

# TURNKEY **SUBLEASE** OPPORTUNITIES

Multiple Large Blocks

Toronto, Ontario

All spaces zoned assembly  
with significant base building  
upgrades.

Currently built out as education  
space, but ability to cater to  
various industries and users.





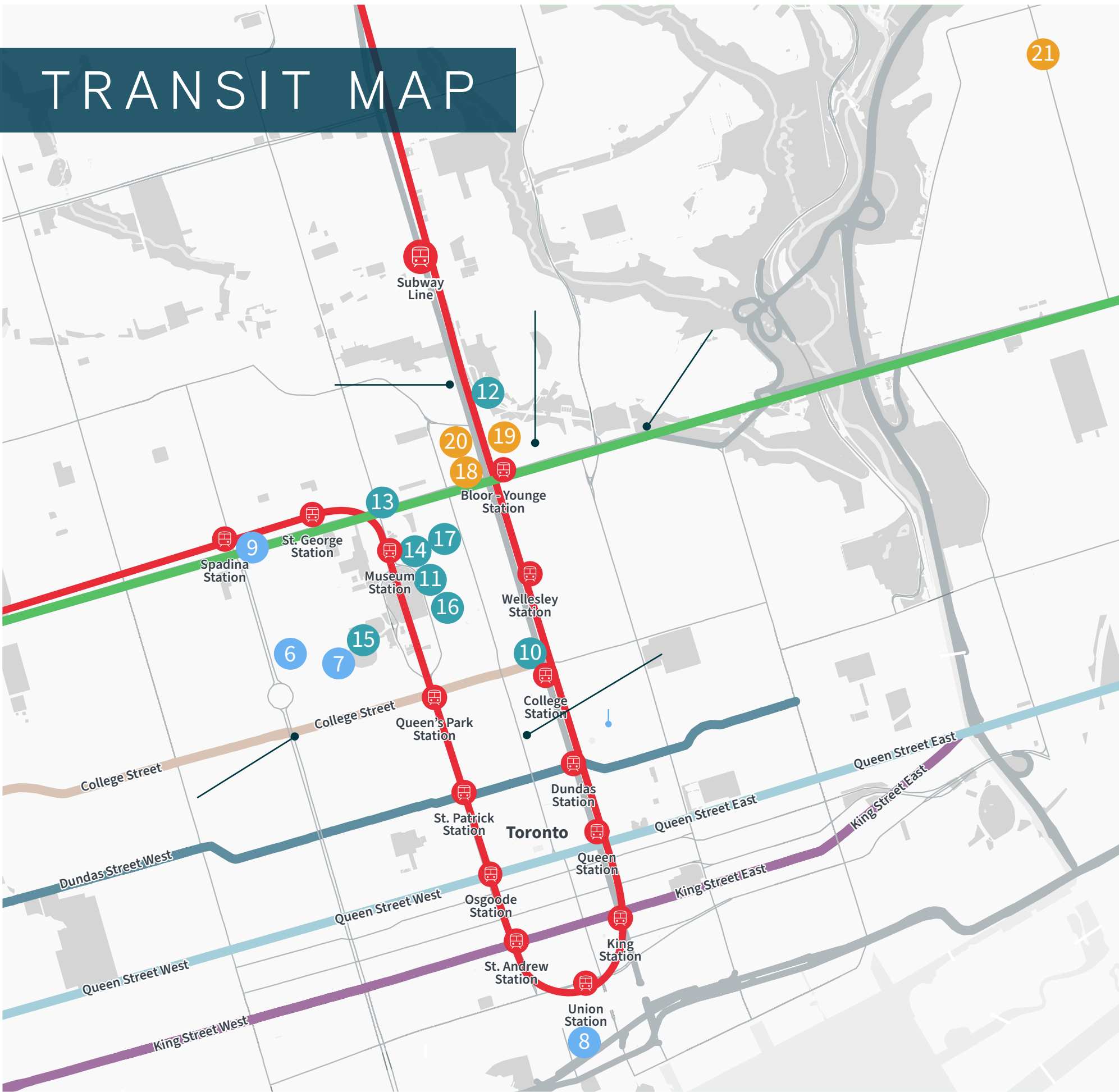


# TABLE OF CONTENTS

TRANSIT MAP

04

# TRANSIT MAP



## PROPERTIES

- 120 Bloor Street East
- 655 Bay Street
- 255 College Street
- 425 Bloor Street East
- 920 Yonge Street



## UNIVERSITIES

- 6. University of Toronto
- 7. University of Toronto
- 8. University of Toronto
- 9. University of Toronto



## COLLEGES

- 10. Emmanuel College
- 11. Oxford College of Arts
- 12. Anderson College of Health
- 13. Victoria College
- 14. University College (Main Building)
- 15. Regis College
- 16. Kintore College
- 17. Canadian Business College



## LIBRARIES

- 18. Toronto Public Library - Toronto Reference Library
- 19. Toronto Public Library - Yorkville Branch
- 20. Toronto Public Library - City Hall Branch
- 21. Toronto Public Library - City Hall Branch

- TTC Bloor - Danforth Subway Line
- TTC Subway Line
- College Street Car Line
- Dundas Street Car Line
- Queen Street Car Line
- King Street Car Line

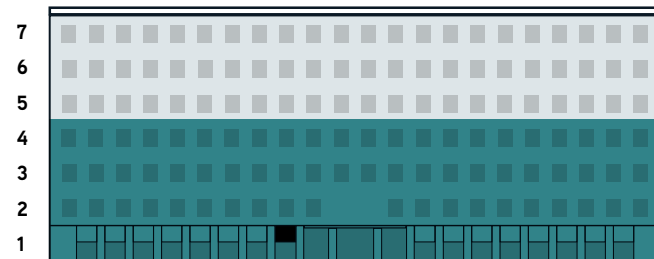


# 120

## BLOOR STREET EAST



■ Sublease  
■ Direct Space - Available 2025



Expiry Date:	30-Apr-36	
Available:	180 days	
Rentable Area per Unit/Floor (SF):	100	21,440 Sq. Ft.
	200	33,402 Sq. Ft.
	300	33,460 Sq. Ft.
	400	33,458 Sq. Ft.
<b>Total</b>	<b>121,760 Sq. Ft.</b>	
Additional Rent (2024):	\$26.11 PSF	
Capacity/Occupancy (per floor):	100	929
	200	586
	300	586
	400	586
<b>Total</b>	<b>2,687</b>	

Number of Classrooms (per floor):	100	15
	200	16
	300	17
	400	14
<b>Total</b>	<b>62</b>	
Number of washroom Stalls (per floor):	100	9
	200	17
	300	20
	400	20
Internal Staircase (Y/N):	No	
Existing Signage Locations:	Bloor St. pylon and entryway signage	
Parking at the building:	10 stalls	
Accessibility:	Yes	
Entrance:	Dedicated private entrance on Park Rd	
Furniture:	Negotiable	

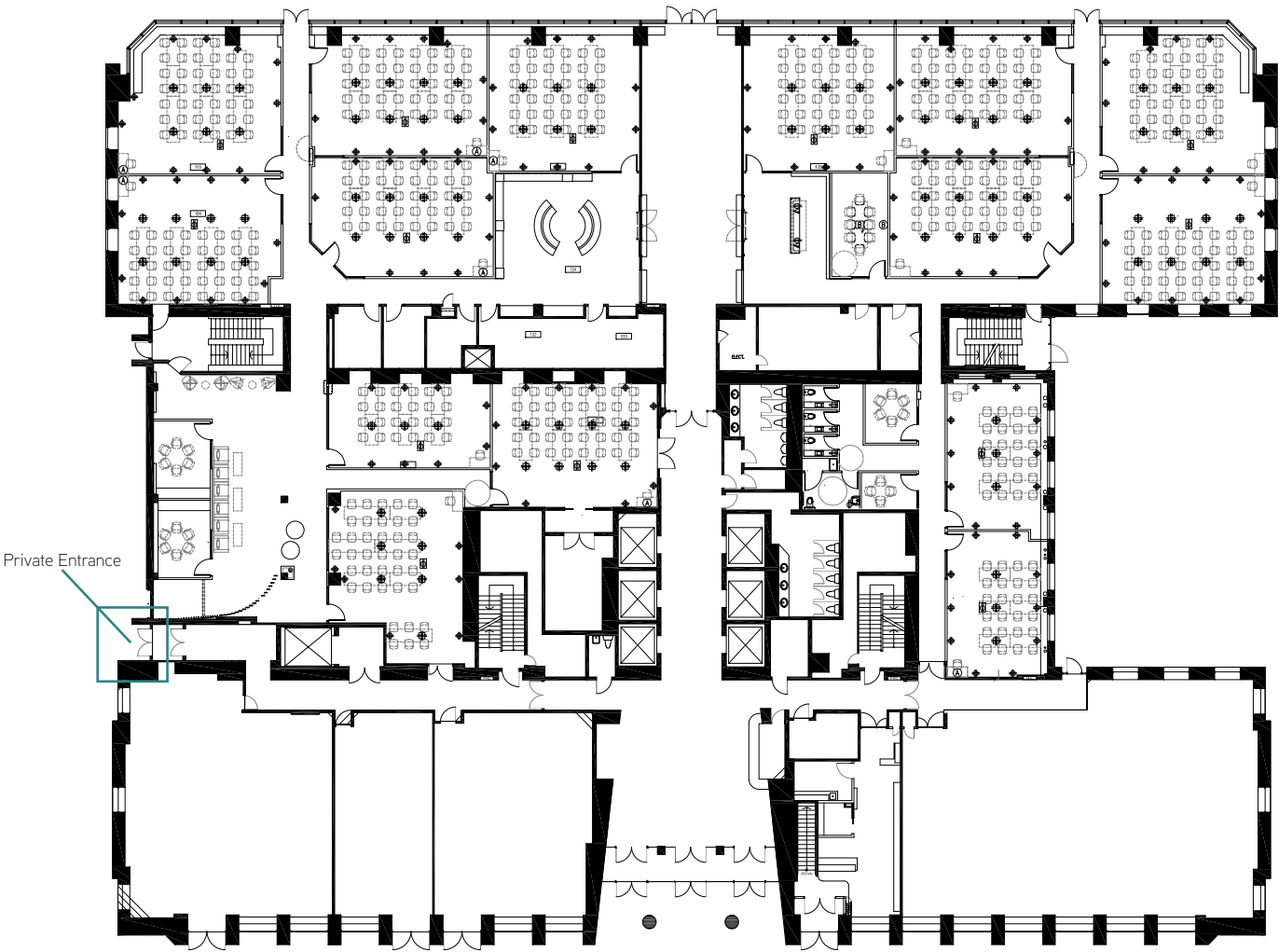




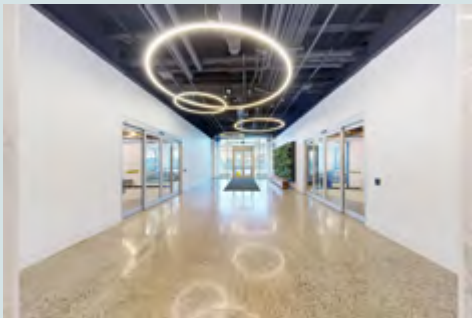
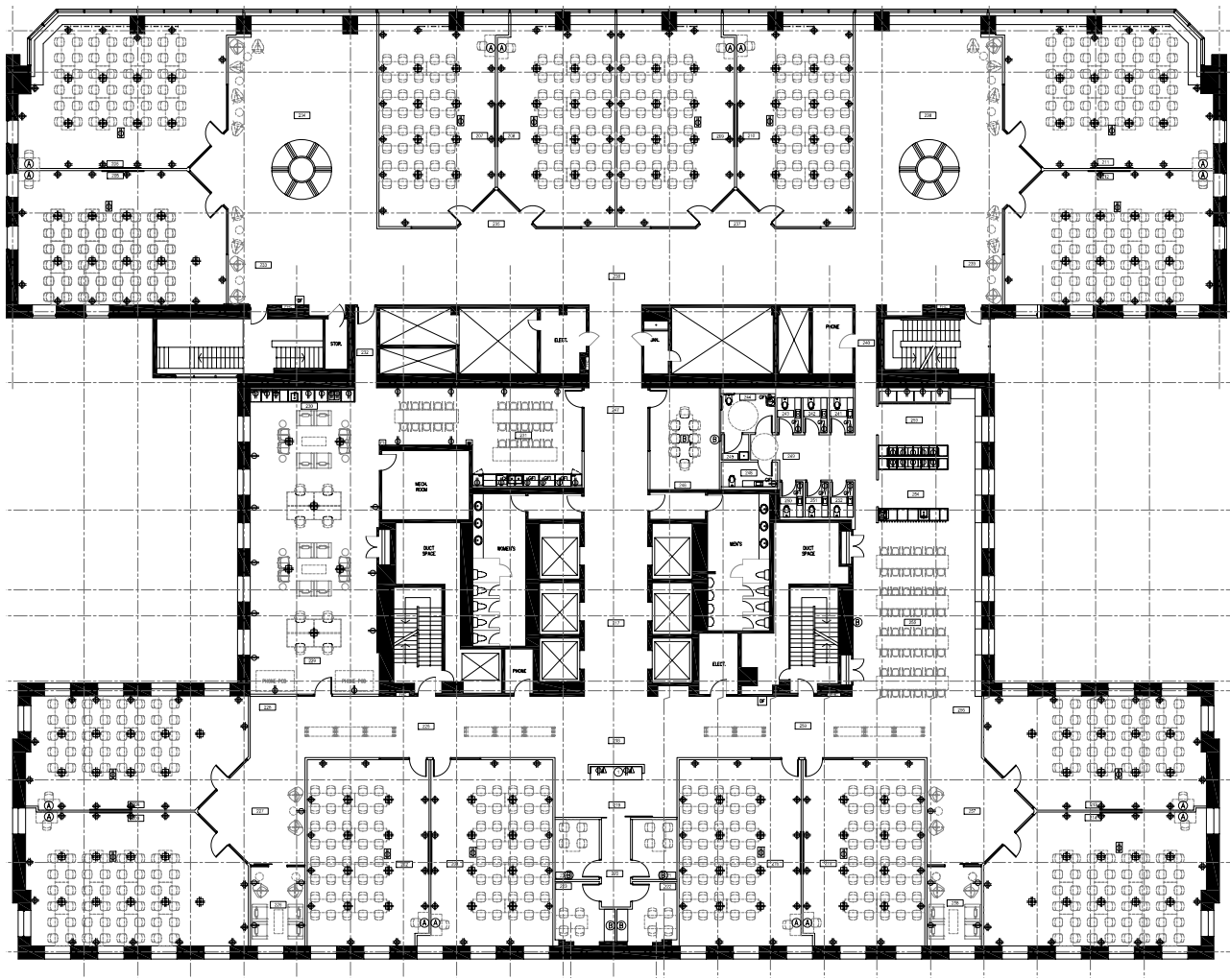
# FLOOR PLANS



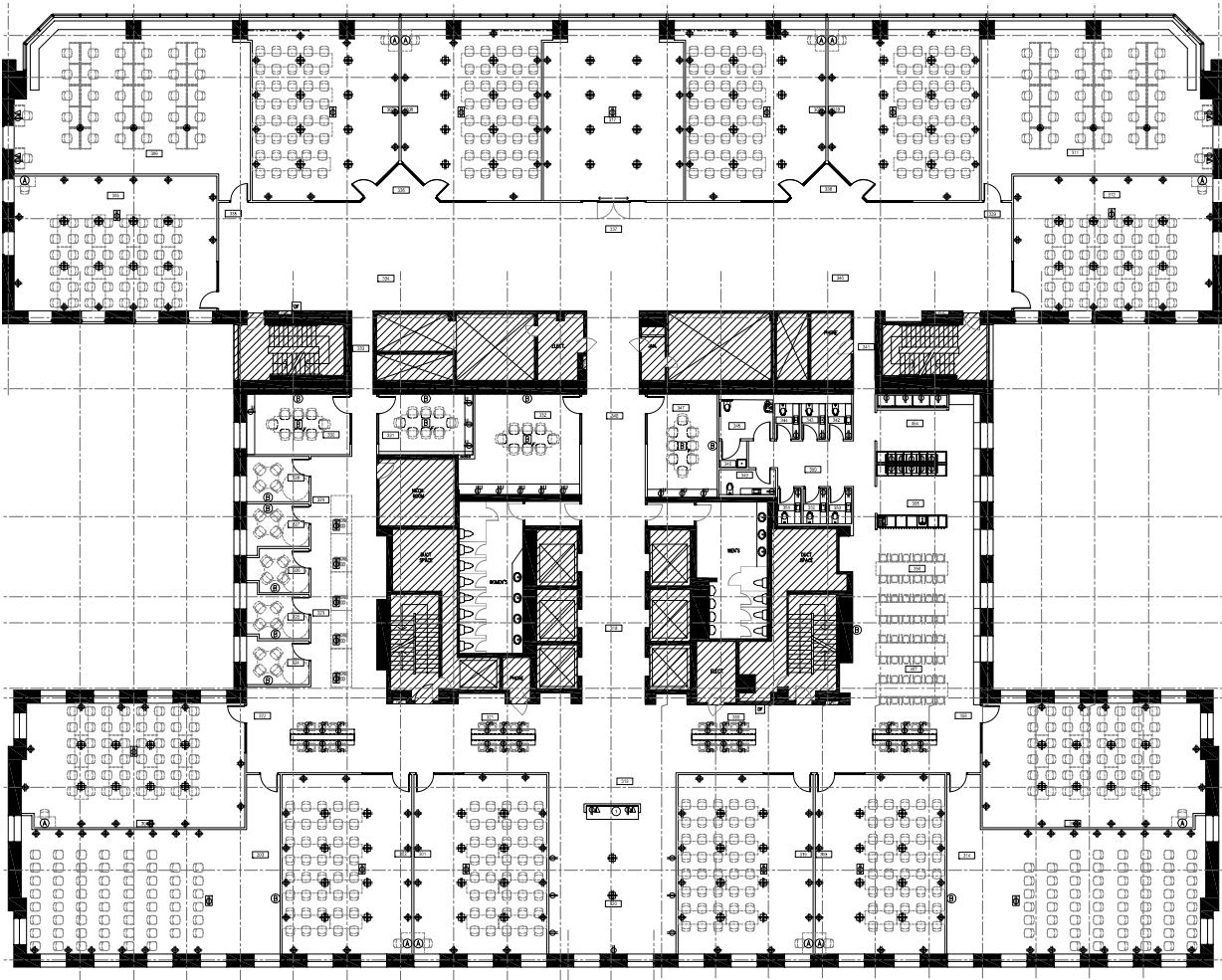
GROUND FLOOR - 21,440 SQ. FT.



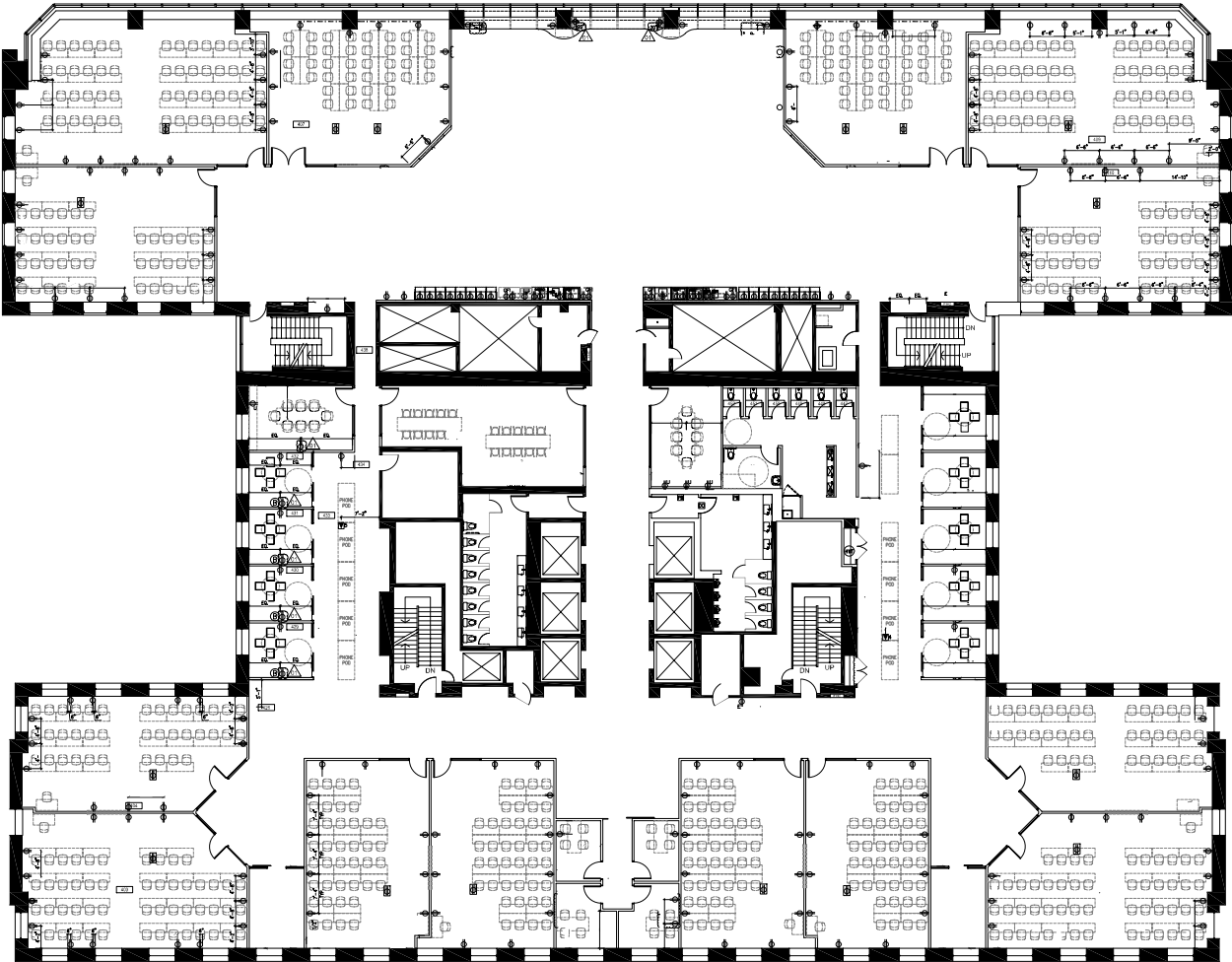
2ND FLOOR - 33,402 SQ. FT.



3RD FLOOR - 33,460 SQ. FT.



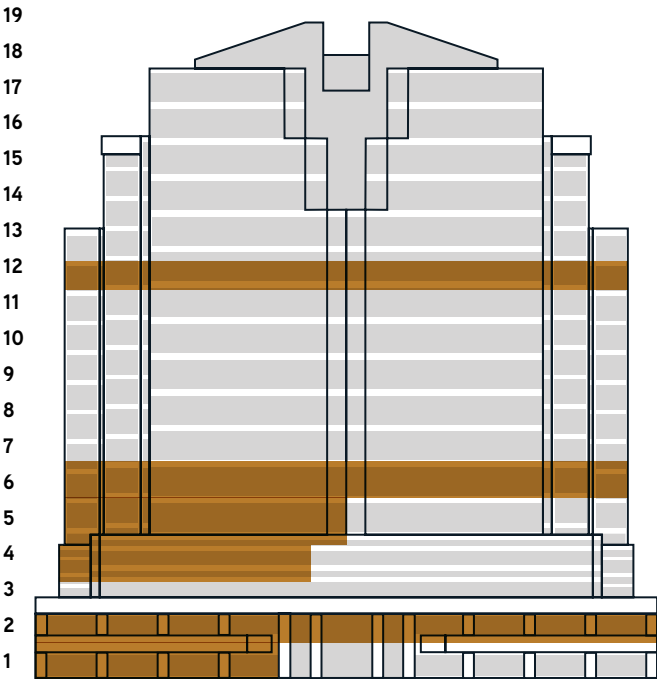
4TH FLOOR - 33,458 SQ. FT.





# 655

BAY STREET



Expiry Date:	30-Sep-35	
Available:	180 days	
Rentable Area per Unit/Floor (SF):	100	4,266 Sq. Ft.
	200 & 201	19,323 Sq. Ft.
	400	8,357 Sq. Ft.
	500	10,778 Sq. Ft.
	600	19,815 Sq. Ft.
	1200	19,811 Sq. Ft.
Total		82,350 Sq. Ft.
Number of Classrooms (per floor):	200 & 201	14
	500	8
	600	12
	1200	12
Total		46
Additional Rent (2024):	\$25.07 PSF	
Capacity/ Occupancy (per floor):	100	422
	200 & 201	285
	400	162
	500	215
	600	285
	1200	285
Total		1,654

Number of Wasrooms (per floor):	100	8
	200 & 201	10
	400	6
	500	6
	600	13
	1200	10
Total		53
Internal Staircase (Y/N):	No	
Existing Signage Locations:	Signage on the Corner of Walton Street and Bay Street, Street level on Bay Street and building signage on the 16th floor	
Parking at the building:	Parking available at the building	
Accessibility:	Yes	
Entrance:	Retail zoning plus patio on ground level, with direct access from Bay Street.	
Furniture:	Negotiable	

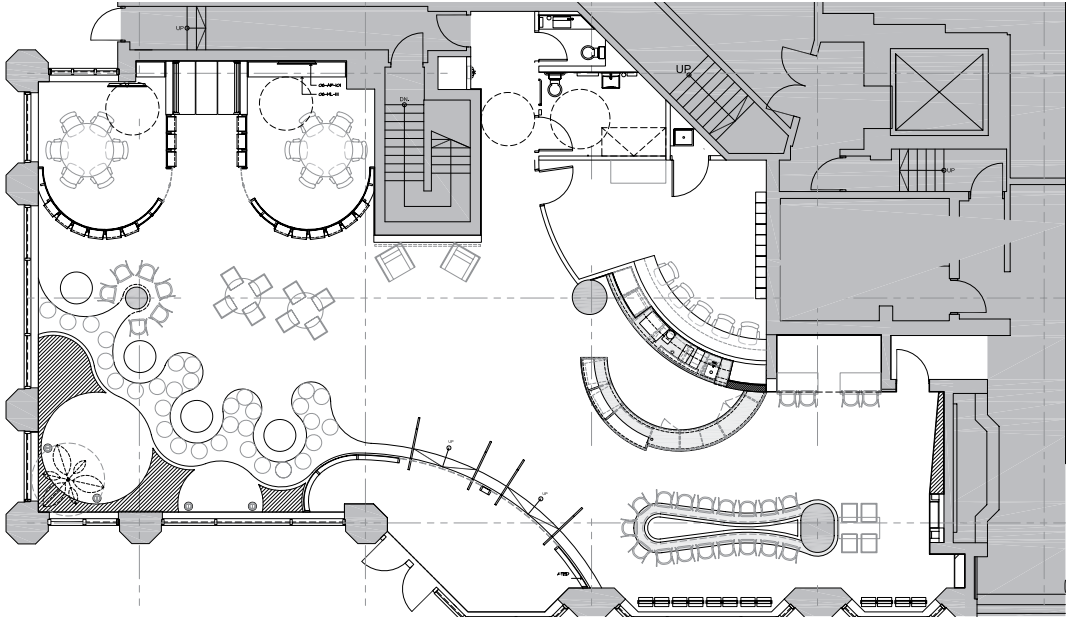




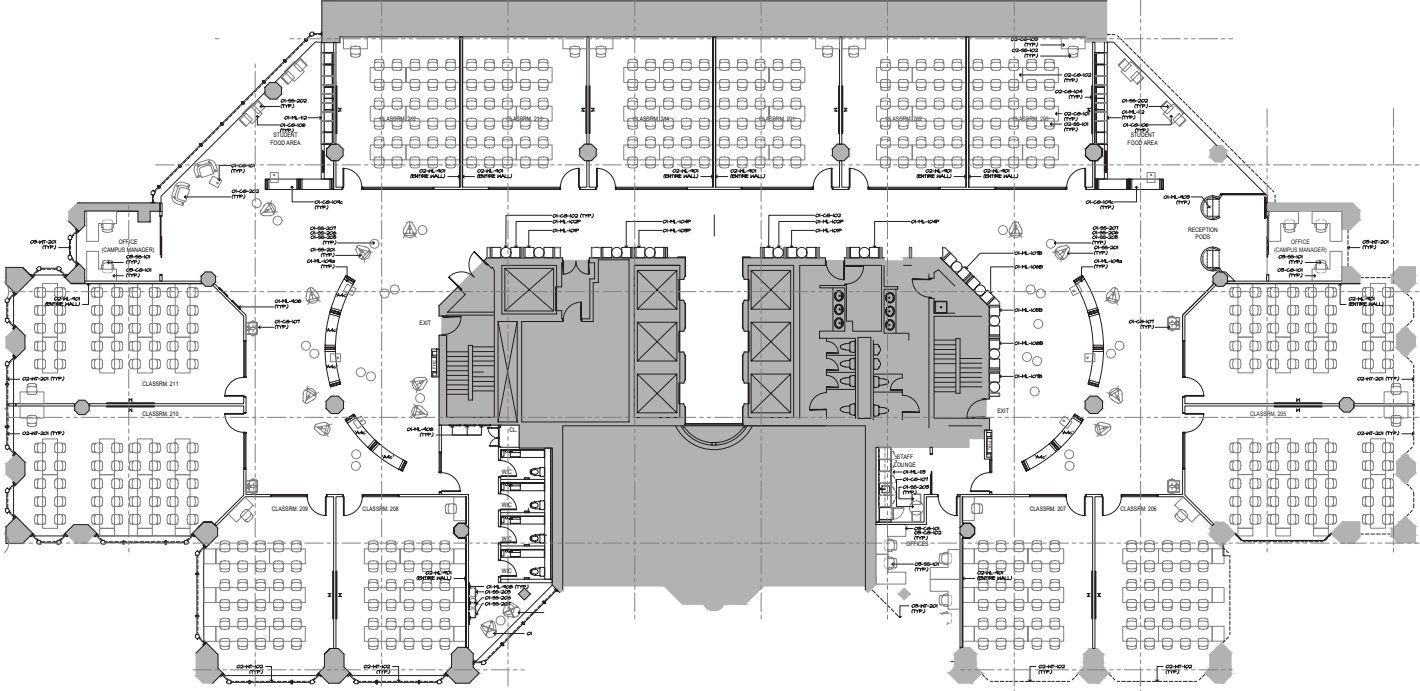
# FLOOR PLANS



GROUND FLOOR - 4,266 SQ. FT.

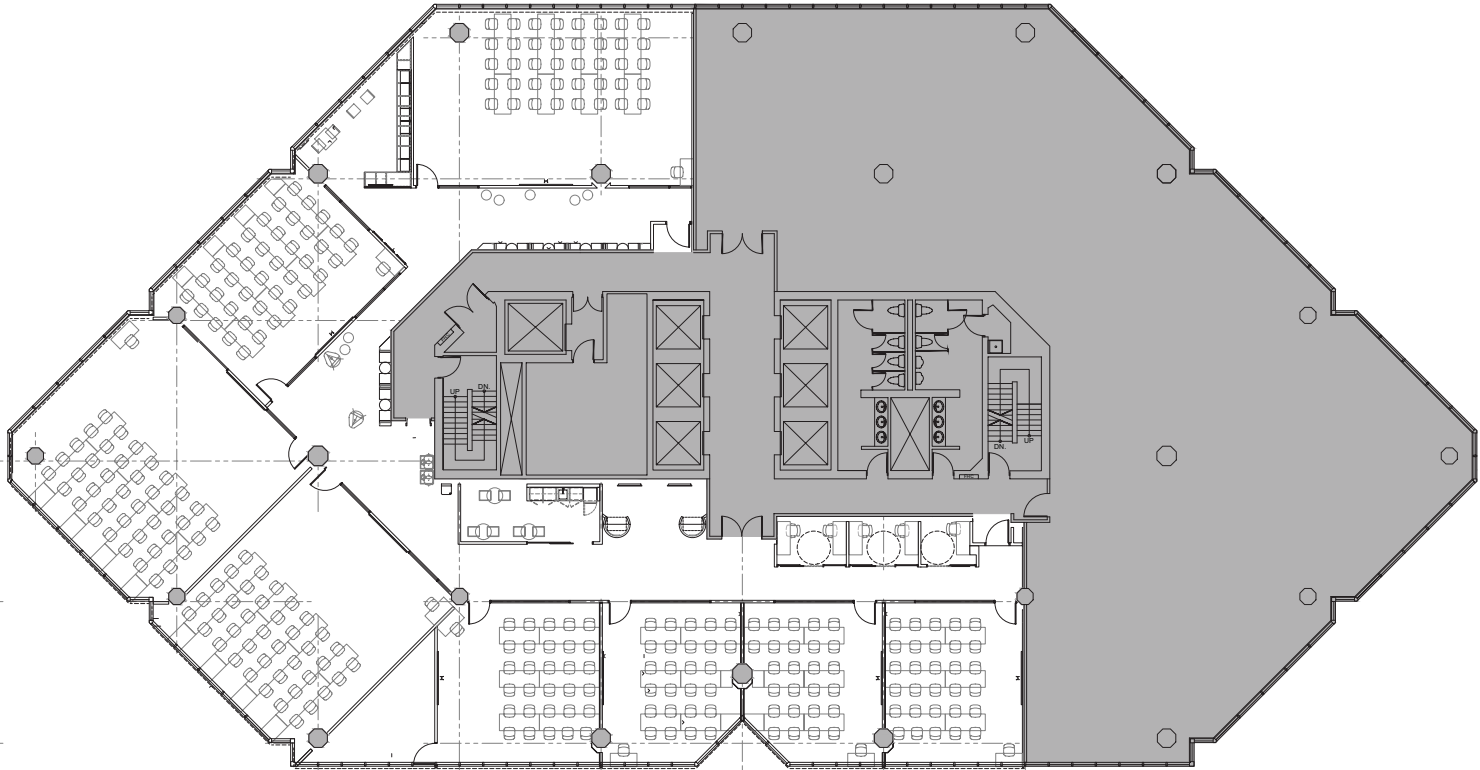


2ND FLOOR - 19,323 SQ. FT.

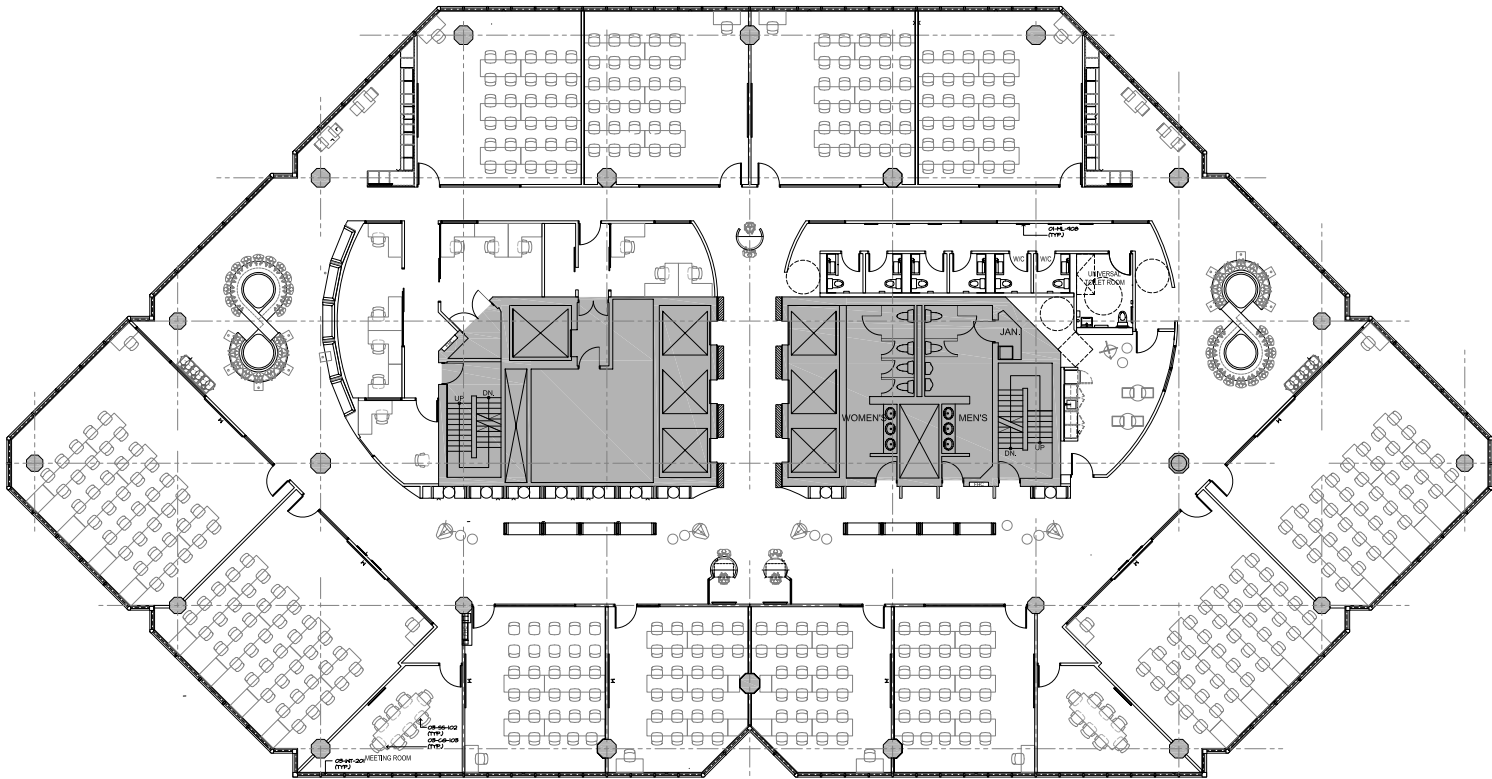




5TH FLOOR - 10,778 SQ. FT.



6TH FLOOR - 19,815 SQ. FT.

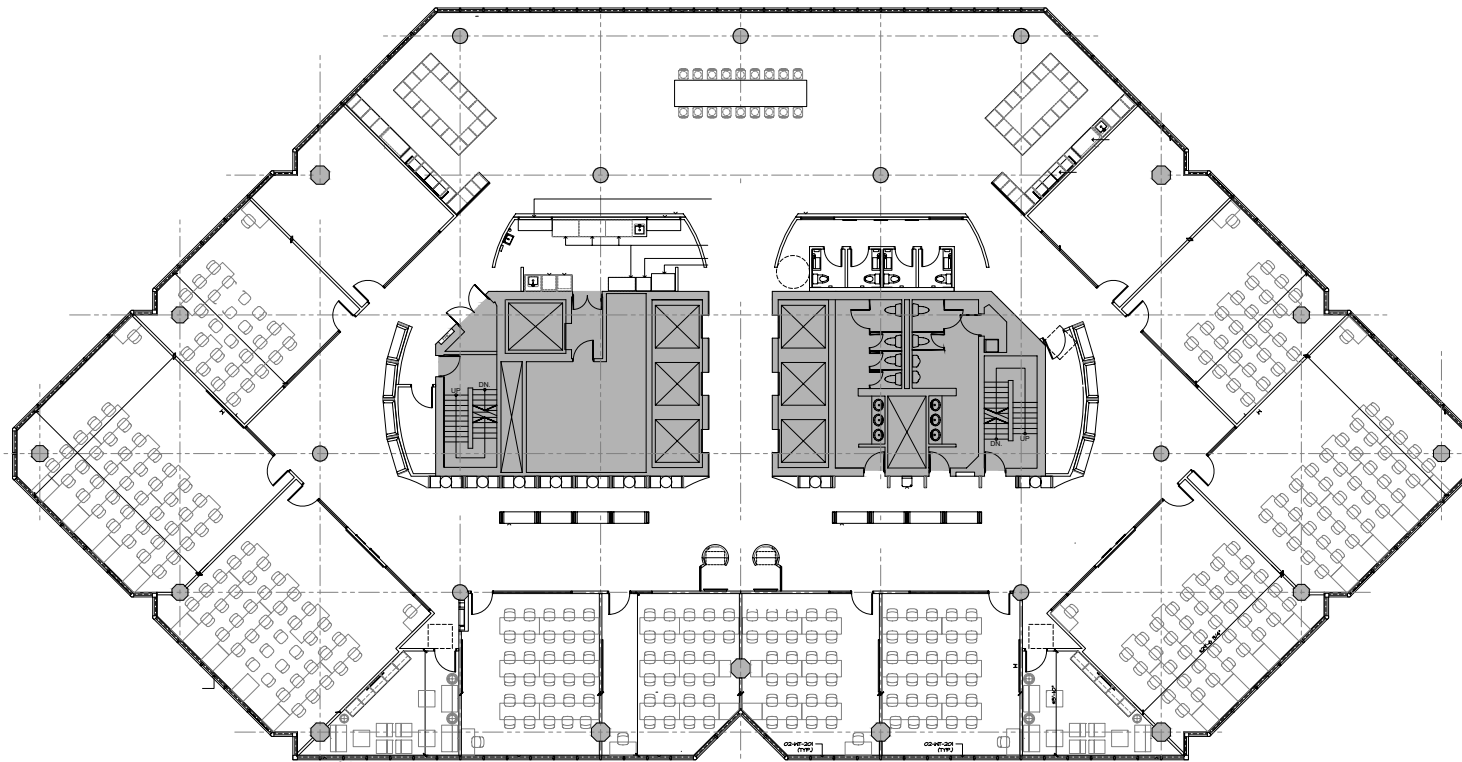






VIRTUAL TOUR

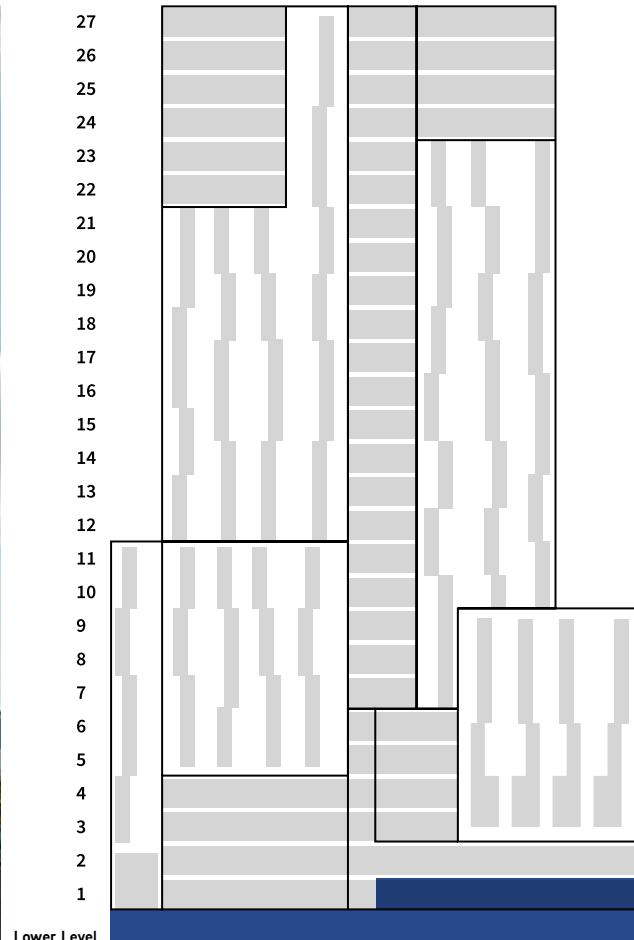
12TH FLOOR - 19,811 SQ. FT.





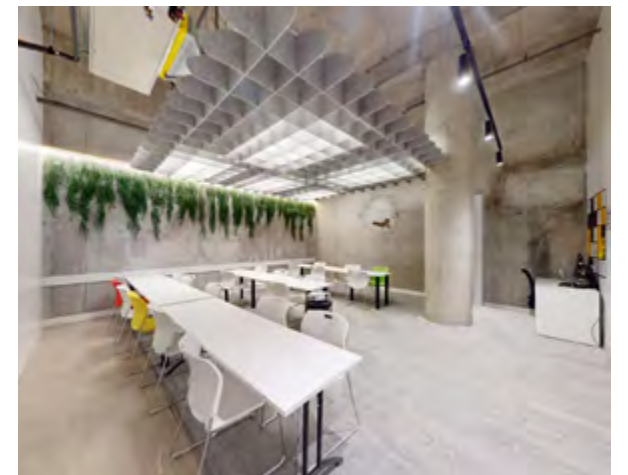
# 255

## COLLEGE STREET



Expiry Date:	30-Nov-31	
Available:	90 days	
Rentable Area per Unit/Floor (SF):	Ground	2,468 Sq. Ft.
	Lower Level	11,530 Sq. Ft.
<b>Total</b>	<b>13,998 Sq. Ft.</b>	
Additional Rent (2024):	\$15.50 PSF	
Capacity/Occupancy (per floor):	Ground	81
	Lower Level	345
<b>Total</b>	<b>426</b>	

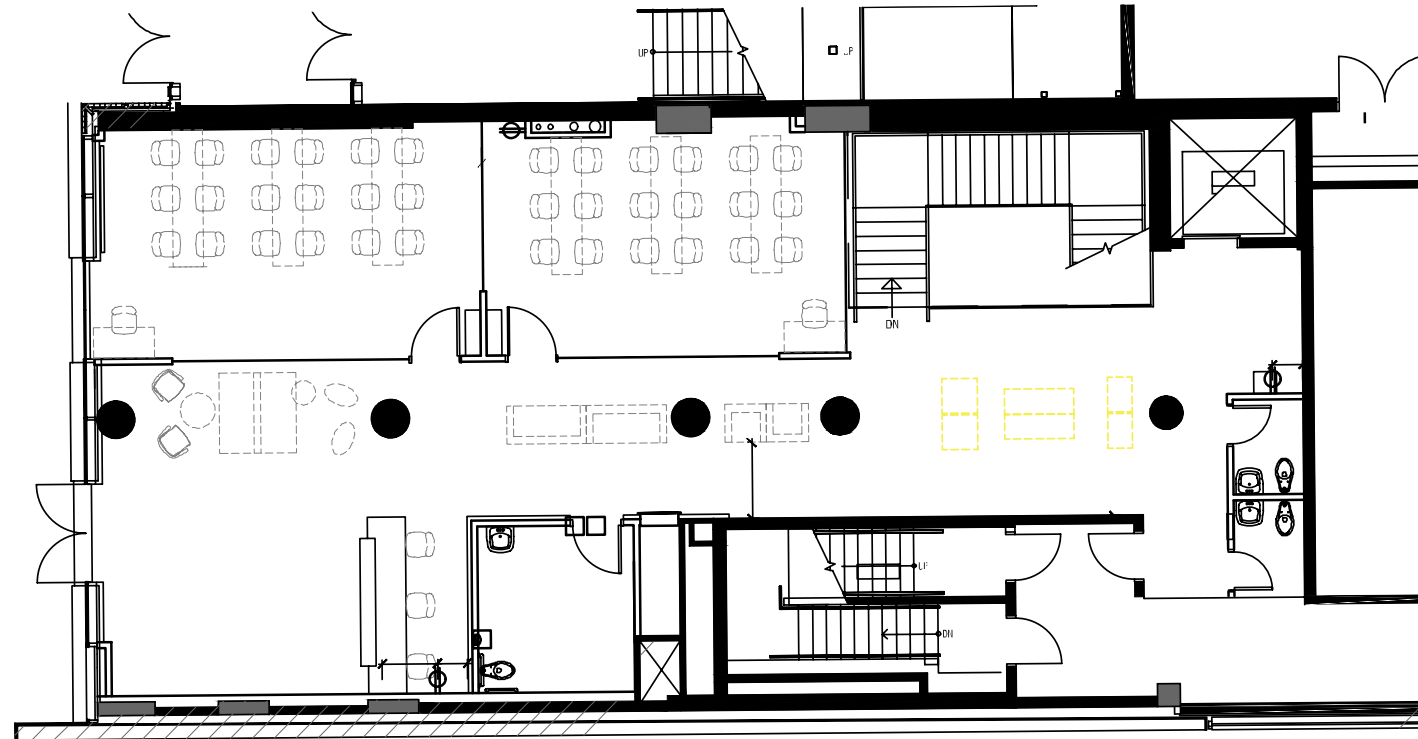
Number of Classrooms (per floor):	Ground	2
	Lower Level	19
<b>Total</b>	<b>21</b>	
Internal Staircase (Y/N):	Yes	
Existing Signage Locations:	Signage on College Street	
Parking at the building:	N/A	
Accessibility:	Yes	
Entrance:	Private and direct entry from the street	
Furniture:	Negotiable	



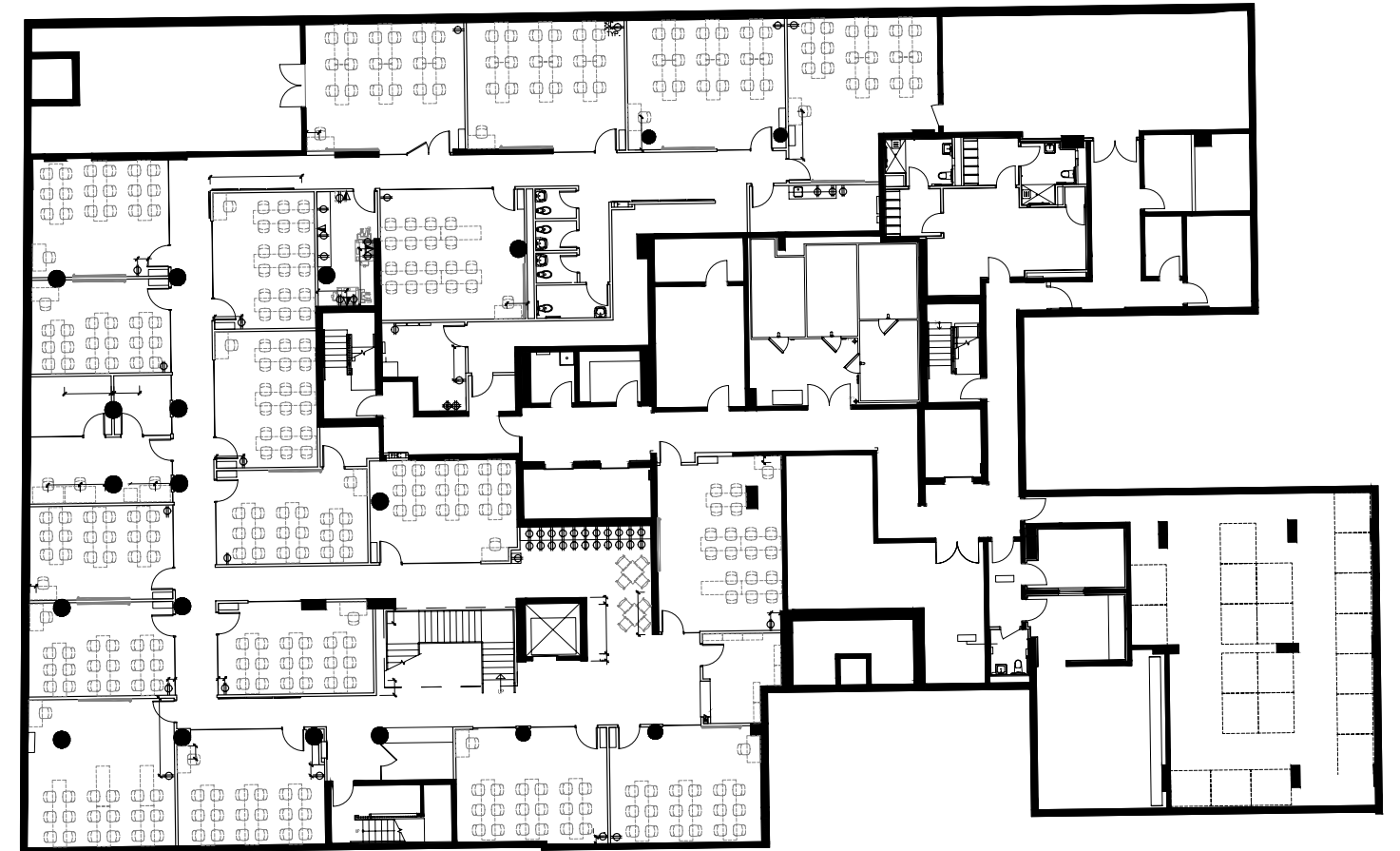


# FLOOR PLANS

GROUND FLOOR - 2,468 SQ. FT.



LOWER LEVEL - 11,530 SQ. FT.





# 425

BLOOR STREET EAST



Expiry Date:	31-May-33	
Available:	180 days	
Rentable Area per Unit/Floor (SF):	110	5,071 Sq. Ft
	201	8,928 Sq. Ft
	303/350	12,417 Sq. Ft
	400	17,582 Sq. Ft
	500	5,166 Sq. Ft
	501	1,631 Sq. Ft

Total	50,795 Sq. Ft.	
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Number of Classrooms (per floor):	110	8
	201	7
	303/350	11
	400	26
	500	7
	501	0

Total	59	
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Number of Wasrooms (per floor):	201	5
	303/350	13
	400	11
	500	5

Total	34	
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Additional Rent (2024):	\$28.76 PSF	
Capacity/ Occupancy (per floor):	110	301
	201	221
	303/350	235
	400	305
	500	192
	501	16
Total	1,270	

Internal Staircase (Y/N):	No
Existing Signage Locations:	Signage on the building along Bloor Street E & top of Building Signage
Parking at the building:	Parking available at the building
Accessibility:	Yes
Entrance:	Via Main lobby
Furniture:	Negotiable

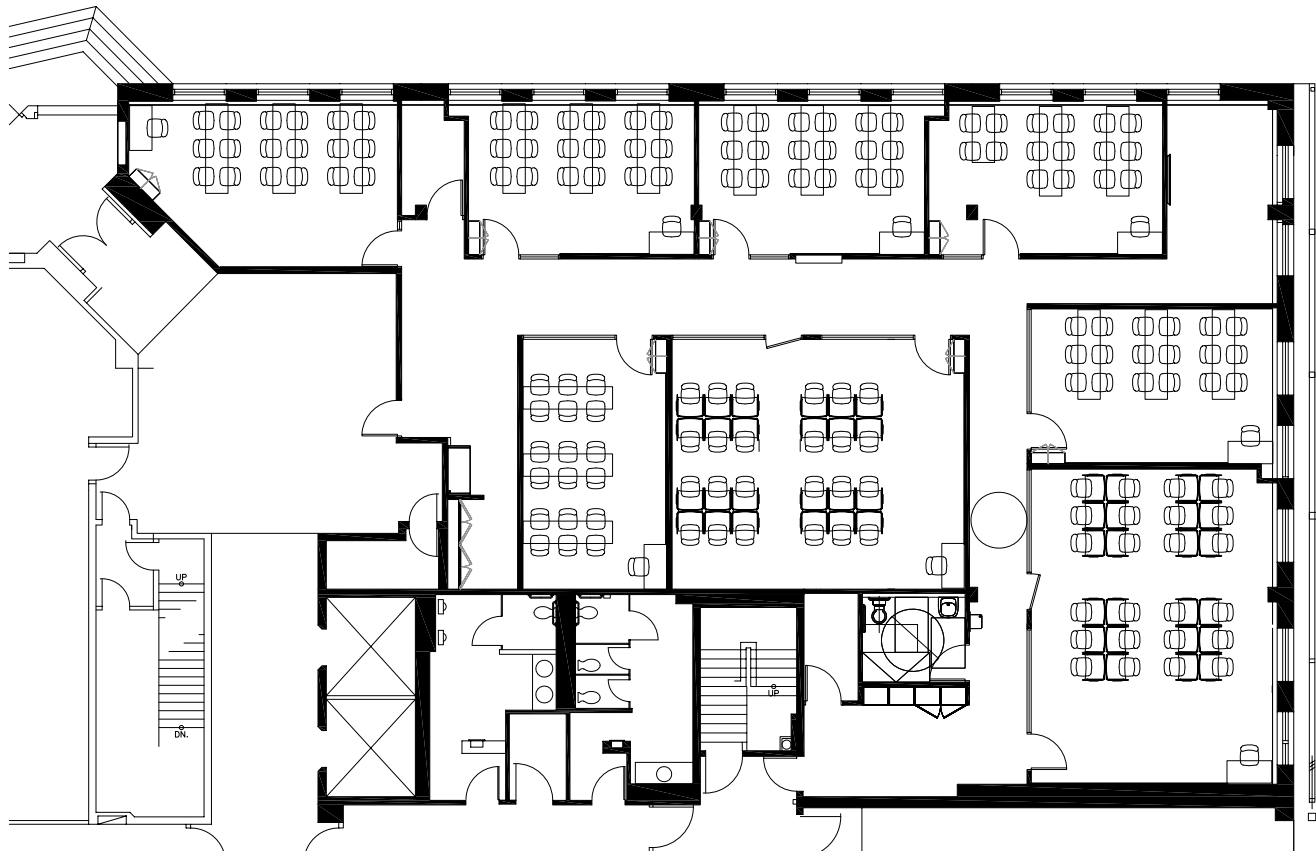




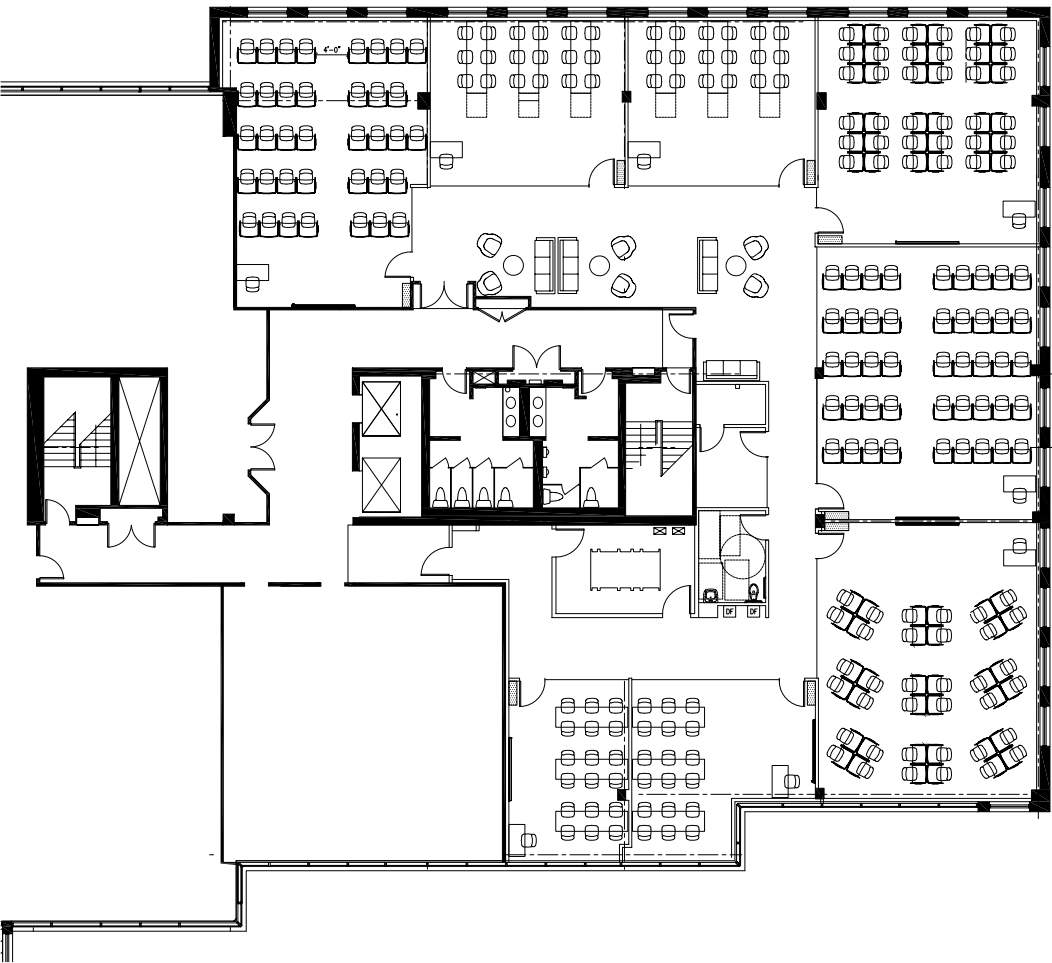
# FLOOR PLANS



GROUND FLOOR - 5,071 SQ. FT.



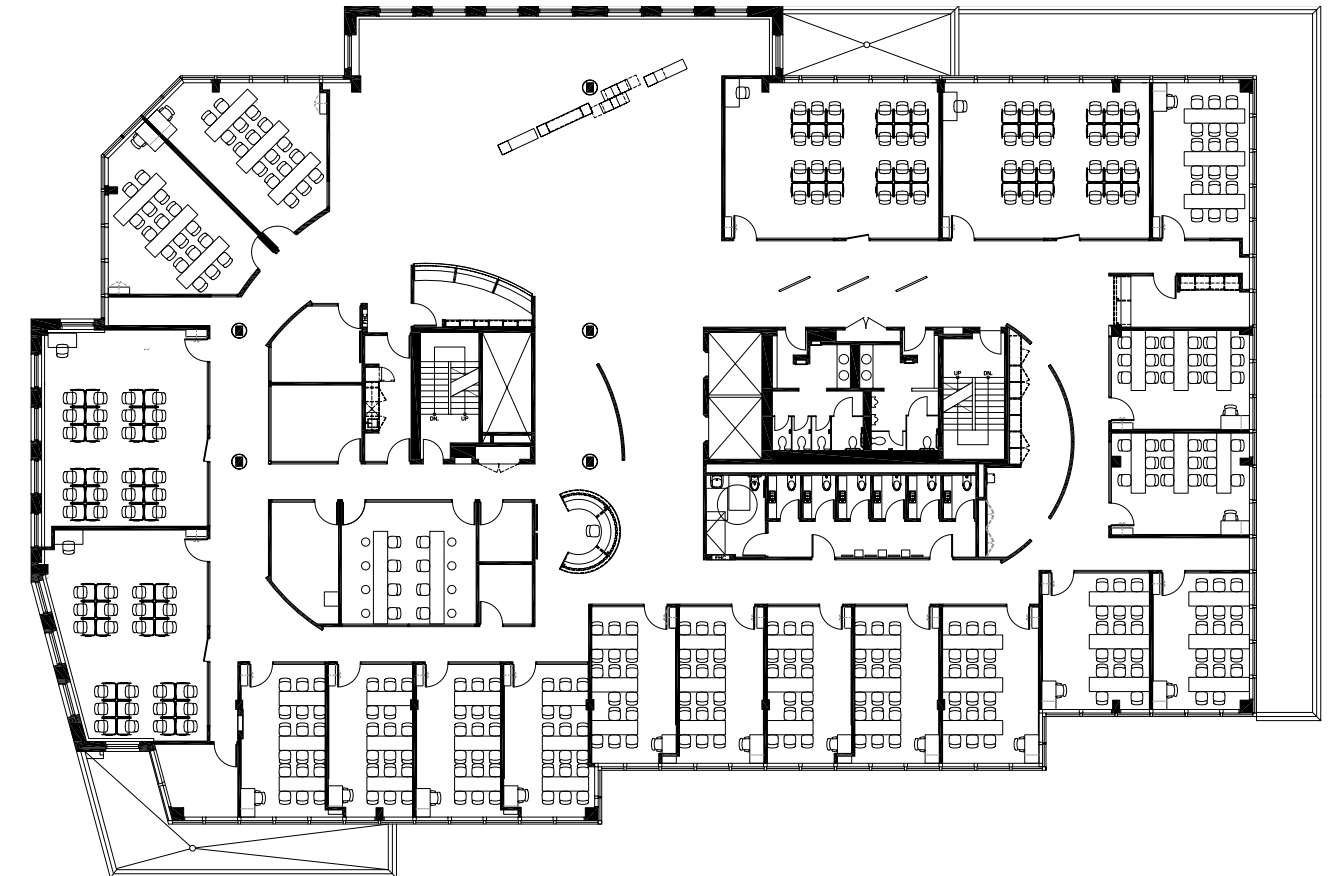
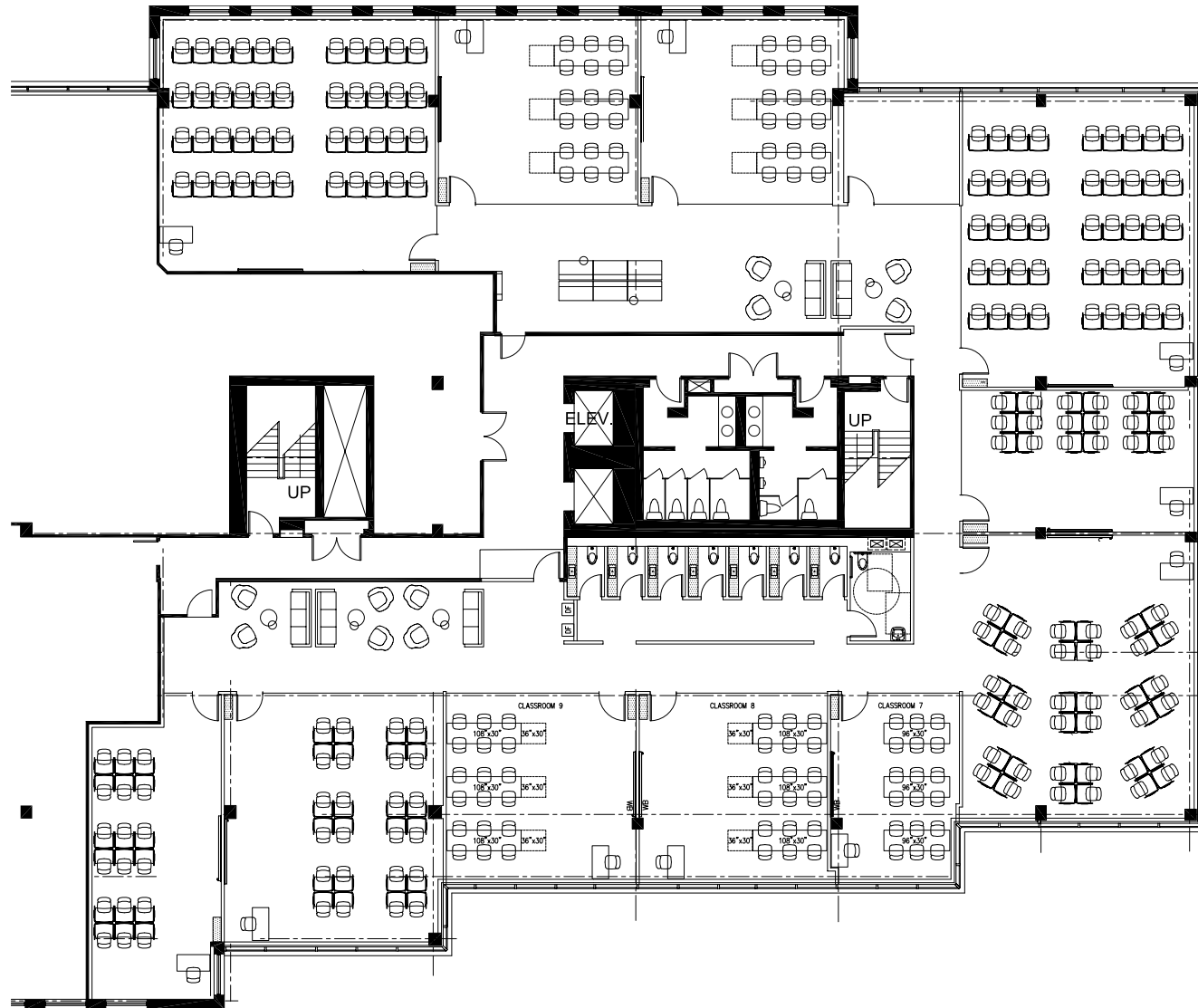
2ND FLOOR - 8,928 SQ. FT.





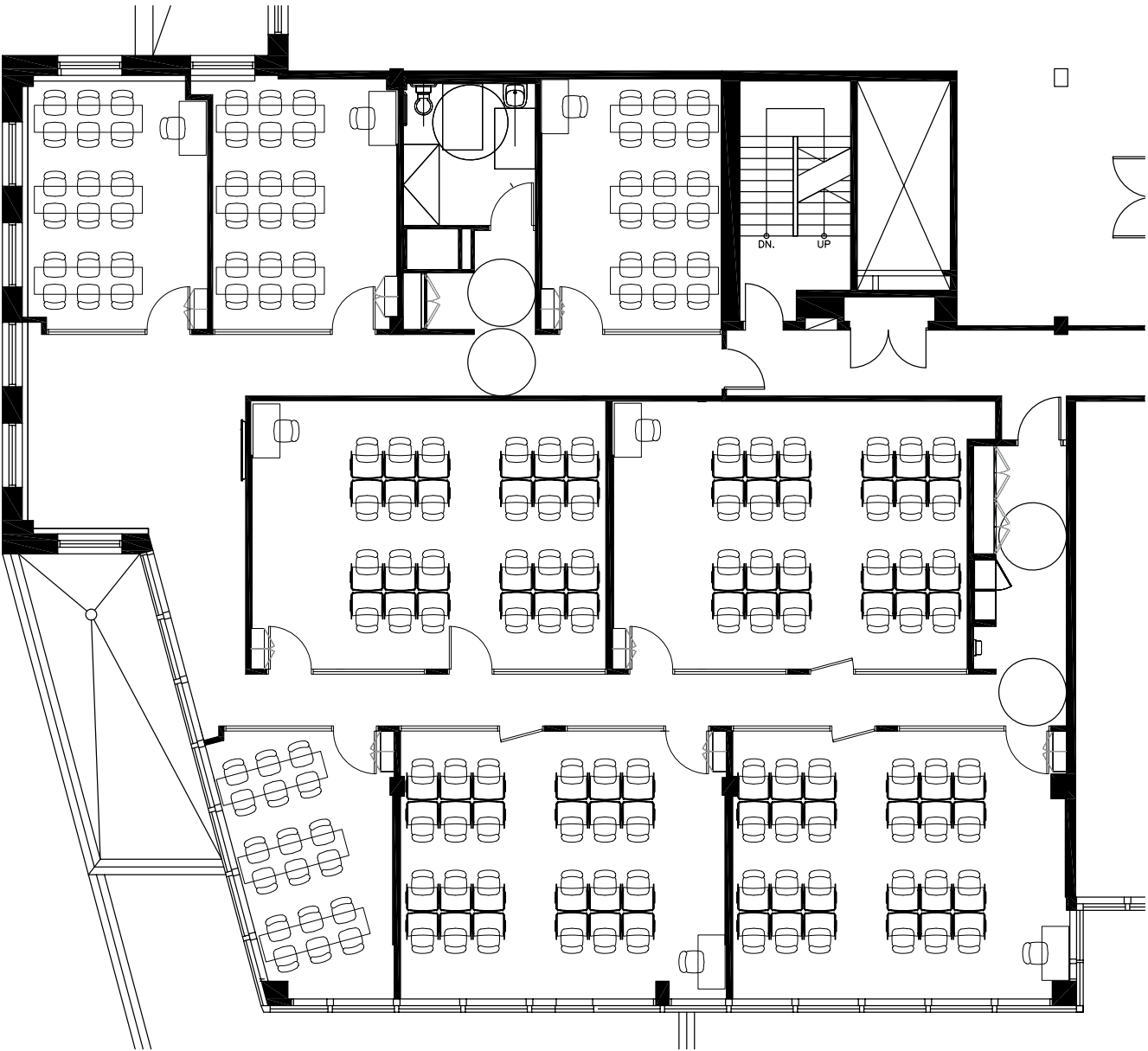
### 3RD FLOOR - 12,417 SQ. FT.

### 4TH FLOOR - 17,582 SQ. FT.





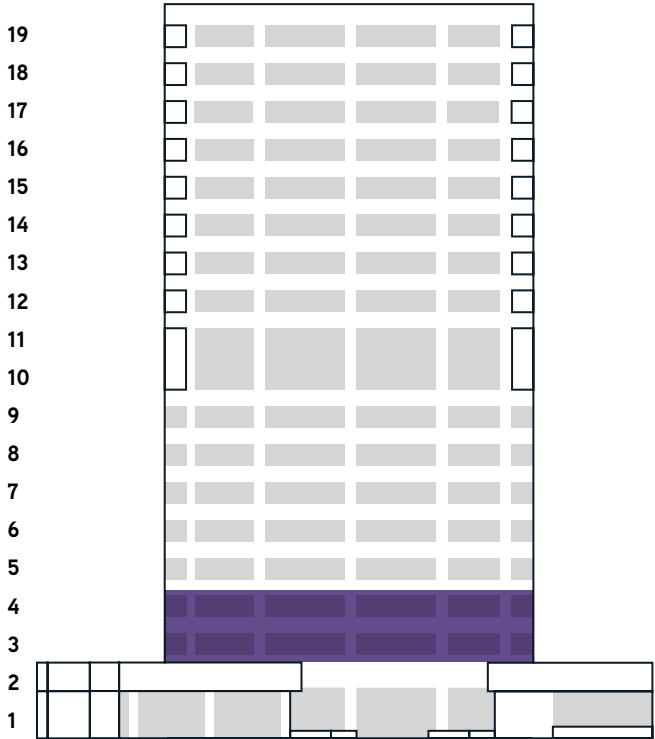
5TH FLOOR - 5,166 SQ. FT.





# 920

YONGE STREET



ABILITY TO ALSO LEASE DIRECT

Expiry Date:	20 - Aug - 2026	
Available:	90 days	
Rentable Area per Unit/Floor (SF):	3rd Floor	10,492 Sq. Ft.
	4th Floor	10,492 Sq. Ft.
<b>Total</b>	<b>20,984 Sq. Ft.</b>	
Additional Rent (2024):	\$22.71 PSF	
Capacity/Occupancy (per floor):	3rd Floor	225
	4th Floor	225
<b>Total</b>	<b>450</b>	

Number of Classrooms (per floor):	3rd Floor	15
	4th Floor	15
<b>Total</b>	<b>30</b>	
Number of washroom Stalls (per floor):	3rd Floor	12
	4th Floor	5
Internal Staircase (Y/N):	No	
Existing Signage Locations:	Street Level Building Signage & Pylon Signage on Yonge Street	
Parking at the building:	4 stalls	
Accessibility:	Yes	
Entrance:	Both from Yonge Street and McMurrich Street	
Furniture:	Negotiable	

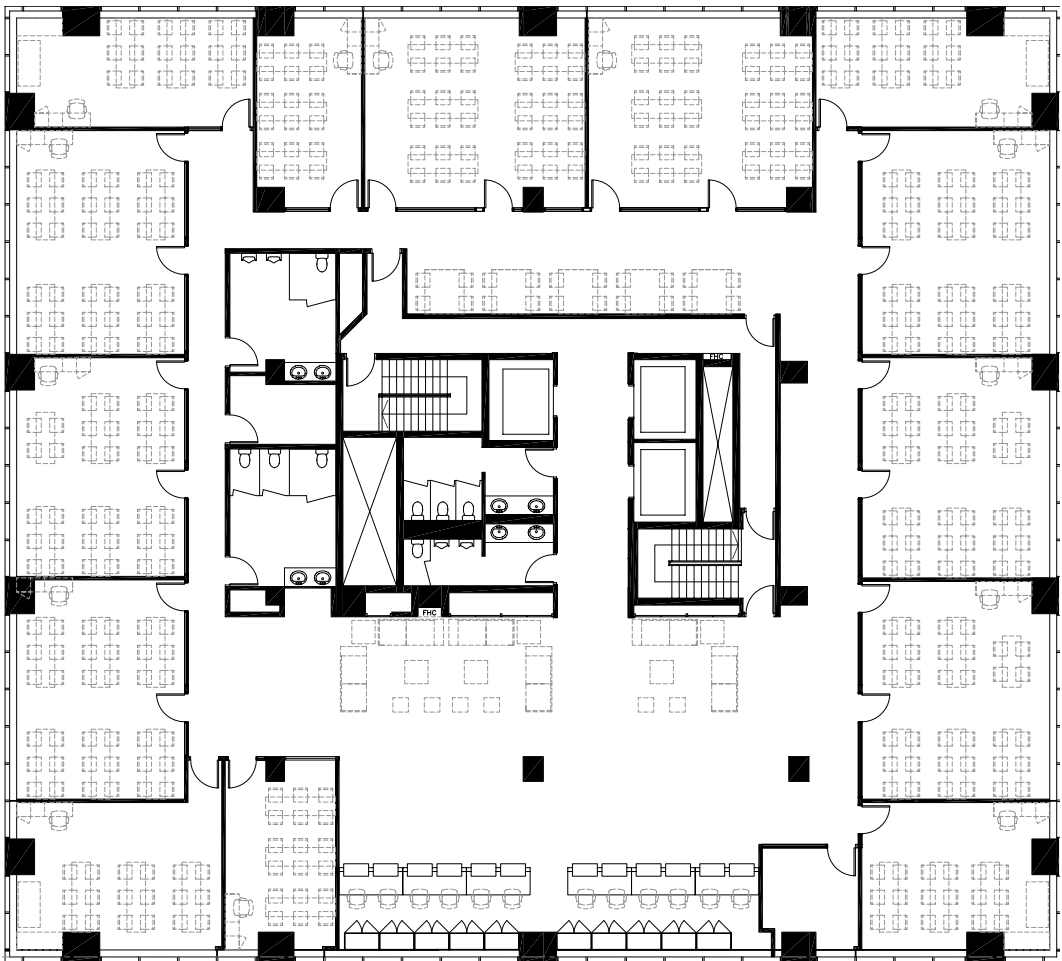




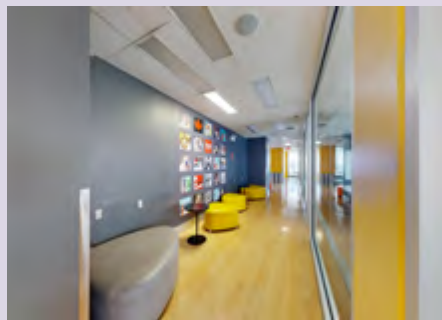
# FLOOR PLANS



3RD FLOOR - 10,492 SQ. FT.



4TH FLOOR - 10,492 SQ. FT.







# Design Inspiration

## 120 Bay Street East

The 120 Bloor Street E urban campus is a beautifully designed space filled with bright and open social areas, an abundance of natural light and room to break out and sit comfortably. The muse for this site was a walk-through nature and we started our design process by creating a unique colourway for each level. The journey starts where the sea meets the land (1) with hues of blue and shades of white and gray, before merging with the forest floor (2) where we bring in deep greens, purples and browns, and then climbs into the canopy (3), which is where we feature lighter greens, yellows and sky blues. It's also no accident that the view from the north windows assists with the theme.

## 655 Bay Street

The 655 Bay Street campus represents an effort to make a commercial building into an environment rich with colour and texture. The inspiration was drawn from leading hotels where dark tones and moody spaces create a contemporary feeling and have a “cool” factor. With a one-of-a-kind lounge (GF) and topped off with a state of the art (pun intended) entertainment hall (12F), the space is filled with micro moments and room to chill. Each level has a different colourway and a topographical theme that represents the uniqueness of our world and the diversity of our student population.

## 255 College Street

The 255 College Street campus at the corner of College and Spadina is all about urban, fun and funky. We leaned into both the property and the surrounding neighbourhood with POPS of colour everywhere. We exaggerated the elevations by using large art installations, we kept things industrial with open ceiling plans and concrete floors, and we softened the environment by planting a biophilic language throughout the space, all to ensure the population feels stylish, calm and collected.

## 425 Bloor Street East

For the 425 Bloor Street East campus we went BIG on LOVE and worked to celebrate the our culture and what makes us different from our competition. The spaces are a contemporary gallery filled with artworks and graphics, big colour and a recognition of what being in the 6ix is all about. It's noisy, busy and full of energy at all times of the day, supporting a wide variety of programming and social experiences.

## 920 Yonge Street

This is the campus that started it all and following its 2012 refresh it has carried the torch proudly for the brand by celebrating the diversity of the student population. Bright and primary colours are used to highlight common spaces and make the space for fun.

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