



Reduced  
Pricing,  
Bring Us An  
Offer

800

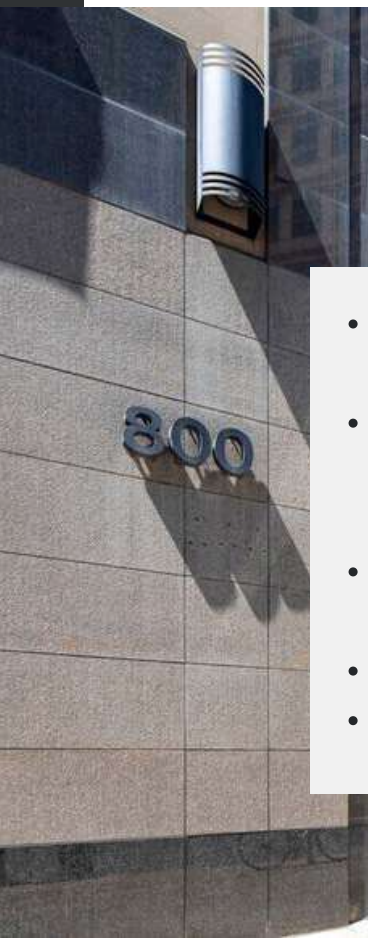
**BAY STREET  
SUITE 401  
FOR SUBLEASE**

## SPACE PROFILE

<b>Premises</b>	Suite 401
<b>SF</b>	10,496 SF
<b>Asking Rent</b>	Please call for details
<b>Additional Rent</b>	\$24.38/SF (2025 estimate)
<b>Availability</b>	30-60 Days
<b>Expiry</b>	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



### TTC ACCESS



**99**  
Walk Score



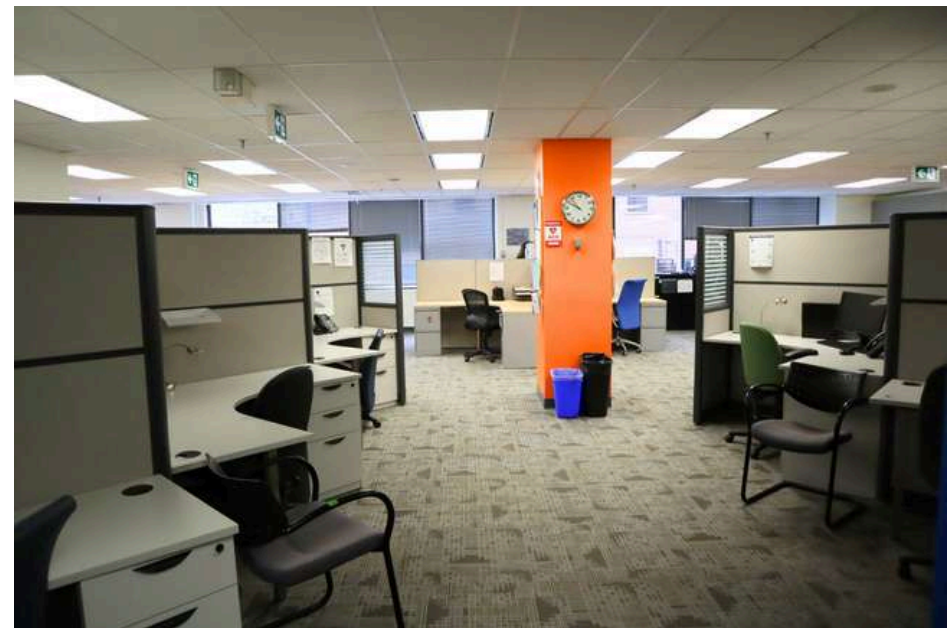
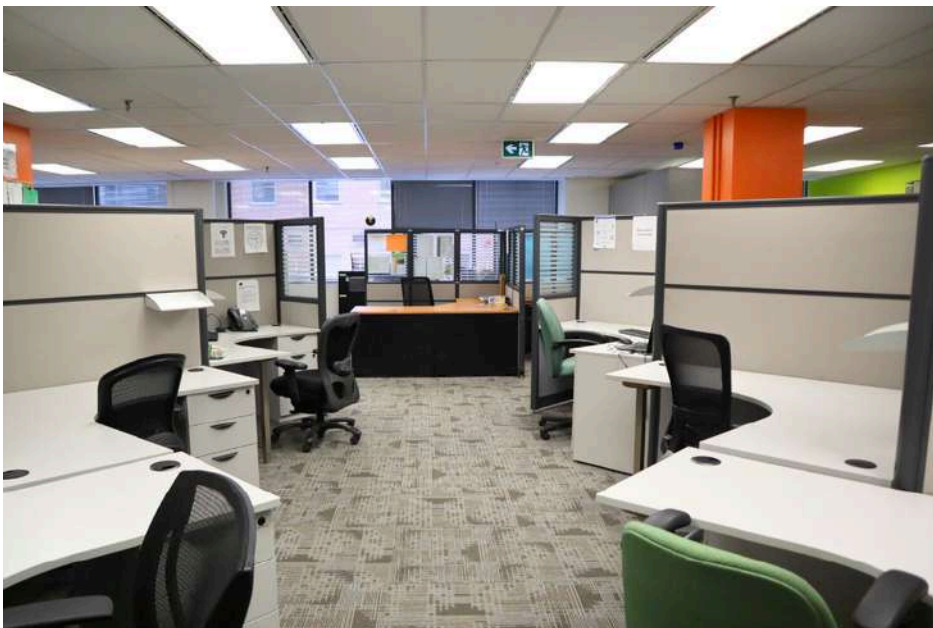
**99**  
Transit Score



**90**  
Bike Score



Fully built-out



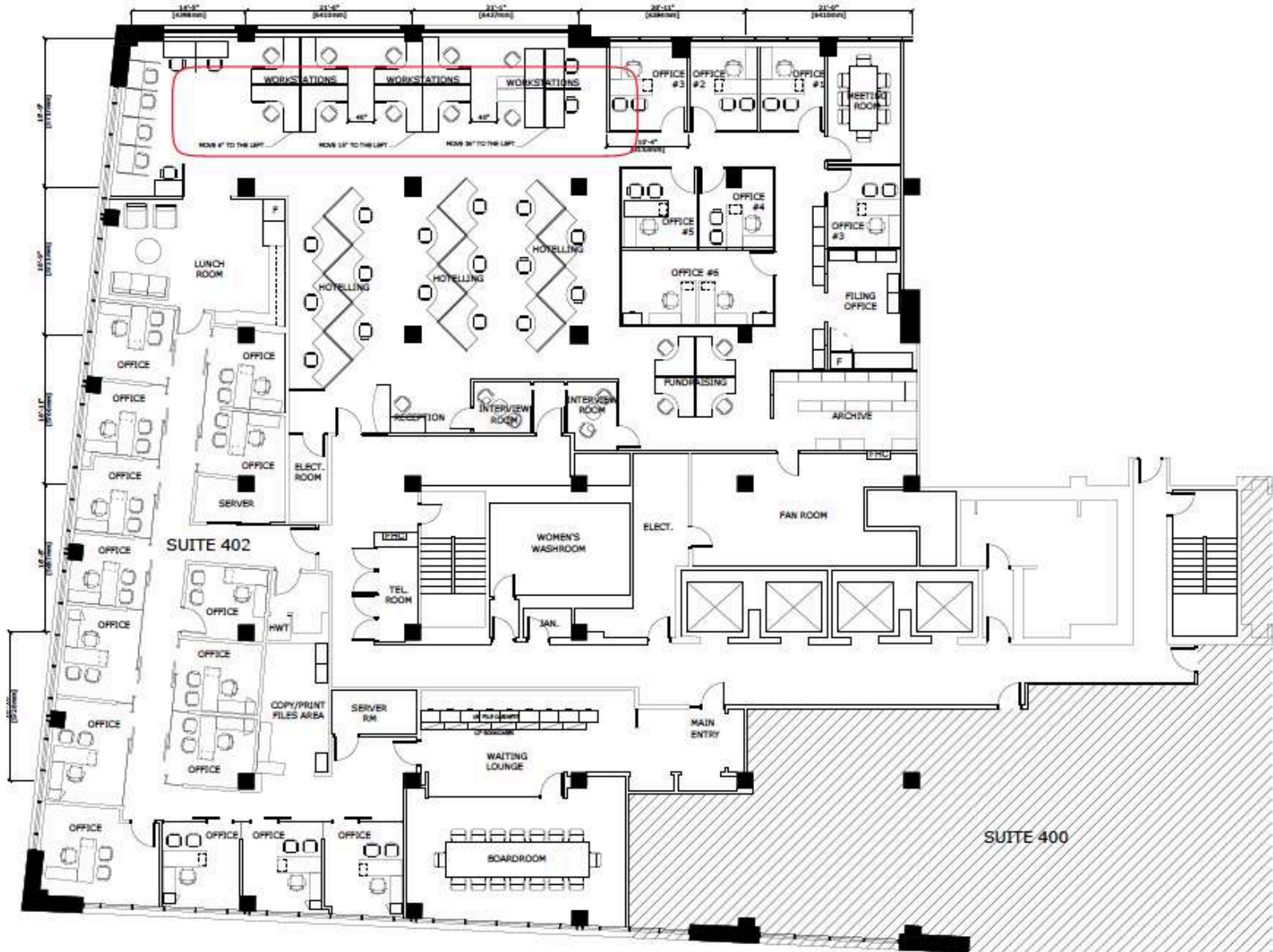


Blend of private offices, boardrooms, meeting rooms, and open workspace



TOTAL: 10,486 SF

800 BAY STREET



# 8000

BAY STREET  
**SUITE 401**  
FOR SUBLEASE

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