



# FOR SUBLEASE

2nd Floor, 30 Adelaide St. East, Toronto, ON



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# PROPERTY DETAILS



**Available Space:** 2nd floor premises

East Wing:	approximately 26,834 rentable square feet
West Wing:	approximately 16,268 rentable square feet
Total:	approximately 43,102 rentable square feet

**Asking Rental Rate:** Nine Dollars (\$9.00) net per square foot of rentable area per annum.

**Additional Rent:** Estimated by the Head Landlord to be Twenty-Seven Dollars and Ninety-Two Cents (\$27.92) per square foot of rentable area for 2023.

**Term/Availability:** To October 30, 2027 /Available immediately

## Comments:

- Direct escalator and elevator access from main floor lobby
- West Wing portion of floor (16,268 sf) is fully furnished, turn-key and ready for occupancy
- East Wing portion of floor (26,834 sf) is mainly open space with 6 offices, kitchen and various meeting rooms. Sublandlord will paint and carpet to Subtenant's specifications
- Pumpernickels Restaurant in building
- Leasehold allowance available





# INTERIOR FEATURES // East Wing

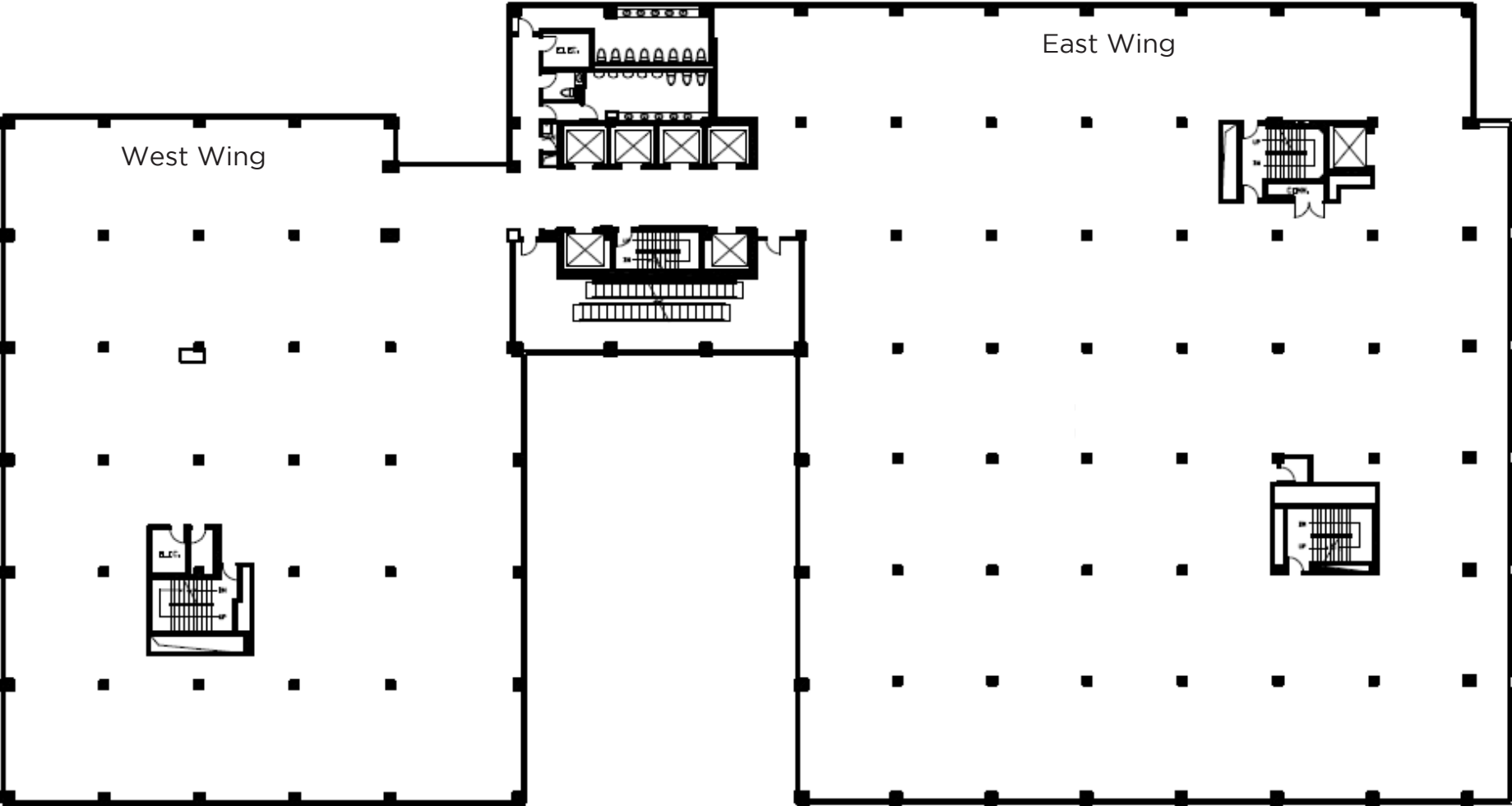




# INTERIOR FEATURES // West Wing



# FLOORPLAN // 2nd Floor





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# CONTACT INFO

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