

160 FRONT STREET W



BRAND NEW
CONSTRUCTION BUILDING
58,302 FOR SUBLEASE

160 FRONT STREET W

Brand New Construction Building
57,164 SF for Sublease
for February 2024

SPACE DETAILS

21st Floor: 30,128 sf
22nd Floor: 28,174 sf
Total: 58,302 sf

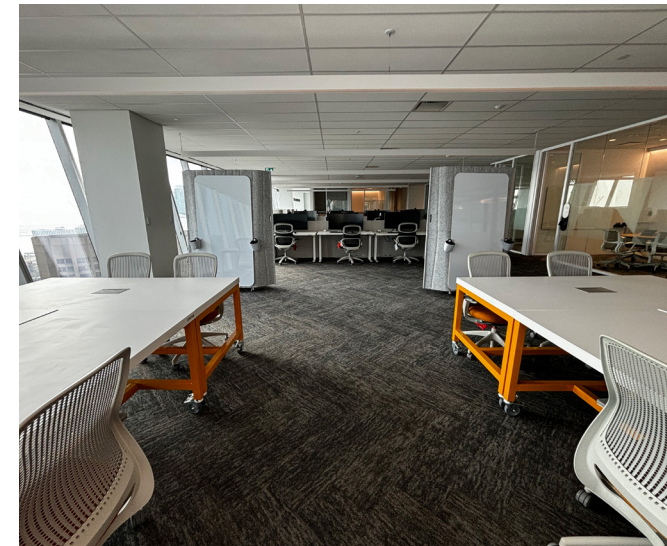
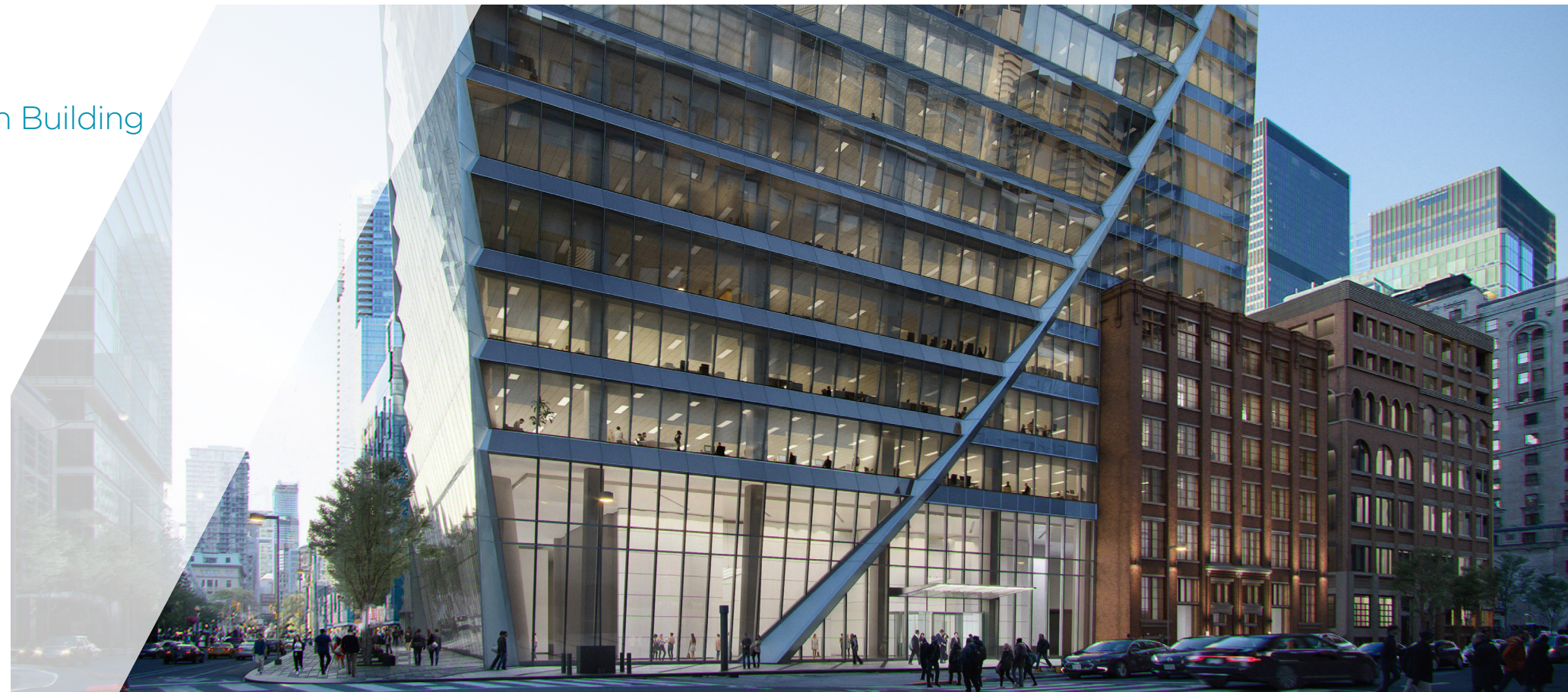
- Condition of Premises:
- Unique opportunity to sublease premises in brand new office building
 - Newly constructed premises with high-quality finishes
 - Fully build out premises as per floorplan
 - Build out includes approximately 28 offices/meeting rooms, large boardroom and kitchen.
 - Furniture and technology not included

Turnover of Built Premises: July 1, 2024

Term: 5 Years (flexible)

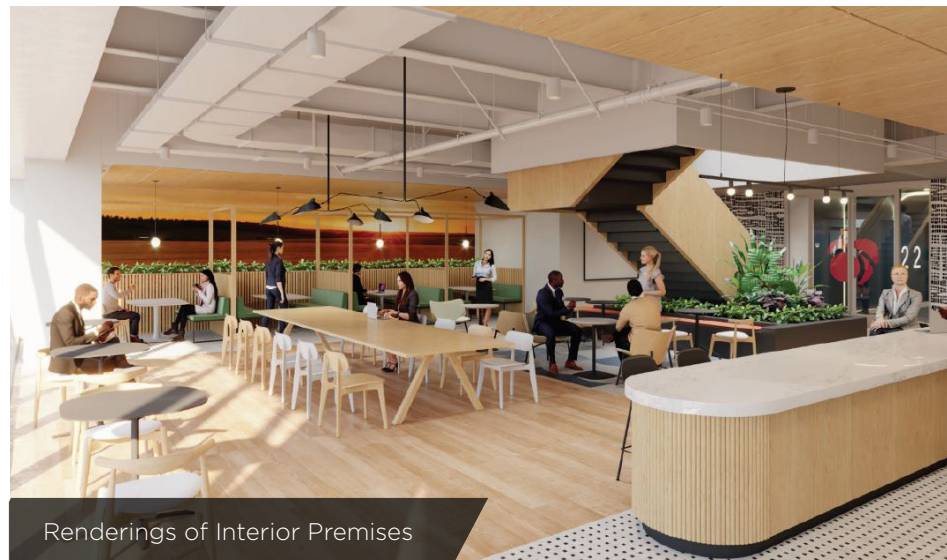
Basic Rent: Contact Leasing Agents

Additional Rent: \$28.50 psf/yr (2024 Estimate)



160 FRONT STREET WEST DETAILS

- 1.3 million square foot, 45 storey building
- 9'9" ceiling heights
- Concrete floors, not a raised floor environment
- 1 parking stall per 3,700 rsf leased
- PATH connected/Barrier Free Access
- LEED Platinum Core & Shell



Renderings of Interior Premises

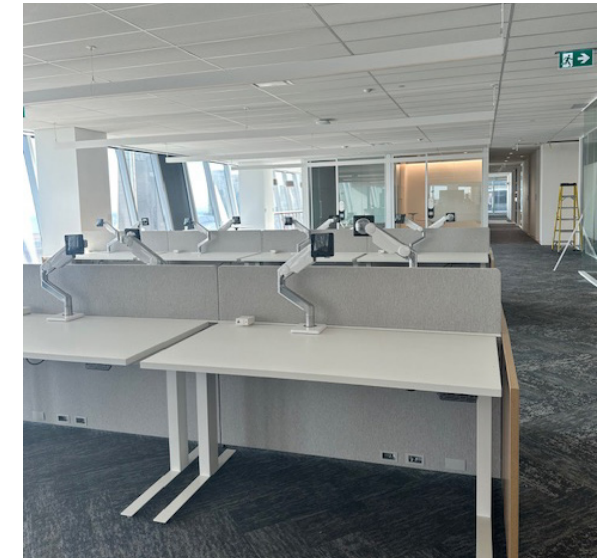
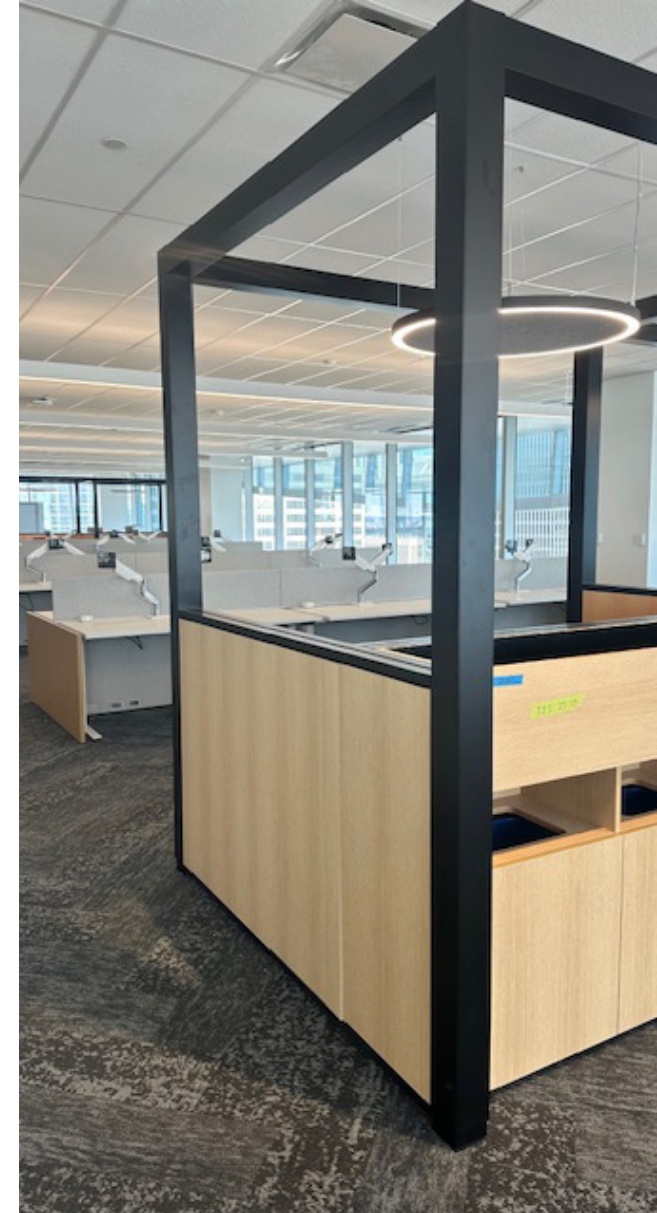


Renderings of Interior Premises

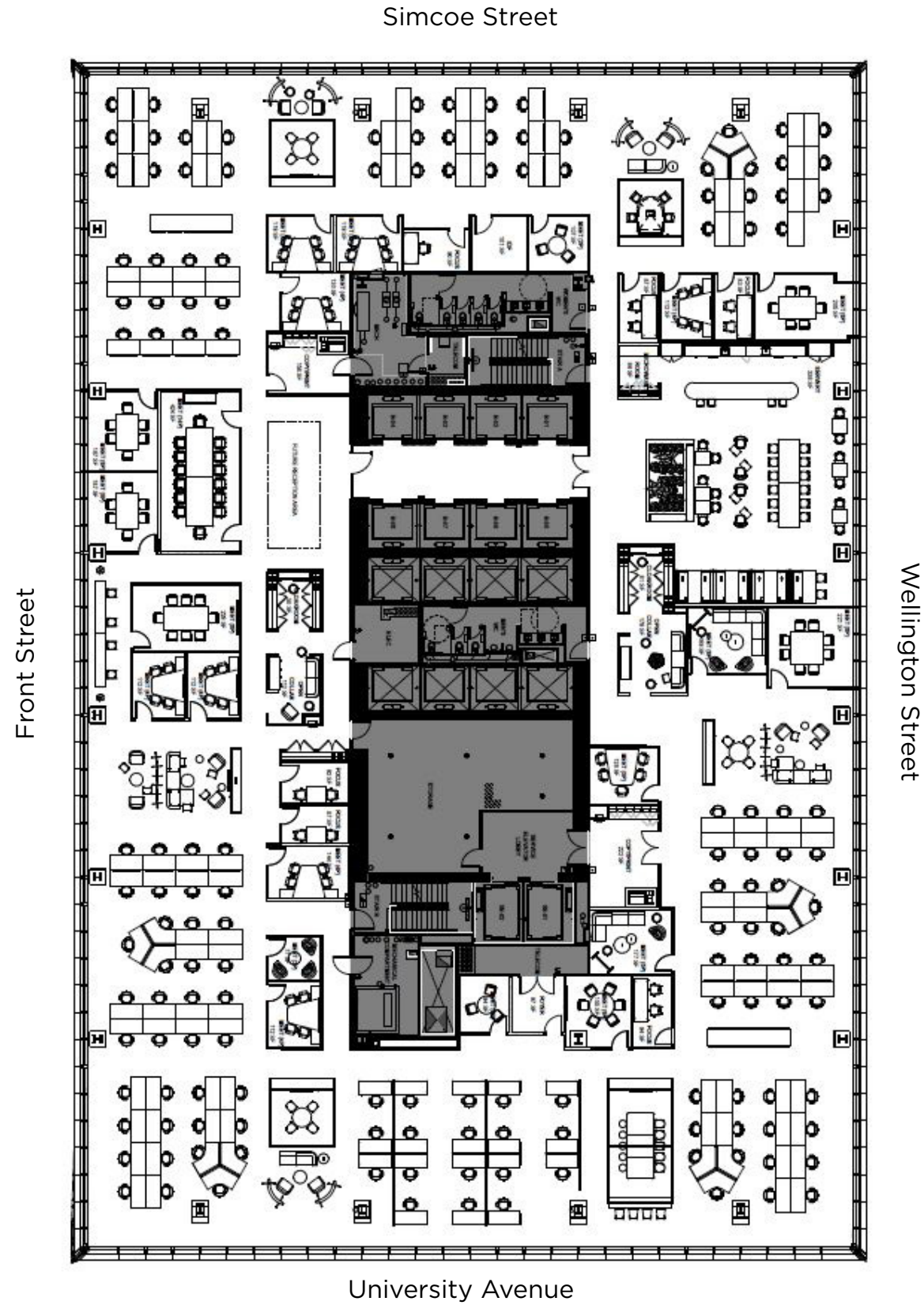
Interior Renderings of Sublease Premises For Reference Purposes Only



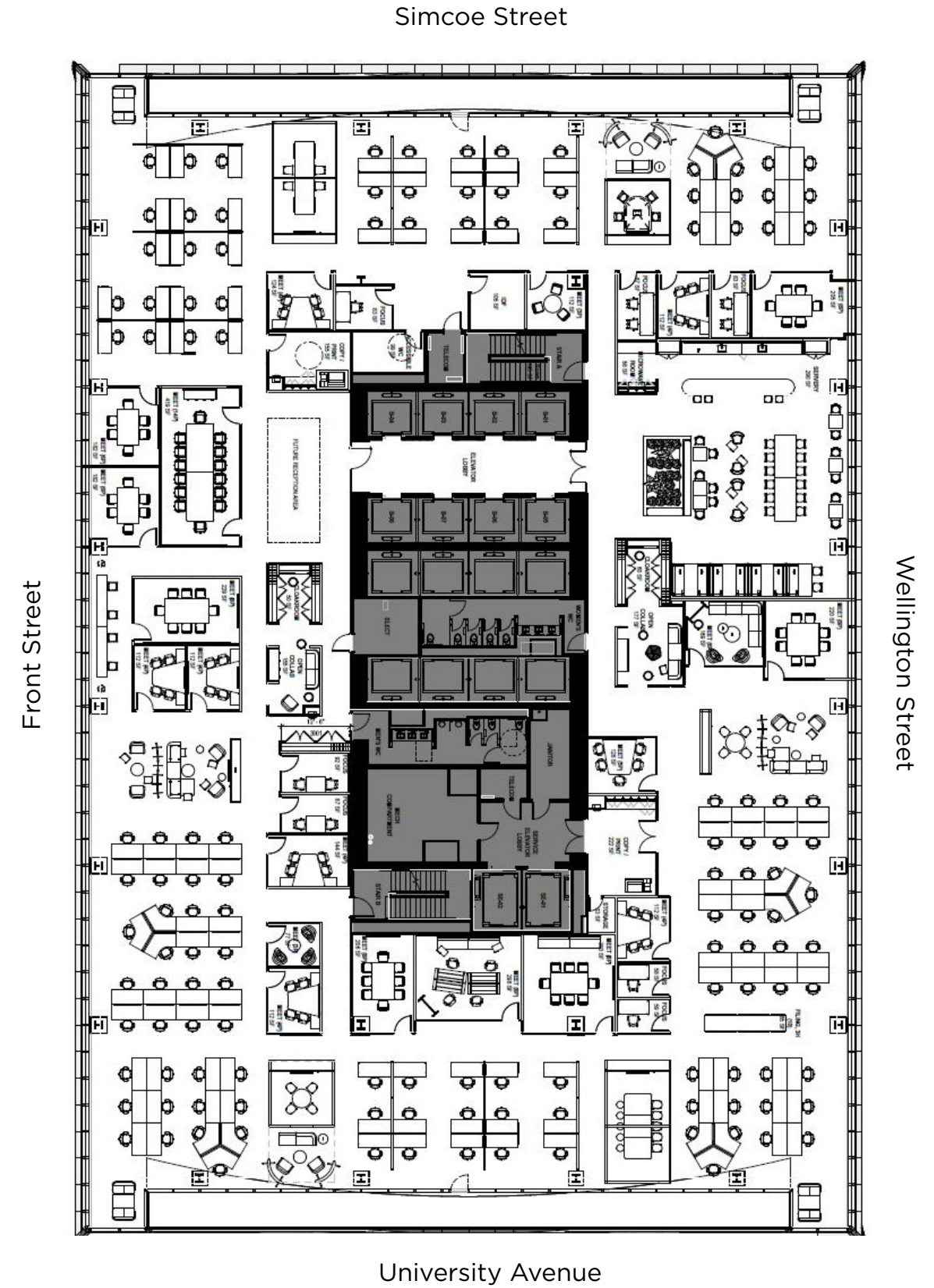
Existing Photos of 23rd Floor For Reference Purposes Only



21st Floor - 30,128 sf



22nd Floor - 28,174 sf



160 FRONT STREET W CONNECTED

LAKE ONTARIO



BILLY BISHOP AIRPORT

LEGEND

YONGE SUBWAY LINE

STREETCAR ROUTE

GO TRANSIT | UP EXPRESS | VIA RAIL

BUS ROUTE

SUBWAY STOP



SCOTIABANK ARENA



160 FRONT STREET W

GARDINER EXPRESSWAY

UNION STATION

P A T

ST ANDREW STATION

UNIVERSITY AVE

OSGOODE STATION



NATHAN PHILLIPS SQUARE



KING STATION

BAY STREET

FRONT STREET

YONGE STREET



KING STREET



CHURCH STREET

QUEEN STREET

QUEEN STATION



EATON CENTRE



DUNDAS STATION

DUNDAS SQUARE



DUNDAS STREET

160 FRONT STREET W



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