



Sublease Available

Space Profile

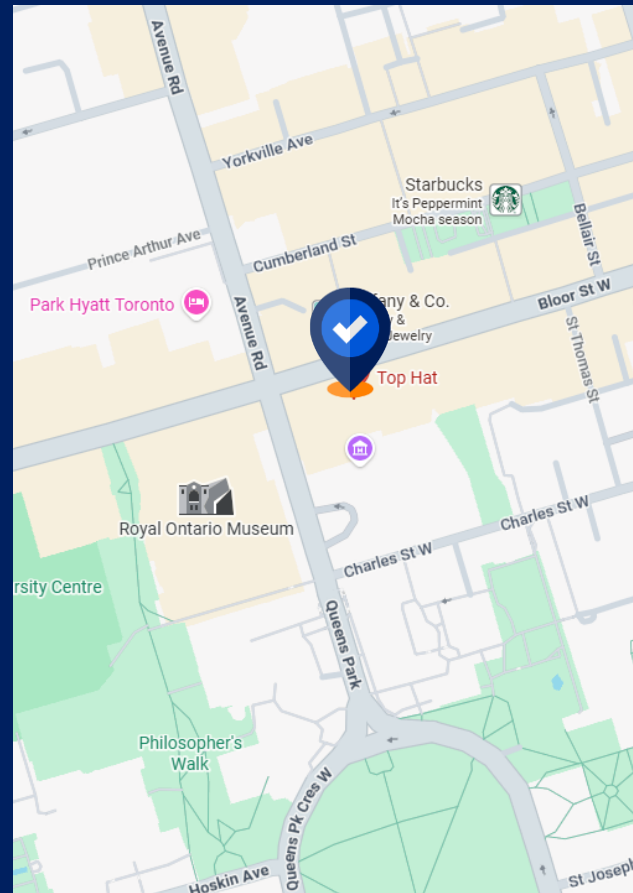
Premises	4 th floor **
Total Rentable Area	1,817 SF
Net Rent	Contact Agent
Additional Rent	\$30.25 (2026 est)
Term	December 31, 2027 or December 31, 2030***
Availability	60 Days

Features

- Bright, sun filled space with exposed ceilings
- Professionally designed plan includes meeting rooms, team rooms, large board room, generous kitchen with large common area, and varied open area
- Close to both Bloor and Yonge / University Subway lines
- Great amenities in the Bloor-Yorkville Neighbourhood
- Direct underground connection to the Colonnade parking garage

**Potential to be combined with an additional 6,428 SF of contiguous space on the 4th Floor

*** Head landlord may be open to a lease term beyond 2030



Jamie Grossman
Principal,
Broker
416.402.1430
jgrossman@cresa.com



Jeff Good
Principal,
Sales Representative
416.807.8200
jgood@cresa.com

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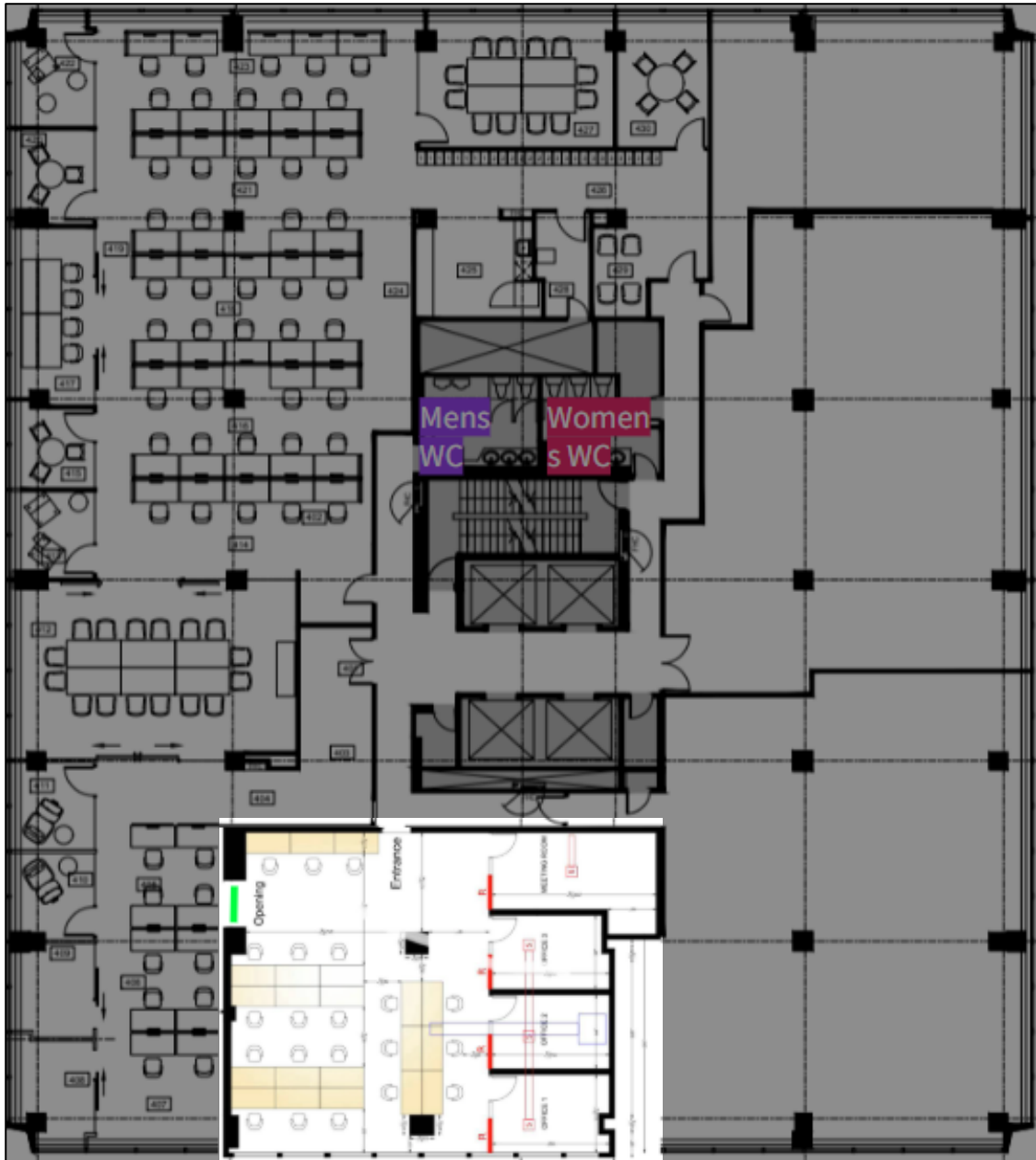


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Additional Option

Ability to combine with additional 4th Floor option 6,428 SF for total of 8,245 SF



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151 Bloor Street West - Toronto, ON



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