

Premium Brick & Beam Sublease in Liberty Village

Lennard:

Here is where your business will *grow*.

Premium Brick & Beam Sublease in Liberty Village



Space 1 - Suite 400

11,327 SF

(or ~1,200 SF less if taken without kitchen)



Availability

Immediate



Space Highlights

- Open concept office with meeting spaces
- High-end furnishings potentially available



Space 2 - Suite 403

11.725 SF

(or ~1,200 SF less if taken without kitchen)



Availability

Immediate



Space Highlights

- Open concept with meeting rooms
- Opportunity to create your own corporate identity



Space 3 - Suite 400 & 403

23,052 SF

(Space 1 & Space 2 combined)



Term

October 31, 2030



Net Rent

Contact Joseph Wise

Additional Rent

\$19.16 PSF

(utilities separately metered)



Listing Agents

Joseph Wise*

Executive Vice President

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Gregory D. Lever*

Senior Vice President

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David Horowitz*

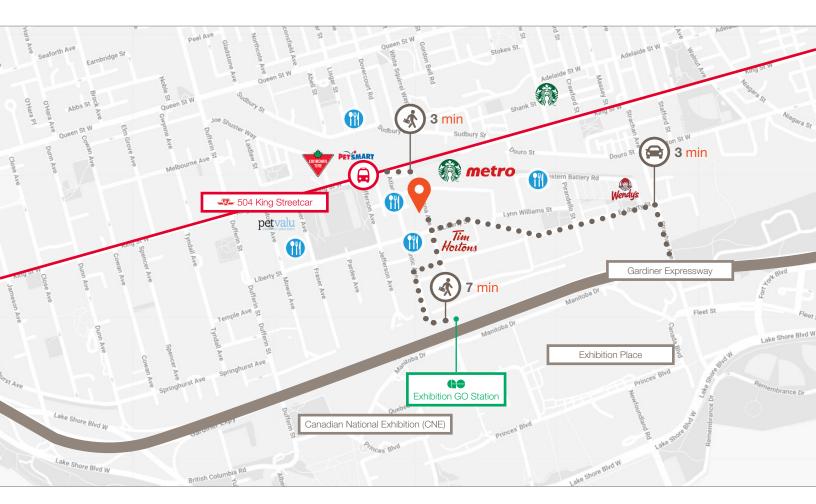
Senior Vice President

416.525.2005 dhorowitz@lennard.com

*Sales Representative

Property Highlights

- Great location surrounded by many amenities
- Operable windows all around
- Walking distance to a wide selection of local favorites
- Approximately 3 Minutes walk to 504 King Streetcar
- Approximately 7 Minutes walk to Exhibition GO Station
- Approximately 3 Minutes drive to Gardiner Expressway



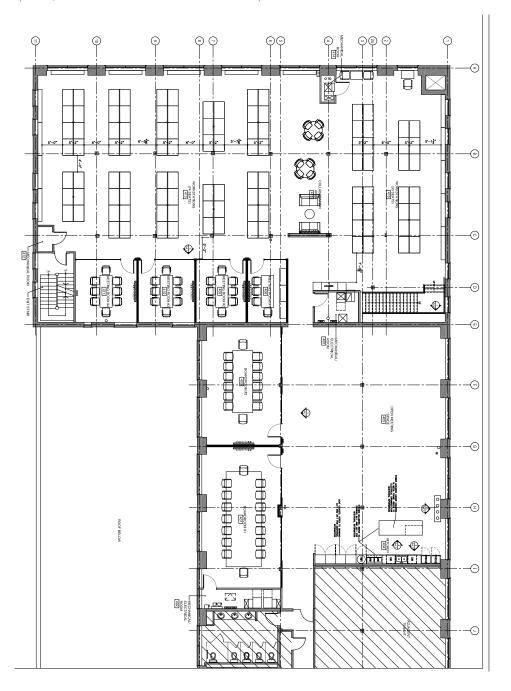
What's Near By

40 Hanna Avenue is surrounded by many amenities and some of Toronto's most iconic locations. Metro, Starbucks, Tim Hortons, The Craft Brasserie & Grille, Booster Juice, and many more are located within walking distance of 40 Hanna Avenue. To the south side by Gardiner Expressway, there's CNE and the Exhibition Place as well as flexible accessibility to multiple transportation such as Exhibition GO Station and 504 King TTC Streetcar.

Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage 2022.

Space 1: 11,327 SF (Suite 400)

(or ~1,200 SF less if taken without kitchen)



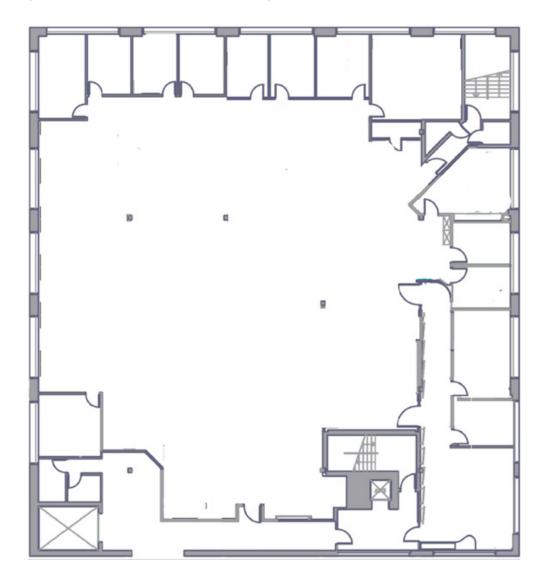
- Approximately 150 workstations
- 6 conference / meeting rooms of varying sizes
- Multiple collaboration / break-out area

*Floor Plan not an exact as-built



Space 2: 11,725 SF (Suite 403)

(or ~1,200 SF less if taken without kitchen)



- Potential for 100-150 workstations depending on layout
- 10 private rooms throughout (offices / meeting rooms)
- Large and small collaboration areas

*Floor Plan not an exact as-built



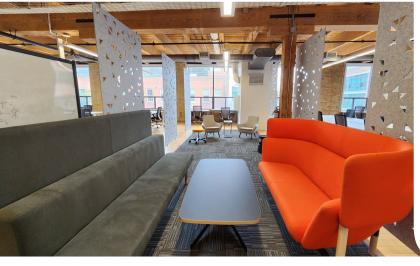














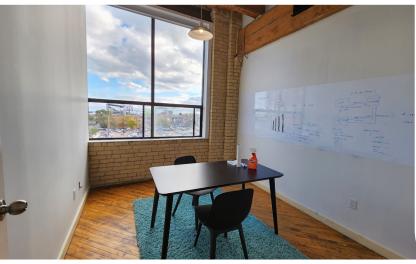














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