



6th Floor Office Space for Sublease Opportunity

Move-In Ready Workspace in Toronto

A Beautifully Designed Workspace to Elevate Your Business.

Now available for sublease, this spacious **6th-floor office space** offers 24,332 sq. ft. of modern, flexible workspace ideal for growing teams. Thoughtfully designed to enhance productivity, collaboration, and comfort, this **turnkey office suite** delivers exceptional value at **highly competitive, below-market rates**.

Perfect for organizations seeking a **move-in ready Toronto office space**, the suite combines professional finishes with practical amenities to support day-to-day operations.

Key Features of This Modern Toronto Office Space

Modern Amenities

- Newly renovated kitchen and break room
- Additional in-suite kitchenette for added convenience
- Private in-suite washrooms
- Fully furnished with contemporary office furniture

Flexible, Professional Layout

- Mix of private offices, open-concept work areas, and collaboration zones
- Large boardroom for presentations and team sessions
- Multiple meeting rooms designed for hybrid teamwork
- Welcoming reception area to create a strong first impression

Turnkey & Move-In Ready

- Professionally wired and fully equipped for immediate occupancy
- Designed for productivity, comfort, and a seamless move-in experience

On-Site Convenience

- Onsite parking
- Secure building access and well-maintained facilities

Unbeatable Location & Transit Connectivity

Located in a highly accessible pocket of Toronto, this office suite offers outstanding convenience for commuters and staff.

Walkable Amenities – Steps from fitness centres, restaurants, cafés, and retail shops

Transit Friendly – Easy access to Kennedy Station and multiple TTC bus routes

LRT Connectivity – The Eglinton Crosstown LRT is now open, with a station conveniently located at the front entrance

This prime location ensures excellent accessibility for clients and employees alike.

Sublease Details

Availability: Immediate

Total Area: 24,332 sq. ft. (divisible options may be considered)

Lease Term: Through December 30, 2033, with potential for extension

Pricing: Negotiable — offering below-market rates on rent, utilities, property tax, and common area fees

This is a **rare opportunity** to secure a premium Toronto office rental at exceptional value.

Interested in Learning More?

Connect with our Property Manager to schedule a tour, request floor plans, or obtain detailed leasing information. This exceptional workspace is ready to support your team's next phase of growth.

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