



METROPOLITAN  
COMMERCIAL



**CO-OP COMMISSION**  
**\$1.20 PSF/YR**

# 626 KING ST WEST #302

## THIRD FLOOR SUBLEASE



# OFFICE SUBLEASE: PROPERTY DETAILS

**626 King Street West** turnkey office space in downtown Toronto. The office is open concept with large windows, hardwood flooring, 16 built out offices, and two boardrooms.

The unit is equipped with a private kitchenette, two washrooms, and both passenger and freight elevator access. Workstations and some furniture could remain. Additionally, the unit is individually climate controlled with air conditioning and forced air gas heating. For staff and client convenience, there is ample paid parking in the area in addition to the reserved tandem parking for 10 cars at the rear of the building.

Excellent for a variety of professional office uses.

## LOCATION

King Street West between Bathurst and Portland Street.  
**CLICK FOR MAP**

## BUILDING DETAILS

Suite 302 – 5,393 SF

## RENTAL RATE

\$40.00 PSF/YR Semi-Gross

## ADDITIONAL RENT

Hydro

## TERM

Until March 31, 2023 (Direct Deal with Landlord Possible)

## POSSESSION

Oct 1, 2021 (Possibly Earlier)

## PARKING

10 Tandem Parking Spaces Available

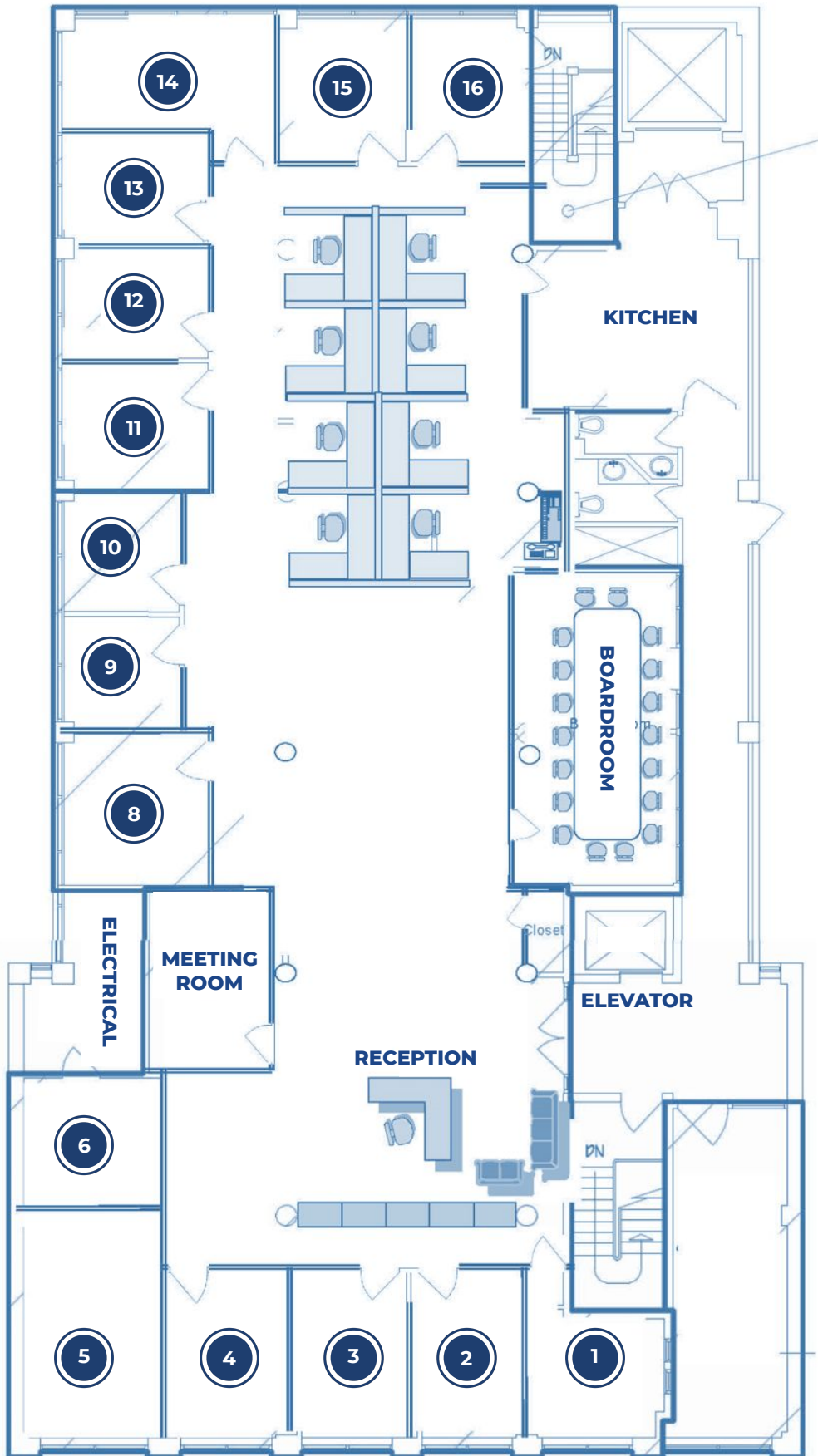
## CO-OPERATING COMMISSION

**\$1.20 PSF/YR**



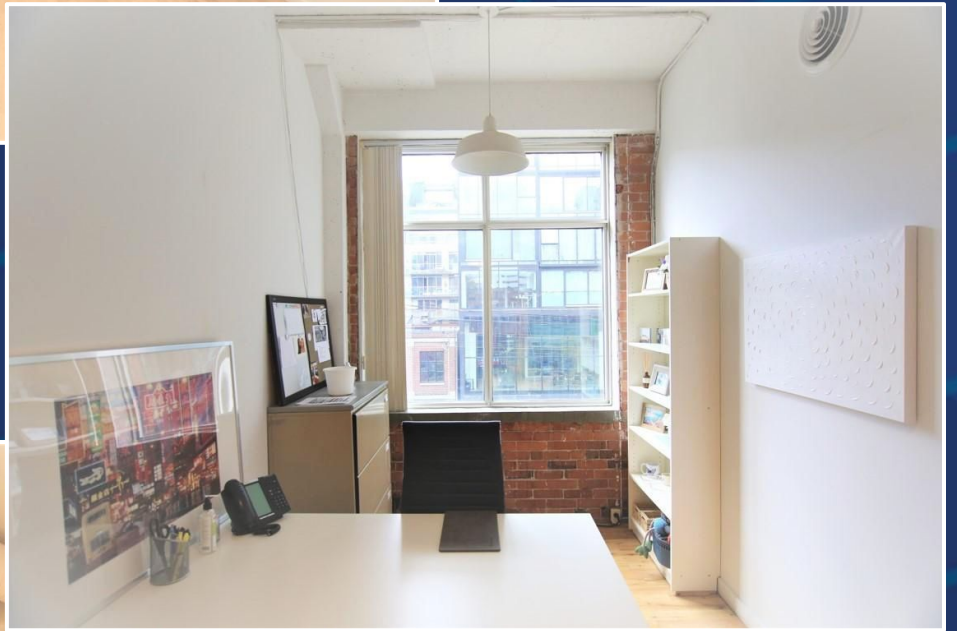
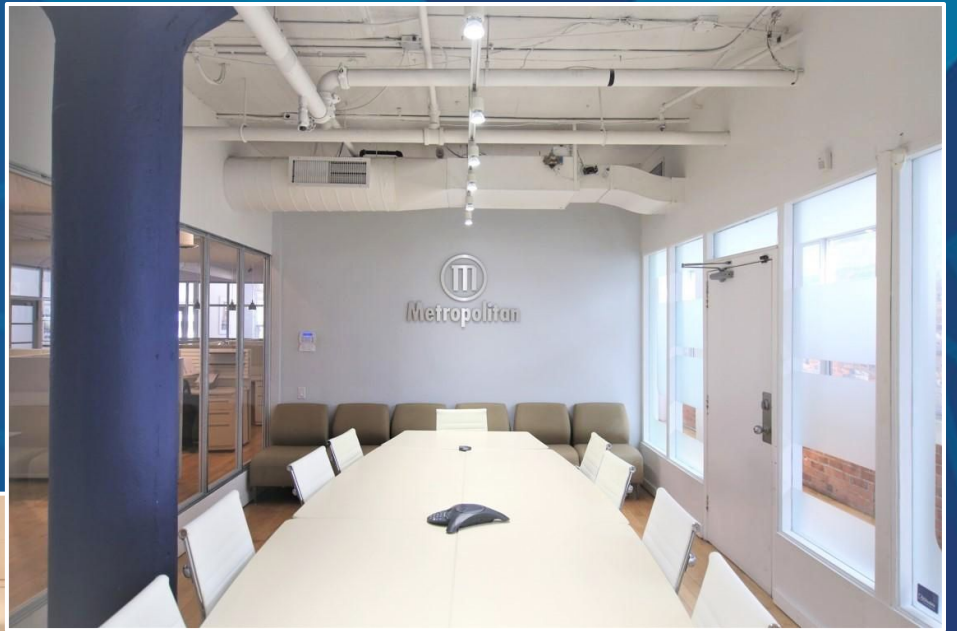
# FLOOR PLAN - 5,393 SF

 = PRIVATE OFFICES





# INTERIOR PHOTOS



626 KING ST WEST #302



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