

100 BROADVIEW AVENUE

30,942 SQ. FT.
FOR SUBLEASE

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*Sales Representative

CBRE



GORGEOUS CREATIVE ANIMATION/ STUDIO OFFICE SPACE FOR SUBLEASE



4th Floor: Screening room



4th Floor

AVAILABLE

Immediately

AVAILABILITIES

Unit 400	25,104 Sq. Ft.	
Unit 304	1,414 Sq. Ft.	
Unit 319	1,817 Sq. Ft.	*Being
Unit 321	1,278 Sq. Ft.	4,509
Unit 314	1,329 Sq. Ft.	contiguous
Total	30,942	

TERM

August 31, 2029

NET RENT

Please contact listing agents

ADDITIONAL RENT (2021 ESTIMATE)

\$14.50 per sq. ft.

PARKING

- 12 Parking spaces
(10 at-grade unreserved)
(2 below-grade unreserved)

PHOTO GALLERY - 4th Floor

- + Gorgeous creative sublease space
- + Mix of meeting rooms and open concept
- + Lots of natural light
- + Hardwood floors
- + In-suite showers
- + High-end cafeteria style kitchen
- + In-suite movie theatre/show case room
- + Full serviced data centre with supplemental HVAC
- + Dedicated reception entrance
- + High exposed ceilings

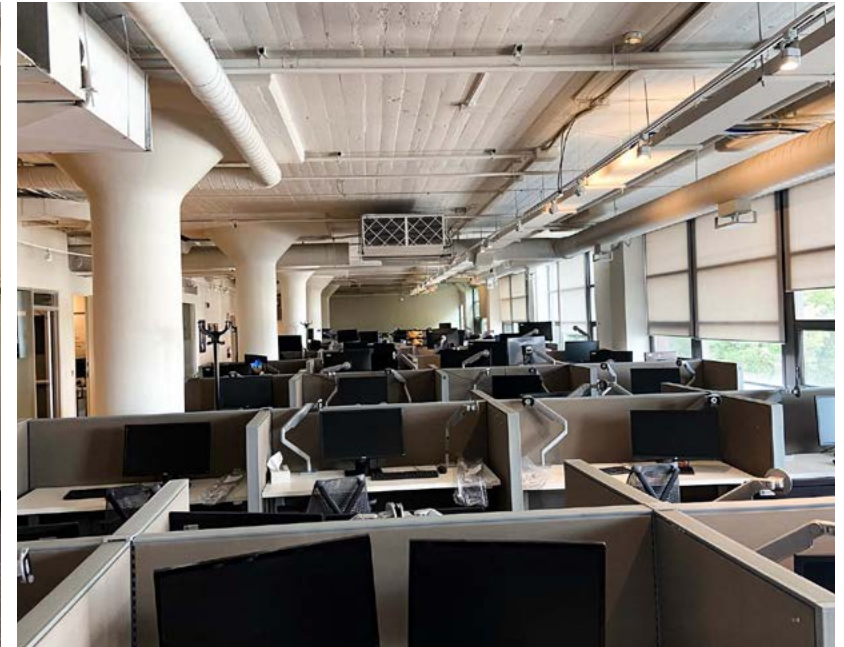
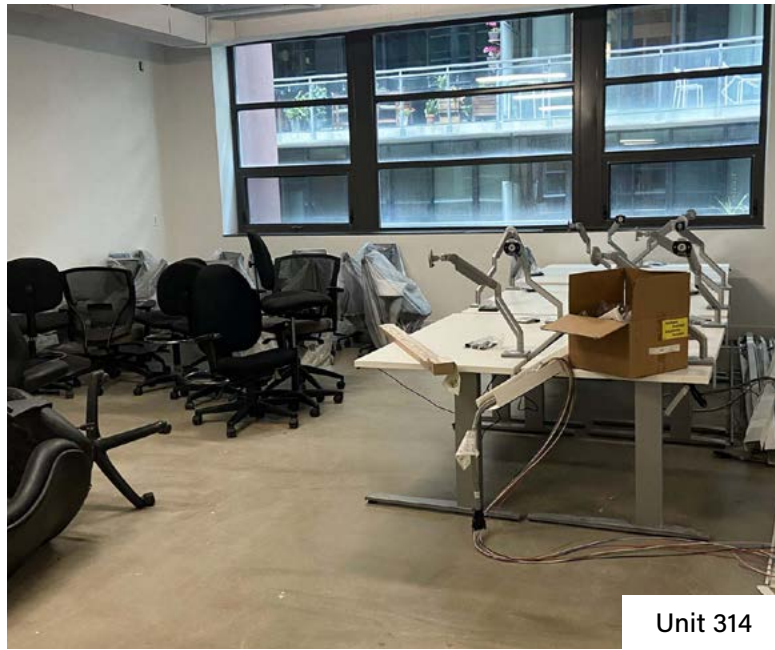
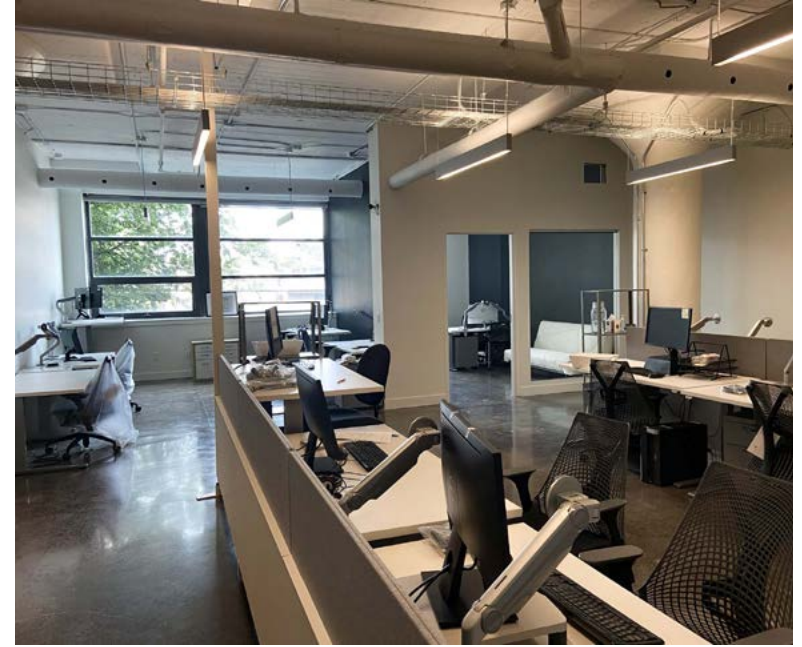
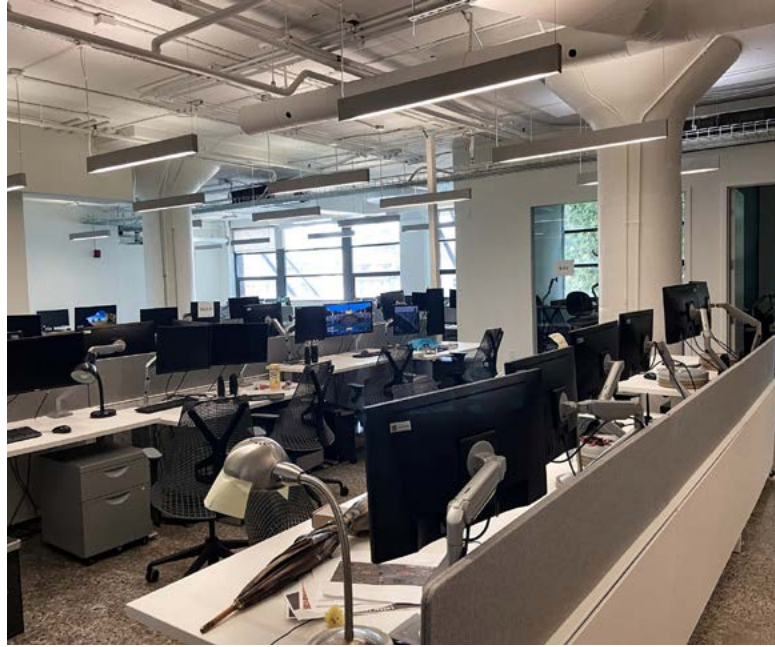


PHOTO GALLERY - 3rd Floor

- + Gorgeous creative sublease space
- + Mainly open concept with a few meeting rooms
- + Lots of natural light
- + Polished concrete floors
- + High-end kitchenette
- + High exposed ceilings



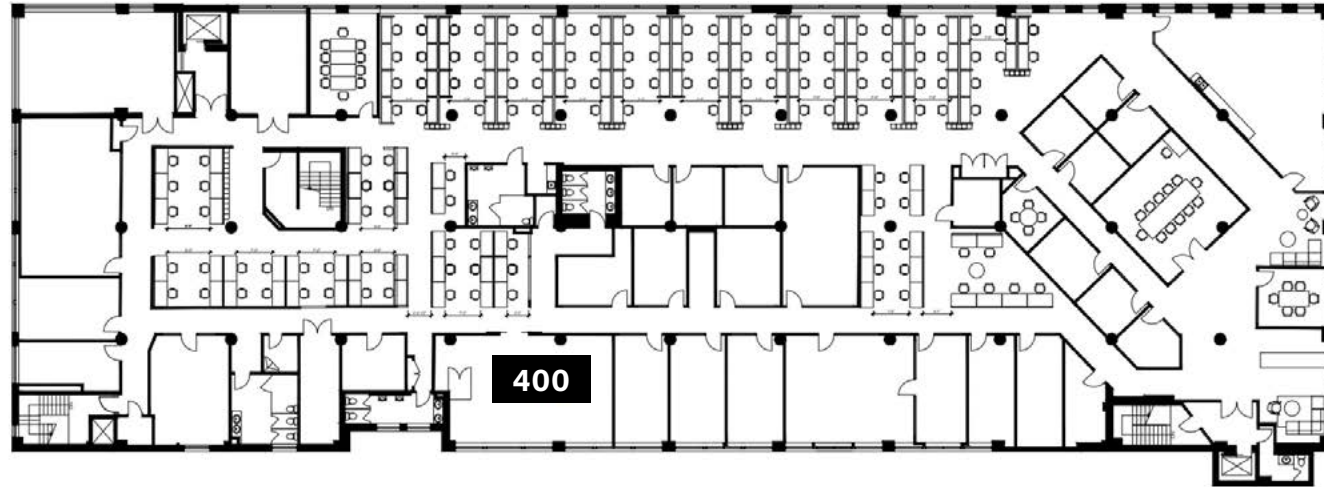
Unit 314



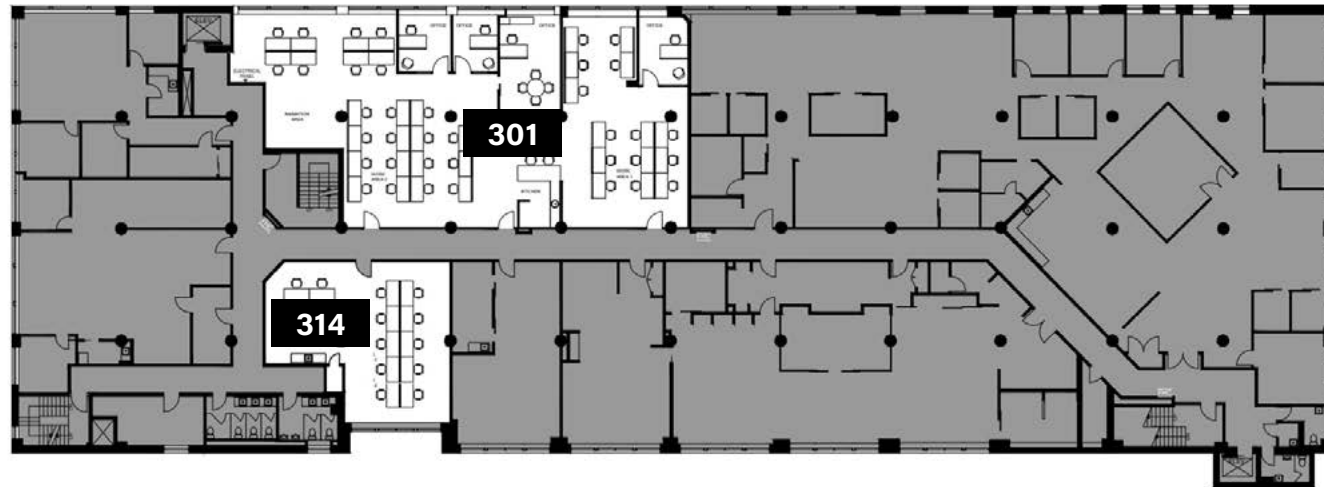
Unit 314

FLOOR PLAN

4th Floor



3rd Floor



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