



For Sublease: Office



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Virtual Tour!

40 Hanna Avenue

Premium Brick & Beam Sublease in Liberty Village

Lennard:

Here is where your business will *grow*.

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40 Hanna Avenue

Premium Brick & Beam Sublease in Liberty Village



Suite 403

10,525 - 11,725 SF

(Separate 1,200 SF kitchen can be included)



Availability

April 1, 2023



Space Highlights

- Open concept with meeting rooms
- Opportunity to create your own corporate identity



Term

October 31, 2030

(shorter term will be considered)



Net Rent

Contact Joseph Wise

Additional Rent

\$18.15 PSF

(utilities separately metered)



Listing Agents

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*Sales Representative

Property Highlights

- Great location surrounded by many amenities
- Operable windows all around
- Walking distance to a wide selection of local favorites
- Approximately 3 Minutes walk to 504 King Streetcar
- Approximately 7 Minutes walk to Exhibition GO Station
- Approximately 3 Minutes drive to Gardiner Expressway

40 Hanna Avenue



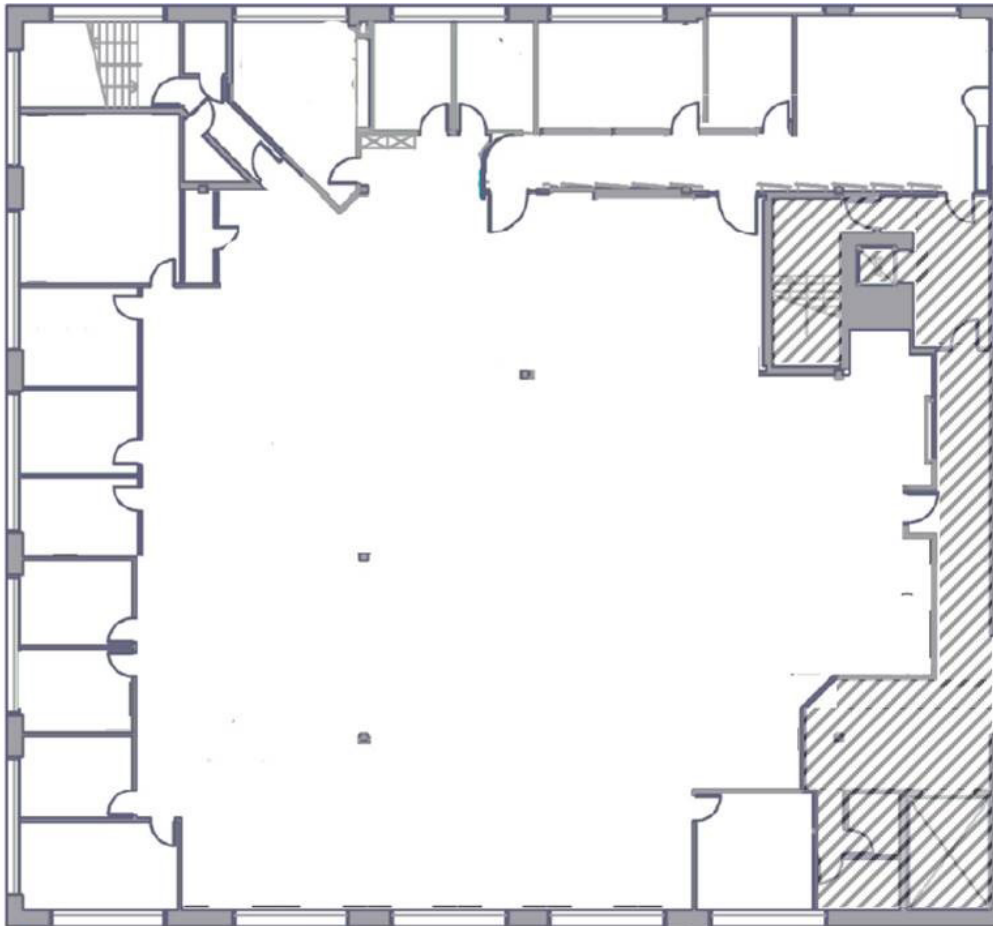
What's Near By

40 Hanna Avenue is surrounded by many amenities and some of Toronto's most iconic locations. Metro, Starbucks, Tim Hortons, The Craft Brasserie & Grille, Booster Juice, and many more are located within walking distance of 40 Hanna Avenue. To the south side by Gardiner Expressway, there's CNE and the Exhibition Place as well as flexible accessibility to multiple transportation such as Exhibition GO Station and 504 King TTC Streetcar.

Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage 2022.

40 Hanna Avenue

Suite 403: 10,525 - 11,725 SF



- Potential for 100-150 workstations depending on layout
- 10 private rooms throughout (offices / meeting rooms)
- Large and small collaboration areas
- A separate 1,200 SF kitchen can be included, bringing total area to 11,725 SF

* hatched area not included in Premises

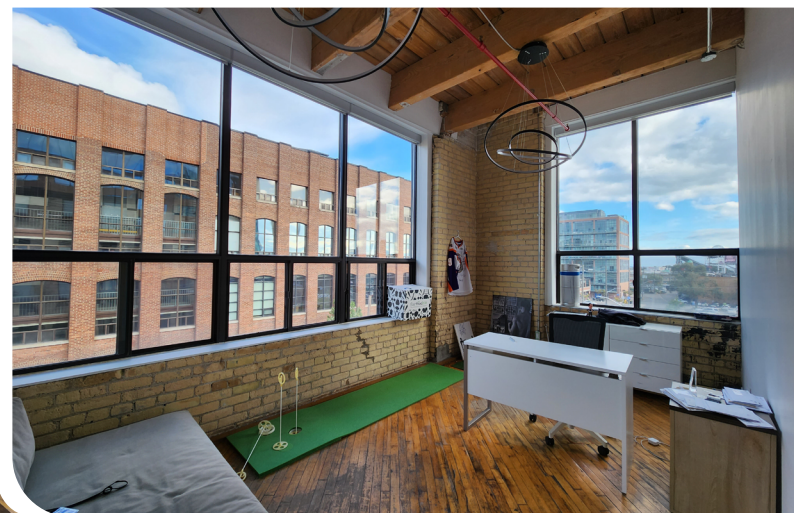
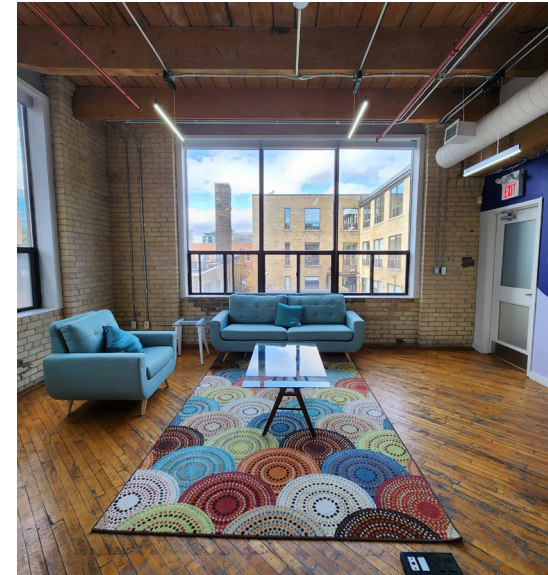
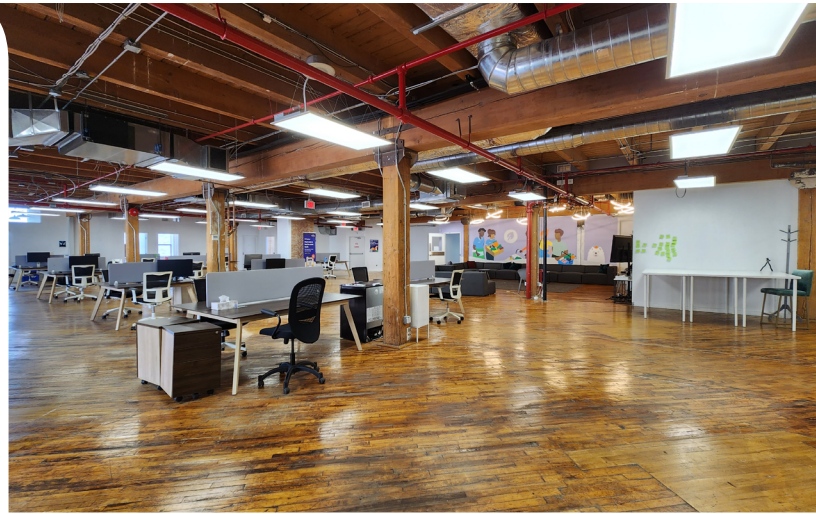


*Floor Plan not an exact as-built

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