



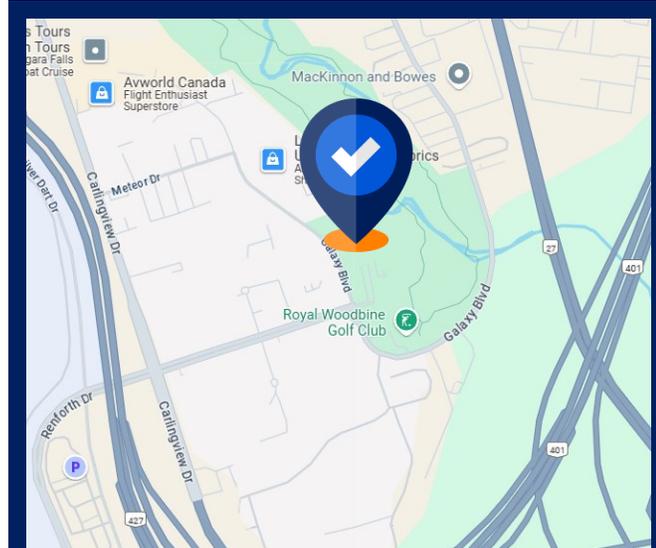
## Sublease Available

### Space Profile

<b>Premises</b>	Suite 101
<b>Total Rentable Area</b>	3,918 SF
<b>Net Rent</b>	Contact Agent
<b>Additional Rent</b>	\$12.30 PSF (2025) Plus Hydro
<b>Term</b>	January 30th, 2027
<b>Availability</b>	Immediate
<b>Parking</b>	3.7/1,000 SF included

### Features

- Space is built out with high quality improvements including a reception area, boardroom, 4 private offices, kitchen, open area, IT closet and internal washrooms.
- Bright Space & High Concept Ceilings
- Highly Efficient Floor Plan with Low Gross Up
- Well-located In The Airport Node
- Great Access To Highways 401, 427, 409, And 27
- LEED Silver Certification and Green ROOF Design



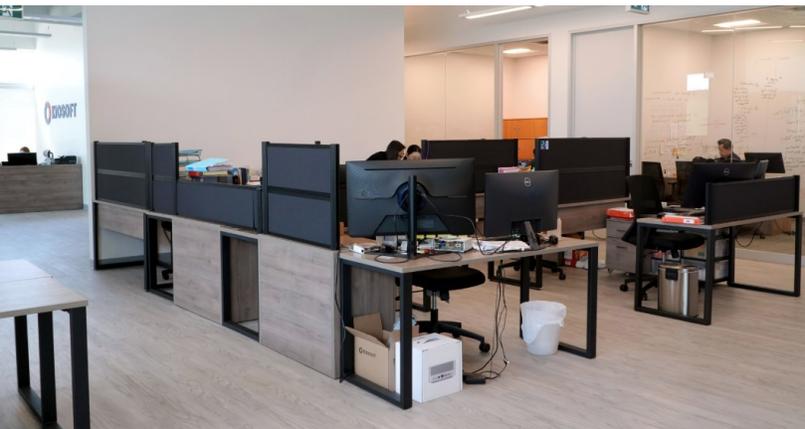
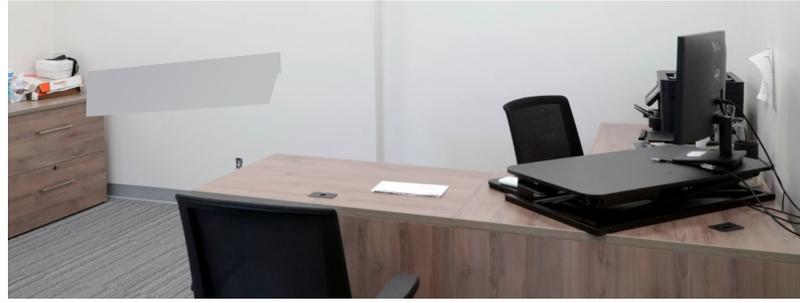
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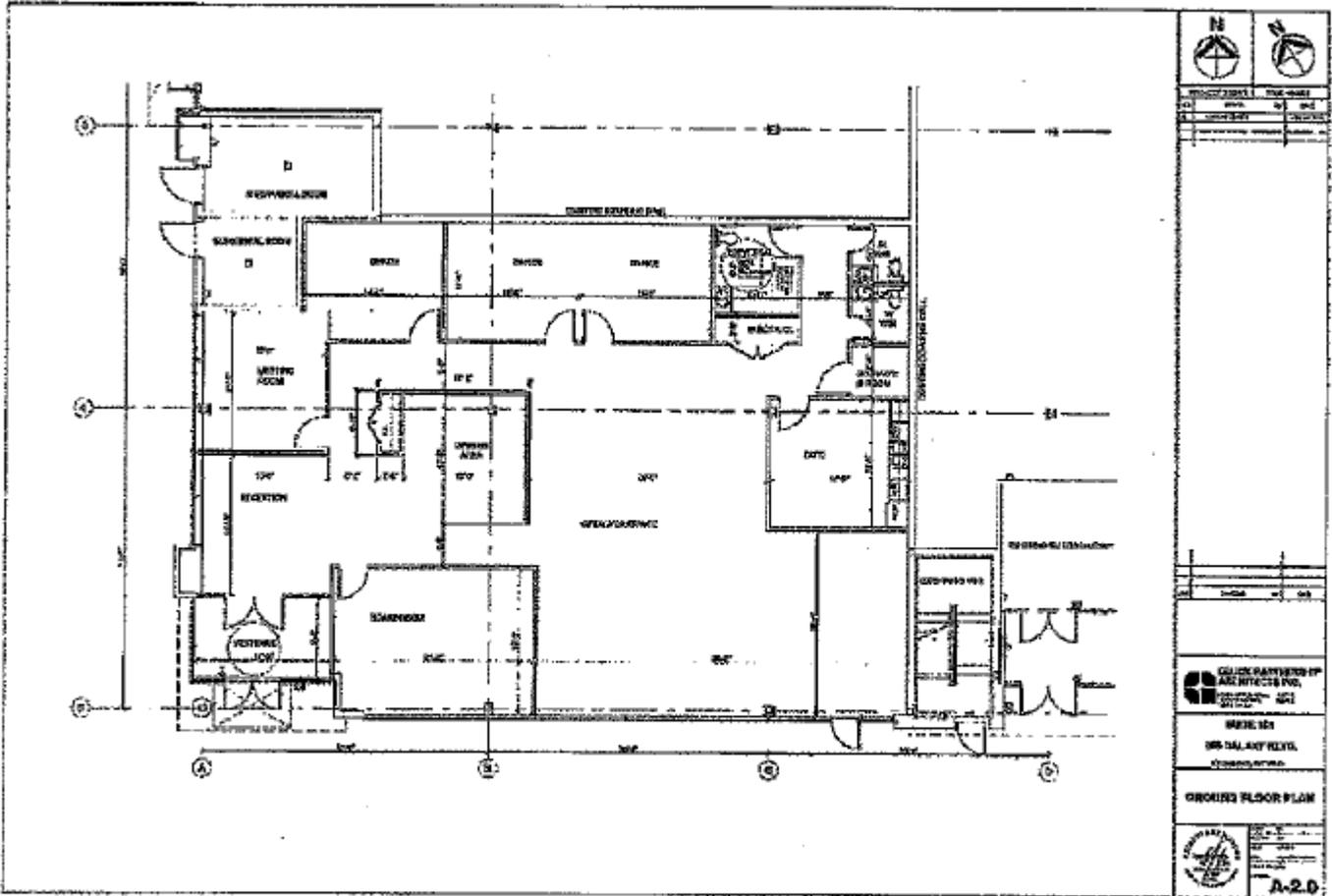
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**VIEW THE VIRTUAL TOUR 360°**

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