



# 495-517 Wellington Street W

**For Sublease:** Bright and Beautiful Brick & Beam Office Space

**Lennard:**


200-55 University Avenue, Toronto  
416.649.5920

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


# 495-517 Wellington Street W

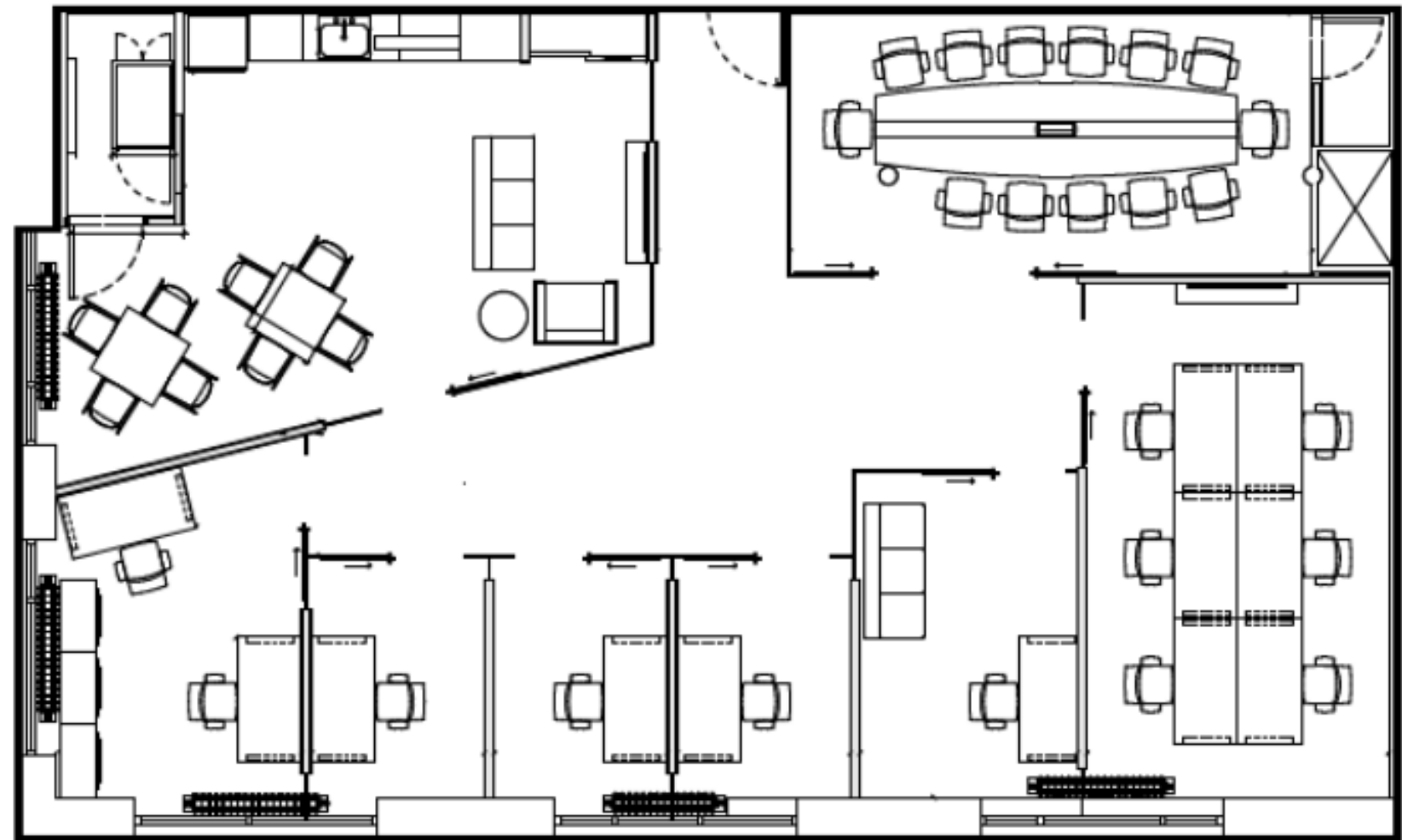
2,334 SF of Office Space Located in Downtown West

 Available Space  
Suite 400 - 2,334 SF

 Asking Rent  
Contact Andrew  
Additional Rent  
\$25.24 PSF (2025)

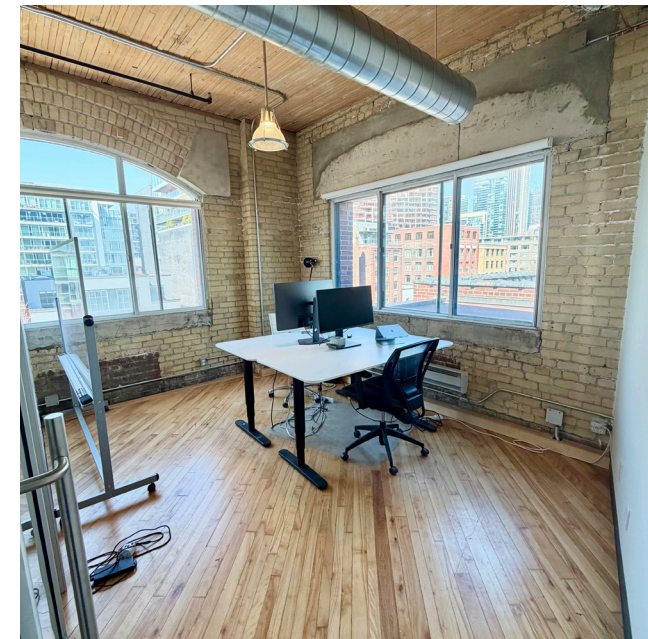
 Availability  
Immediate

 Term  
August 30, 2029



## Property Highlights

- Exposed wood ceilings and hardwood floors
- Built out with 5 offices, boardroom, team room, storage room and kitchenette
- Furniture is available
- Countless amenities in the immediate area at Portland Commons, The Well and King West



Listing Agent  
Andrew Ross\*, Senior Vice President  
647.983.4171 | [aross@lennard.com](mailto:aross@lennard.com)

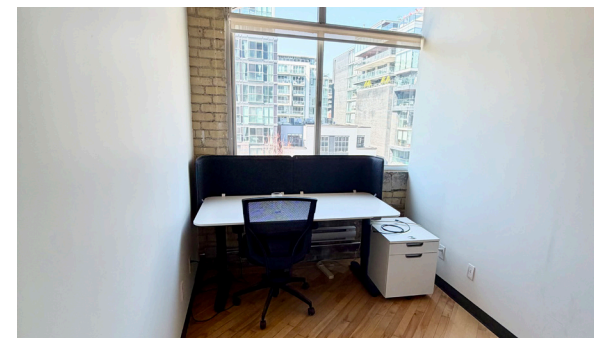
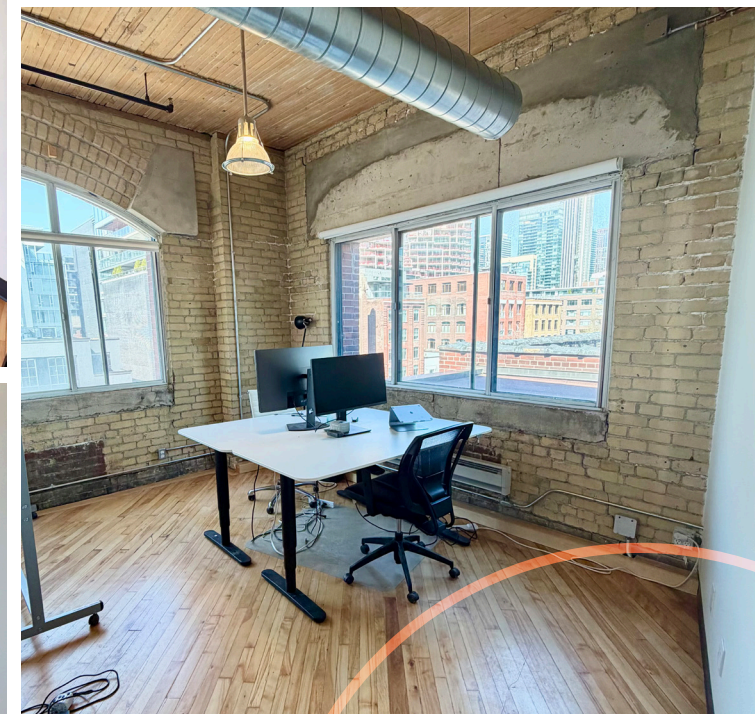
\*Sales Representative

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# 495-517 Wellington Street W

Photo Gallery



# 495-517 Wellington Street W

Nearby Amenities

 495-517 Wellington Street W

## Restaurants

- 1 Columbus Cafe
- 2 The Keg
- 3 Wilbur Mexicana
- 4 Cibo Wine Bar
- 5 Baro
- 6 Rodney's Oyster House
- 7 Beso by Patria
- 8 Cherry's High Drive
- 9 Le Select Bistro
- 10 Quantum Coffee
- 11 Aroma Espresso Bar
- 12 Khao San Road
- 13 Starbucks
- 14 King Street Social
- 15 Luma
- 16 La Carnia
- 17 Milagro
- 18 Pizza Rustica

## Shopping

- 1 Petagonia
- 2 Shell
- 3 LCBO
- 4 Petro Canada
- 5 Bulk Barn
- 6 Fresh & Wild
- 7 Shoppers Drug Mart

## Hotels

- 1 SoHo Metropolitan
- 2 Marriott Toronto
- 3 Le Germain Hotel
- 4 Hyatt Regency
- 5 The Ritz-Carlton
- 6 InterContinental Toronto

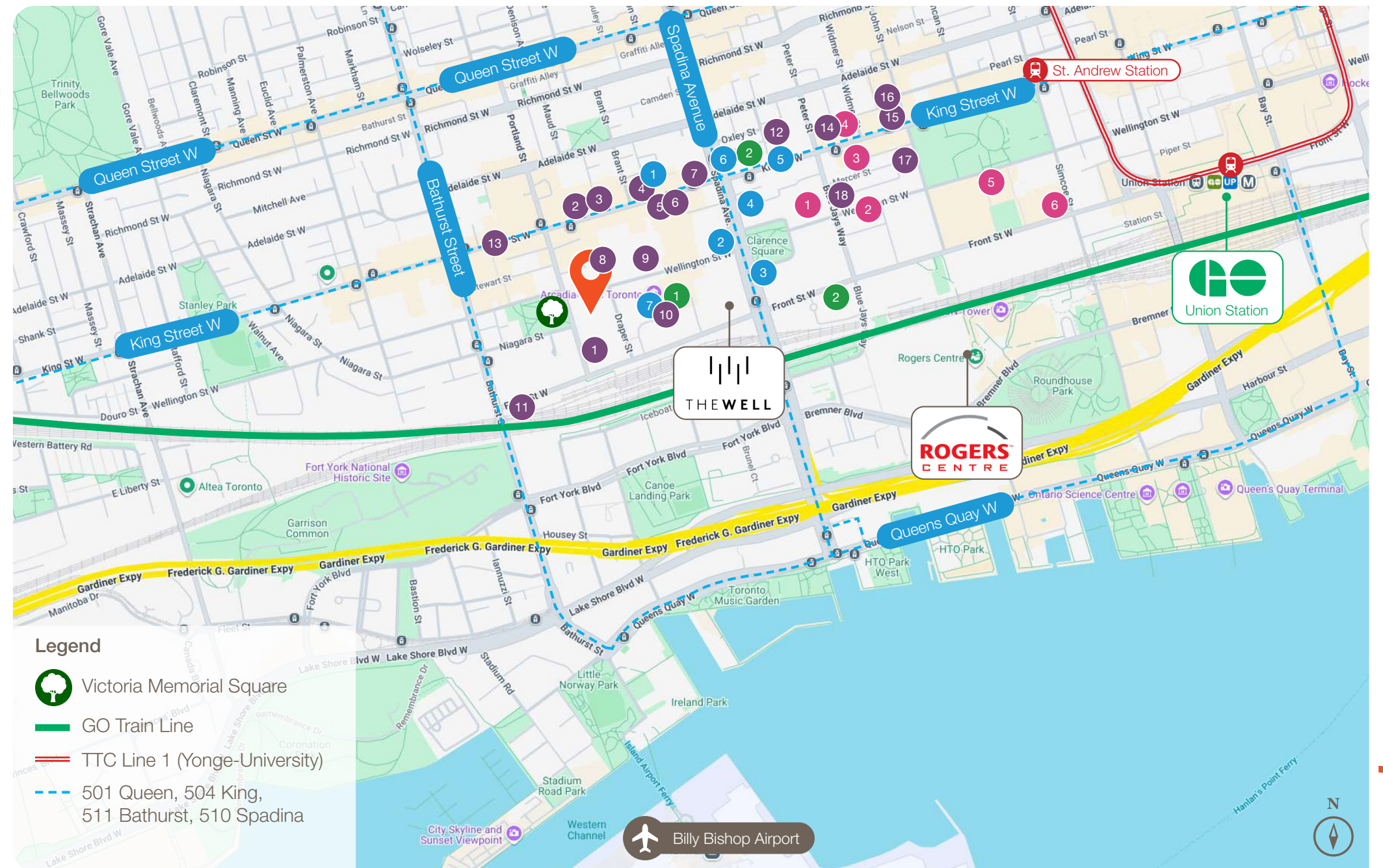
## Banks

- 1 BMO
- 2 RBC



**Restaurants:** Aera, BHC Chicken, Bridgette Bar, L'Avenue, Le Plume, Lulu Bar, Mandy's, National, NOYAA, Princess St. Pizza & The Dorset.

**Shopping:** Accent & Co., Adidas, Arcadia Earth, AYCS, Bailey Nelson, Blacktoe Running, Era Vintage, Gem Studio, Groovy Shoe, Indigo, Le Creuset & more.





# Lennard:

**Andrew Ross**

Senior Vice President

Sales Representative

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416.649.5929

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