



Reduced
Pricing,
Bring Us An
Offer

FOR SUBLEASE

800

BAY STREET
SUITE 401



SPACE PROFILE

PREMISES	Suite 401
SF	10,496 SF
ASKING RENT	Please call for details
ADDITIONAL RENT	\$24.38/SF (2025 estimate)
AVAILABILITY	30-60 Days
EXPIRY	June 29, 2030

SUITE HIGHLIGHTS

- Fully built-out, turnkey sublease with a blend of private offices, boardrooms, meeting rooms, and open workspace
- On-site underground parking
- Immediate access to College Street streetcar and College subway station
- Motivated Sublandlord



- On-site amenities include a restaurant, convenience store, and banking services
- Surrounded by a wide range of neighbourhood amenities, including dining, fitness, and retail
- Steps from the MaRS Discovery District, major hospitals, and Queen's Park
- BOMA BEST Level 2 Certified building
- 24/7 on-site security



NEARBY AMENITIES

FOOD/DINING

W Burger Bar

mercatto



NEO COFFEE BAR

TTC ACCESS



99

Walk Score



99

Transit Score

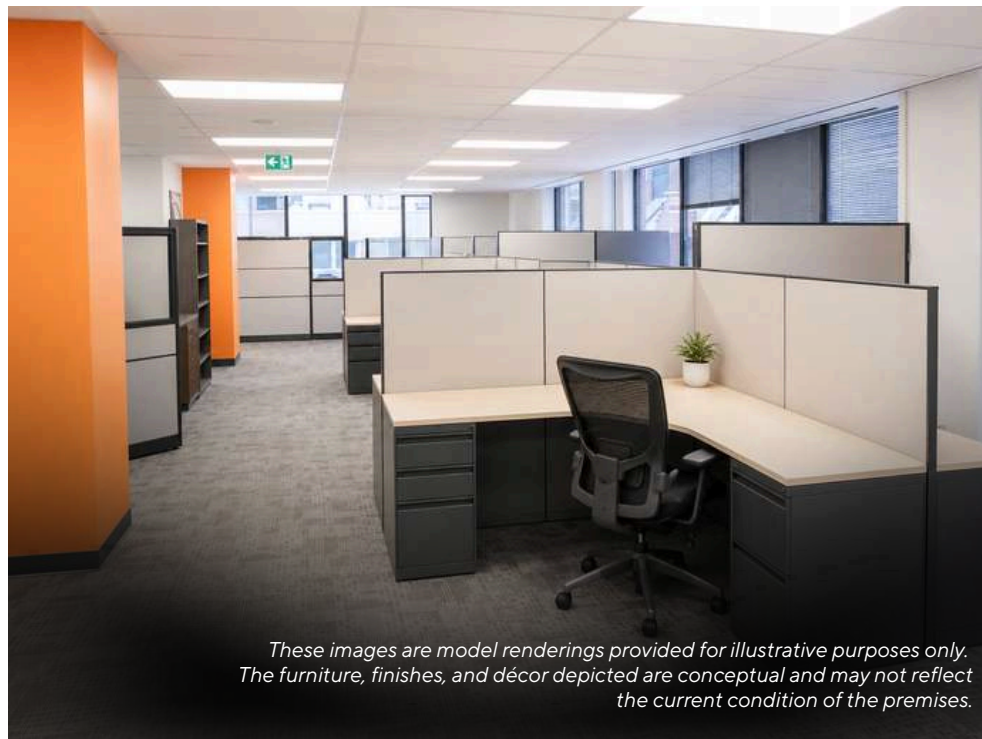


90

Bike Score



800 BAY STREET



These images are model renderings provided for illustrative purposes only. The furniture, finishes, and décor depicted are conceptual and may not reflect the current condition of the premises.

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