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FOR SUBLEASE

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Sublease Information

Available Subpremises	Floor 23 - 3,616 SF
Sublandlord	Froyo Vending Canada Inc.
Annual Net Rent	Market sublease rates
Operating Costs and Taxes	\$18.58 per SF (2019 estimate)
Occupancy Date	Immediate
Term of Sublease	September 29, 2019

Building Details

Rentable Area	620,000 SF
Average Floorplate	14,800 SF
Number of Floors	40
Landlord	58508 Alberta Ltd.
HVAC	Monday - Friday 6:00 am - 6:00 pm



Security System



Pathway System



Range of dining options



Bike Lane



Public Transit LRT, Bus



Fitness Facility
on +30 level



Suite 2300 - 3,616 SF

- 6 exterior offices
- Meeting room
- Open area
- Kitchen

Comments

- Building to undergo significant redevelopment, with completion slated for mid 2020.
- +15 connections to The Bay, Bow Parkade, TD Square, CORE Shopping Centre and Brookfield Place
- Adjacent to LRT and 35 bus routes within a two block radius
- Conference centre and fitness facility for exclusive use by building tenants located on the +30 level, with new facilities to be constructed by mid 2019.
- Furniture is available





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