

Lennard:

192 Spadina Avenue

Coworking Spaces Available

Anna Ho, Sales Representative
416.915.5270 • anna@lennard.com



192 Spadina Avenue

More than a Coworking Space

Sometimes people see us as an incubator and accelerator, sometimes a coworking space and community centre, sometimes a lab and an innovator. They are all right.

At our core the Centre for Social Innovation (CSI) is supporting a platform and growing a community of social innovators that are building a world that puts people and planet first.



192 Spadina Avenue

Membership & Space Options

- Private window offices for up to 16 people
- Open team tables for 3-6 people (offices without walls)
- Dedicated desks for 1-2 people
- Hot desks for individuals
- Flexible terms and conditions

Property Highlights

- Renovated brick and beam
- 3 event spaces
- 3 community kitchens
- 7 bookable meeting rooms
- 10 phone booths
- Accessible entrances and lift
- Freight and passenger elevators
- Ample natural light and “great vibes”

Membership Perks



Community activation workshops



Virtual and In-Person Events



Accessible washrooms on each floor



Wireless internet



24/7 access



Mailing services



Promotion of member business, job openings, and events to network of 75K people



Furniture and lockers available



Printing and photocopying



Coffee and tea



Discounted services from CSI partners
Discounted private event space



Private Office



Event Space - 3rd Floor



Bookable Meeting Room - 4th Floor



Open Collaboration Area - 4th Floor

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Leasing Opportunities



Building Storey
6 Storeys

Building Size
64,000 SF



Available
Immediate



Shared Amenities Fee
\$130
(Included in the Total Rent)



Typical Floorplate
10,600 SF

Suite	Type	# Desks	Square Feet	Monthly Rent*
105	Interior	8-12	1,041	\$4,500
110	Window	8-12	900	\$3,900
201	Window	8-12	860	\$5,700
216	Window	8-12	1,046	\$5,400
307	Interior	3-4	158	\$1,500
310	Interior	1-2	76	\$900
407	Interior	2-3	136	\$1,300
409	Interior	2-3	124	\$1,200
410	Interior	2-3	136	\$1,300
413	Interior	2-3	118	\$1,400
417	Interior	2-3	138	\$1,300
502	Window	12-16	1,198	\$5,100
503	Window	4-6	377	\$2,300

Leased!

Leased!

Leased!

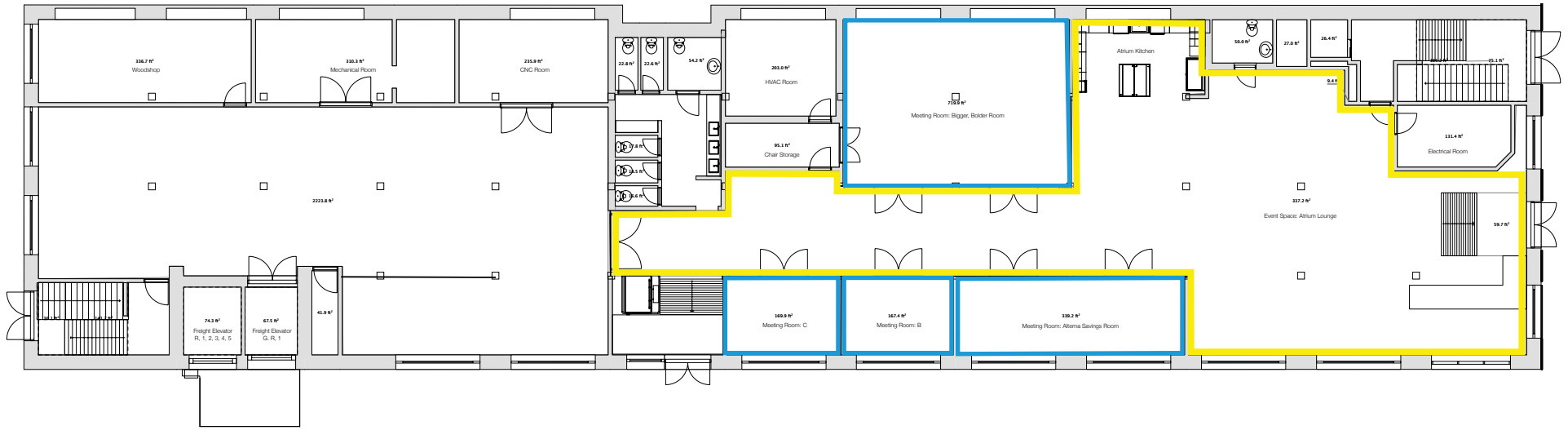
Leased!



**Over 18,000 SF of community spaces including event space, meeting rooms, open collaboration, kitchens and common areas

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Main Floor

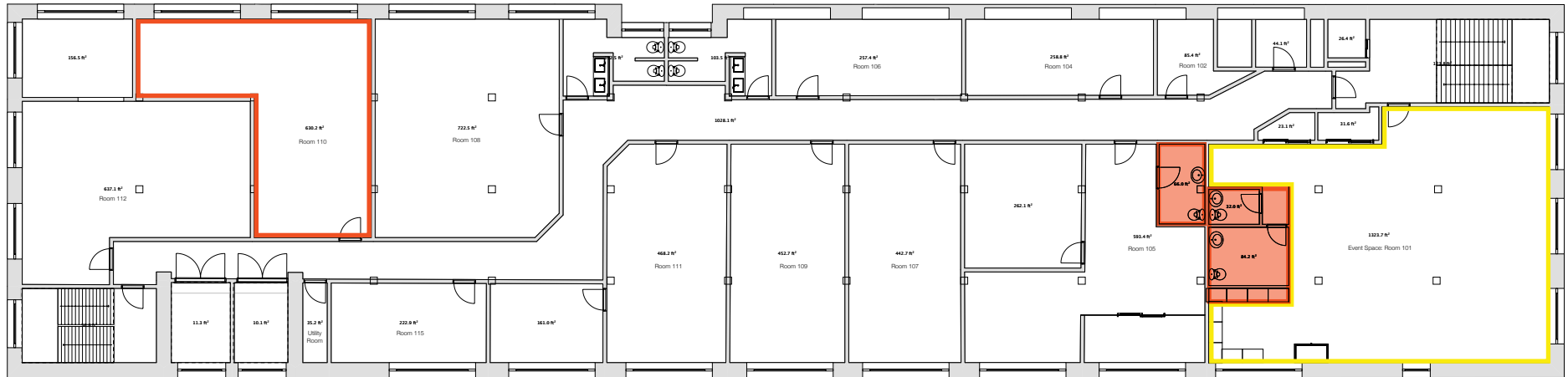


■ Office ■ Meeting Room ■ Multi-Purpose Lounge & Event Space

- Meeting Room C – 6 person
- Meeting Room B – 8 person
- Altrium Savings Room – 8 person
- The Bigger, Bolder Room – 25 person

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First Floor

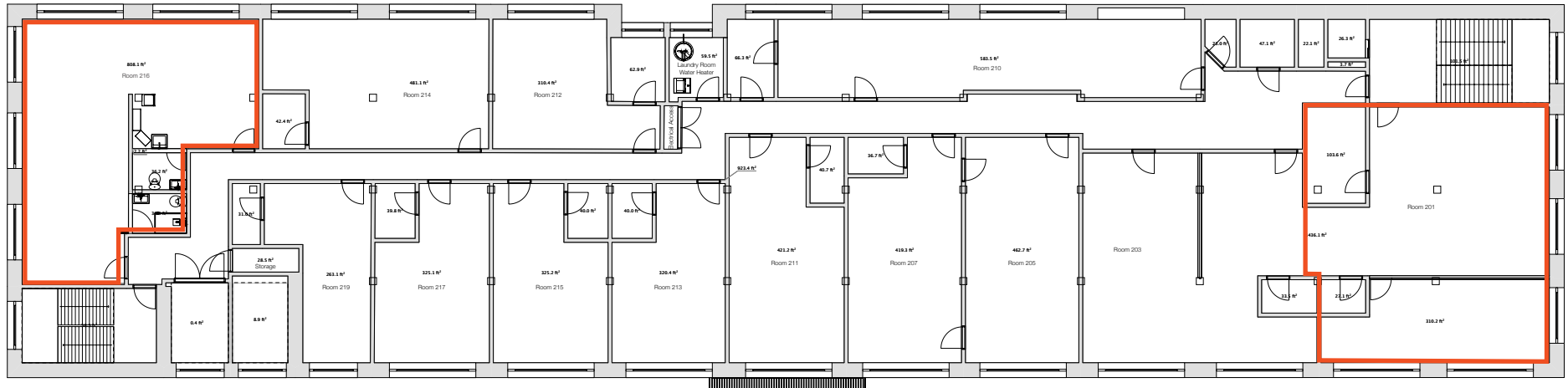


■ Office
 ■ In-Office Washroom
 ■ Meeting Room
 ■ Event Space

Suite	Type	Workstations	Square Feet	Monthly Rent
110	Window	8-12	900	\$3,900

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Second Floor



■ Office
 ■ Meeting Room
 ■ Hot Desk

Suite	Type	Workstations	Square Feet	Monthly Rent
201	Window	8-12	860	\$5,700
216	Window	8-12	1,046	\$5,400

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Third Floor



■ Office
 ■ Meeting Room
 ■ Dedicated/Hot Desk
 ■ Phone Booths

Suite	Type	Workstations	Square Feet	Monthly Rent
307	Interior	1-2	76	\$900

- Viola Desmond Room - 30 Person

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Fourth Floor



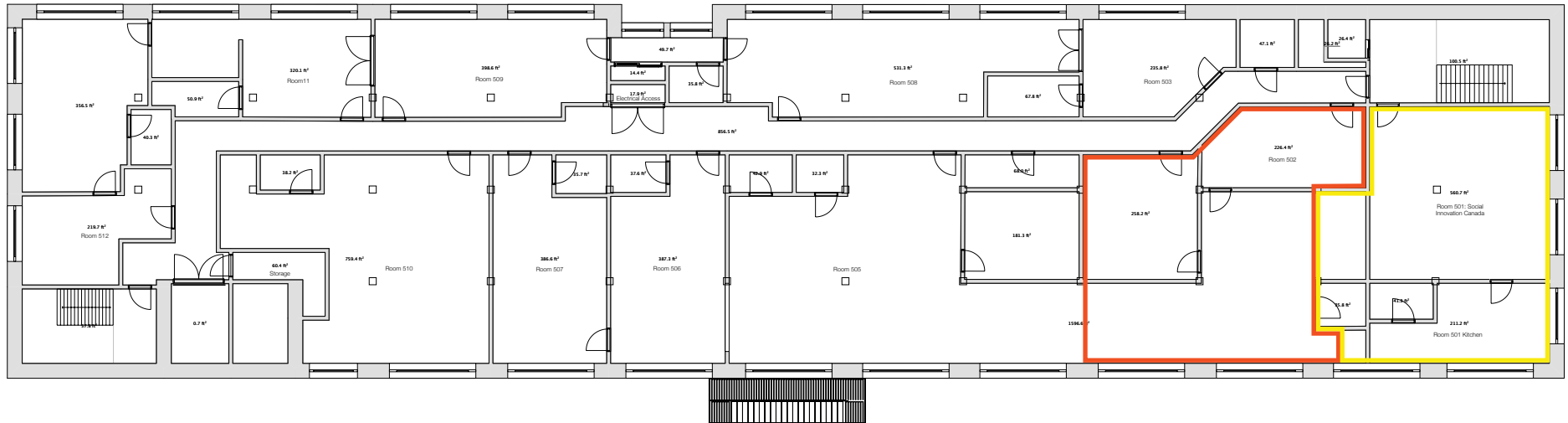
■ Office
 ■ Meeting Room
 ■ Dedicated/Hot Desk
 ■ Open Team Table
 ■ Phone Booths

Suite	Type	Workstations	Square Feet	Monthly Rent
407	Interior	2-3	136	\$1,300
409	Interior	2-3	124	\$1,200
410	Interior	2-3	136	\$1,300
413	Interior	2-3	118	\$1,400

- Room G – 8-10 person
- Room H – 10 person

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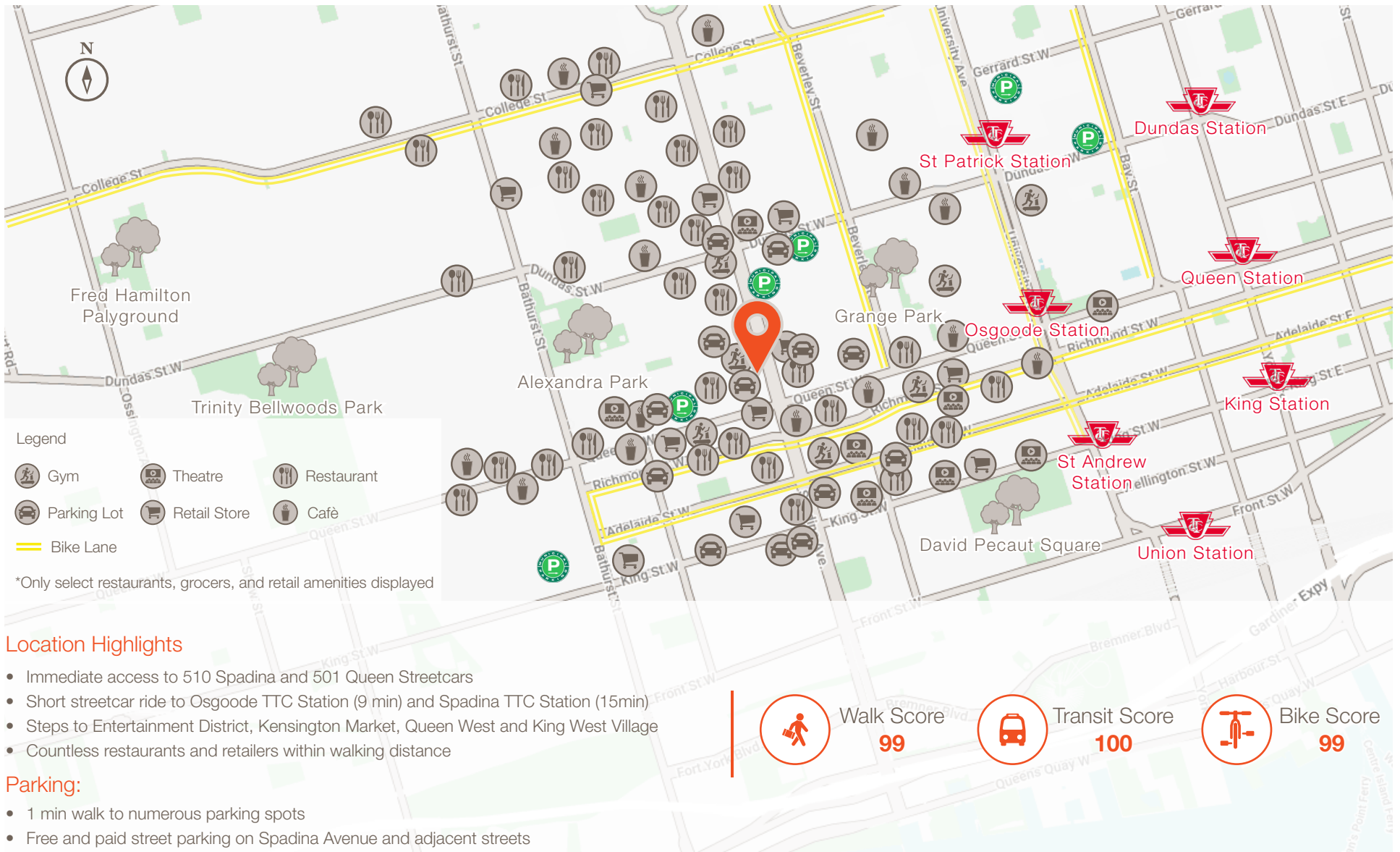
Fifth Floor



■ Office
 ■ Meeting Room
 ■ CCFE

Suite	Type	Workstations	Square Feet	Monthly Rent
502	Window	12-16	1,198	\$5,100

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Accessible Entrance - Main Floor



Community Kitchen - Main Floor



Bookable Meeting Room - Main Floor



Community Kitchen - Main Floor



Open Collaboration Area - Main Floor

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Private Office 105



Private Office 105



Private Office 105



Private Office 110



Private Office 110

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Private Office 215



Private Office 216



Private Office 216



Private Office 216

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Dedicated Desks – 4th Floor



Private Office 407



Private Office 410



Private Office 417



Community Kitchen – 4th Floor

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Private Office 502



Private Office 502



Private Office 503



Private Office 504

Lennard:

Anna Ho, Sales Representative
416.915.5270
anna@lennard.com

200-55 University Avenue, Toronto
416.649.5920
lennard.com

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.