



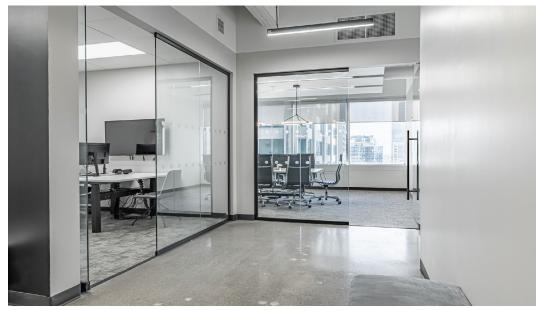
Newly Built Model Suite Suite 1504 - 4,963 SF (For Sublease) Available Immediately

## **SPACE DETAILS**

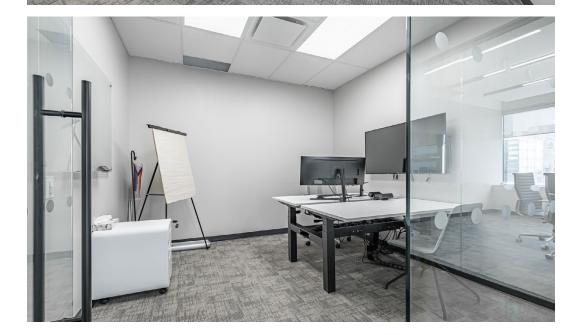
15th Floor	4,963 SF
Condition of Premises	<ul> <li>Gorgeous newly built model suite (constructed by Clearspace)</li> <li>Premises includes 5 offices,         <ol> <li>boardroom (10 seats) and 2 meeting rooms (4-6 seats), open area with 19 workstations (based on current furniture layout)</li> <li>Polished concrete floors with exposed ceiling</li> <li>Glass interior offices</li> <li>Open concept with abundance of natural light and suspension lighting</li> </ol> </li> </ul>
Term	May 30, 2030
Net Rent	Negotiable
Additional Rent	\$29.73 PSF ( 2024 Est.)

## **2 BLOOR STREET WEST BUILDING DETAILS**

- There are 10 Armor gearless high-speed elevators with a capacity of 3,500 pounds or 22 persons.
- Located in the centre of the Bloor office district, part of a complex with three levels of retail extending from Yonge to Bay Street.
- Direct underground pedestrian connections to the Yonge/Bloor subway station beneath the Hudson Bay Centre and the Bay subway station under 1240 Bay Street.
- The building has undergone extensive renovations to the main lobby and common areas.



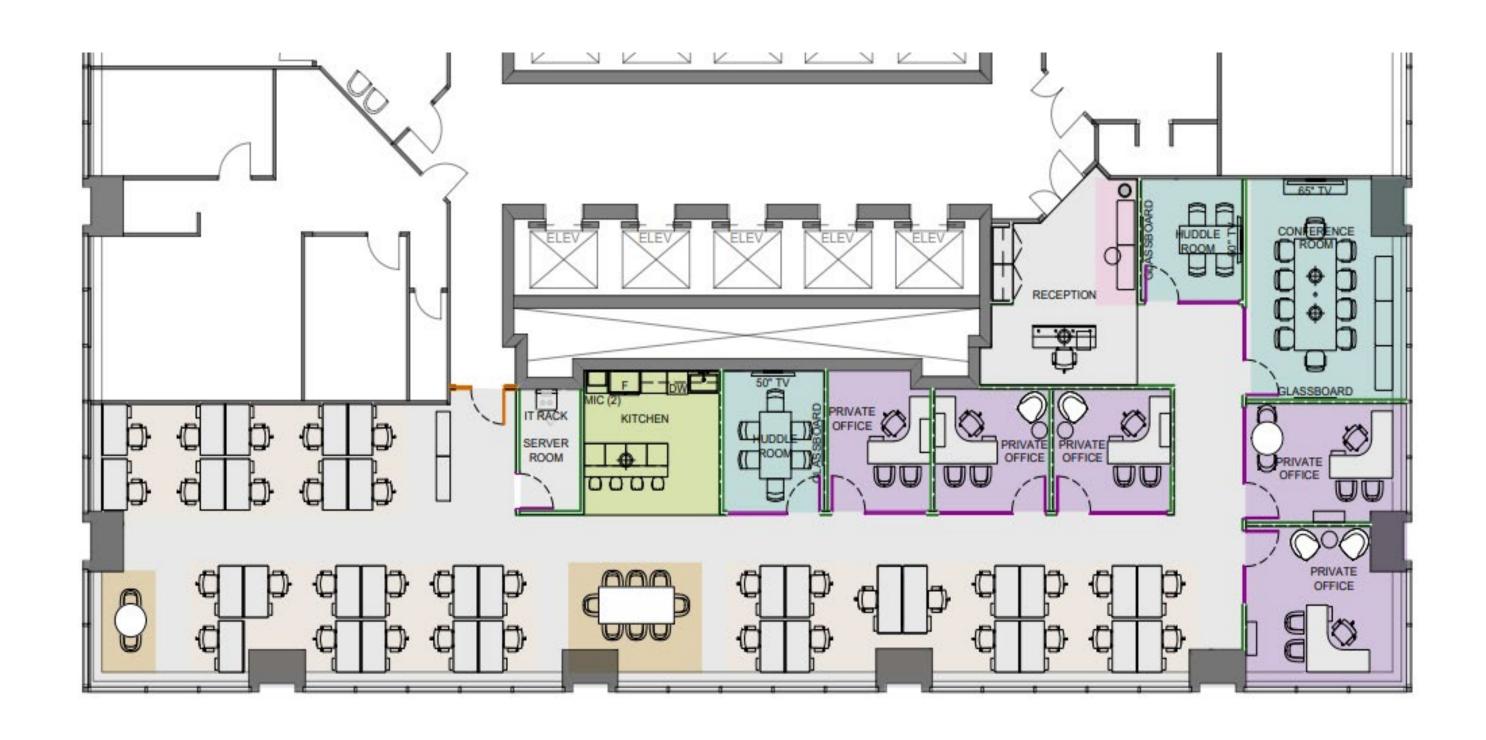




2 2 BLOOR STREET WEST 3

Newly Built Model Suite Suite 1504 - 4,963 SF (For Sublease) Available Immediately

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Images of interior premises



**Newly Renovated Ground Floor Lobby** 



6 2 BLOOR STREET WEST 7



## FOR MORE INFORMATION, CONTACT:

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