



For Sublease: Office

# 119 Spadina Avenue

Stunning, modern, and inviting loft style office with versatile layout

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Here is where your business will *grow*.

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# 119 Spadina Avenue

Spacious, modern office space available for sublease at Spadina Avenue & Adelaide Street W.



Suite

800 - 6,228 SF



Net Rent

Contact Listing Agent

Additional Rent

\$17.90 PSF (2023 Estimate)



Availability

Flexible

Sublease Term

June 29<sup>th</sup>, 2025



Listing Agent

Carolyn Laidley Arn\*

Senior Vice President

416.649.5923

claidleyarn@lennard.com

\*Sales Representative

## Property Highlights

- Fantastic, light filled corner space with glass on 3 sides.
- Mix of meeting rooms, offices with open space, work cafe and closed studio areas.
- This is a space where your employees will want to hang out!
- Landlord willing to extend term or lease on a direct basis.

# 119 Spadina Avenue

## Transit

119 Spadina Avenue intersect center and beyond. This bustling crossroads epitomizes Toronto's commitment to providing accessible and comprehensive transit options, seamlessly connecting residents and visitors to the pulse of the city.

## Amenities

119 Spadina Avenue is at the heart of Toronto's downtown, not only serve as a vital transit hub but also boast a plethora of amenities catering to residents and visitors alike. Surrounding the intersection, one finds an eclectic mix of restaurants offering diverse cuisines, trendy cafes perfect for a quick break, and boutique shops showcasing the latest fashion trends. Additionally, nearby parks provide serene green spaces for relaxation amidst the urban hustle, while cultural attractions such as galleries and theaters offer enriching experiences. With its blend of convenience, entertainment, and cultural offerings, the area around Adelaide and Spadina embodies the vibrant spirit of Toronto's downtown lifestyle.

Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage.



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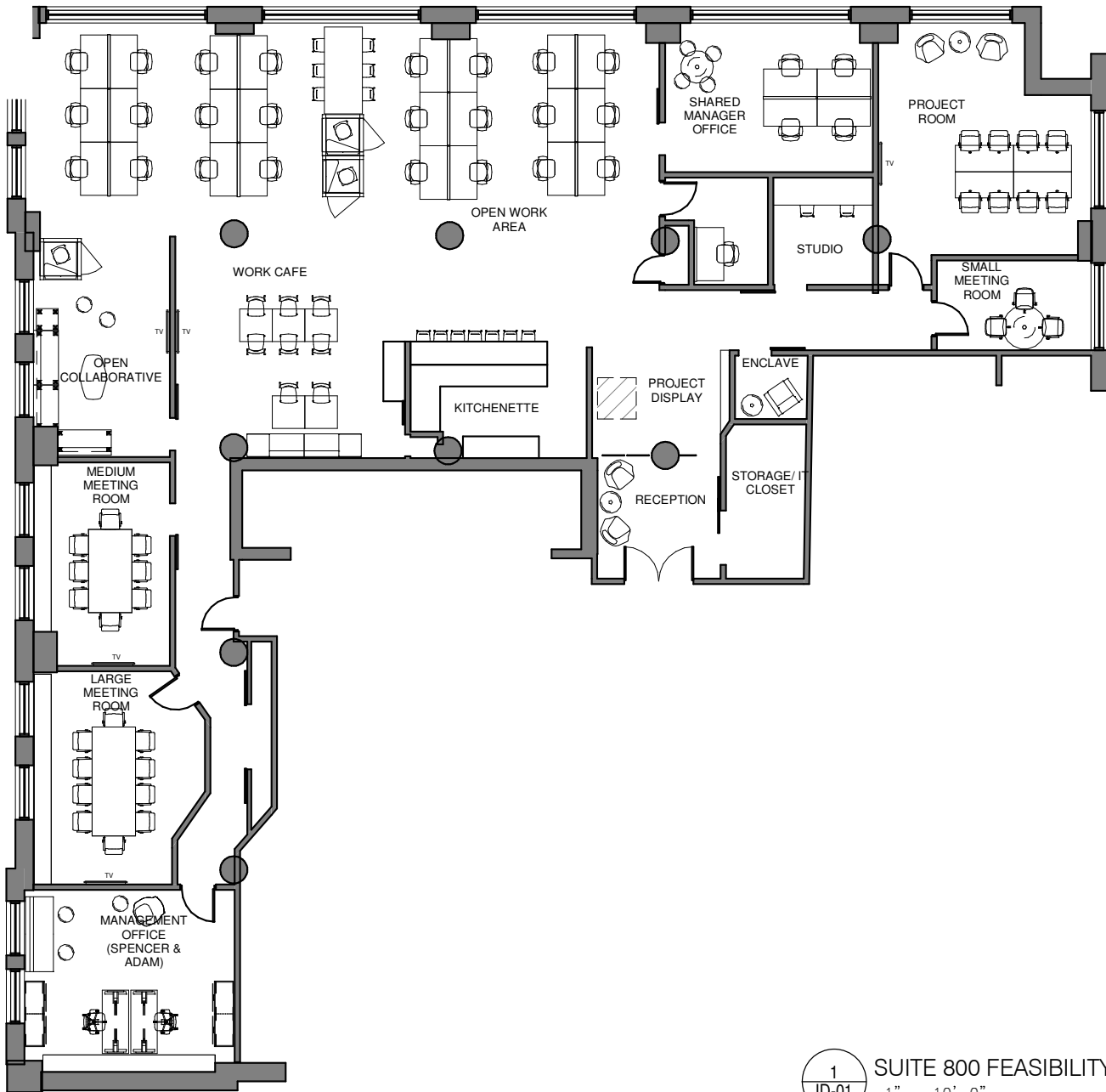
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1 SUITE 800 FEASIBILITY PLAN  
ID-01 1" = 10'-0"



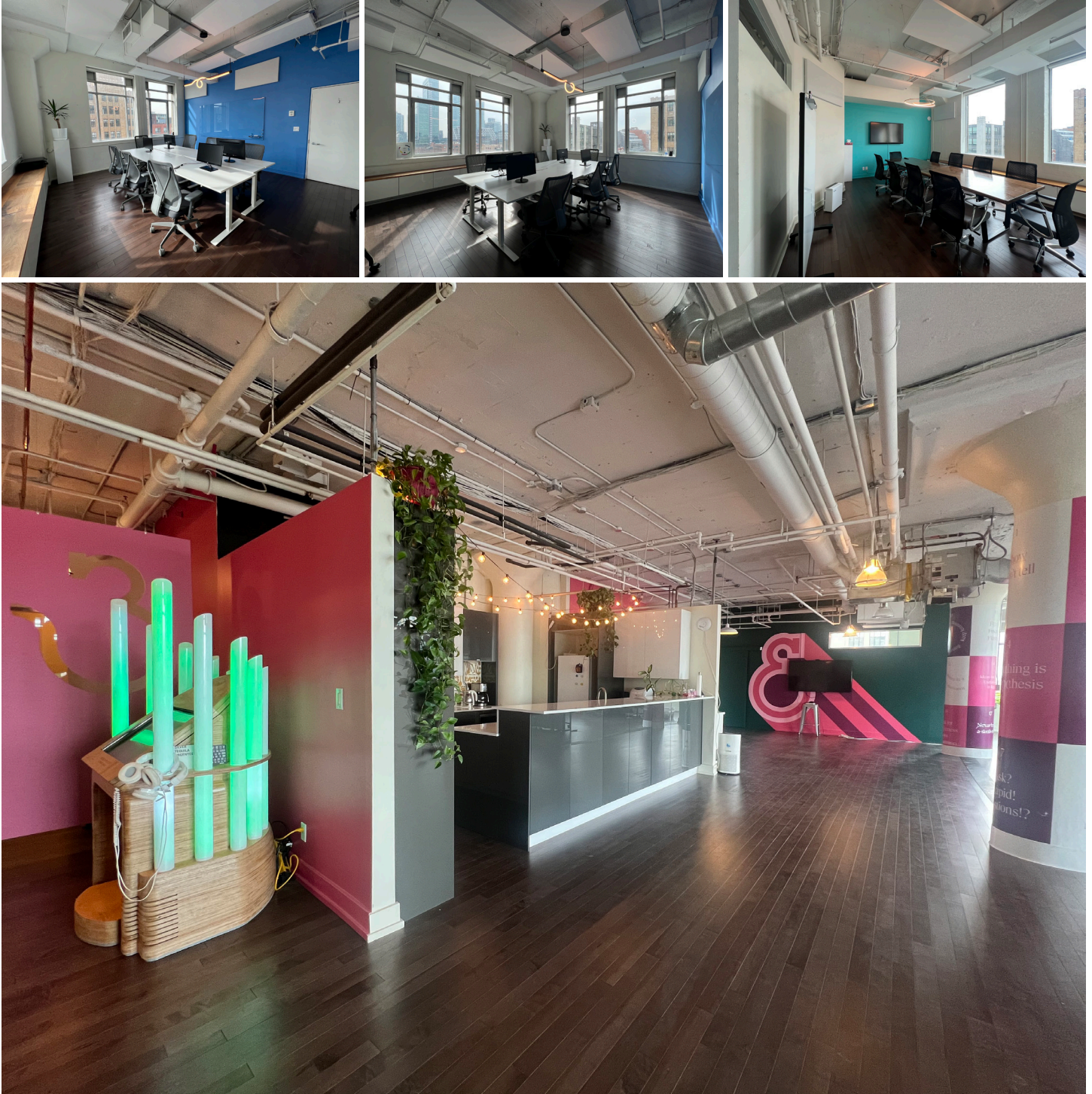
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