



715 Fifth Avenue SW

2,662 sf Sublease

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**2,662 sf available
immediately**

Space Profile

Sublandlord:	Van Horne Institute
Subpremises:	4th Floor: 2,662 sf
Availability:	30 - 60 Days Notice (Negotiable)
Term Expiry:	November 30, 2022
Rental Rate:	\$3.00 per sf
T.I.A.:	\$5.00 per sf
Op. Costs & Taxes:	\$15.50 per sf (est. 2021)
Parking:	Two covered stalls \$390 per stall, per month

Building Information

Address:	715 Fifth Avenue SW
Year of Completion:	1974
Number of Floors:	32
Rentable Area:	399,563 sf
Average Floor plate:	12,486 sf
Security:	Manned security 24 hours
HVAC:	Mon - Fri 6:00 am - 6:00 pm Saturday: 9:00 am - 5:00 pm
Landlord/ Building Manager:	Tilyard Management Inc.

Features & Amenities

Entire suite or possible shared space

Fully furnished with the potential to create additional office or meeting room

Great views, large windows with an abundance of natural light

Two blocks from the LRT, CORE shopping centre and many other retail and food amenities

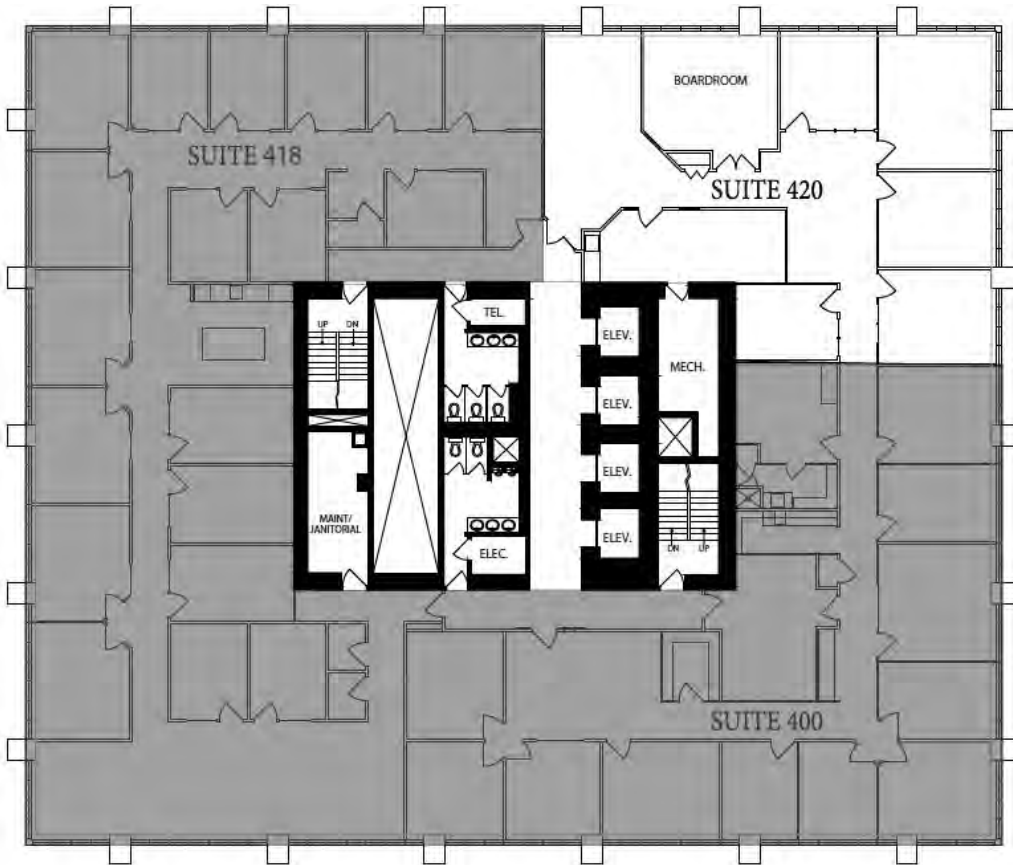
Plus 15 connection to 639 Fifth and 700 Sixth

Building amenities include manned security desk, Fifth Avenue

Fitness Club, coffee bar, a newly renovated 3,000 sf conference facility, and newly renovated common areas

4th Floor
2,662 sf

- 1 Corner office
- 3 Perimeter offices
- 1 Internal office
- Reception area
- Boardroom
- Open work area
- Kitchen



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Plenty of options for open and private areas

A spacious boardroom in addition to open space gives flexibility to the style of interaction preferred. Large, suite-exclusive kitchen.

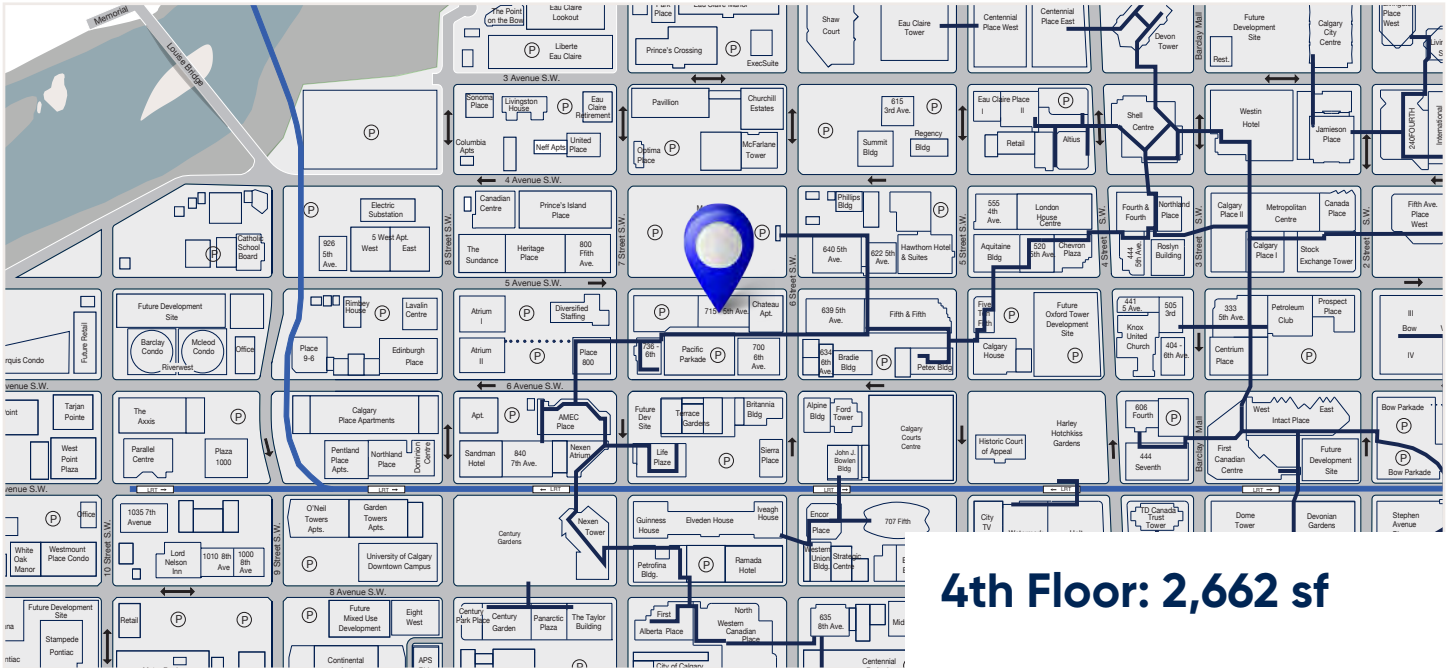


Large offices with room to share

Executive, over-sized offices with plenty of natural light. Perfect for a large personal space or sharing to maximize co-working opportunities.



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