



For Sublease: Office



Virtual Tour
Available

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



Virtual Tour

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Availability

Immediately

Term

July 31, 2024

(Landlord open to Head lease extensions)



Listing Agents

Cole Soprovich

Sales Representative

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Will Dempsey*

Partner

416.649.5940

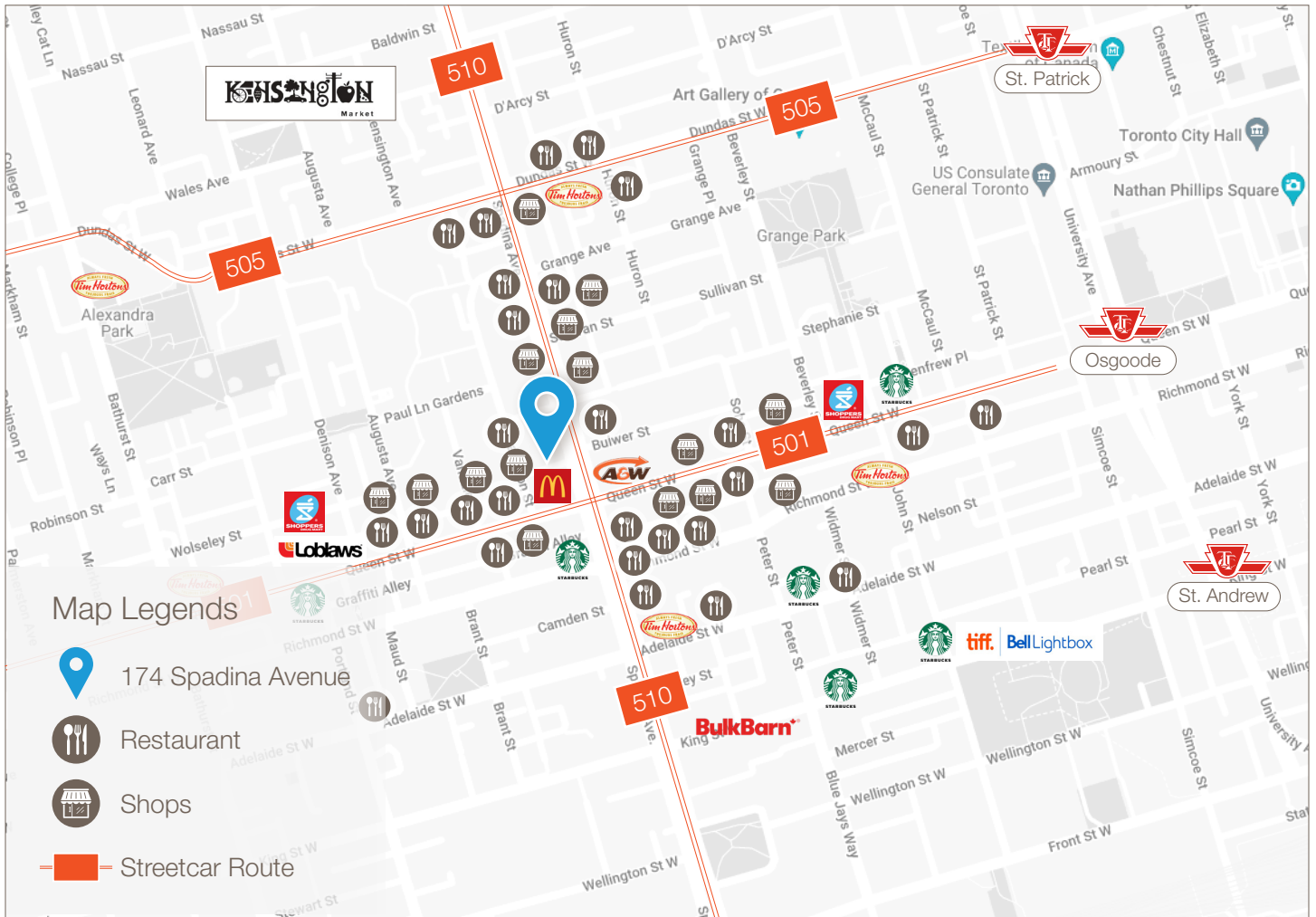
wdempsey@lennard.com

*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

174 Spadina Avenue



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.

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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