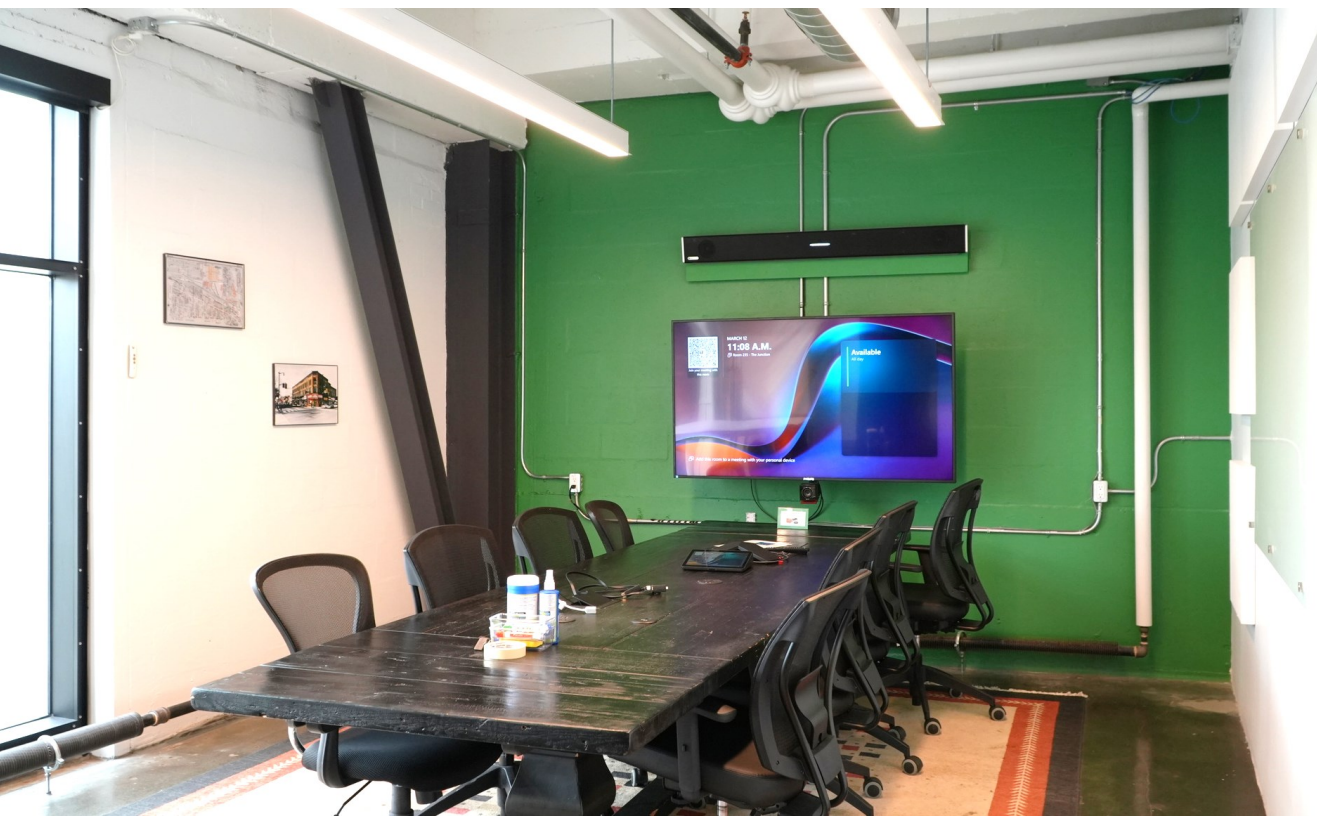




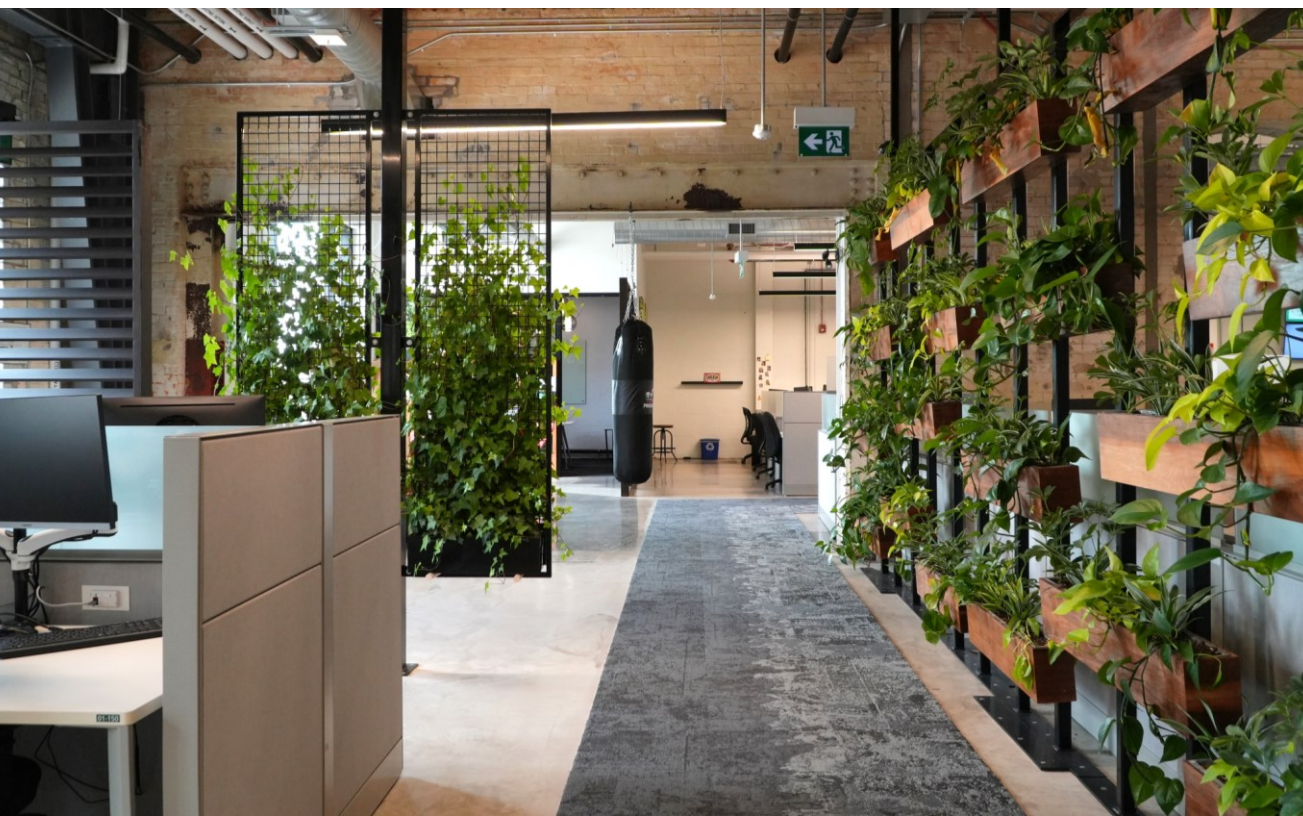










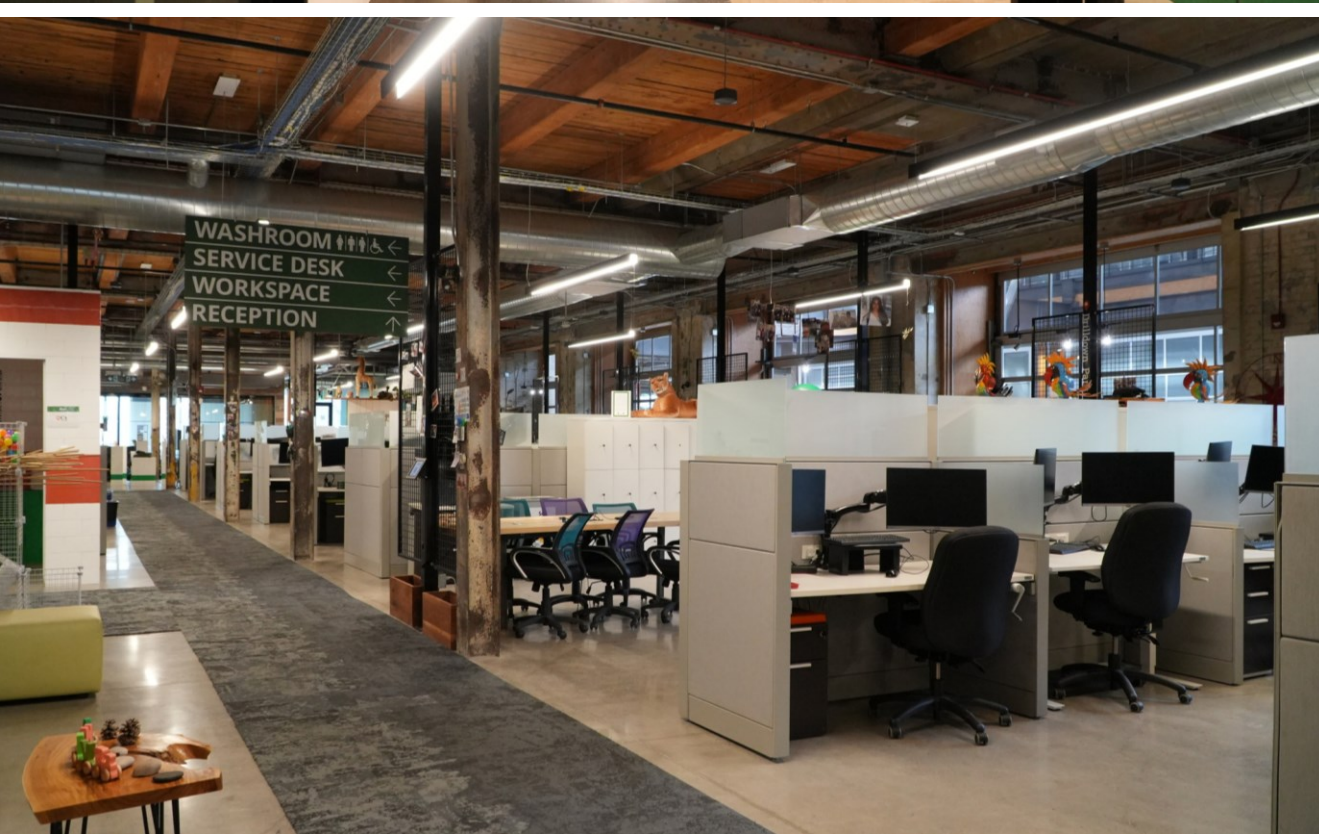




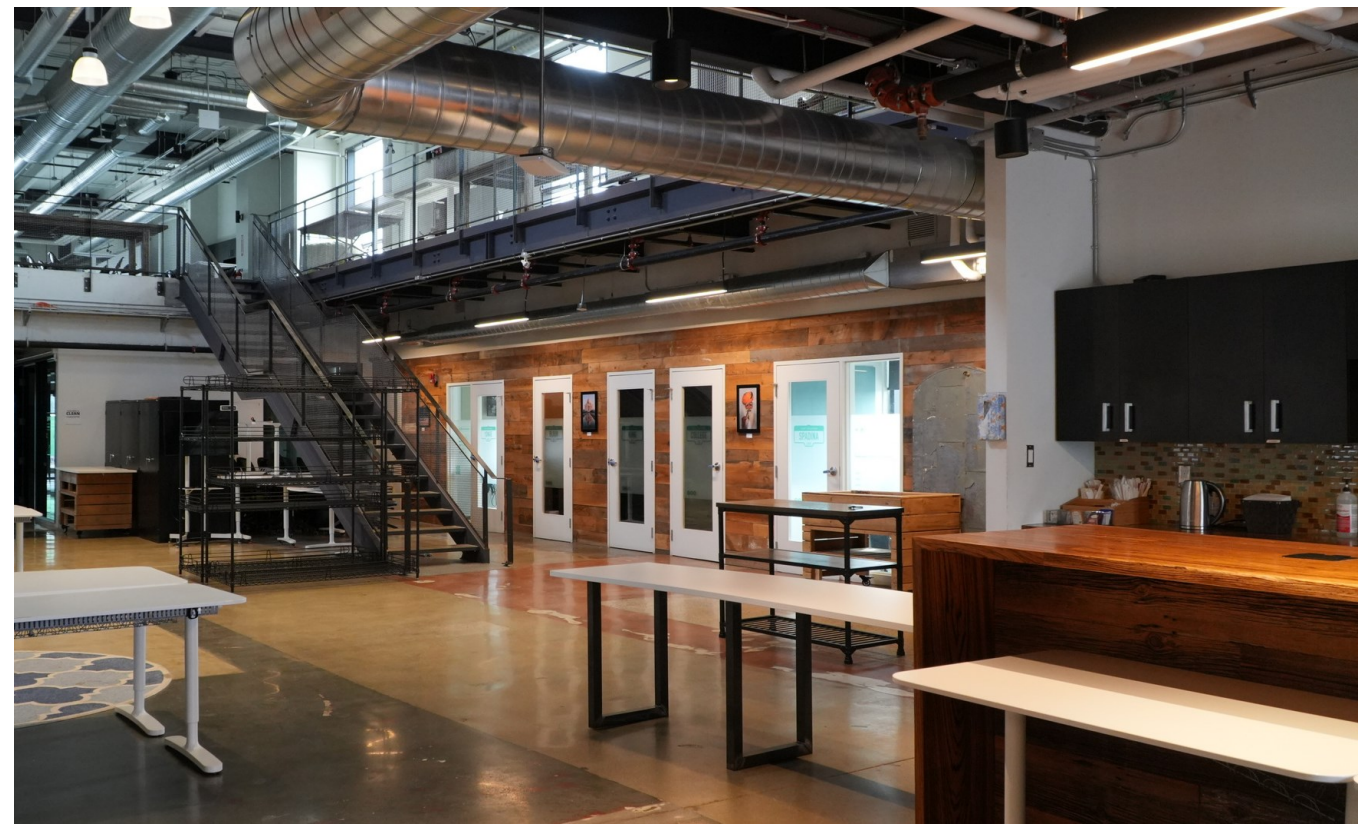
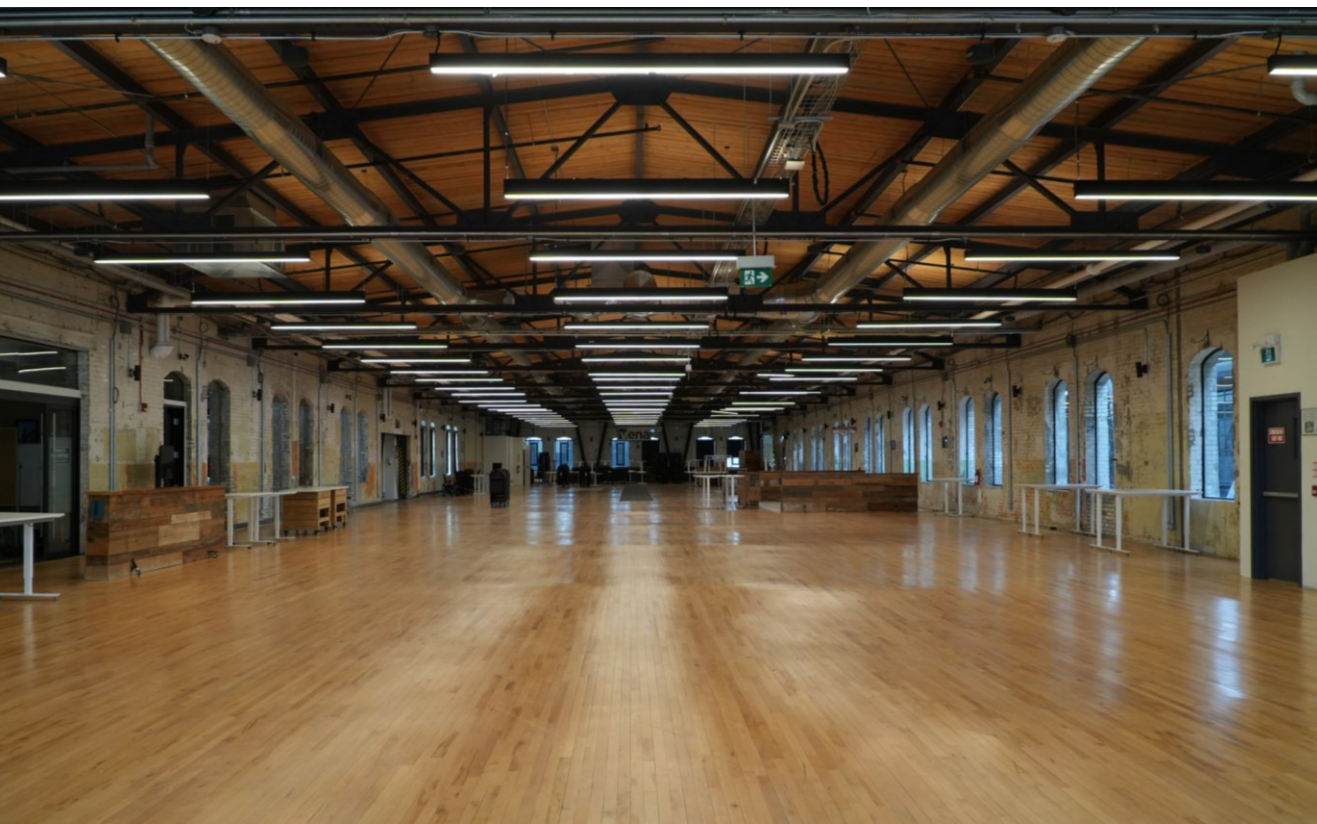


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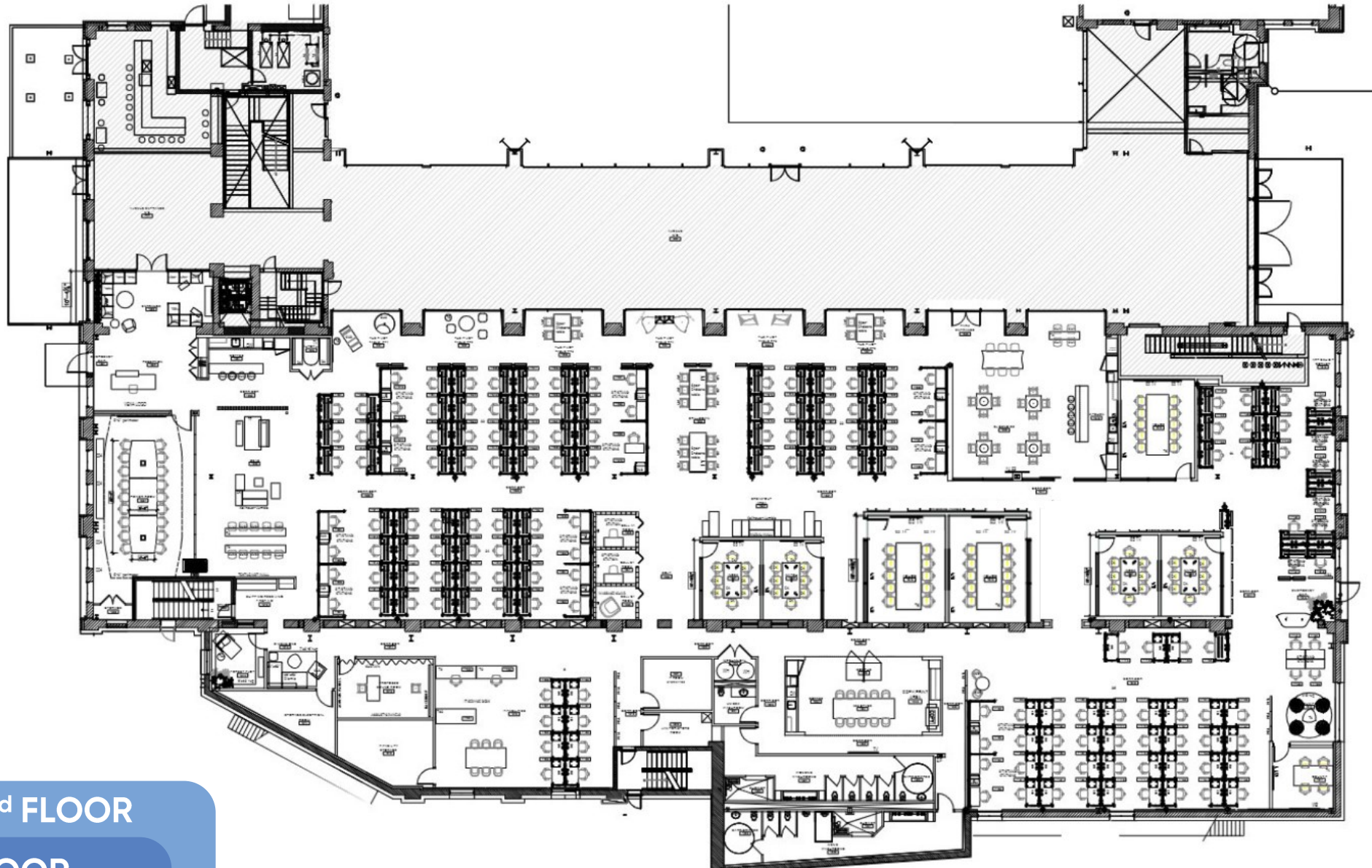








## GROUND FLOOR PLAN



2<sup>nd</sup> FLOOR

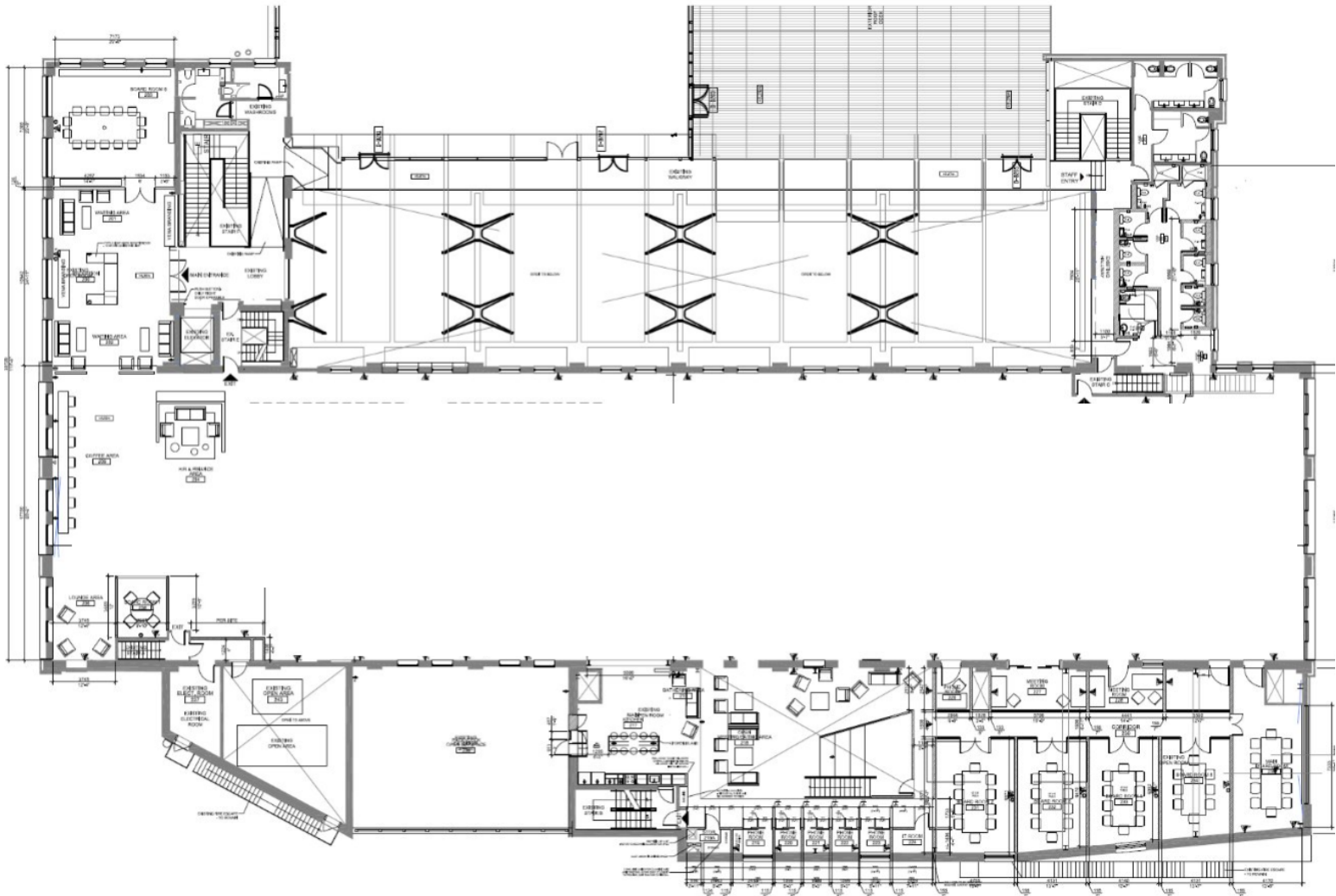
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SECOND FLOOR PLAN



Mezzanine on 2nd floor:



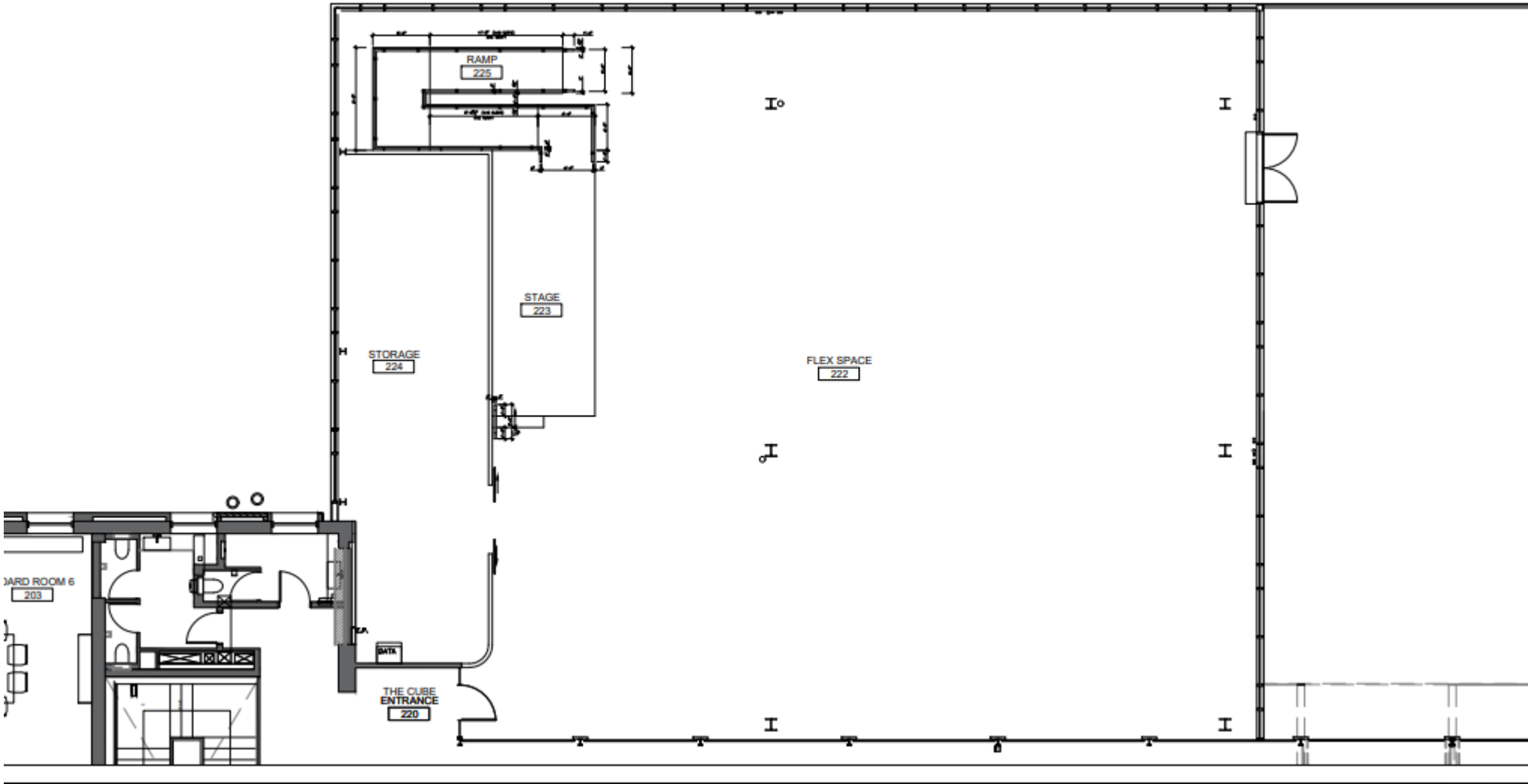
2nd FLOOR


1st FLOOR

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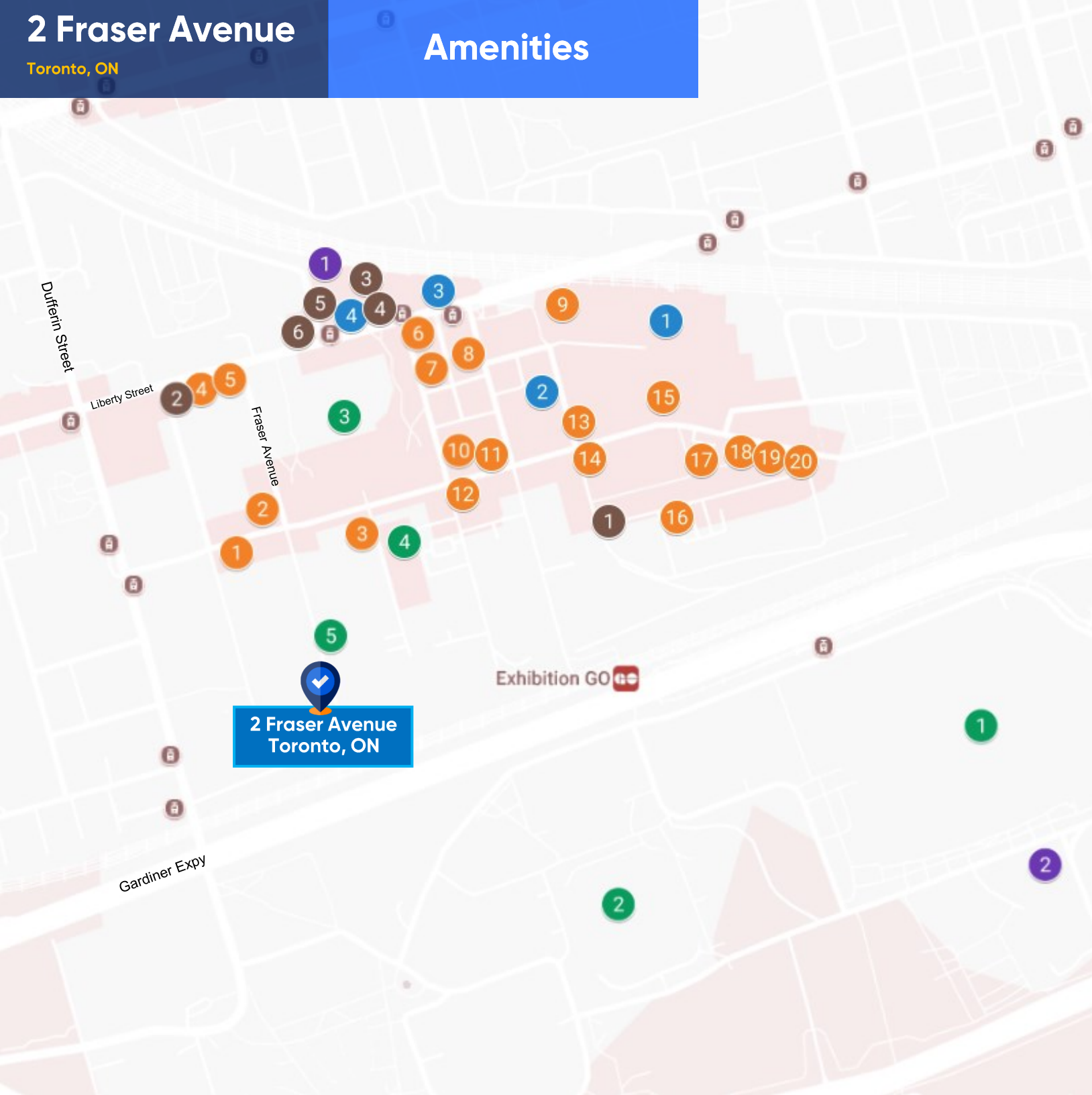
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Map Key



Restaurants & Cafes

- |    |                                     |
|----|-------------------------------------|
| 1  | Kinton Ramen                        |
| 2  | School Restaurant                   |
| 3  | Brodflour                           |
| 4  | Caffino                             |
| 5  | Louei Coffee Shop                   |
| 6  | Skcookks                            |
| 7  | Liberty Eats                        |
| 8  | Burger Drops                        |
| 9  | Mildred's Template Kitchen          |
| 10 | Impact Kitchen                      |
| 11 | Liberty Commons at Big Rock Brewery |
| 12 | Liberty Village Market & Cafe       |
| 13 | Balzac's Liberty Village            |
| 14 | Merci Mon Ami                       |
| 15 | Nodo                                |
| 16 | Chaing Mai                          |
| 17 | WingsUp!                            |
| 18 | Brazen Head Irish Pub               |
| 19 | Libert Soho                         |
| 20 | OEB Breakfast Co                    |



Groceries

- |   |                    |
|---|--------------------|
| 1 | Metro              |
| 2 | No Frills          |
| 3 | Shoppers Drug Mart |
| 4 | Longo's            |



Hotel

- |   |                       |
|---|-----------------------|
| 1 | Sonder at The Liberty |
| 2 | Hotel X               |



Shopping

- |   |               |
|---|---------------|
| 1 | Bulk Barn     |
| 2 | Petvalu       |
| 3 | Winners       |
| 4 | Petsmart      |
| 5 | Canadian Tire |
| 6 | Structube     |



Attractions

- |   |                                     |
|---|-------------------------------------|
| 1 | Exhibition Place                    |
| 2 | BMO Field                           |
| 3 | Lamport Stadium Park                |
| 4 | MZTZ Museum of Television           |
| 5 | Joe Rockhead's Indoor Rock Climbing |



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