

35 MCCAUL STREET

TORONTO, ON

FULLY FURNISHED SUITE SITUATED IN A
CHARACTER-RICH BRICK-AND-BEAM BUILDING

FOR SUBLEASE

Colliers



Village
Grange
Furnished Suites
416.599.5797

YAKINIKU LEGEND 焼肉公社

35

焼肉
YAKINIKU
LEGEND

Property Overview

Located in Toronto's vibrant Grange Park neighbourhood, this fully furnished suite at 35 McCaul Street offers immediate access to cultural landmarks like the AGO and OCAD University. Surrounded by cafés, restaurants, and green space, it's steps from Baldwin Village and Grange Park. Exceptionally well-connected by transit, with nearby streetcar stops and Osgoode Station just a short walk away, this location is ideal for businesses seeking a dynamic, accessible downtown address. The building was retrofitted in 2019, combining modern infrastructure with its established charm. PREMA Coffee & Bar is located in the lobby as well as Yakiniku Legend restaurant. This prime location combines the best of Toronto's cultural richness with exceptional accessibility, making 35 McCaul Street an ideal choice for businesses seeking a dynamic and well-connected environment.



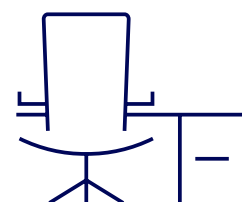
CENTRAL
DOWNTOWN
LOCATION



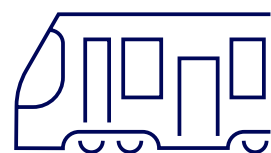
CLOSE
TO MANY
AMENITIES



BRICK
AND BEAM
BUILDING



FULLY FURNISHED
SPACE



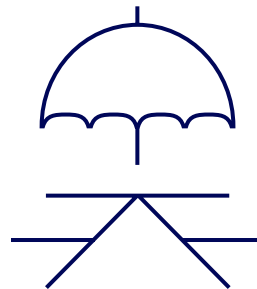
STEPS FROM TTC
PUBLIC TRANSIT



PUBLIC
PARKING
NEARBY



NATURAL
LIGHT & OPEN
LAYOUT



ACCESS TO
PATIO



Suite Overview

35 Mccaul Street

SUITE	TYPE	SIZE	AVAILABLE	SUBLEASE EXPIRY	SEMI GROSS RENT
201	Office	4,083 SF	Immediately	October 30, 2027	Please contact Listing Agent

Key Points

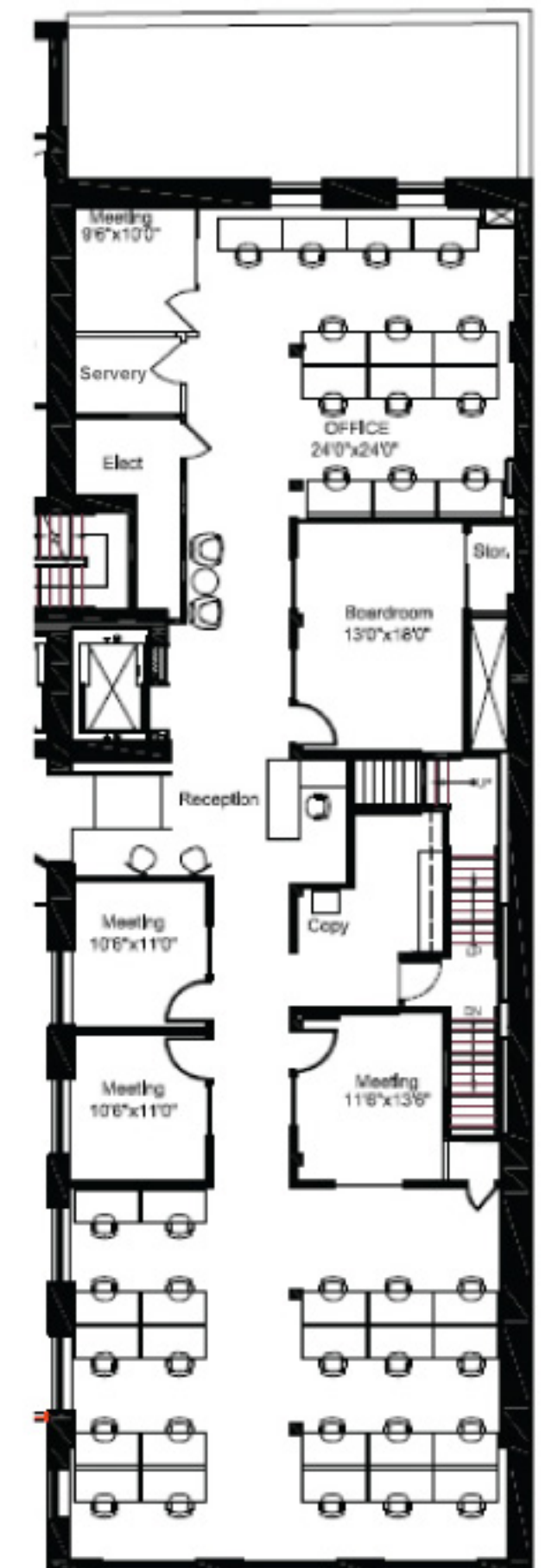
This premium office suite offers a highly functional and professional environment. An open area currently features 23 workstations with the potential to accommodate up to 35 workstations, complemented by a comfortable reception area + collab spaces ideal for informal gatherings. The suite is well-equipped for meetings and private work, offering 2 private offices and 2 meeting rooms for up to six people, plus boardroom, kitchenette, storage, copy area and servery room.



Suite 201 Floor Plan

Current

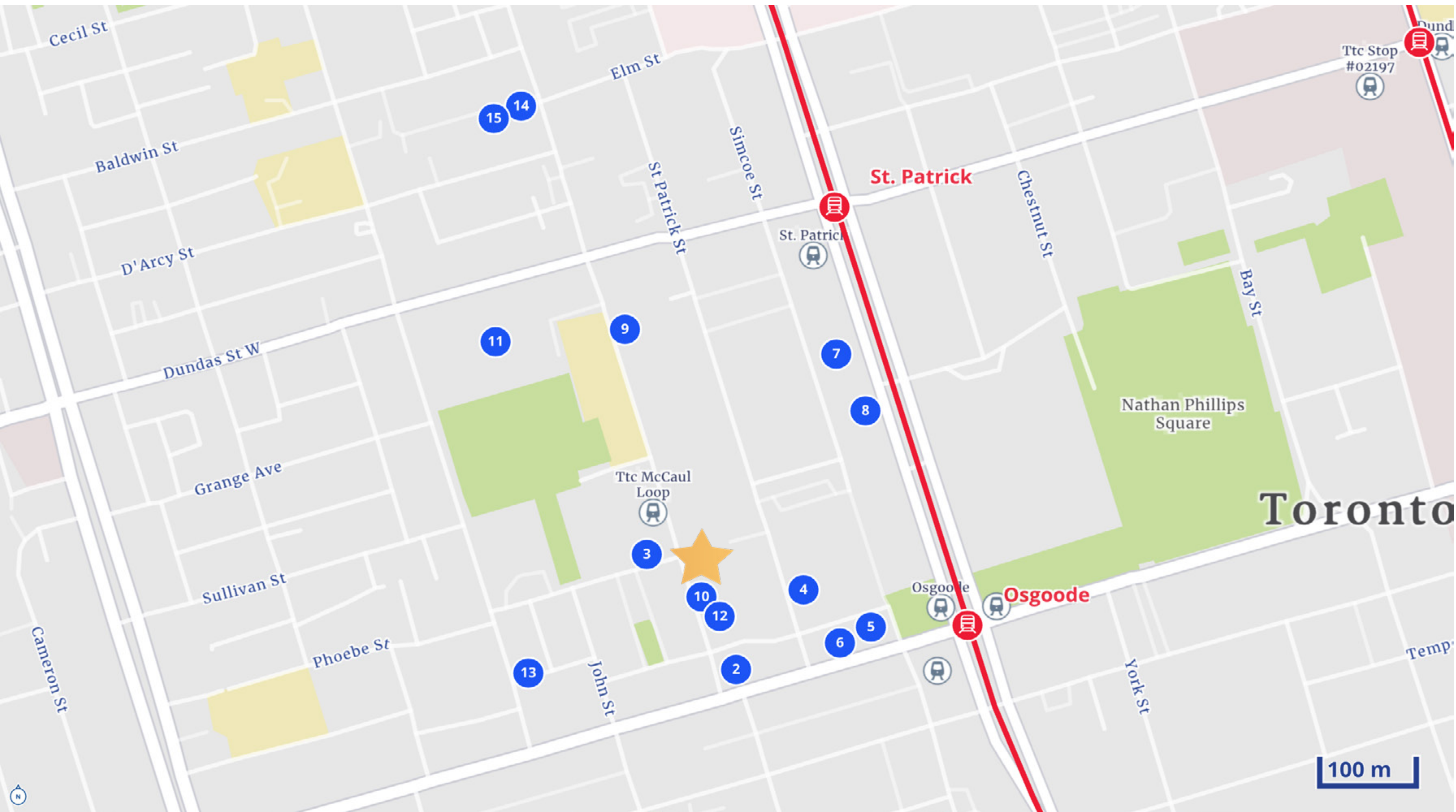
Potential



Suite Photos



Location Overview



- ★ 35 McCaul Street
- 1 FitForLess
- 2 Scotiabank
- 3 After Seven Restaurant
- 4 Life-Bridge ChildCare
- 5 PLANTA Queen
- 6 Rexall
- 7 Duke of Cornwall
- 8 US Consulate General Toronto
- 9 Helena's Magic Kitchen
- 10 Mizzica Gelateria & Café
- 11 AGO Bistro
- 12 GoodLife Fitness
- 13 Oliphant's Gym
- 14 Sage Cafe and Catering
- 15 Krispy Kreme

● TTC Subway Stops



SCOTT CONLY*

Senior Vice President

+1 416 643 3778

scott.conly@colliers.com

JOANNA ST.LAURENT

Senior Sales Representative

+1 416 643 3701

joanna.St.Laurent@colliers.com

MEGAN SCHMITT

Sales Representative

+1 416 620 2875

megan.schmitt@colliers.com

Copyright © 2025 Colliers International. This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers international and/or its licensor(s). *Sales Representative



collierscanada.com



35 MCCAUL STREET