



CBRE

488

WELLINGTON  
STREET WEST

21,931 SQ. FT. AVAILABLE FOR LEASE

# Available Suites

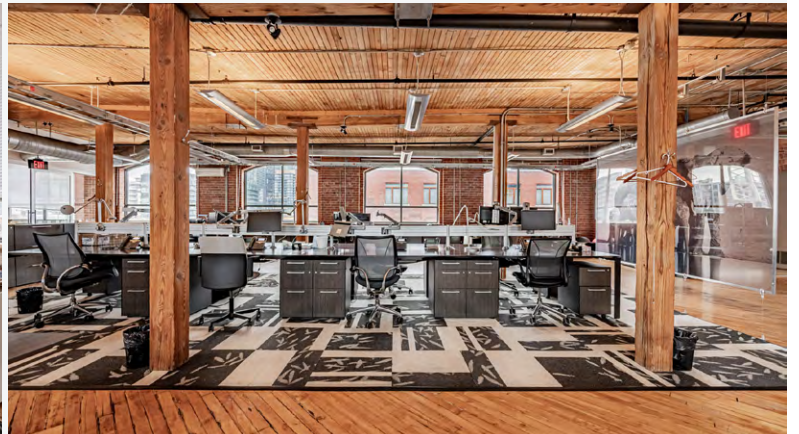
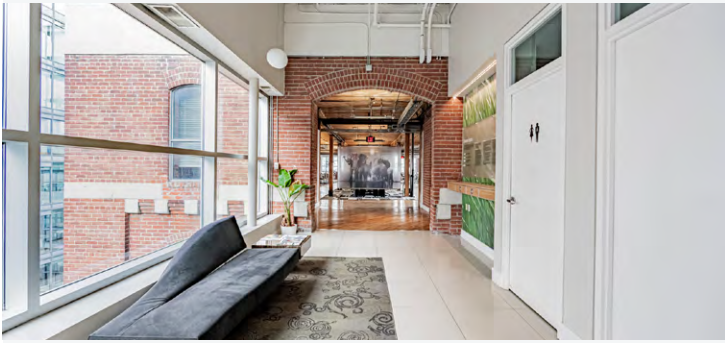
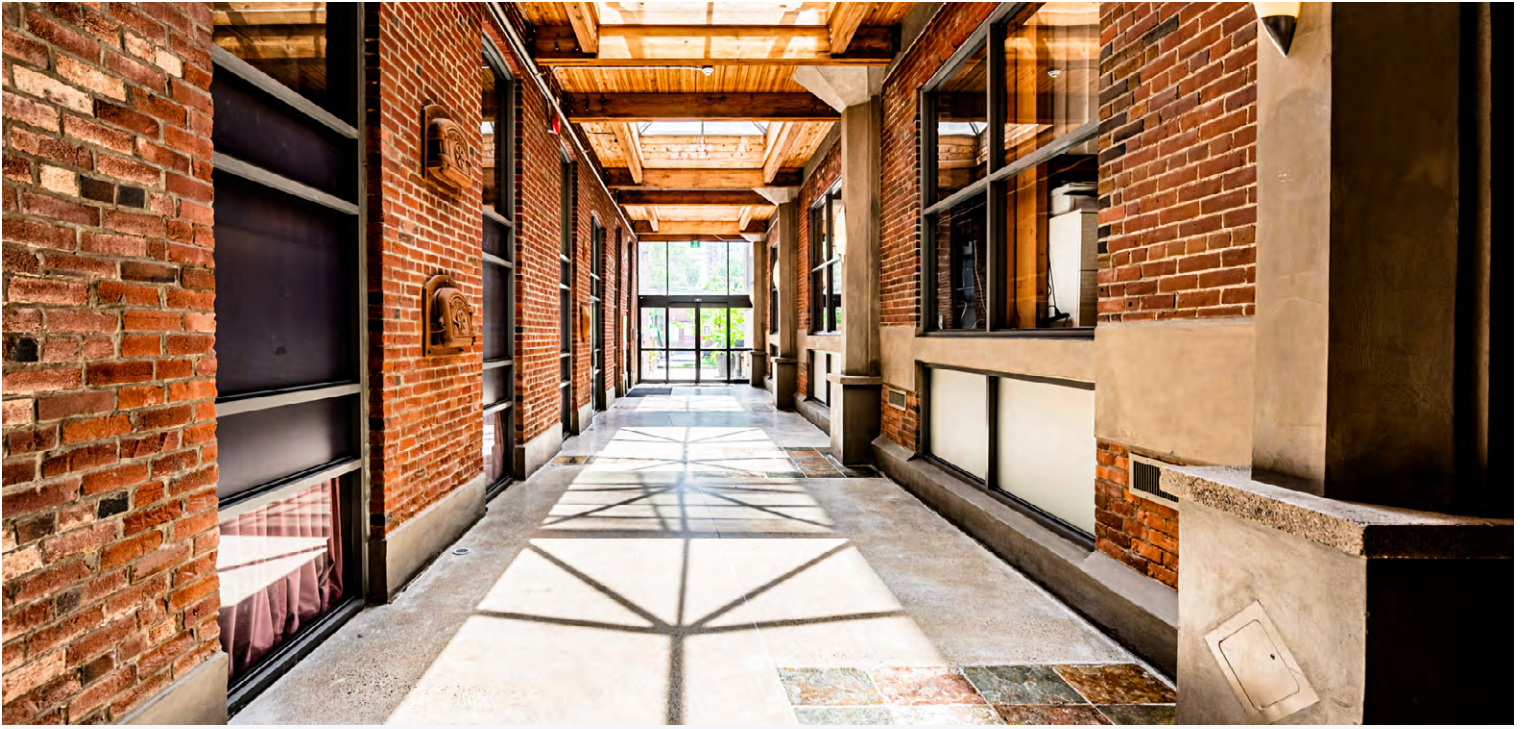
[Click to Explore](#)

Suite	Size	Availability	Images	Plan
600	7,192 SF	Immediate		
501	3,312 SF	Immediate		
200	5,553 SF	Immediate		
204	3,300 SF	Immediate		
202	2,574 SF	Immediate		
<b>Total</b>	<b>21,931 SF</b>			

CONTIGUOUS UNITS  
CAN BE LEASED  
TOGETHER FOR A  
TOTAL OF 11,427 SF

# Suite 600

- + Full top floor of the building
- + Abundance of natural light
- + Patio facing south overlooking Wellington Street
- + 15 Foot ceilings
- + 4 meeting rooms, 3 internal washrooms (1 is accessible), 1 kitchen +1 small kitchenette
- + Elevator opens directly into premises
- + Furniture not included
- + 2 parking spaces available



# Suite 600

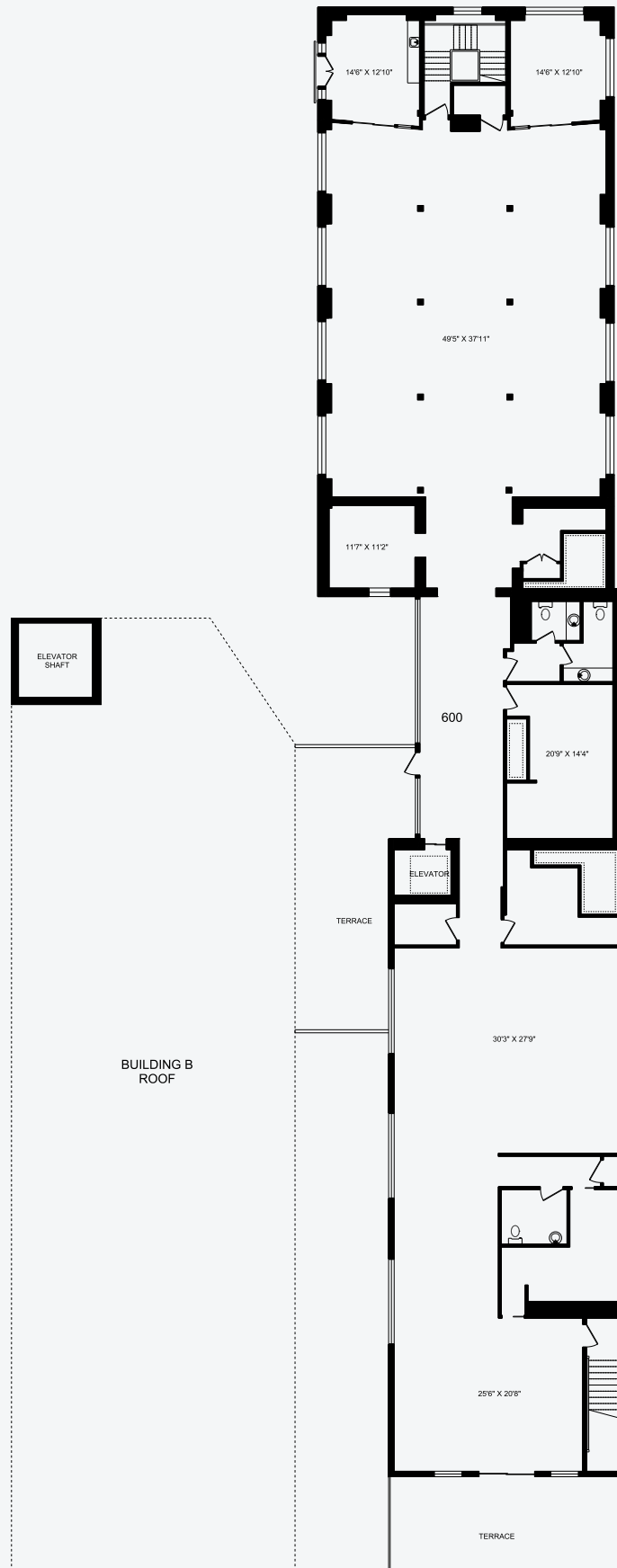
7,192 sq. ft.

**Available** November 1, 2022

**Net Rent** Contact Listing Agents

**Additional Rent (2023 est.)** \$16.63 per sq. ft. (Hydro included, Janitorial excluded)

**Term** 3 - 5 Years





# Suite 501

- + Directly below suite 600
- + Suites are connected VIA the fire escape or elevators
- + Premises is built out with 4 large offices
- + Suites may be leased individually or together



# Suite 501

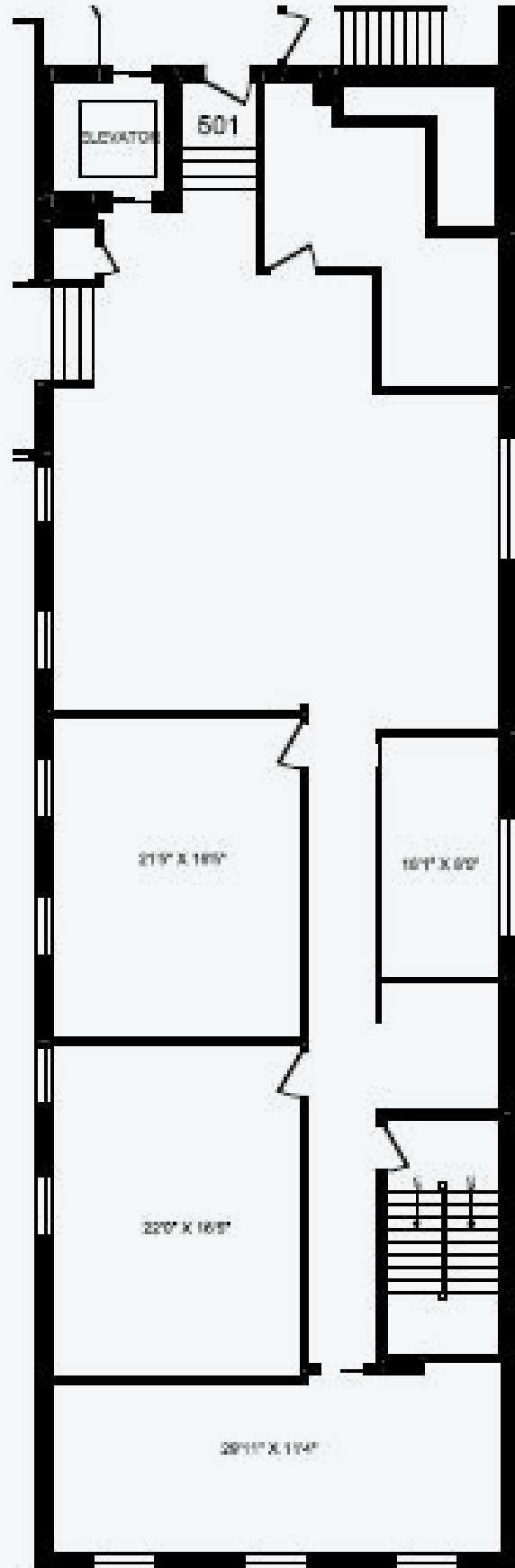
3,312 sq. ft.

**Available** Immediately

**Net Rent** Contact Listing Agents

**Additional Rent (2023 est.)** \$17.59 per sq. ft.  
(Hydro included, Janitorial excluded)

**Term** 3 - 5 Years

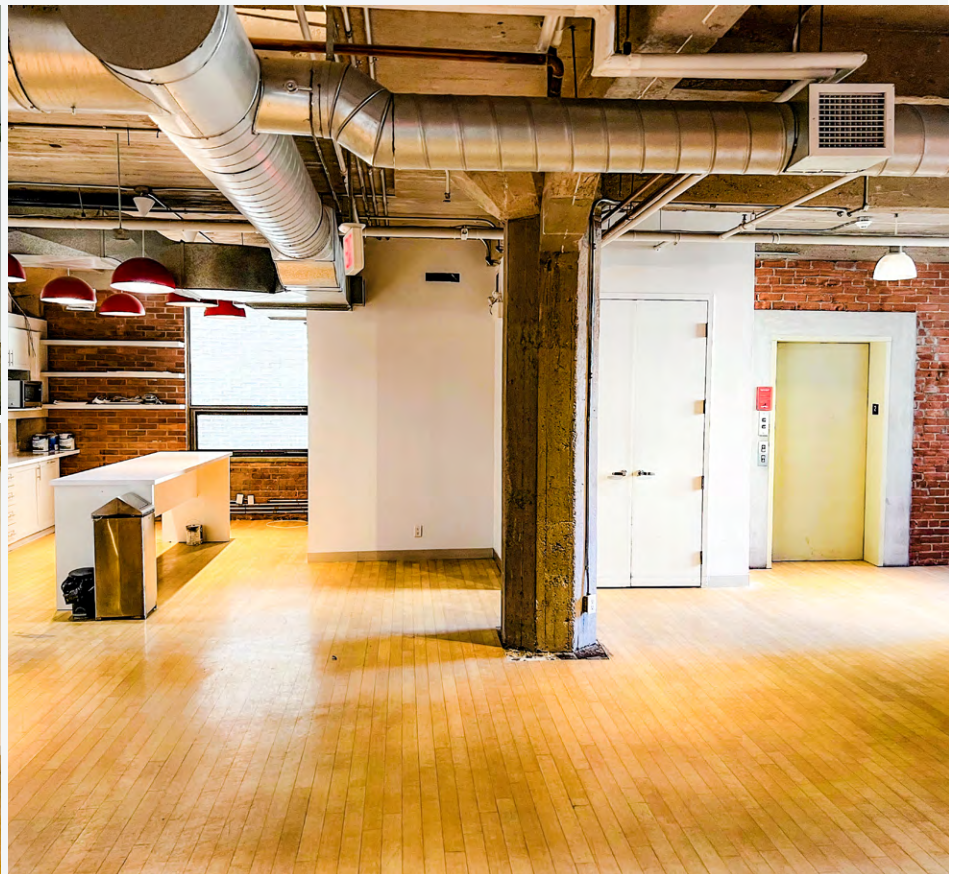
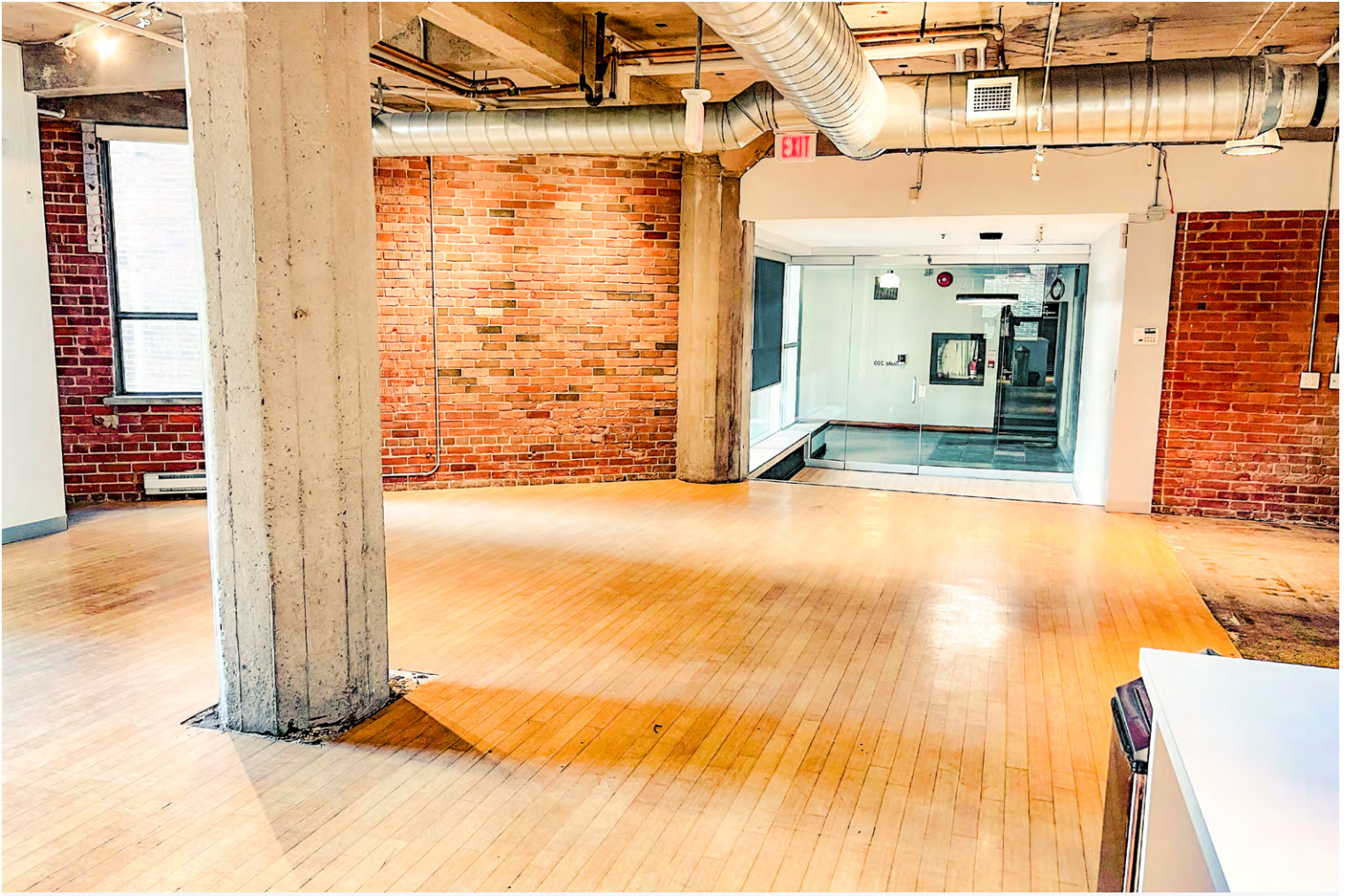






# Suite 200

- Bright brick and beam space with windows on all sides
- Direct elevator access into the suite
- Built out with 4 meeting rooms/offices, full kitchen and open space
- Suite is contiguous with unit 204 & 202 for a total of 11,427 SF



# Suite 200

5,553 sq. ft.

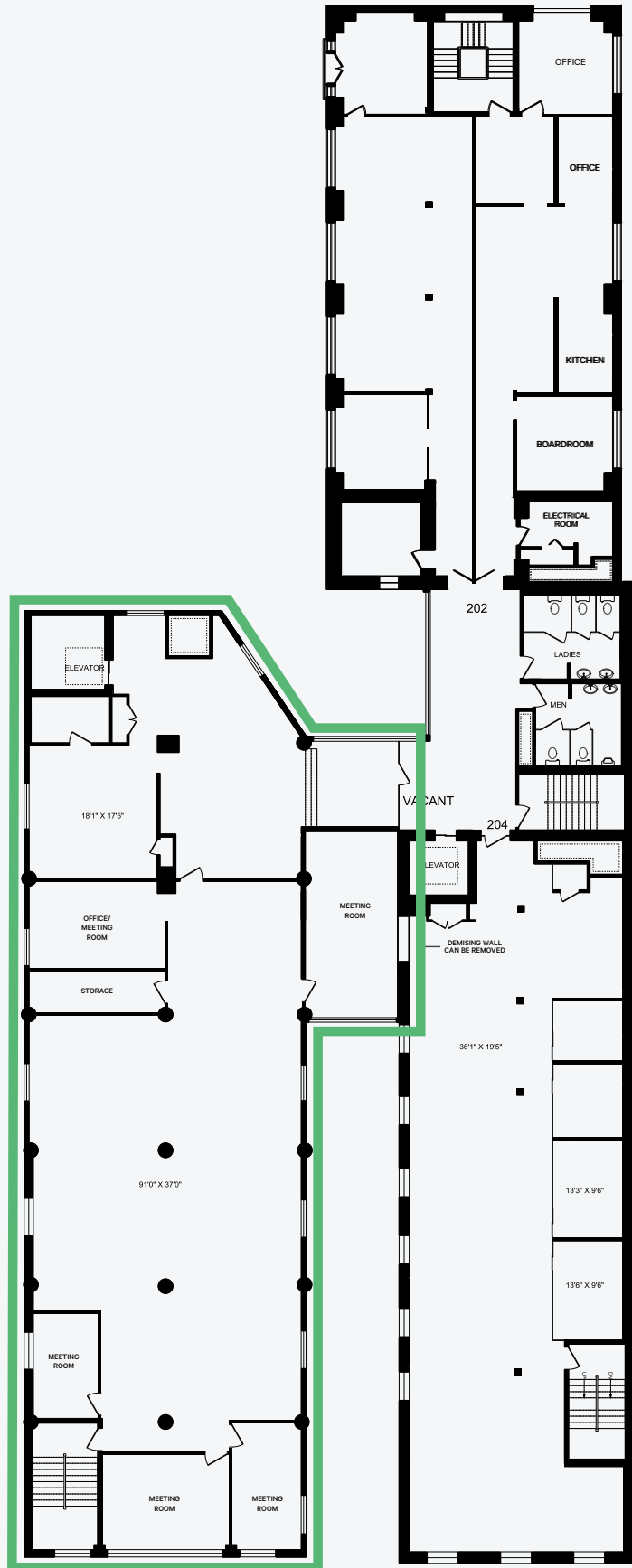
**Available** Immediately

**Net Rent** Contact Listing Agents

**Additional Rent (2023 est.)** \$16.63

**Term** 3 - 5 Years

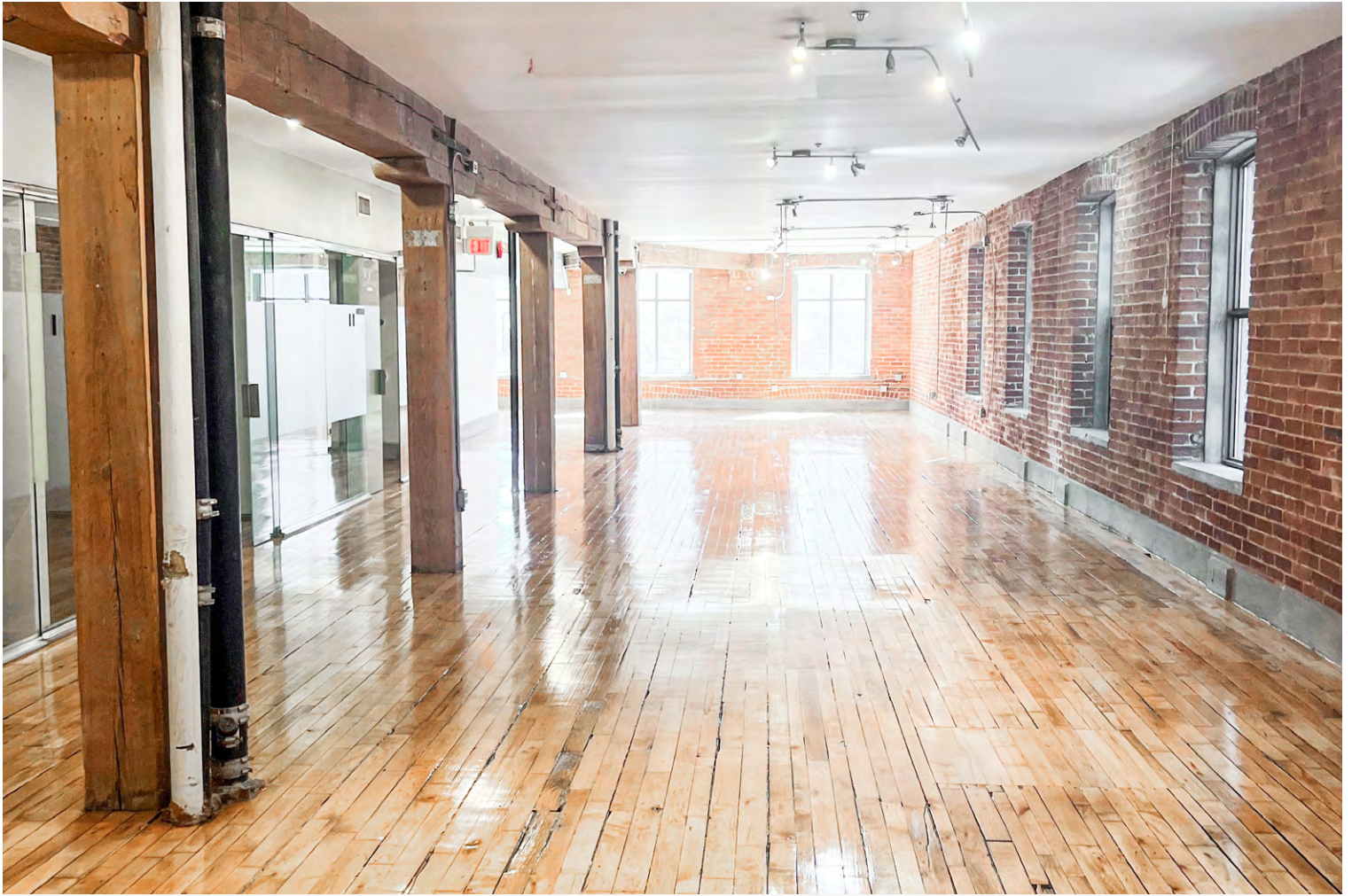
[→ Virtual Tour](#)





# Suite 204

- Bright brick and beam space with windows on 2 sides
- Built out with 4 offices on glass
- Suite is contiguous with unit 200 & 202 for a total of 11,427 SF



# Suite 204

3,300 sq. ft.

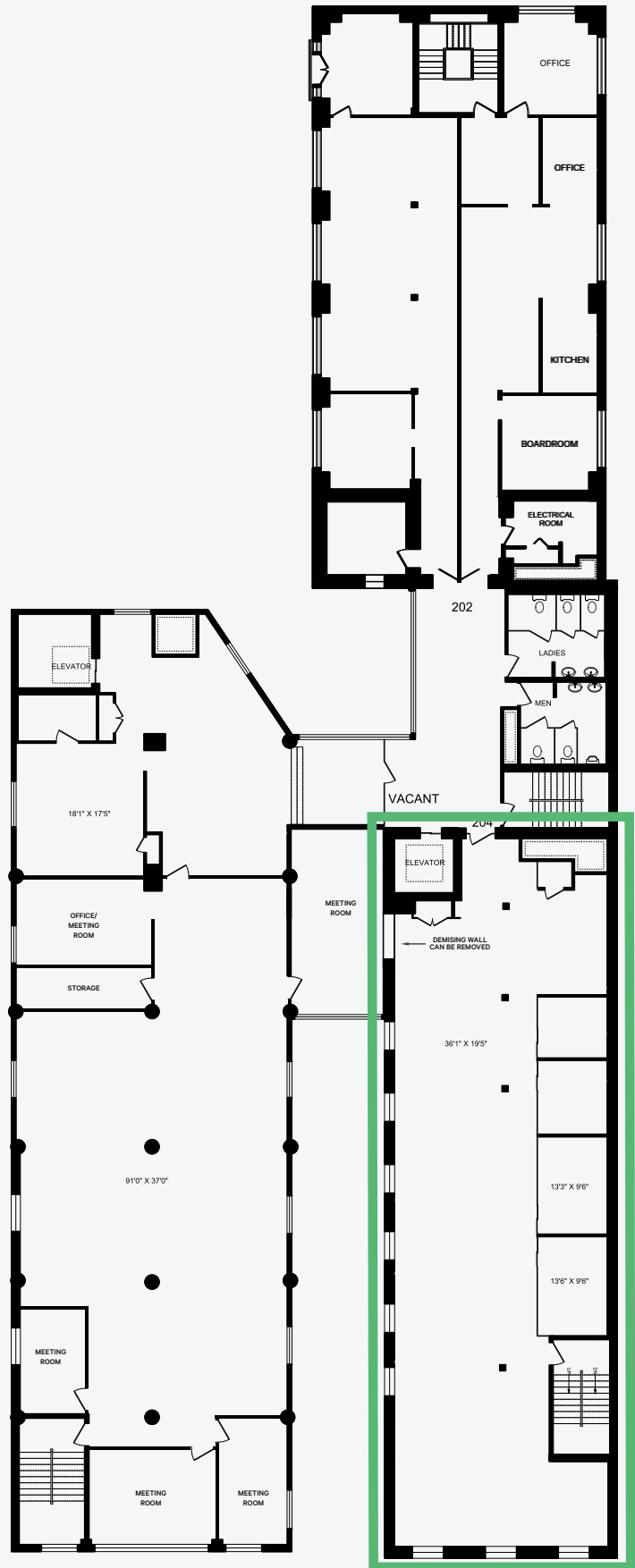
**Available**            Immediate

**Net Rent**             Contact Listing Agents

**Additional Rent (2023 est.)**    \$16.63

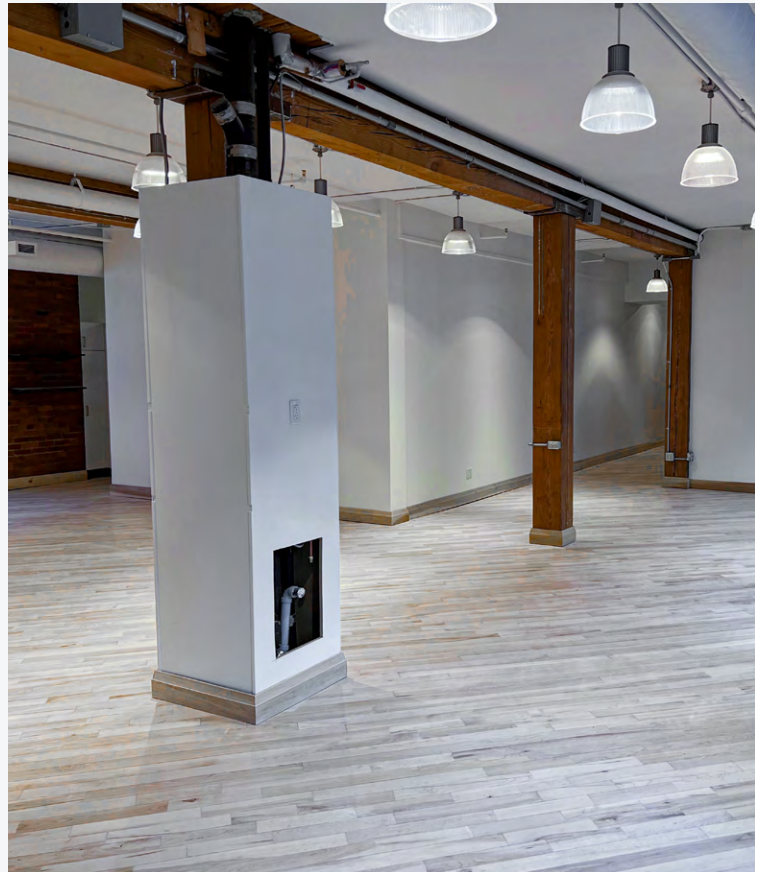
**Term**                  3 - 5 Years

[→ Virtual Tour](#)



# Suite 202

- Bright brick and beam space with windows on 3 sides
- Built out with 4 offices, kitchen and open space
- Suite is contiguous with unit 200 & 204 for a total of 11,427 SF





# Suite 202

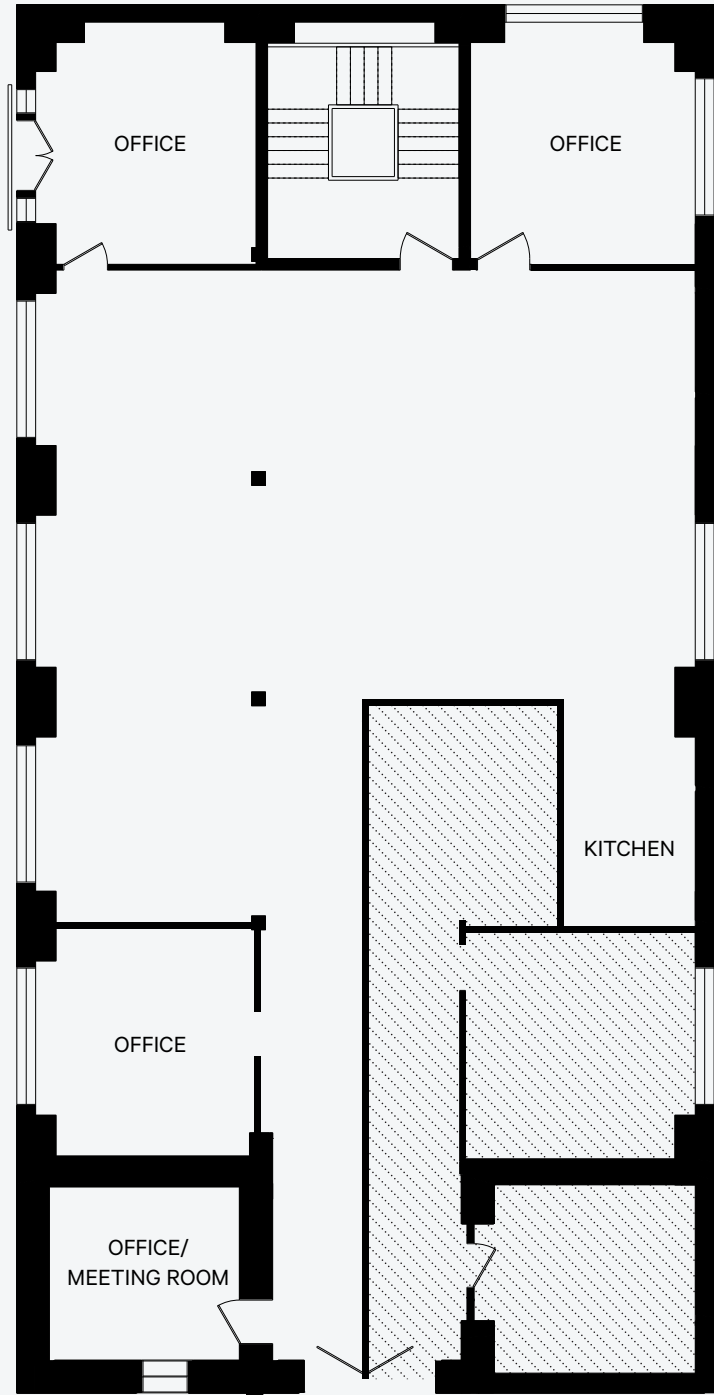
2,574 sq. ft.

**Available** Immediately

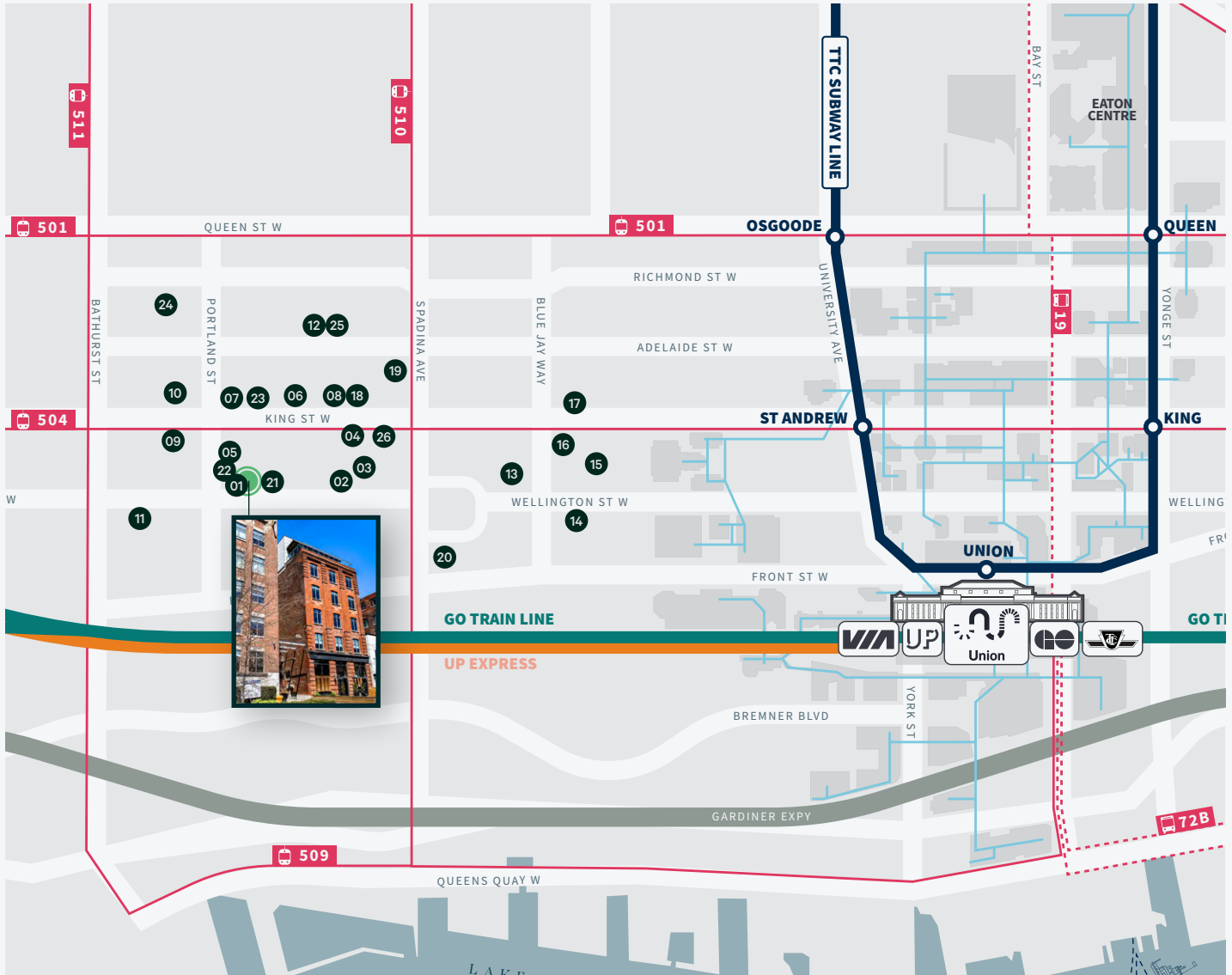
**Net Rent** Contact Listing Agents

**Additional Rent (2023 est.)** \$16.57  
(Includes Hydro)

**Term** 3 - 5 Years



# Amenities



**FOOD & DRINKS**

1. Marben
2. Mira
3. Xango
4. Baro  
Rodney's Oyster House  
Marbl  
SOMA Chocolate Maker  
Rabbit! Rabbit! Rabbit!
5. Shook
6. Belfast Love  
Wilbur Mexicana  
Jacobs & Co. Steakhouse

7. Anejo
8. Patria  
Pink Sky Toronto  
Myth
9. Ruby Soho  
Forno Cultura  
Starbucks  
Lavelle
10. Vela  
Ascari  
DASHA  
Buca Osteria & Enoteca  
The Parlour  
Lapinou

**HOTELS**

11. 1 Hotel Toronto
  12. Ace Hotel
  13. Bisha Hotel  
The Soho Hotel
  14. Residence Inn by Marriott
  15. Le Germain Hotel
  16. King Blue Hotel
  17. Hyatt Hotel
- SHOPPING & ENTERTAINMENT**
18. Patagonia Sportswear  
Call Her Juliet

19. Dollarama  
Homesense
20. LCBO
21. Herman Miller  
Contemporary Office  
Interiors

**FITNESS**

22. F45 Training
23. Elle Fitness
24. GoodLife Fitness
25. Barre3
26. Totum Life Science



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TORONTO, ONTARIO

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