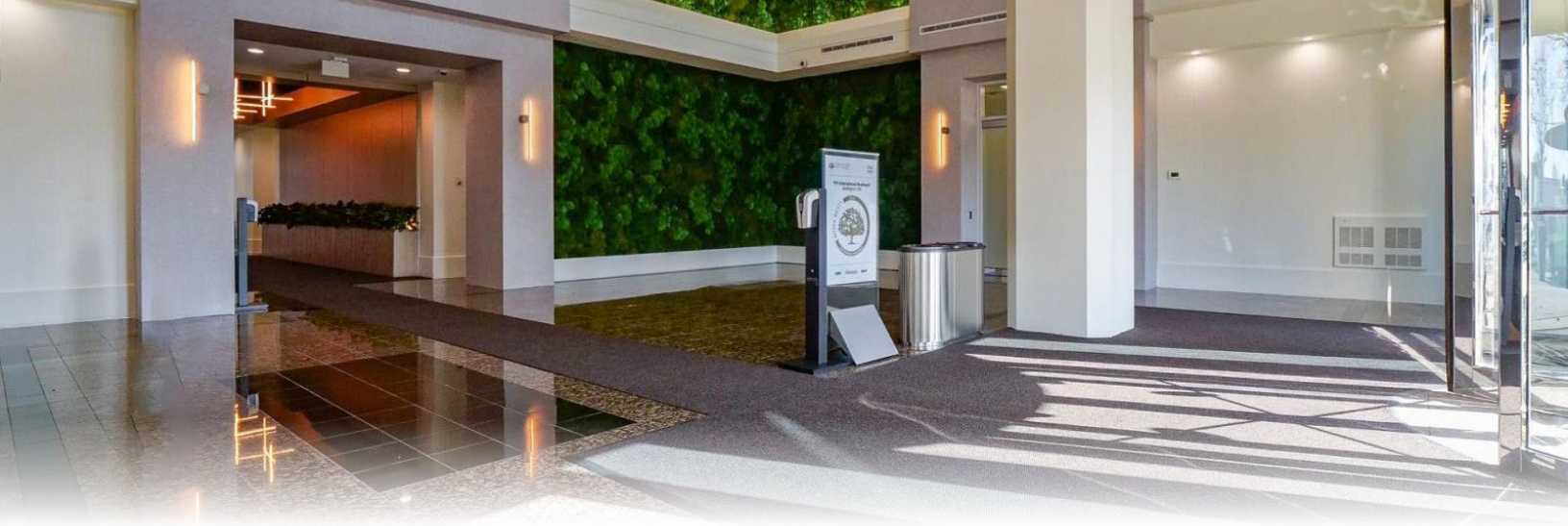


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OFFICE
**FOR
SUBLEASE**



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HIGHLIGHTS

- ▶ Located in a Class “A” office complex
- ▶ Plug-and-play
- ▶ Furniture available
- ▶ Ample free parking
- ▶ On-site full service cafe and gym
- ▶ Good public transit connectivity
- ▶ Outdoor picnic area

DETAILS

Area	3,253 SF
Net Rent	Contact Listing Agents
Additional Rent	\$14.80 psf (est. 2025)
Sublease Term	Until September 29, 2027



QEW/HWY 403 FRONTAGE

P AMPLE FREE SURFACE
PARKING AVAILABLE



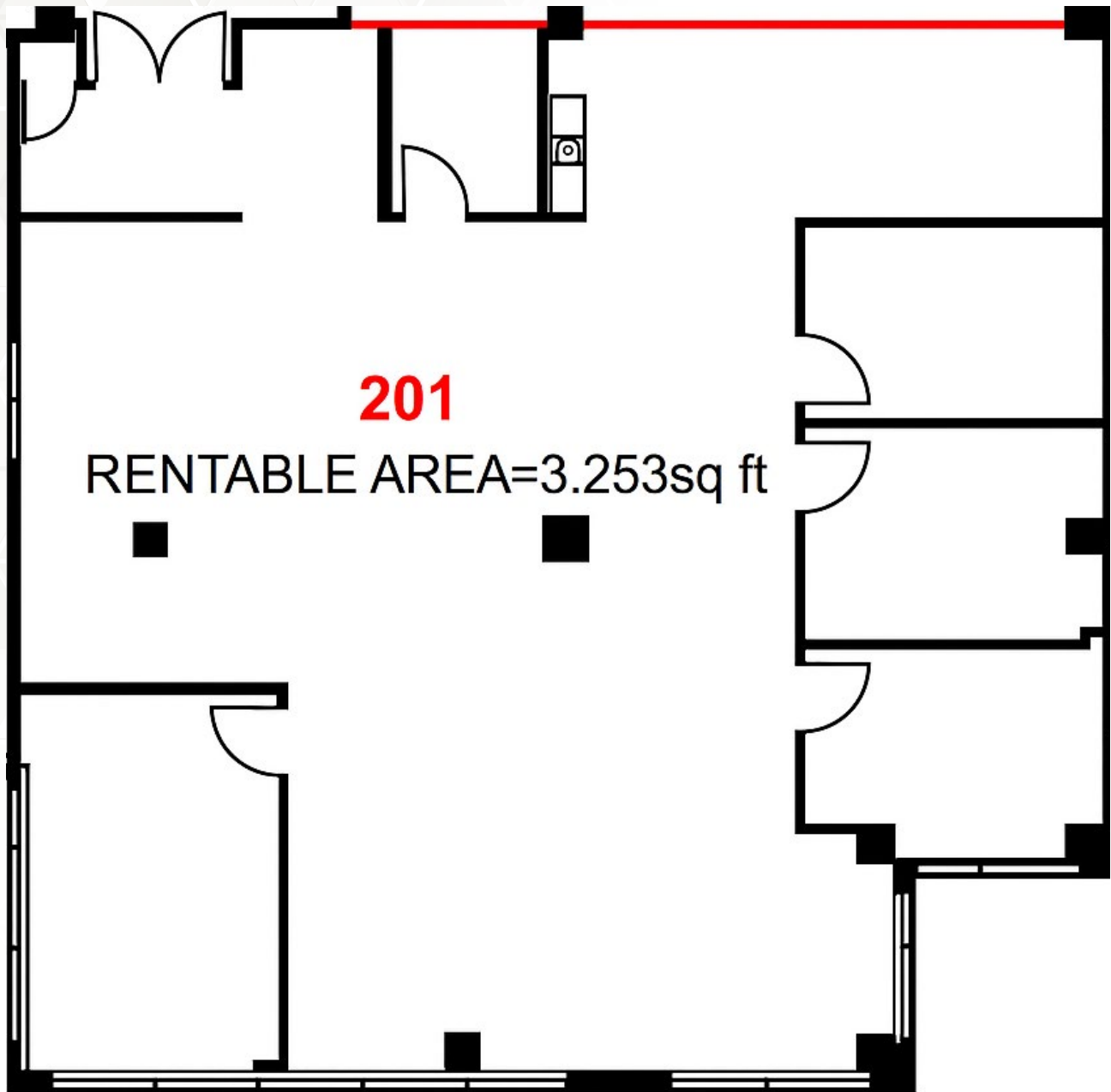
8 MIN DRIVE TO APPLEBY GO STATION
9 MIN DRIVE TO BRONTE GO STATION



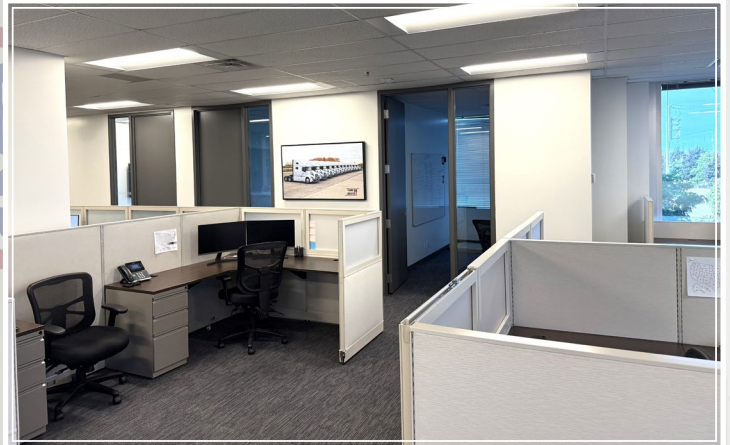
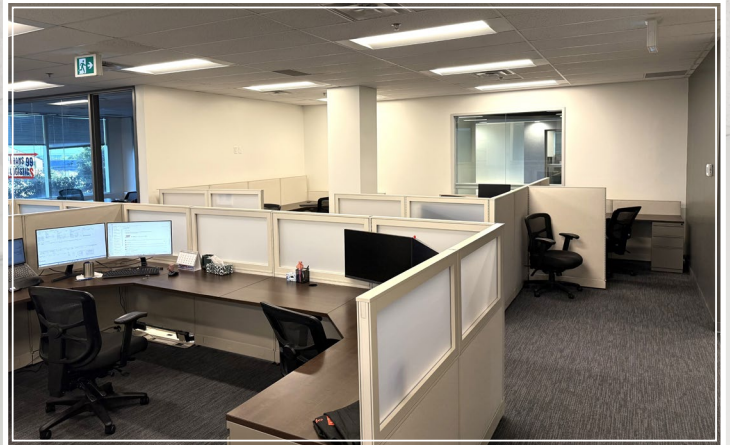
FLOORPLAN

SUITE 201

3,253 SF



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AREA AMENITIES

RESTAURANTS & BARS

- | | |
|----------------------------------|------------------------------|
| 1. Tim Horton's | 16. Freshii |
| 2. Kelseys Original Roadhouse | 17. Sunset Grill |
| 3. Swiss Chalet | 18. Popeyes |
| 4. Harvey's | 19. Bahn Thai |
| 5. Montana's | 20. Subway |
| 6. Milestones | 21. Quesada Burritos & Tacos |
| 7. Denny's | 22. McDonald's |
| 8. Chop Steakhouse & Bar | 23. Turtle Jack's |
| 9. Teriyaki Experience | 24. Industria Pizzeria + Bar |
| 10. Chorizo Fresh Mex | 25. Applestone Pizzeria |
| 11. Sunrise Caribbean Restaurant | 26. Chuck's Roadhouse |
| 12. Cyphers Cafe & Lounge | 27. El Inka Peruvian Cuisine |
| 13. South St. Burger | 28. Mucho Burrito |
| 14. Montfort Mediterranean | 29. Daytime Grill |
| 15. China Star | 30. Pepe and Lela's Eatery |

HEALTH/FITNESS/RECREATION

1. Crunch Fitness - Burloak
2. CrossFit COL
3. Pure Muscle + Fitness
4. Vive Fitness 24/7
5. Movati Athletic
6. GoodLife Fitness

SHOPPING

1. Longo's
2. RioCan Centre Burloak
3. Metro
4. Fortinos
5. Shoppers Drug Mart
6. LCBO
7. The British Grocer

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