



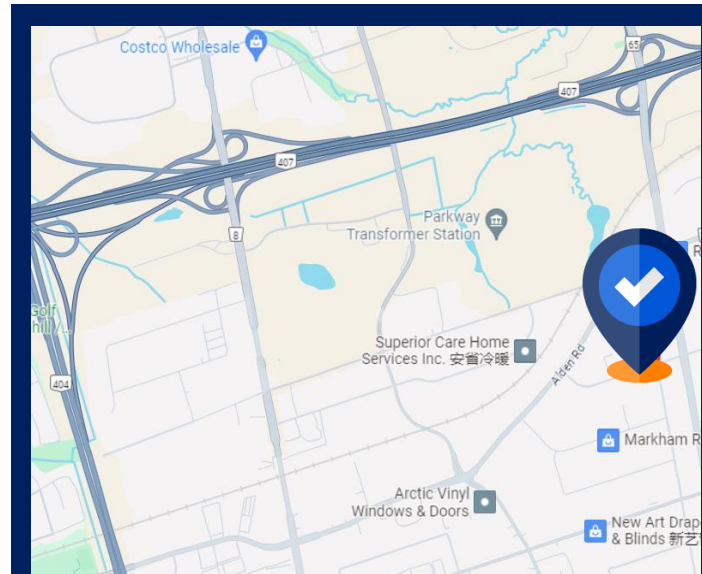
Turn-Key Sublease Available

Space Profile

Premises	Suite 110 & Suite 120
Total Rentable Area	3,529 SF – 12,201 SF
Net Rate	Call Agent to Discuss
Additional Rate	\$14.06 PSF
Availability	30-60 Days
Term	April 29, 2026

Features

- Move-in Ready ground floor space
- Underground parking stalls at 3 per 1,000 SF
- Suite 120 – Space is built out with 8,672 SF with 12 private offices, 18 workstations, a meeting room, a boardroom, a kitchen, IT room and print/file room
- Suite 110 – Space is built out with 3,529 SF with 8 private offices, boardroom, kitchenette and open workspace with 9 workstations
- Furniture is negotiable
- Nearby access to HWY 407, HWY 404, YRT routes, Milliken GO Station and TTC Routes



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Workstations



Print & Copy Area



Boardroom



Kitchen



Private Office



Meeting Room



Reception

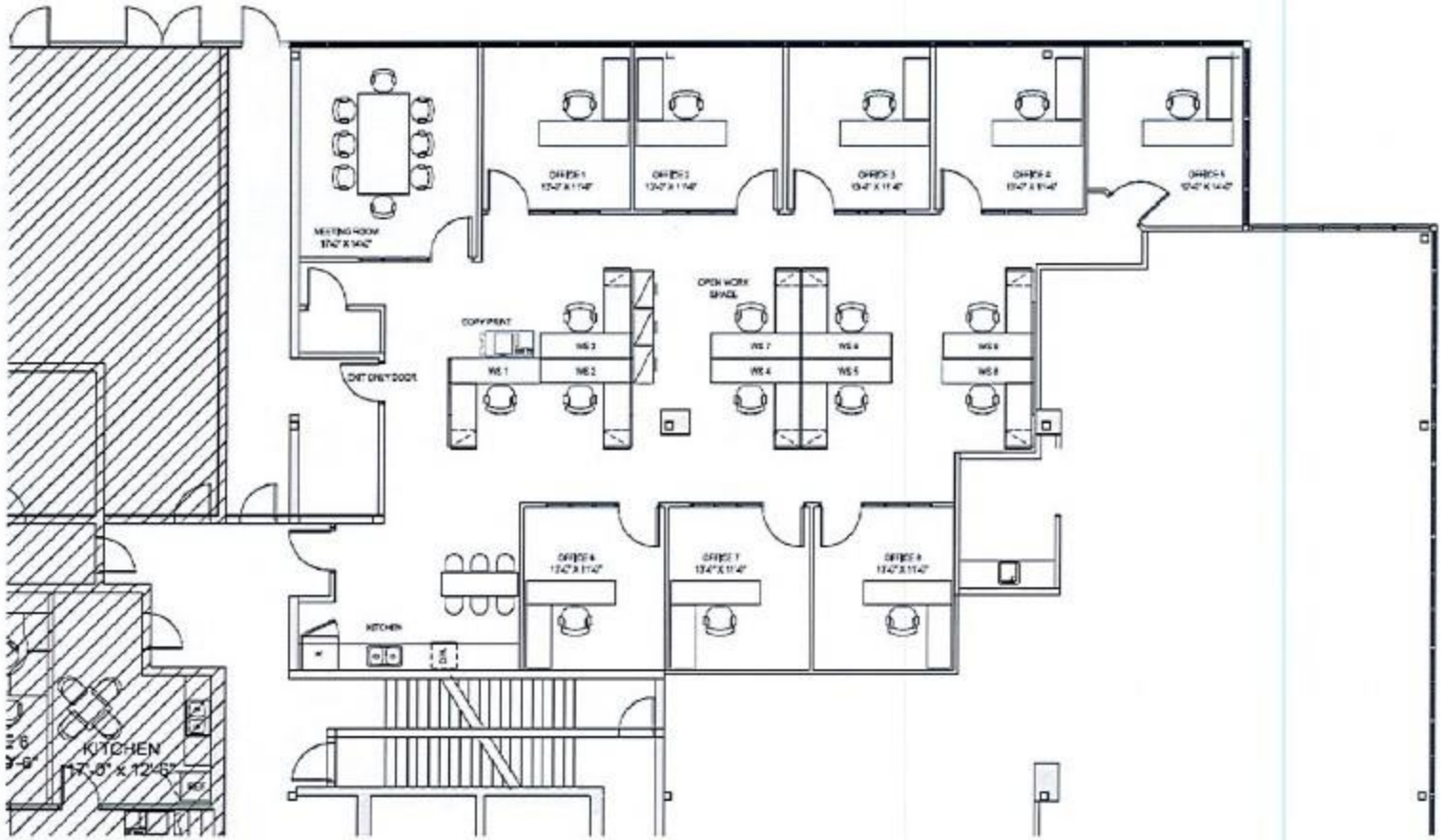


IT Room

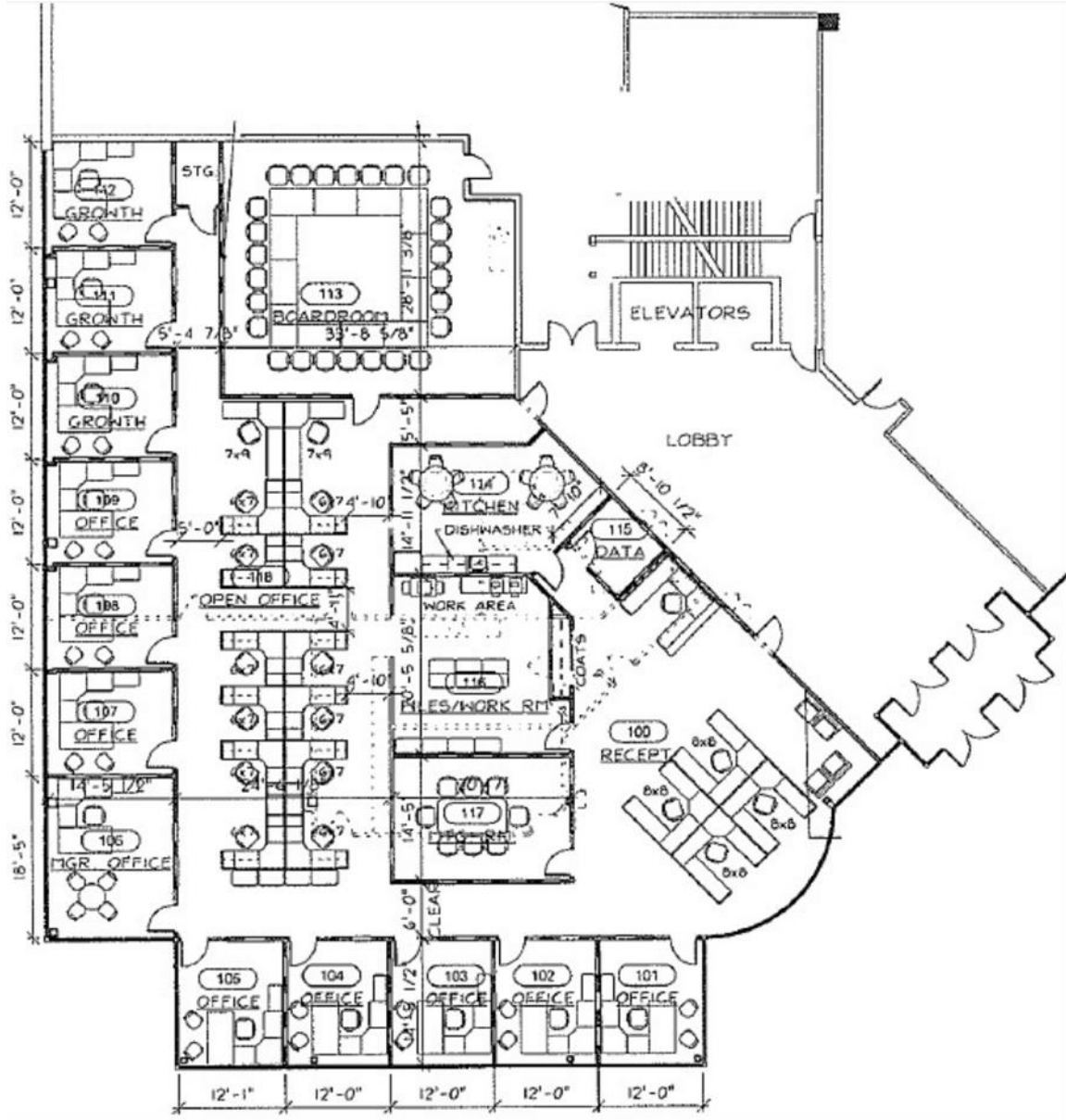


Private Office

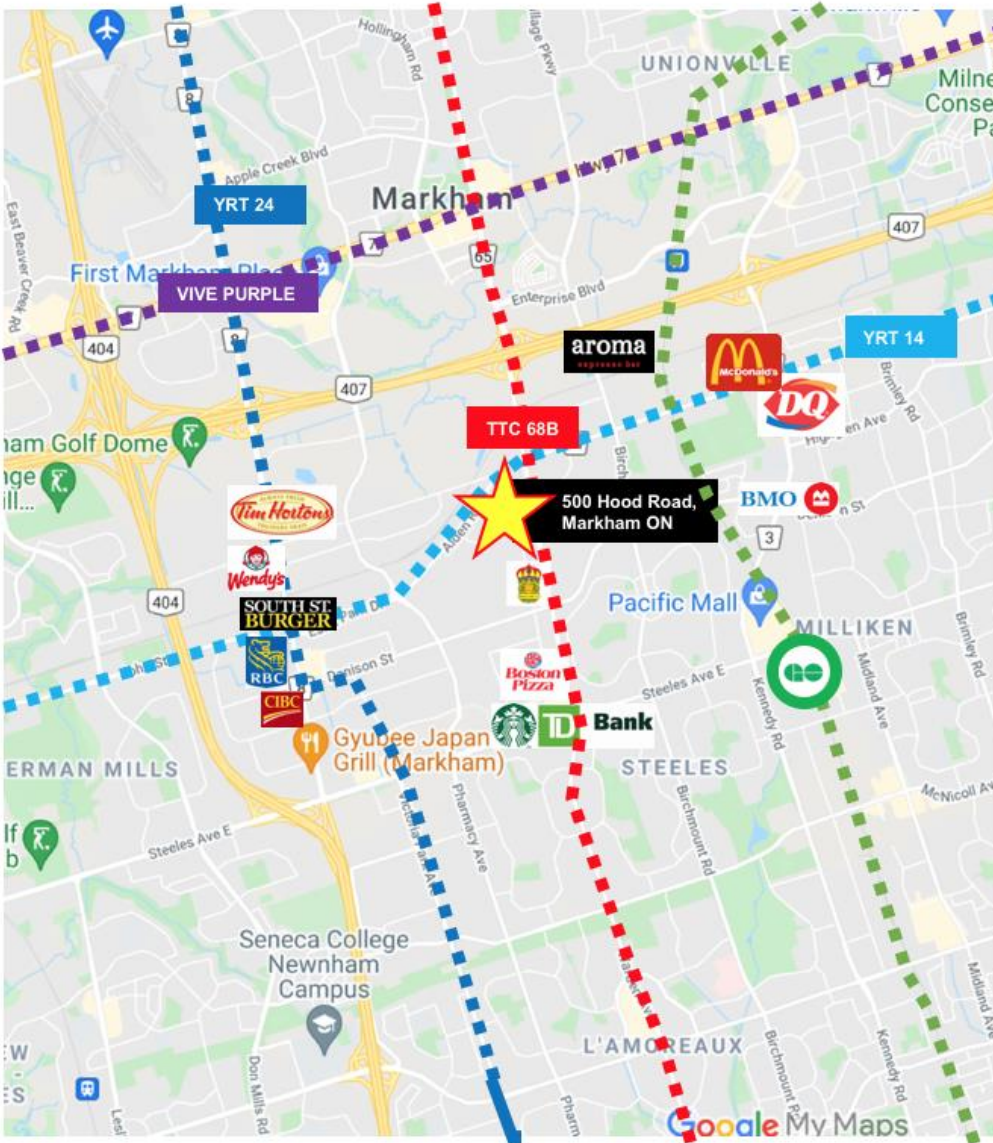




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Amenities within 3 km

Restaurants: 38

Gas Stations: 10

Banks: 10

Fitness: 12

Hotels: 5

