

AWARD WINNING SUBLEASE OPPORTUNITY

- ◆ 225 Wellington Street West (CBC Building)
- 47,600 SF divisible office space



Designer of the Year
2019
Architect of the Year
2018



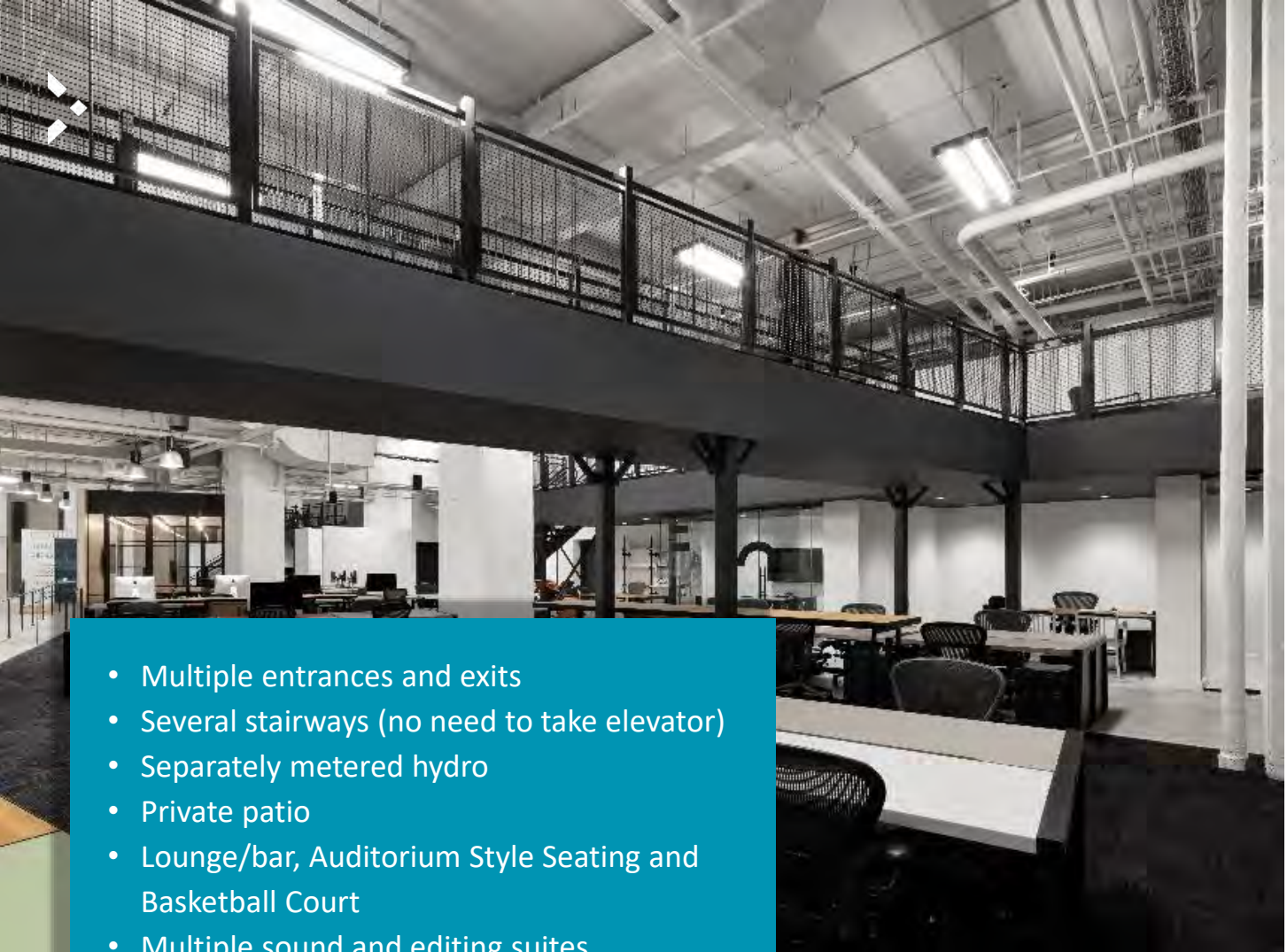
DEVENCORE

Michelle L. Saberon

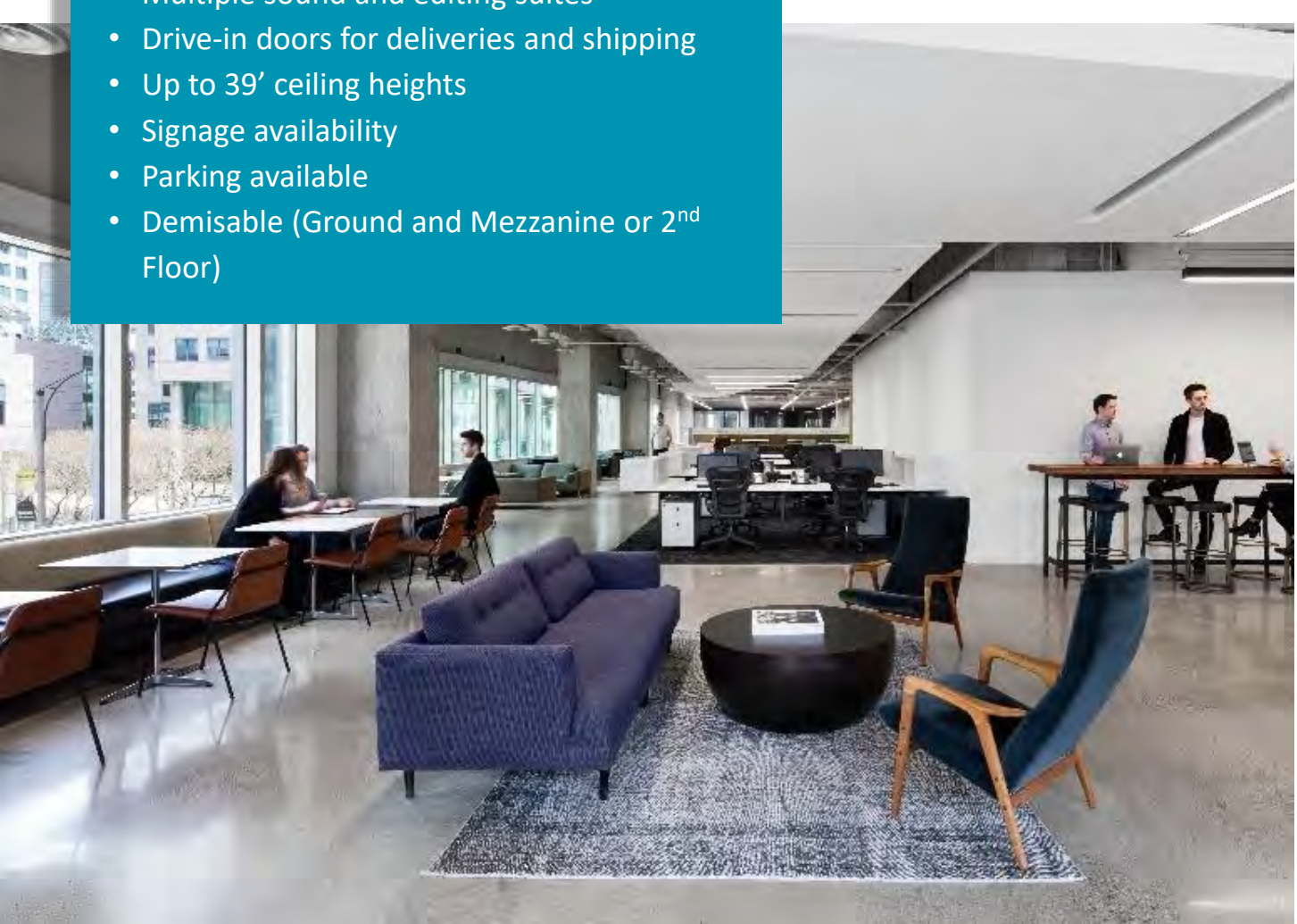
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- Multiple entrances and exits
- Several stairways (no need to take elevator)
- Separately metered hydro
- Private patio
- Lounge/bar, Auditorium Style Seating and Basketball Court
- Multiple sound and editing suites
- Drive-in doors for deliveries and shipping
- Up to 39' ceiling heights
- Signage availability
- Parking available
- Demisable (Ground and Mezzanine or 2nd Floor)



PROPERTY HIGHLIGHTS

AVAILABLE PREMISES

Total (approx.) **47,593 SF**

Ground Floor 15,327 SF

Mezz 1st Floor 2,143 SF

Ground Floor & Mezz Total 17,470 SF

2nd Floor 30,123 SF

FURNITURE

Negotiable (Knoll furniture)

TERM

November 30, 2032

AVAILABILITY

Immediate

ASKING RATE

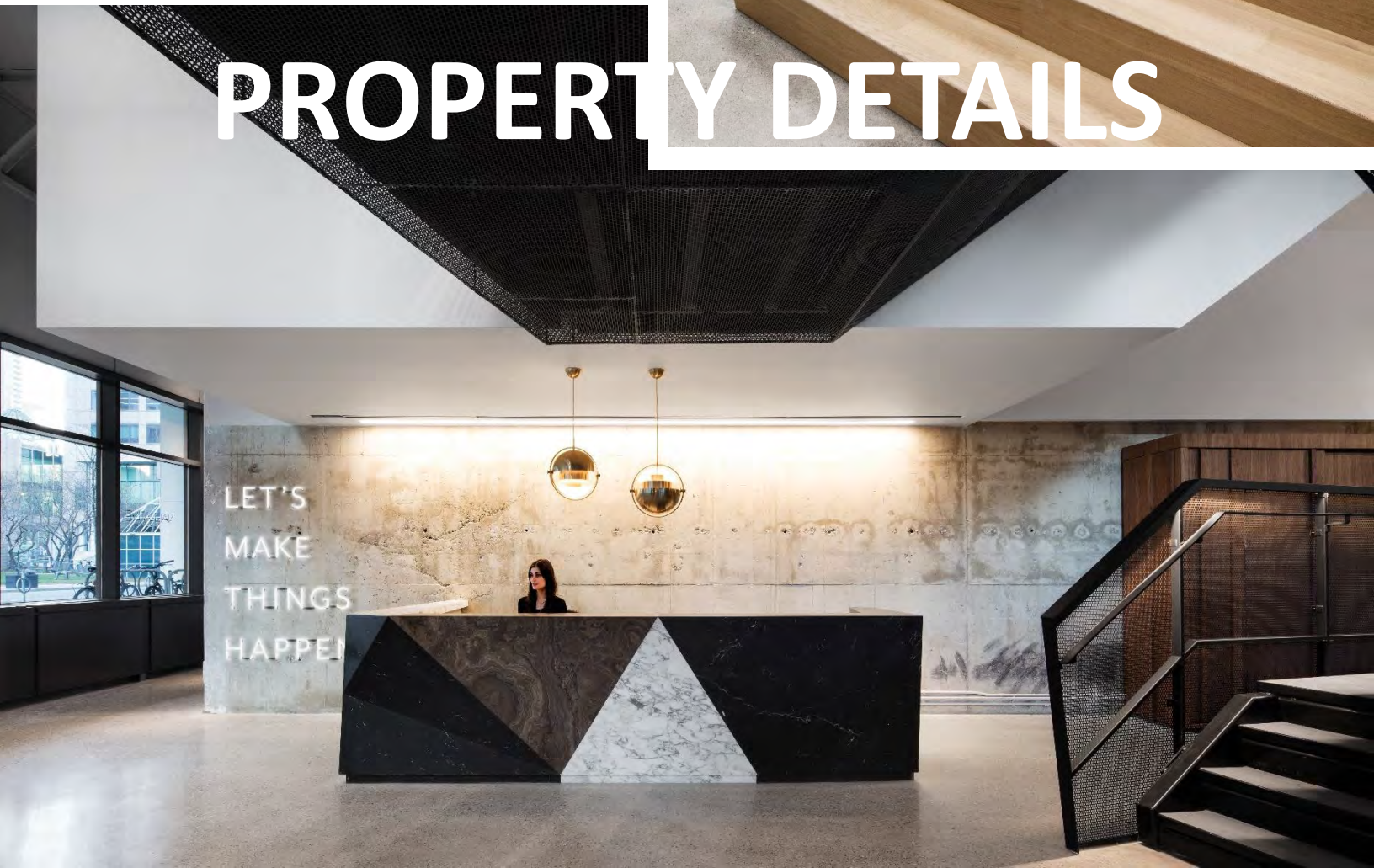
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ADDITIONAL RENT

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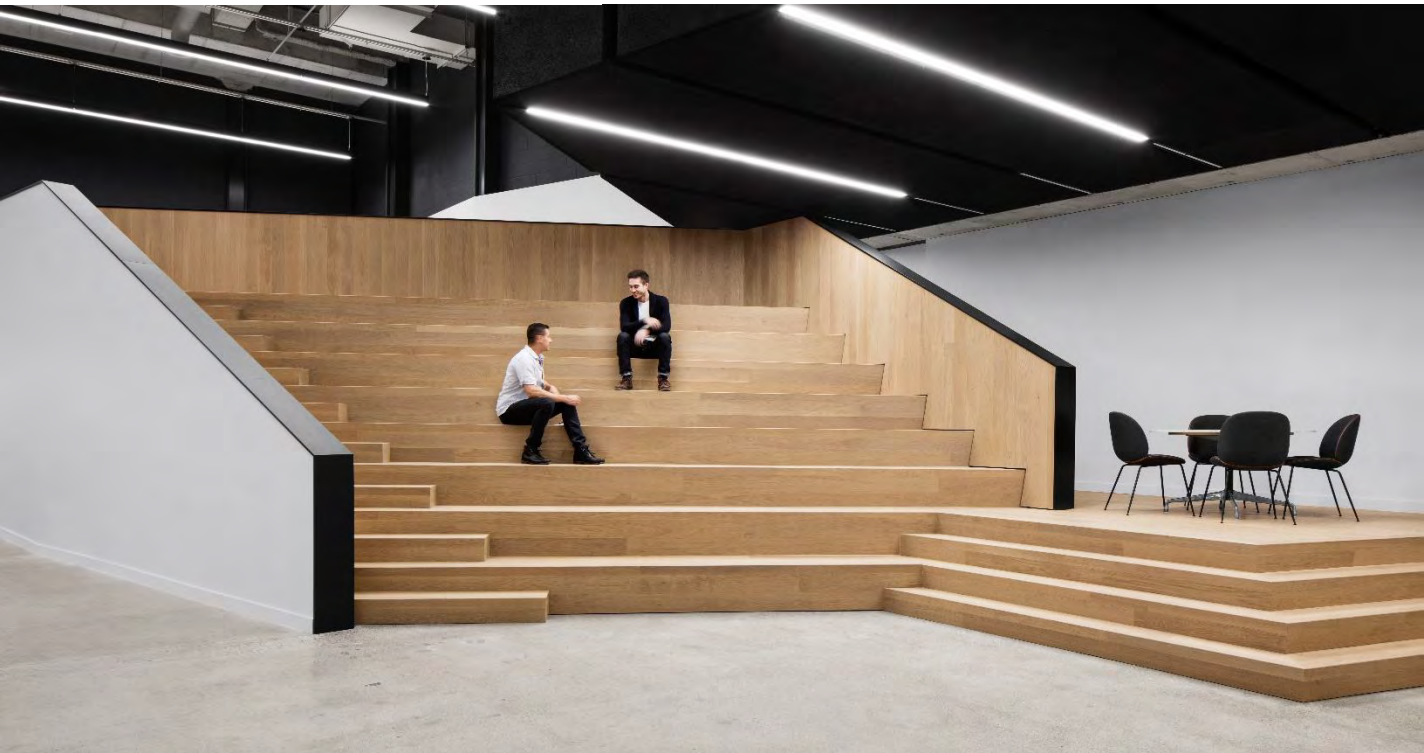
PROPERTY DETAILS



Lounge/Bar

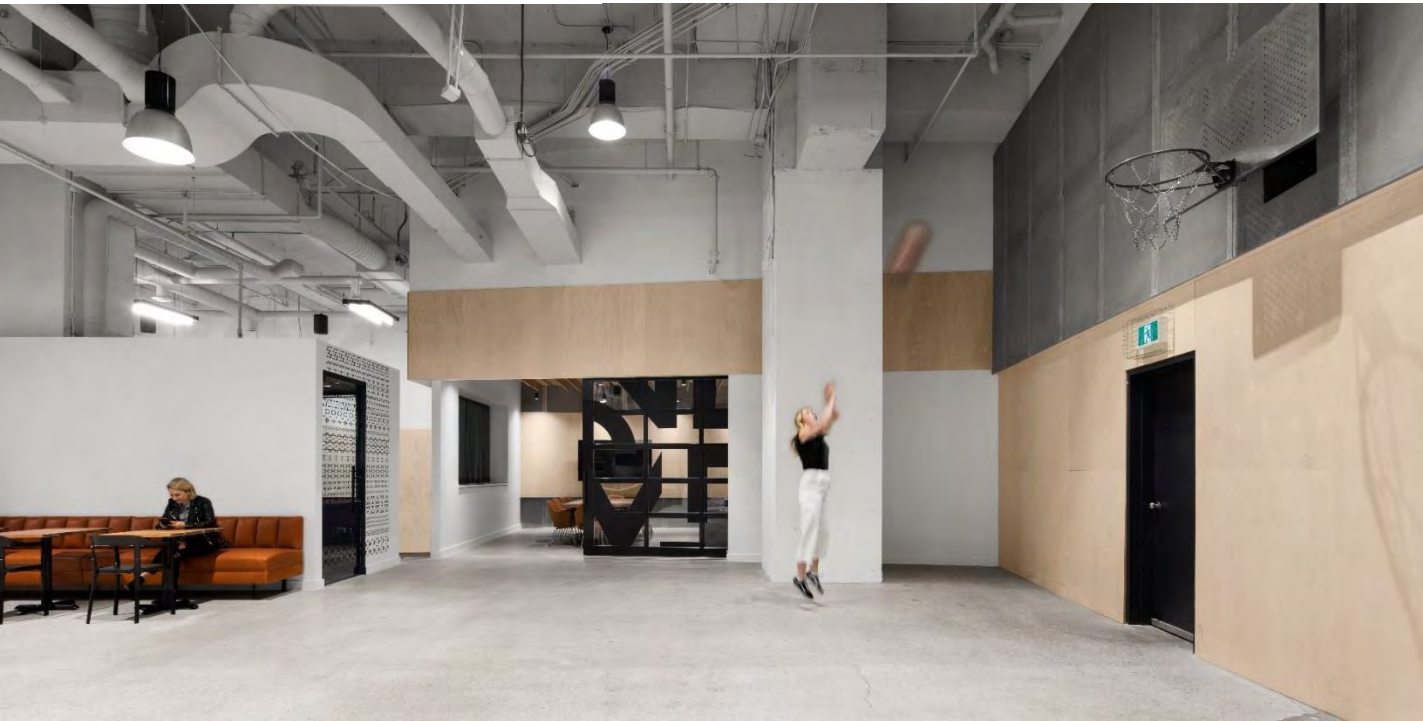


Auditorium Style Seating



UNIQUE FEATURES

Basketball Court

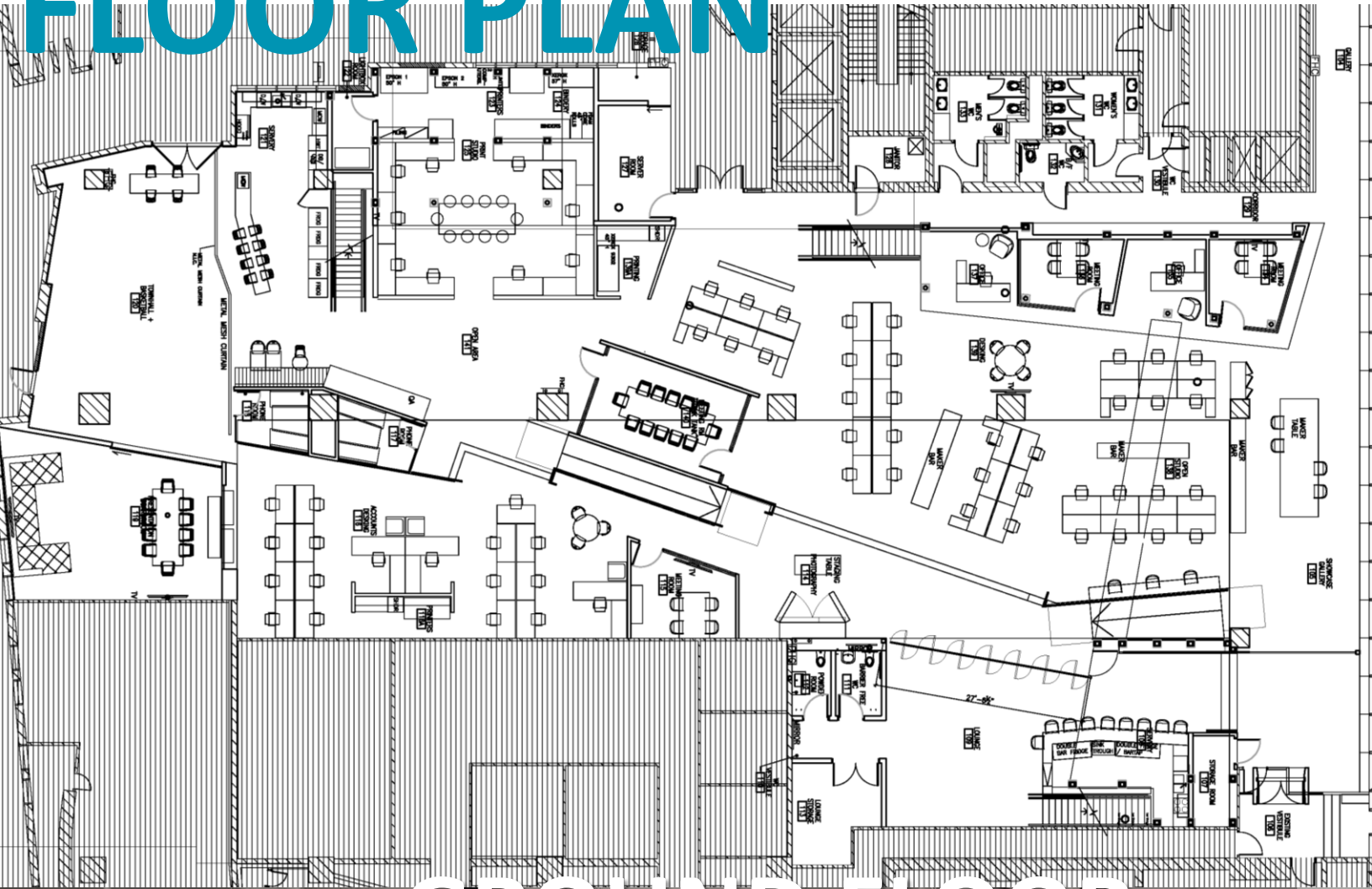


Outdoor Patio



UNIQUE FEATURES

FLOOR PLAN



GROUND FLOOR

15,327 SF



FLOOR PLAN



GROUND FLOOR MEZZANINE

2,143 SF



FLOOR PLAN



2ND FLOOR

30,123 SF



LOCATION



AMENITIES

Walk Score
100

Transit Score
100

Bike Score
64

- Borders Downtown Financial Core
- Food court and street level dining
- Indoor PATH connected
- Easy proximity to Union Station
- Walking distance to Metro Centre, Rogers Centre, Metro Toronto Convention Centre, Scotiabank Arena, Bell Lightbox, Princess of Wales Theatre and Roy Thompson Hall



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