



For Sublease: Office

174 Spadina Avenue

Outstanding 1,400 SF Brick and Beam Office with Unobstructed Views of the Financial Core Skyline

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174 Spadina Avenue

1,400 SF office available for sublease at the corner of Spadina Avenue and Queen Street W at the heart of Toronto's downtown west node.



Suite

Suite 206

Available Space

1,400 SF (approximately)



Semi-Gross Rent

Contact Listing Agent



Availability

Immediately

Term

July 31, 2024

(Landlord open to Head lease extensions)



Listing Agents

Cole Soprovich

Sales Representative

416.915.5275

csoprovich@lennard.com

Will Dempsey, SIOR*

Partner

416.649.5940

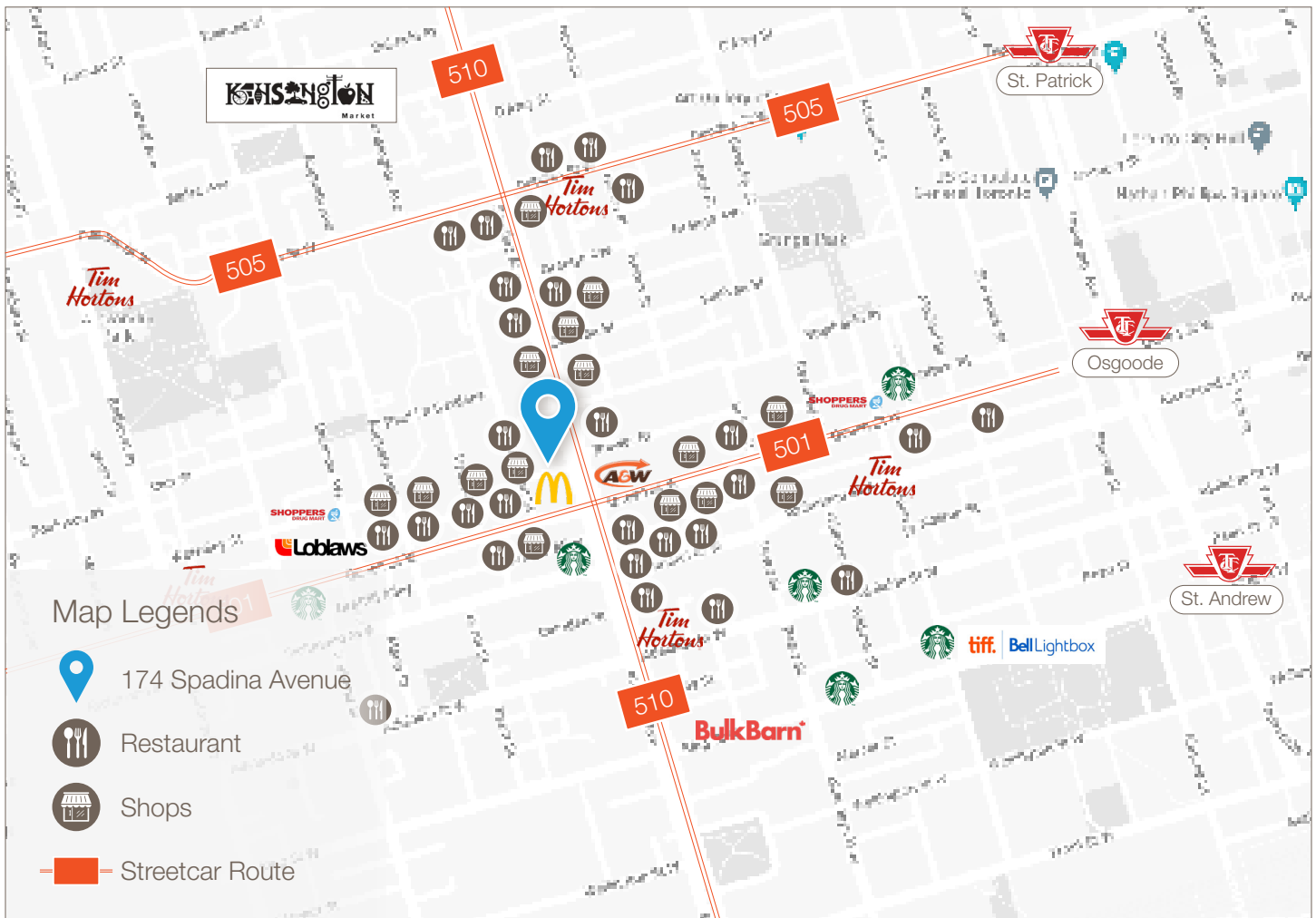
wdempsey@lennard.com

*Broker

Property Highlights

- Excellent natural light with large windows facing the Financial Core skyline
- A mix of open space with two private offices and kitchenette
- Proximity to many nearby transit stations, including a dedicated streetcar stop at front door
- Building amenities include on-site property management, climate controlled, fully secured storage facility, and indoor bike parking
- Steps from all the retail stores and restaurants located along Spadina Ave & Queen St W

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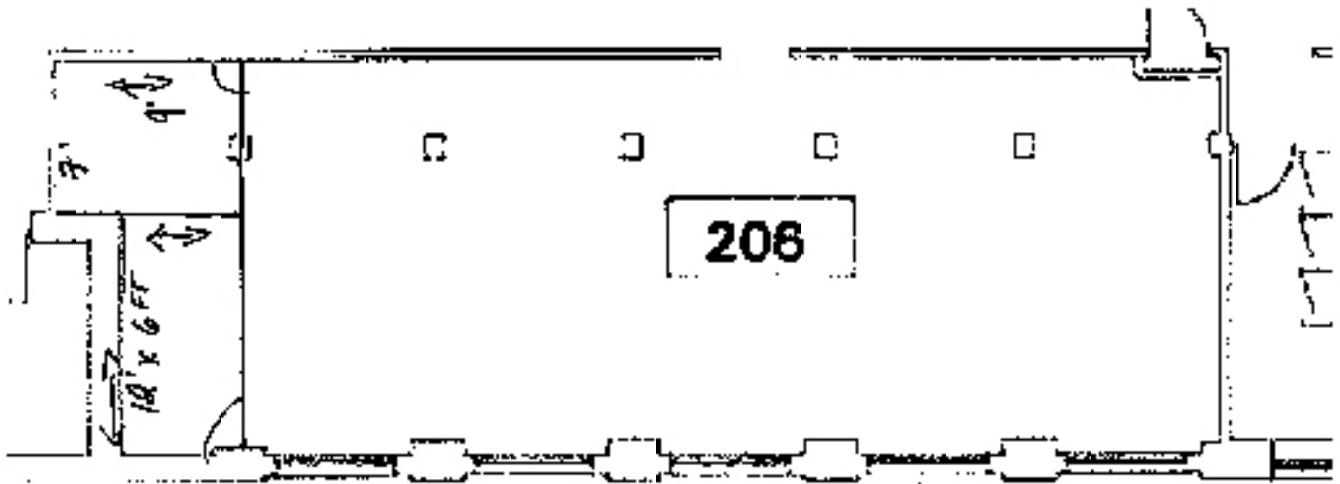
What's Near By

174 Spadina Avenue is in the heart of Queen Street West. The area is known for its vibrant atmosphere that offers a variety of amenities and attractions with a wide array of restaurants and cafes, shops and markets, cultural and entertainment venues. This location is well-connected to public transit options including streetcar and subway, making it convenient for residents and visitors to travel throughout Toronto.

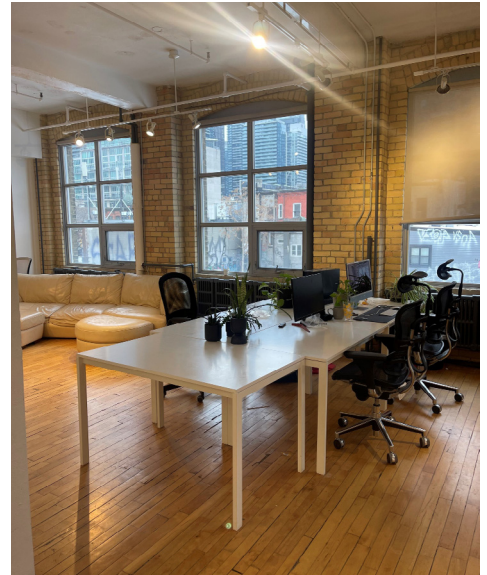
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Floor Plan



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wdempsey@lennard.com

200-55 University Avenue, Toronto
416.649.5920
lennard.com

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