

Here is where your  
business will *grow*.

For Sublease: Office

# 40 Holly Street

Incredible office space in the heart of Yonge-Eglinton

Bonus  
Commission  
of \$3.00/SF/  
Annum for a Firm  
Deal by March  
1st, 2024!

**Lennard:**

200-55 University Avenue, Toronto  
416.649.5920

[lennard.com](http://lennard.com)

# 40 Holly Street

Fantastic professional office space opportunity in the heart of Yonge and Eglinton in Midtown Toronto.



Suite

**900**

Available Space

**5,291 SF**



Net Rent

**Contact Listing Agents**

Additional Rent

**\$25.72 (2023 Estimate)**



Term

**April 30, 2028**



Listing Agents

**Ariel Stern**

Vice President  
Broker

416.649.5925

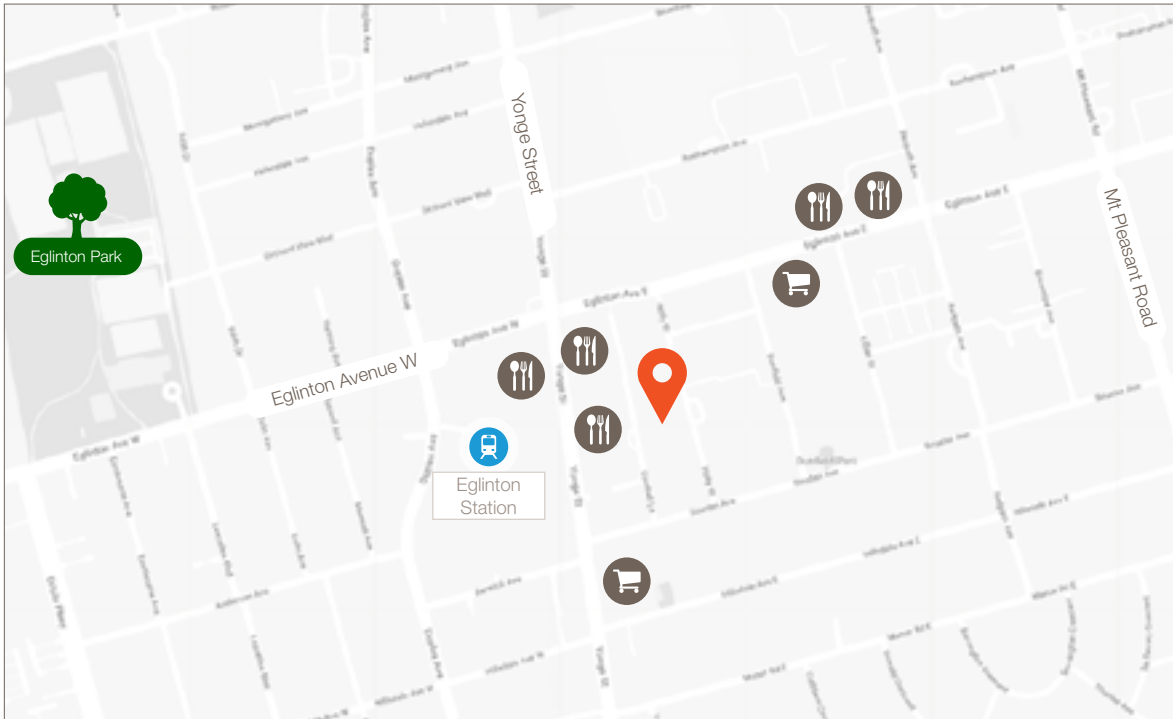
astern@lennard.com

**Will consider  
any reasonable  
Offer!**

## Property Highlights

- Walking distance to Yonge and Eglinton for easy subway access
- Extensive list of amenities just steps away from the building
- Built out office space with offices on glass, boardroom, kitchenette, bullpen and storage
- Parking available

# 40 Holly Street



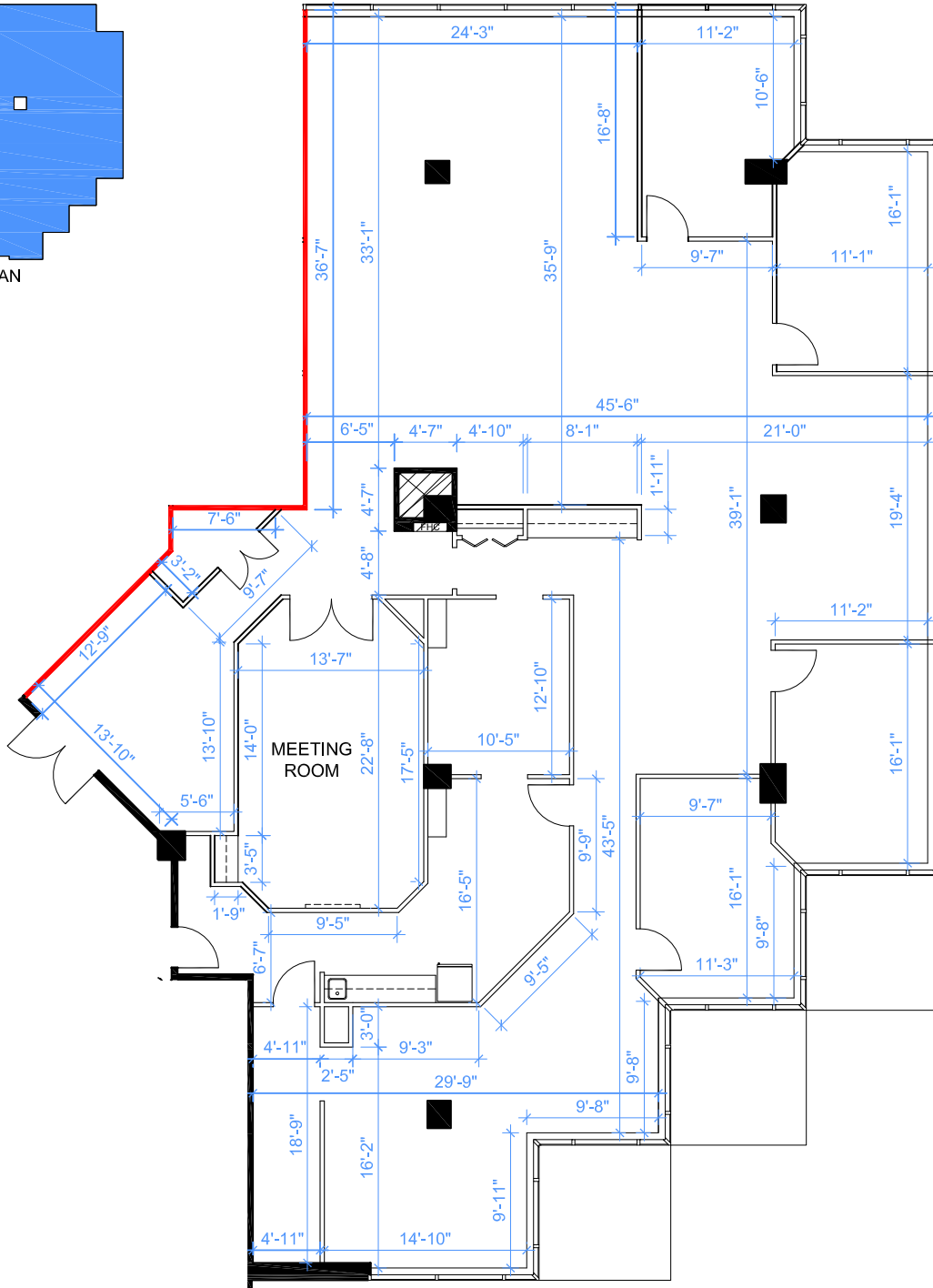
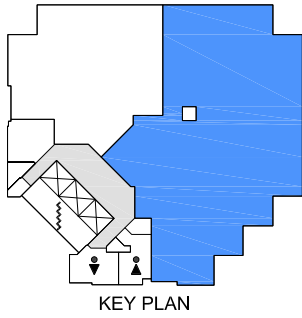
## What's Nearby

40 Holly Street is located in the heart of Midtown Toronto, surrounded by several restaurants and amenities.

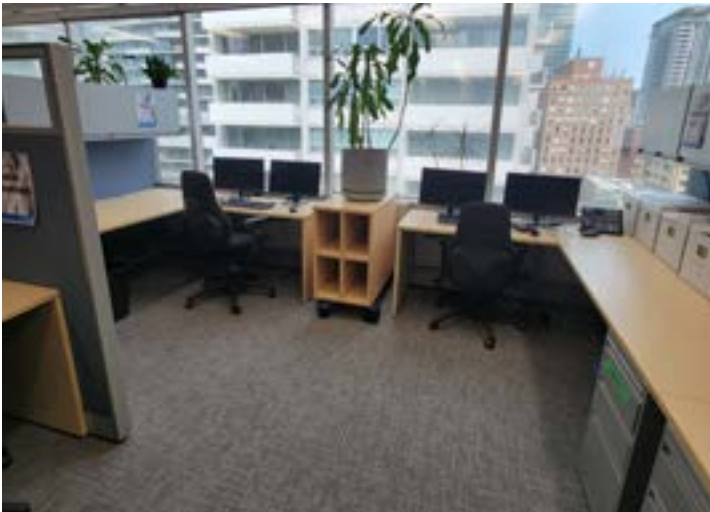
Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage.

# 40 Holly Street

## Floor Plan



# 40 Holly Street



# Lennard:

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