

FOR SUBLEASE
8,412 SF AVAILABLE

33 Booth Avenue

Toronto, ON



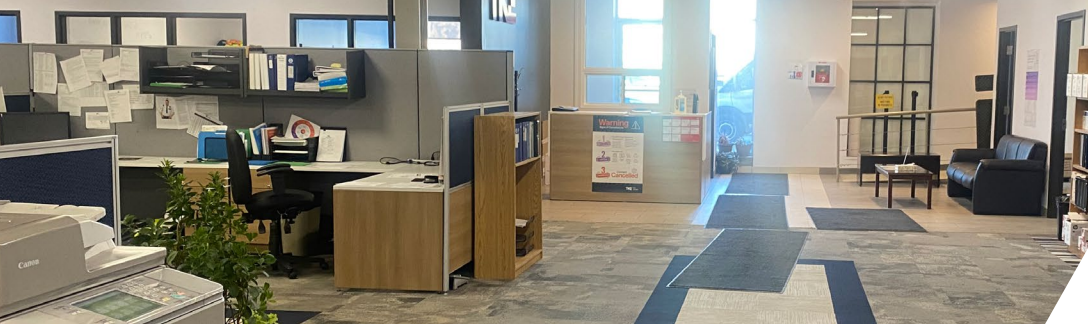
For more information contact the listings agents:

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Melissa Smith*
Senior Associate
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Excellent office
space available.
Easily converted to
industrial space.

PROPERTY FEATURES



8,412 SF

TOTAL UNIT SIZE

\$29.00 PSF

NET RENT

1

TRUCK LEVEL SHIPPING DOOR

\$10.45 PSF

TMI (2023)
excludes utilities and janitorial

5%

INDUSTRIAL SPACE

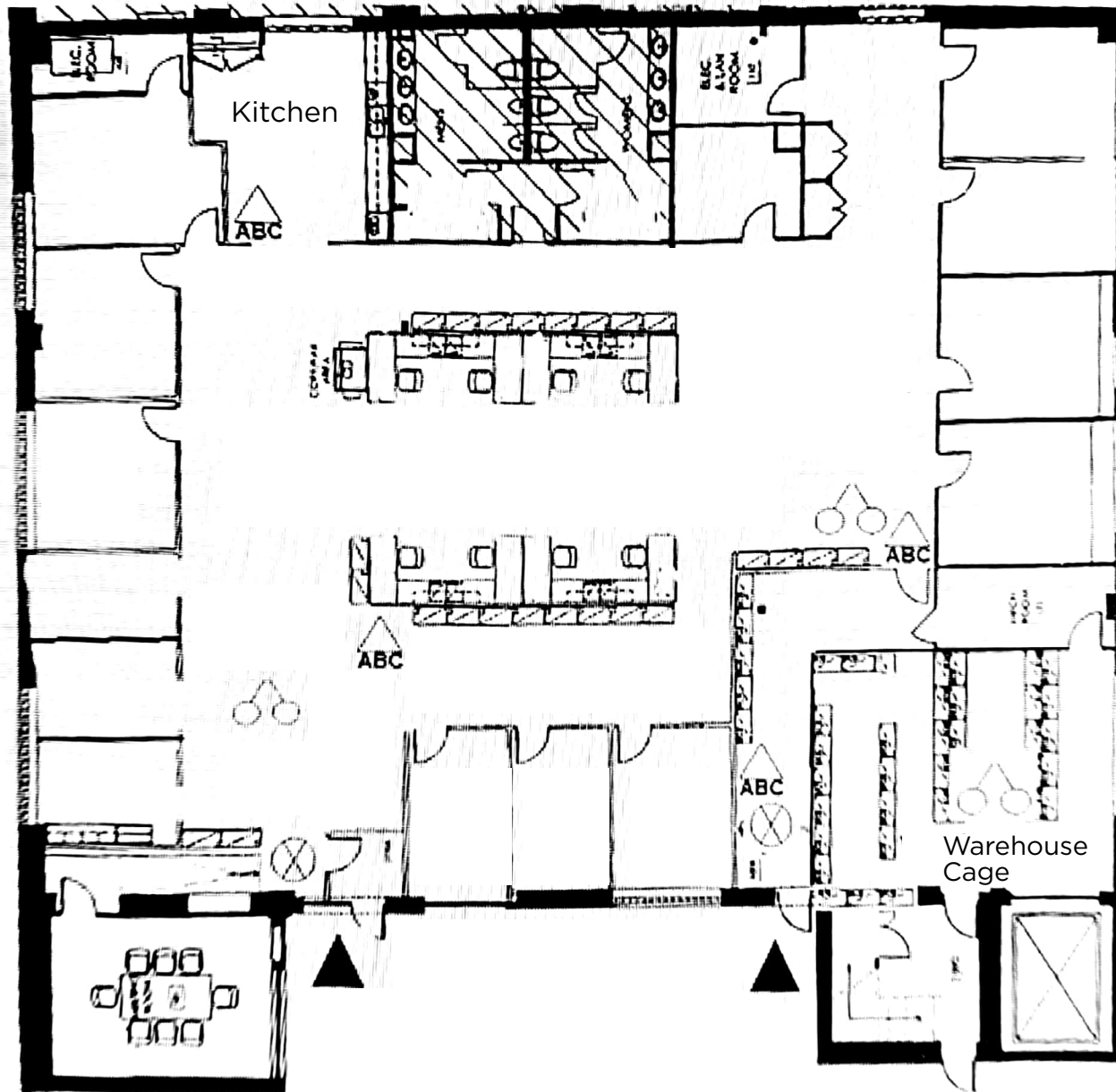
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PARKING STALLS

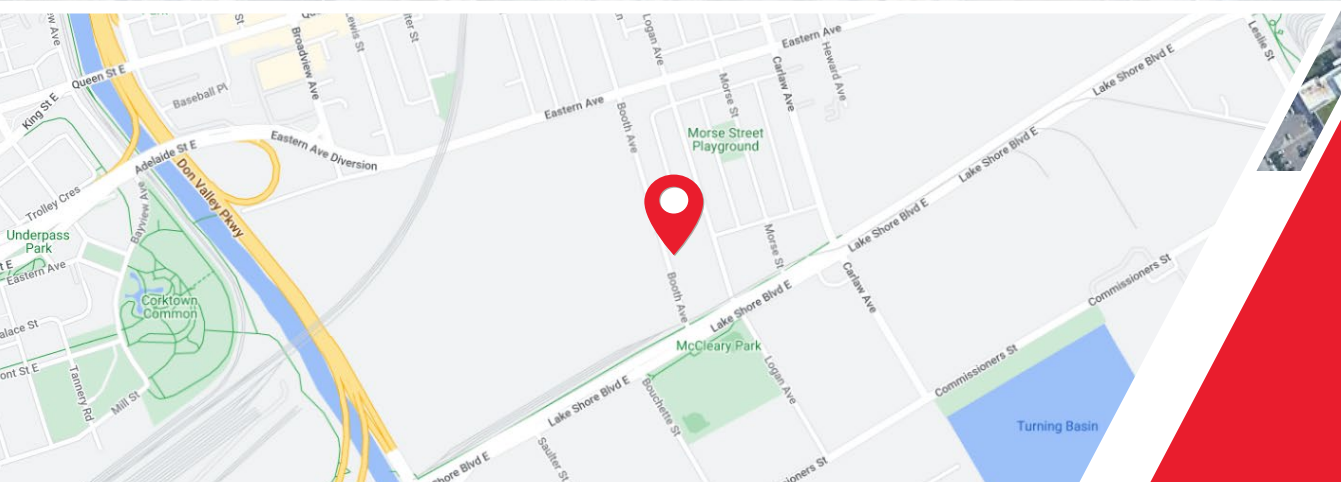
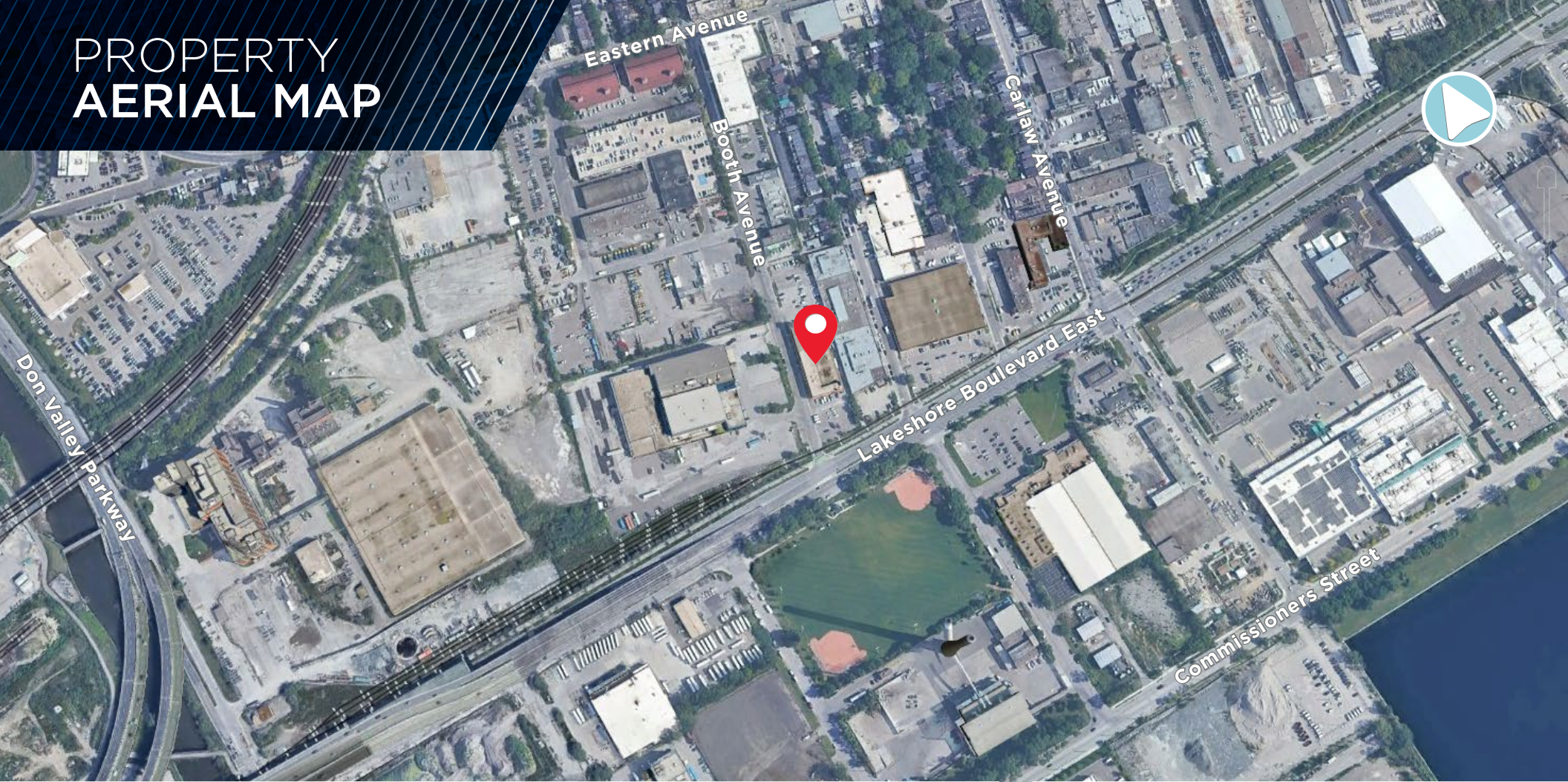
PROPERTY HIGHLIGHTS

- Fully furnished sublet available in 30 days
- Sublease expiring April 30, 2027, excellent Sub-Landlord covenant
- Longer term available through Head-Landlord
- Approximately 5% warehouse space, can be increased
- Illuminated rooftop signage available
- 25 parking stalls available at \$120 per stall per month
- Ideal for companies looking to service the Downtown Core

UNIT FLOORPLAN



PROPERTY AERIAL MAP



Easy access to Don Valley Parkway and Downtown Core



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