

**\$1.50 PSF Broker Commission Per Annum.**

**Free annual gym memberships for all staff.**

# Sublease Available

**480 University Avenue  
Toronto, ON**

## Space Profile

<b>Premises</b>	12th Floor 5,000 – 17,000 SF can demise to your plan
	13th Floor 5,000 – 17,000 SF can demise to your plan
	Total Rental area from 5,000 to 34,108
<b>Total Rentable Area</b>	34,108 SF
<b>Net Rate</b>	Call Agent to Discuss
<b>TMI</b>	\$24.67
<b>Term</b>	Immediately
<b>Expiry Date</b>	November 29 2027



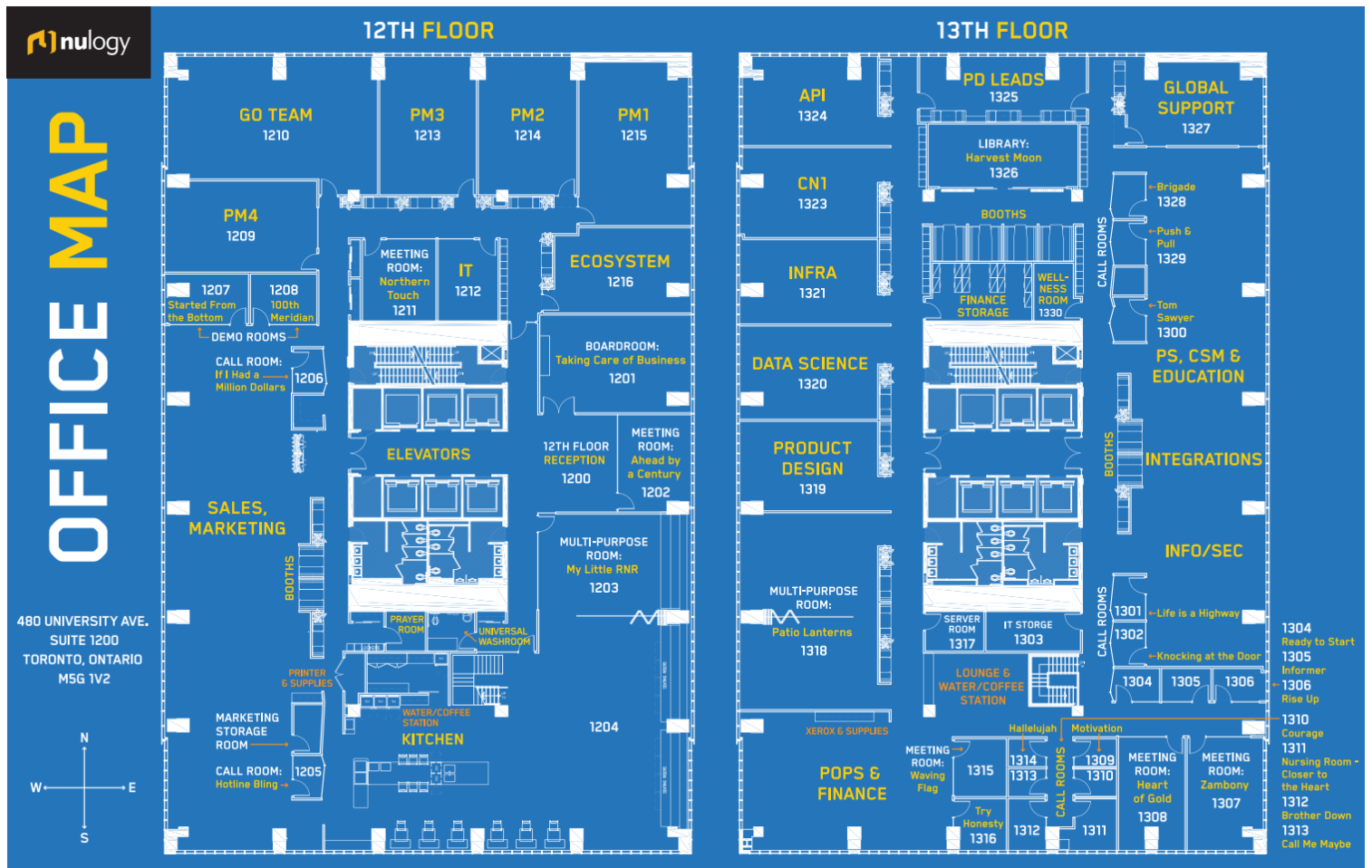
**Sean Hoehn**  
Managing Principal  
Sales Representative  
416.862.2669  
shoehn@cresa.com

## Features

- 3 major open space working areas (50 people) + 13 "team rooms" (10 people per room)
- 27 meeting rooms
- Kitchen includes 3 Microwaves, 3 Fridges + 1 fridge in pantry and 3 dishwashers
- 2 Kegeators
- Sound and AV hook up in kitchen area
- Ping Pong table and Foosball table



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.



For More Information

**Cresa Toronto Inc., Brokerage**  
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