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380 WELLINGTON STREET W

FULL STANDALONE OFFICE BUILDING FOR SUBLEASE



DESCRIPTION

380 Wellington Street West is a standalone building ideally located in Downtown Toronto. Situated just west of the corner of Wellington and Spadina, there is easy street car and LRT access as well as on site parking. The building incorporates bright skylight windows to complement the open concept floor plan of the property. A spacious 13,040 SF of office and boardroom space is offered across two storeys, including lounge and kitchen areas, as well as client facing areas.

PROPERTY DETAILS

SIZE:	6,520 SF (2nd Floor) or 13,040 SF (Entire Building)
NET RENT:	Contact Listing Agents
ADDITIONAL RENT:	\$15.47 (2024) <i>(excluding hydro & in-suite janitorial)</i>
AVAILABLE:	Immediately
TERM:	Sublease until November 29, 2026

SUSTAINABILITY FEATURES

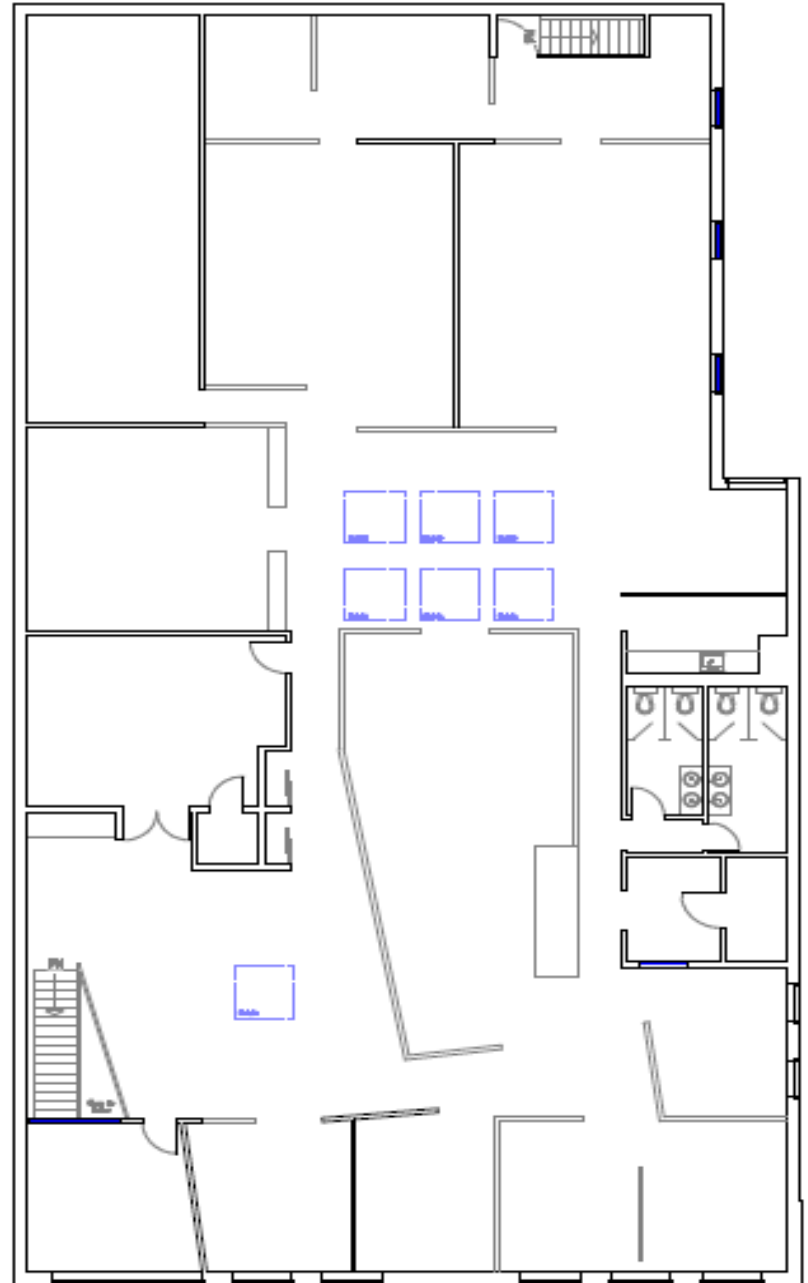
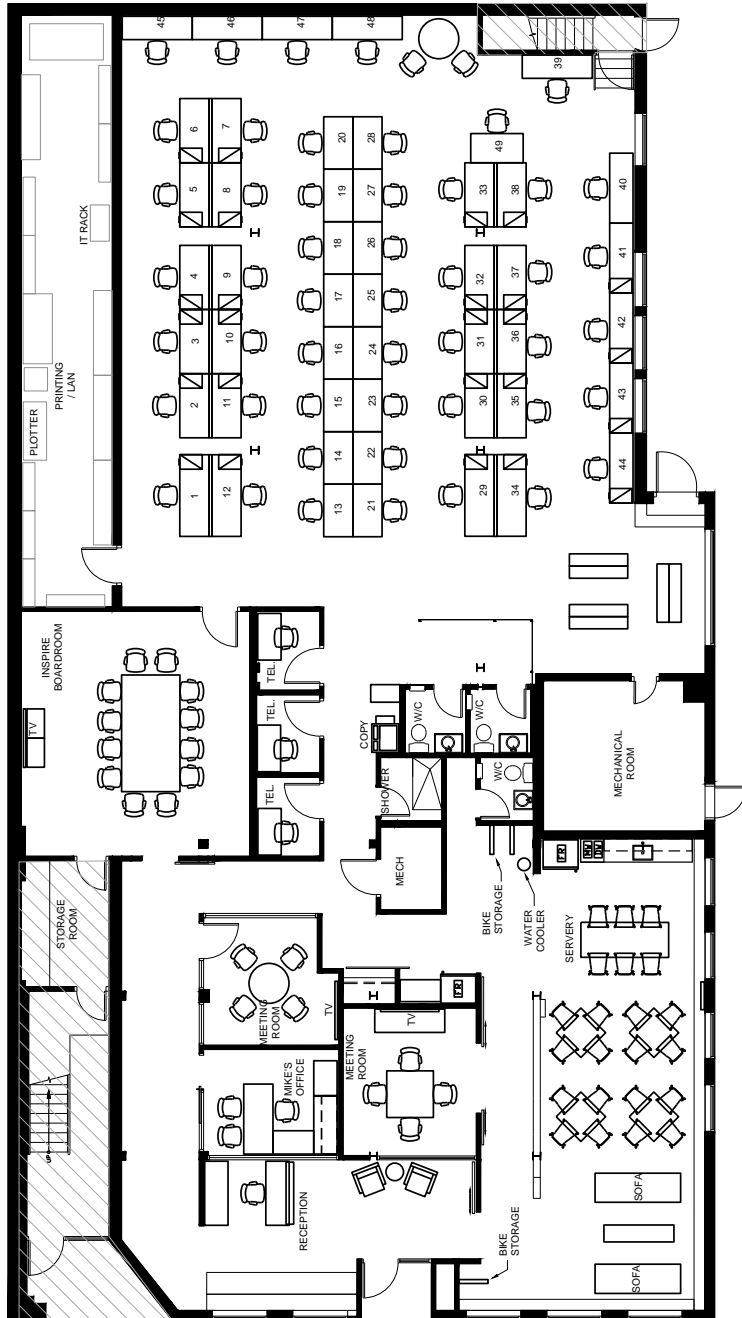
- Intelligent windows (ViewGlass) with electromagnetic glass
 - High induction diffusers
 - Low VOC & recycled material carpet tiles
 - Learning thermostats
 - Energy recovery ventilators
 - Daylight harvesting light zoning with dimming controls
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OFFICE FLOOR PLAN

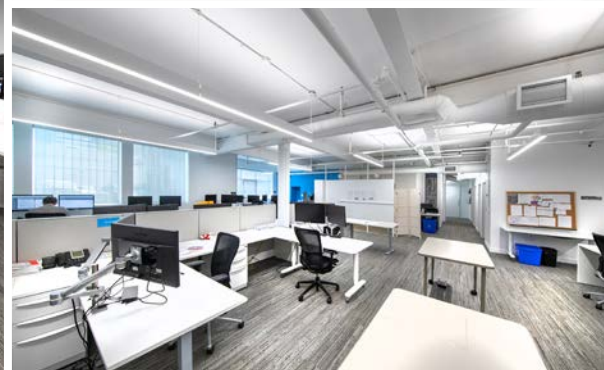
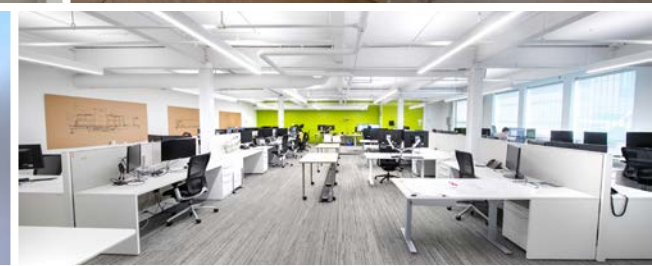
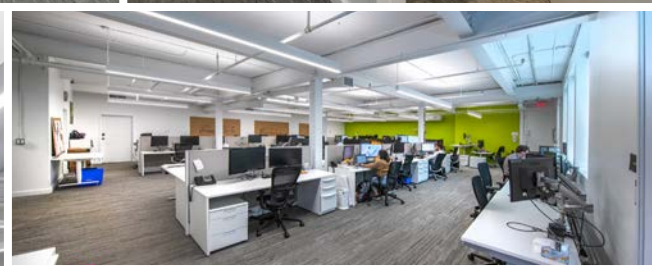
1ST FLOOR: 6,520 SF

Option to Lease only 2nd, or Both Floors

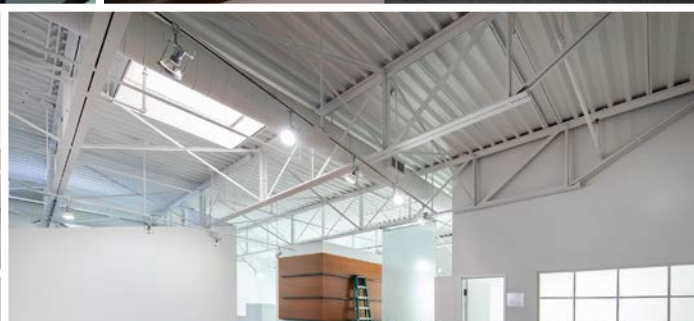
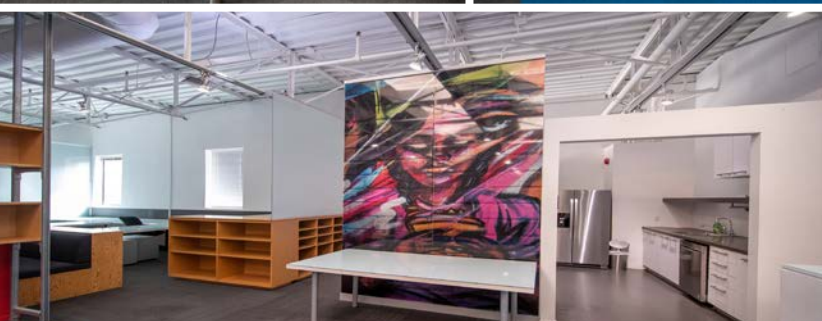
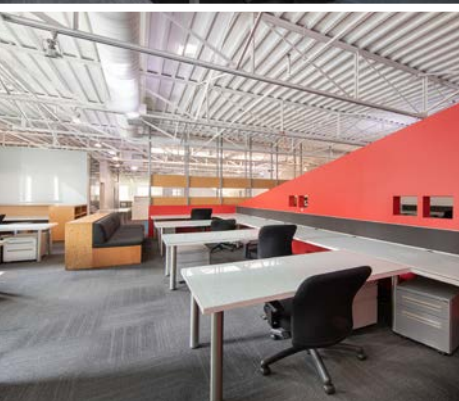
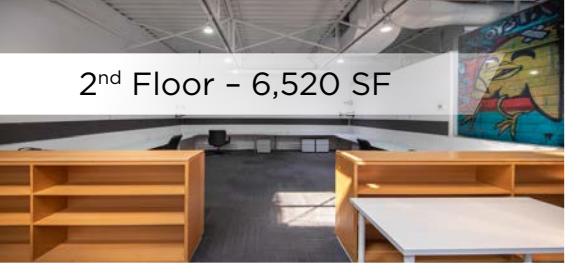
2ND FLOOR: 6,520 SF



1st Floor - 6,520 SF



2nd Floor - 6,520 SF



Area Amenities

RESTAURANTS

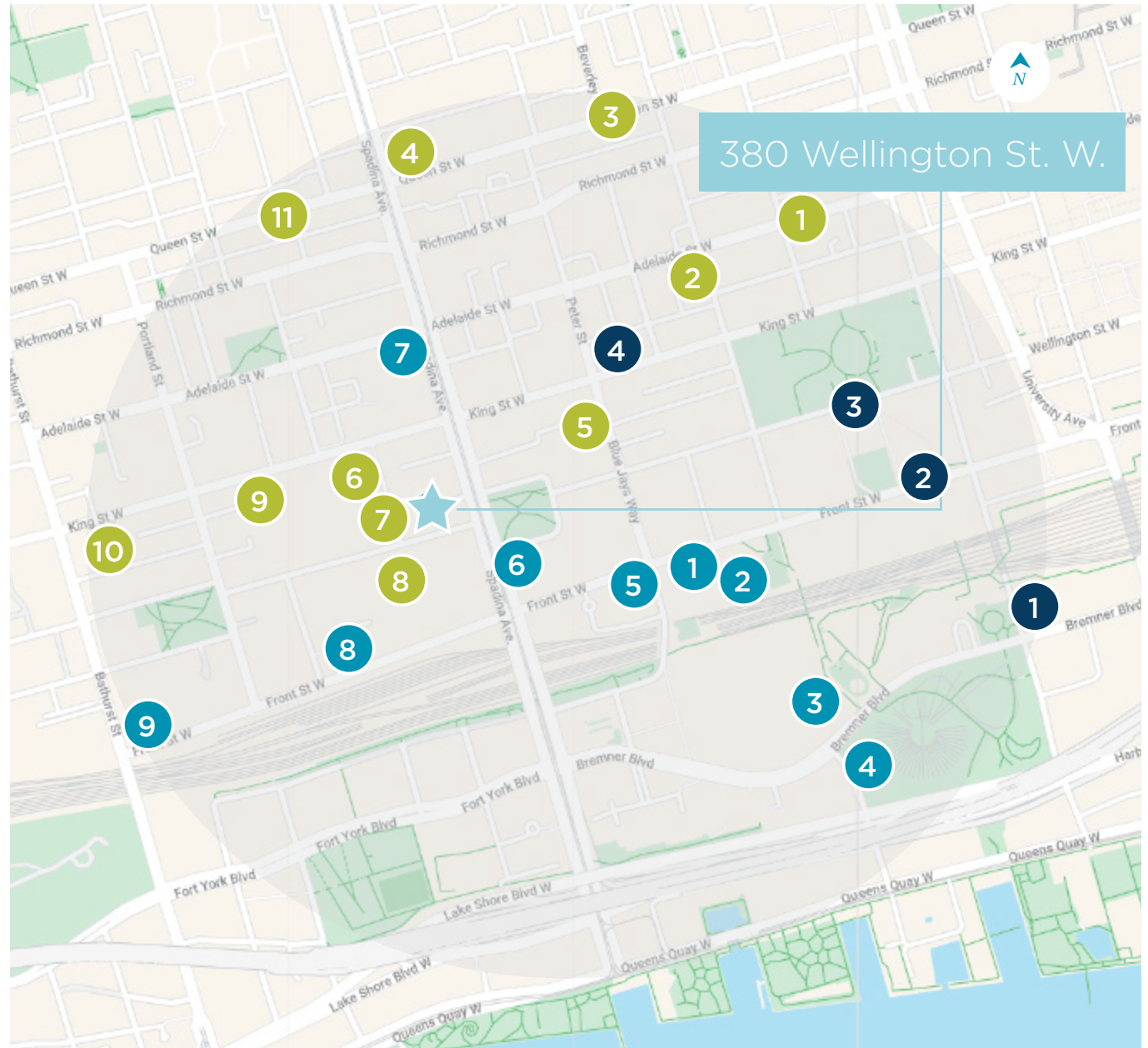
1. Copacabana Brazilian Steakhouse
2. Pai
3. Queen Street Warehouse
4. Horseshoe Tavern
5. KOST
6. Wilbur Mexicana
7. SPIN Toronto
8. Le Select Bistro
9. Gusto 101
10. Lavelle
11. BarChef

RETAIL

1. Nicolby's
2. Amie Aliza Jewelry
3. Jays Shop
4. Roundhouse Farmers Market
5. Rabba Fine Foods
6. LCBO
7. Dollarama
8. Sherwin-Williams Paint Store
9. Farm Boy

HOTELS

1. Delta Hotels by Marriott
2. InterContinental Toronto
3. The Ritz-Carlton, Toronto
4. Hyatt Regency Toronto



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MEDIA

380 WELLINGTON STREET W

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