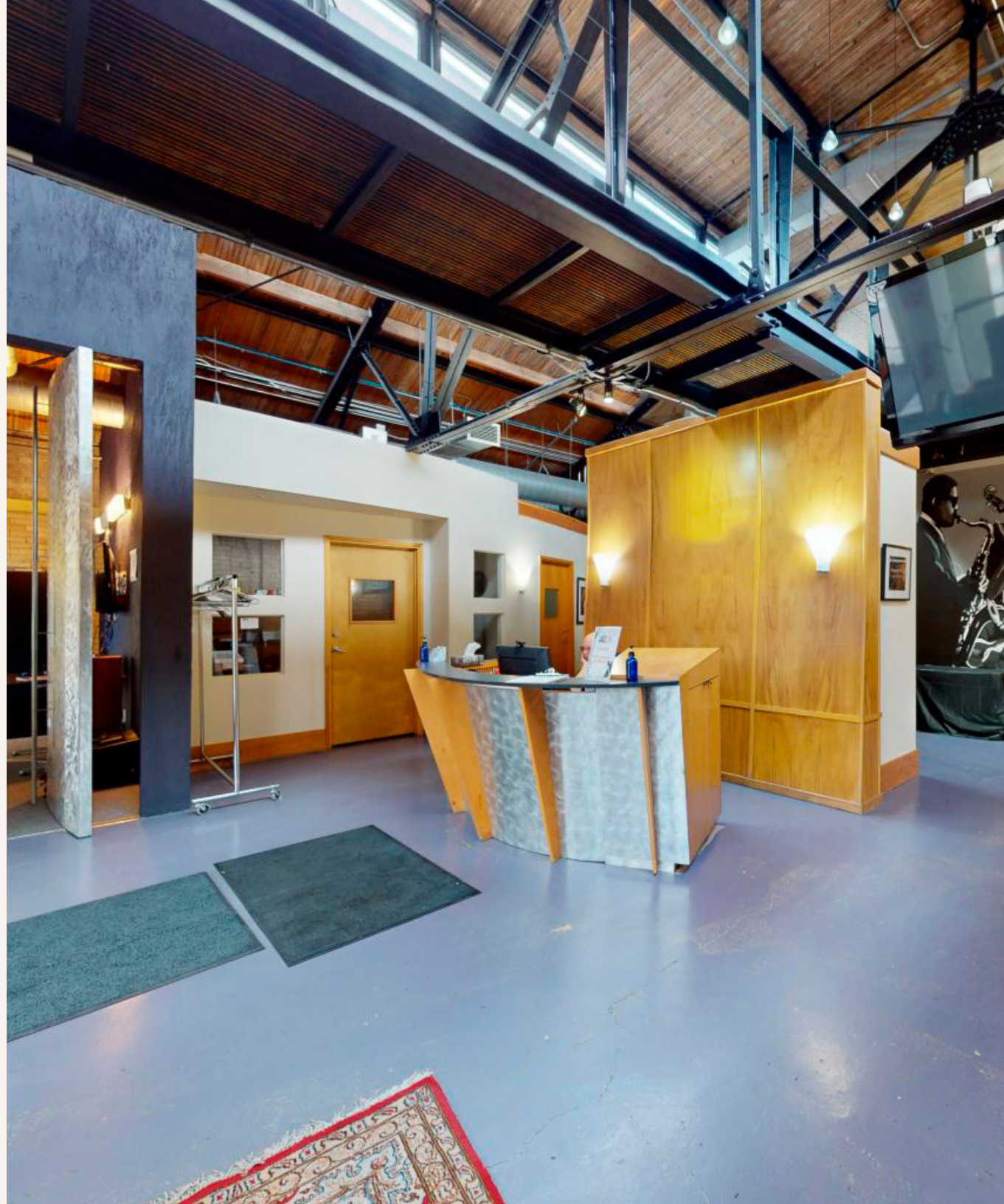


jll.com

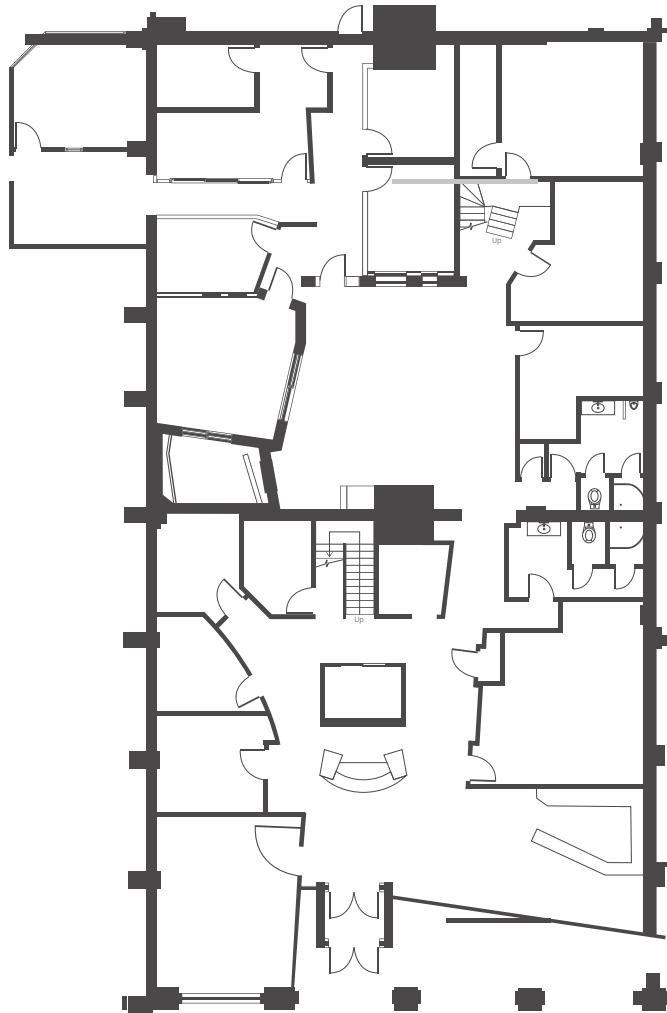
4 Pardee Avenue

For Sublease

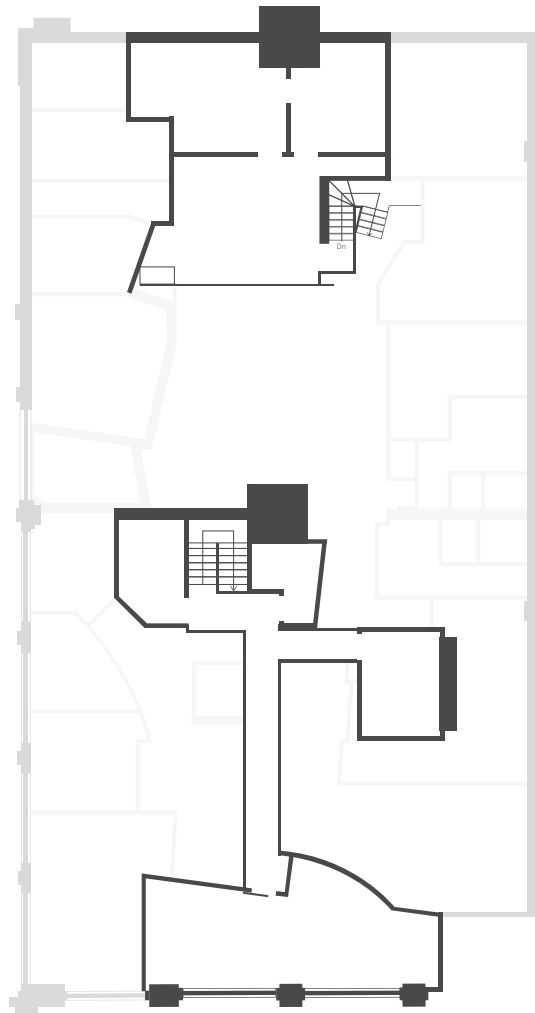


For sublease

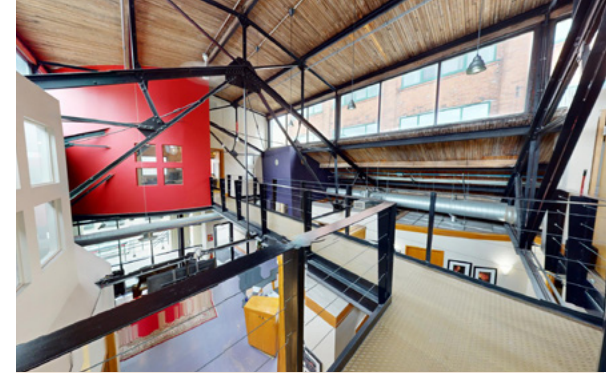
Floor plans



Ground Floor



Mezzanine



Discover the ultimate creative hub for your office at 4 Pardee Avenue. Situated in the heart of Liberty Village, this space offers easy access to a vibrant community of like-minded creative professionals.

This expansive 9,534 SF space spans across the ground floor and mezzanine, providing endless possibilities for customization.

From studio space and lounge areas to private offices, this layout caters to your every need. Take advantage of this exceptional opportunity to bring your creative visions to life.

Sublease Info

Address: 4 Pardee Avenue

Total Size: 9,534 SF

- **Ground Floor:** 7,200 SF

- **Mezzanine:** 2,334 SF

Availability: Immediate

Term: Expires September 29th, 2027

Asking Net Rent: Contact Listing Agents

Additional Rent: \$15.06 PSF

Sublease Highlights

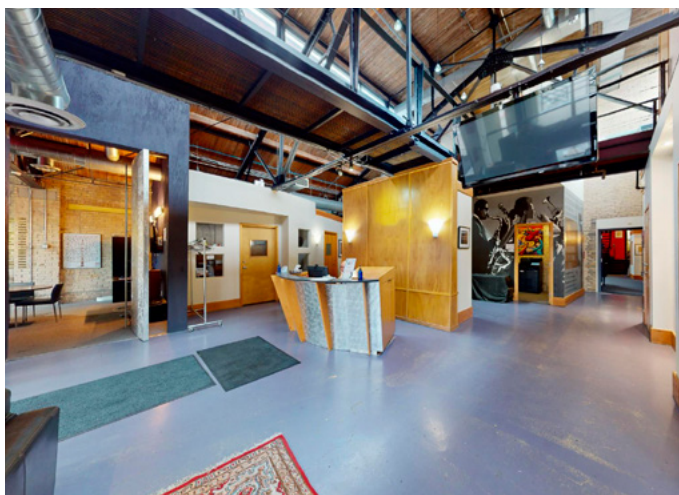
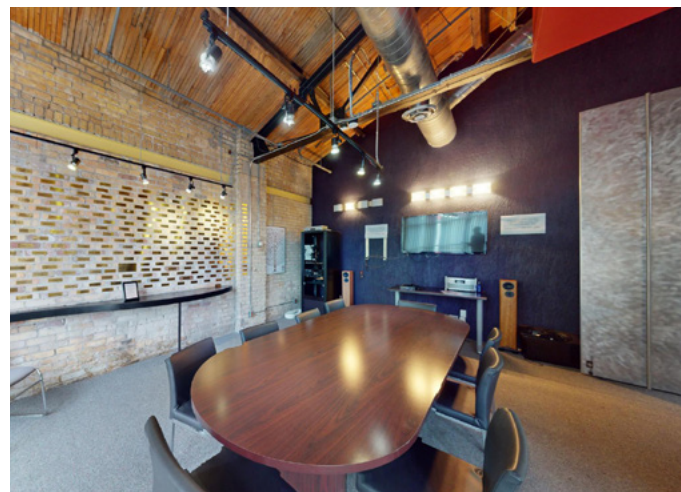
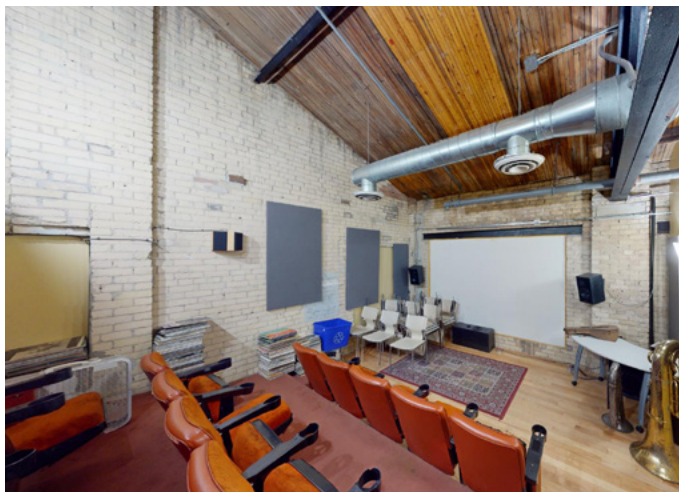
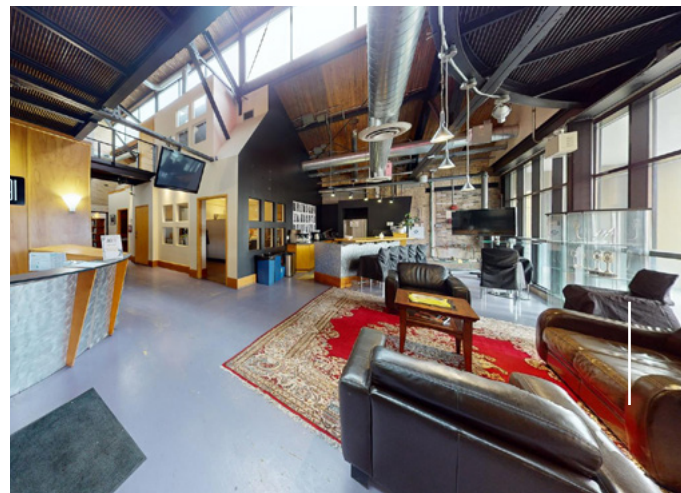
5-minute walk from King TTC Streetcar

7-minute walk from Exhibition GO

8 parking stalls available

For sublease

*Experience the
property with our
virtual tour*



Amenities map



Location

Walk Score® | 95
Transit Score® | 92
Bike Score® | 57
Less than a four minute
walk to Queen streetcars

Restaurants

1. School
2. Caffino
3. Mildred's Temple Kitchen
4. Freshii
5. Harvey's
6. Merci Mon Ami

Health & wellness

7. RCFLV
8. F45 Training
9. GoodLife Fitness
10. The Gym at 99 Sudbury

Services

11. RBC Royal Bank
12. Scotiabank
13. TD Canada Trust
14. BMO Bank of Montreal

- GO Transit
- Toronto Bus Route
- 504 King Streetcar

We can support you with expert advice that reflects your business needs and priorities

Ethan Case

Associate Vice President
ethan.case@jll.com
+647 268 0684

Brett Elofson

Executive Vice President
brett.elfson@jll.com
+416 304 6061

Allie Morash

Associate
allie.morash@jll.com
+647 383 7273

About JLL

JLL (NYSE: JLL) is a leading professional services firm that specializes in real estate and investment management. JLL shapes the future of real estate for a better world by using the most advanced technology to create rewarding opportunities, amazing spaces and sustainable real estate solutions for our clients, our people and our communities. JLL is a Fortune 500 company with annual revenue of \$16.6 billion in 2020, operations in over 80 countries and a global workforce of more than 91,000 as of March 31, 2021. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated.

