

129 Spadina Avenue

TORONTO, ON

Office For Lease

Colliers

ASKING RENT
\$40 SEMI-GROSS

Vacancy List

2 nd Floor	9,344 SF
3 rd Floor	5,555 SF
Suite 404 <i>(Jan 1, 2026)</i>	3,665 SF
5 th Floor	9,635 SF
6 th Floor	9,635 SF

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UP TO 30,000 SF OF CONTIGUOUS SPACE

SPADINA
ANIMAL
HOSPITAL

Property Features

Address	129 Spadina Avenue, Toronto, ON
Building Height	7 Floors
Structure	Brick and Beam
Year Built	1919
Typical Floor Size	9,635 SF
Ceiling Height	12'
Additional Features	New Decorated Lobby
	Tenants get their own A/C equipment exclusive to their use (2 tons per 1000 SF)
	Security cameras and card access

Location

Located in the heart of King West, 129 Spadina benefits from its proximity to streetcar access and a vibrant amenity rich community.

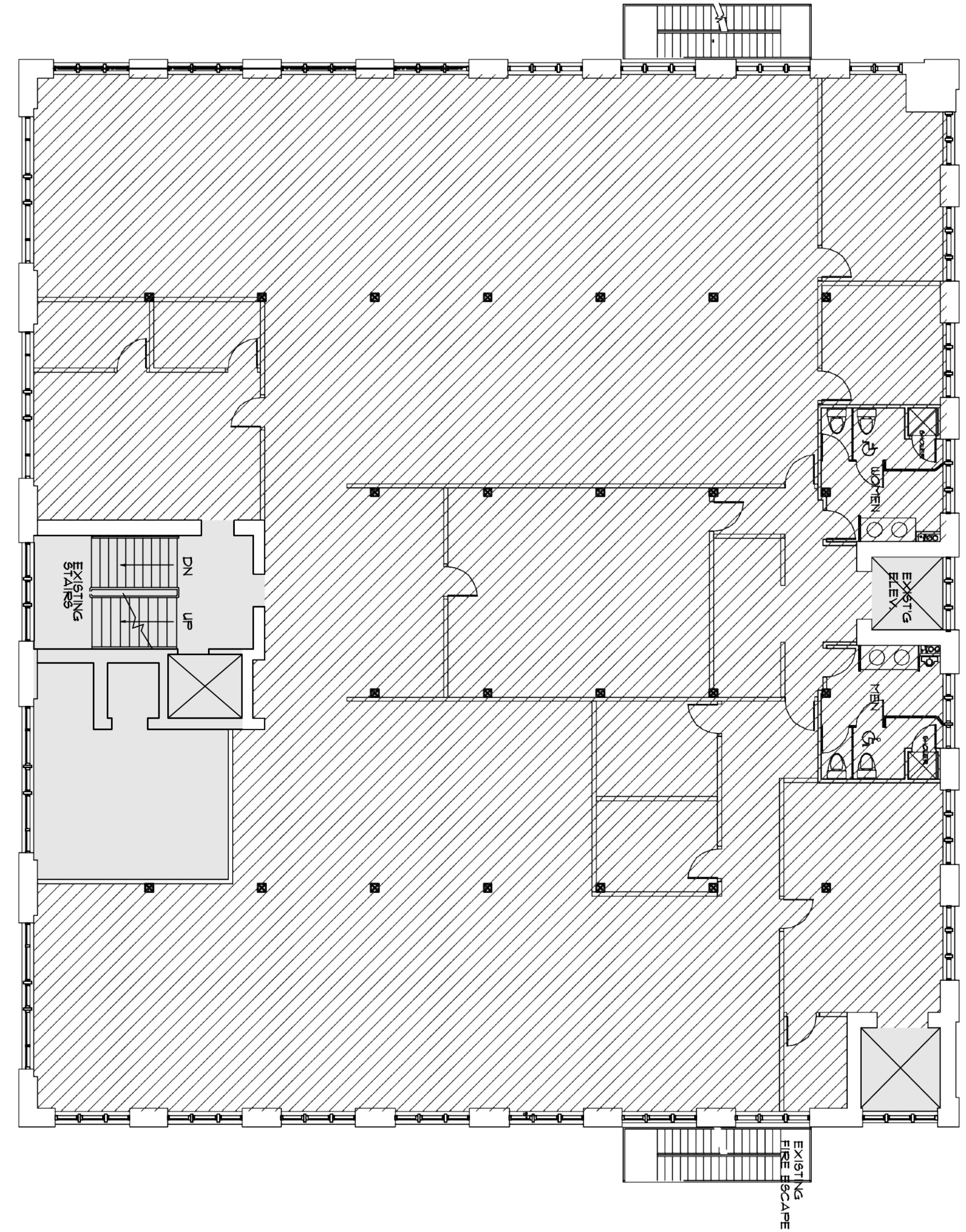


129 SPADINA AVE.

2ND FLOOR - 9,344 SF



360°

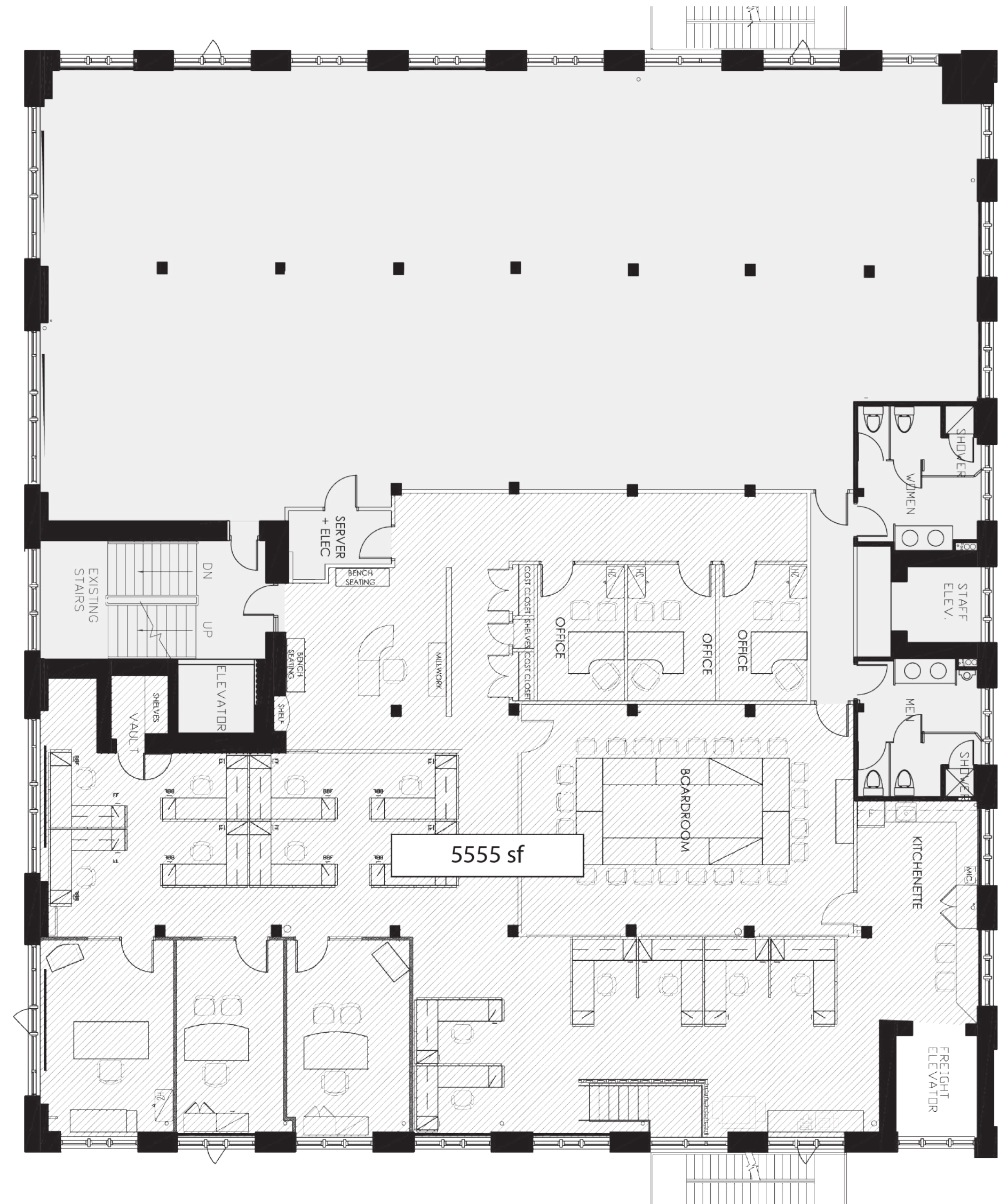


129 SPADINA AVE.

3RD FLOOR - 5,555 SF

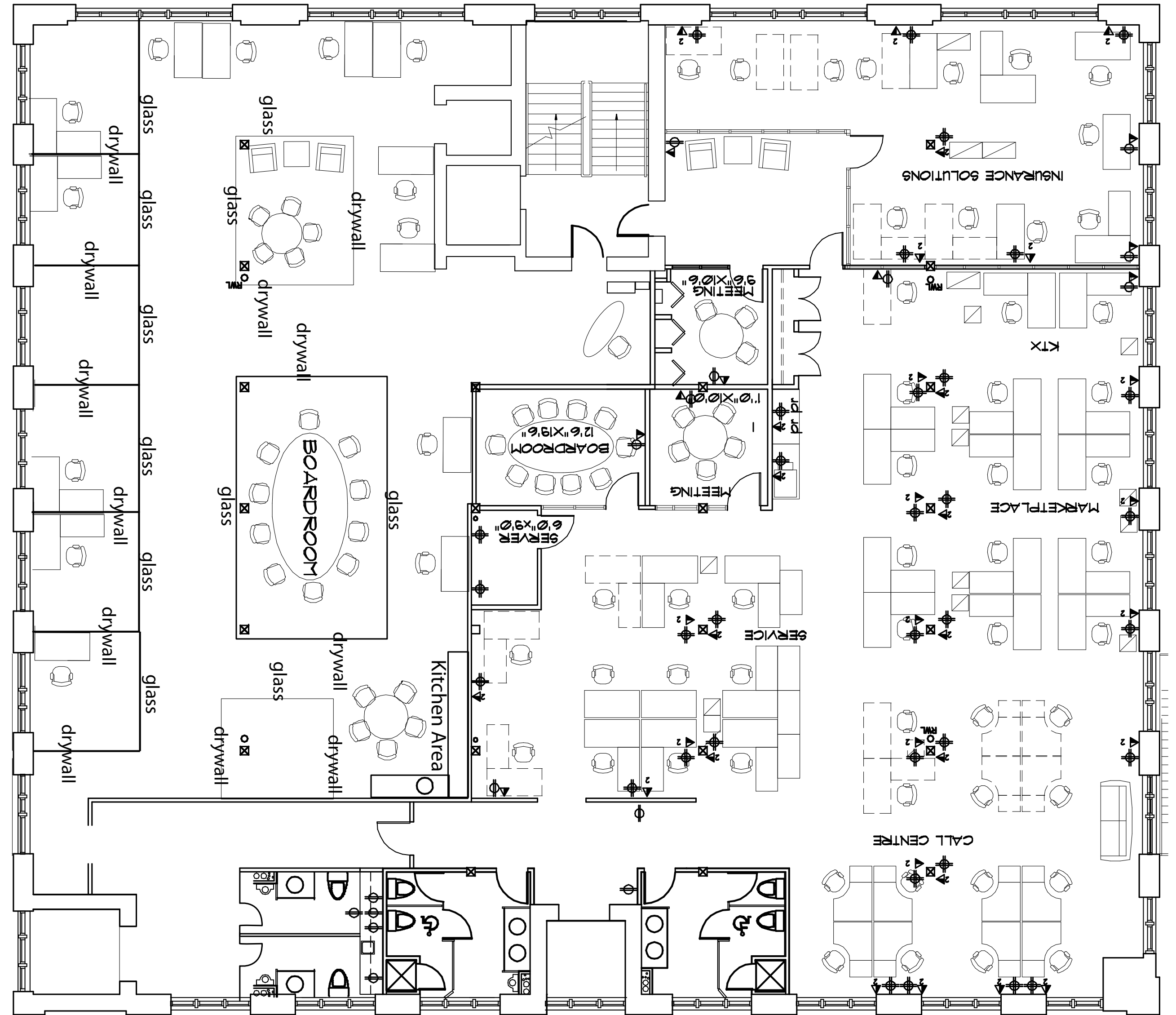
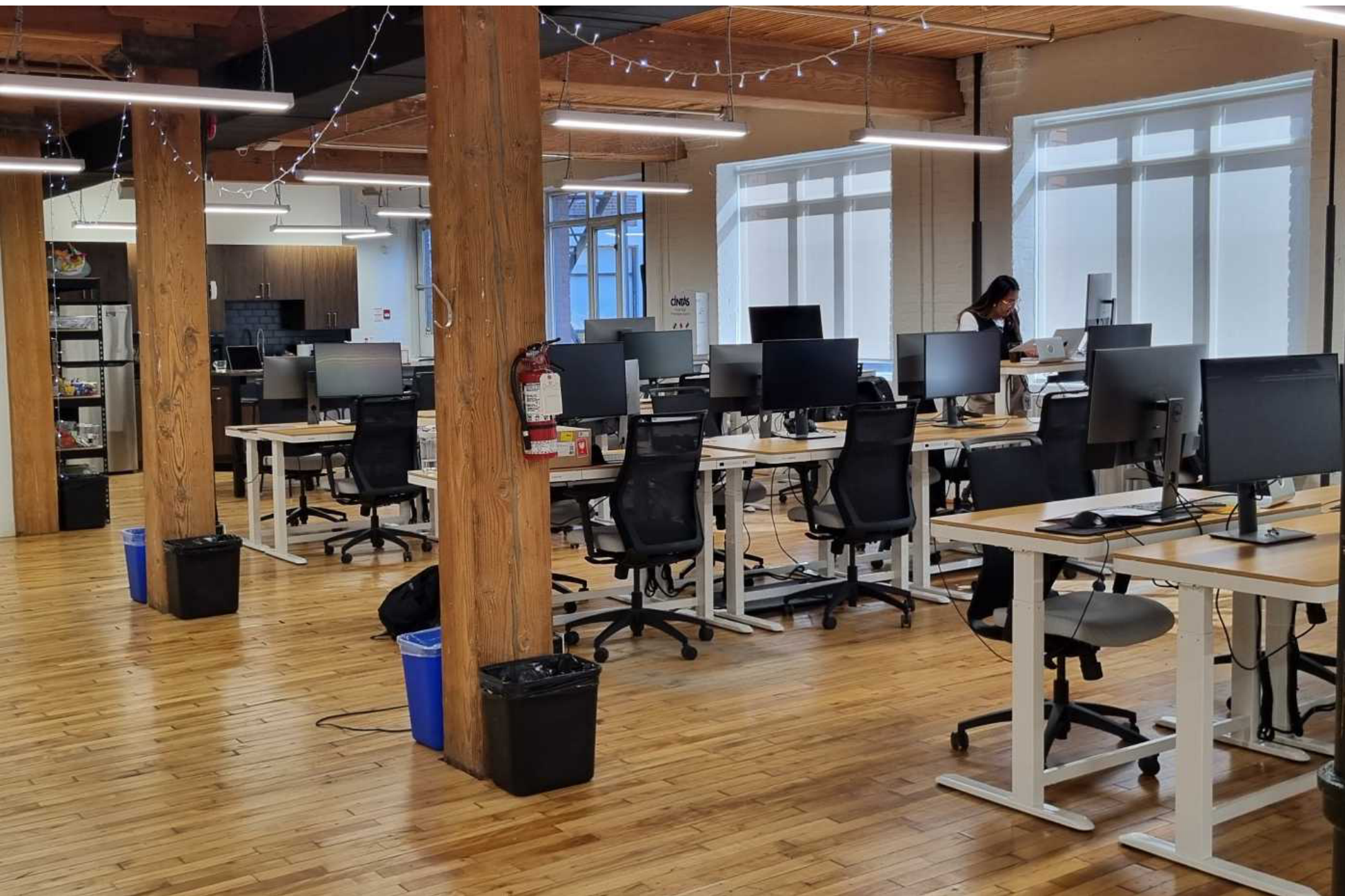


360°



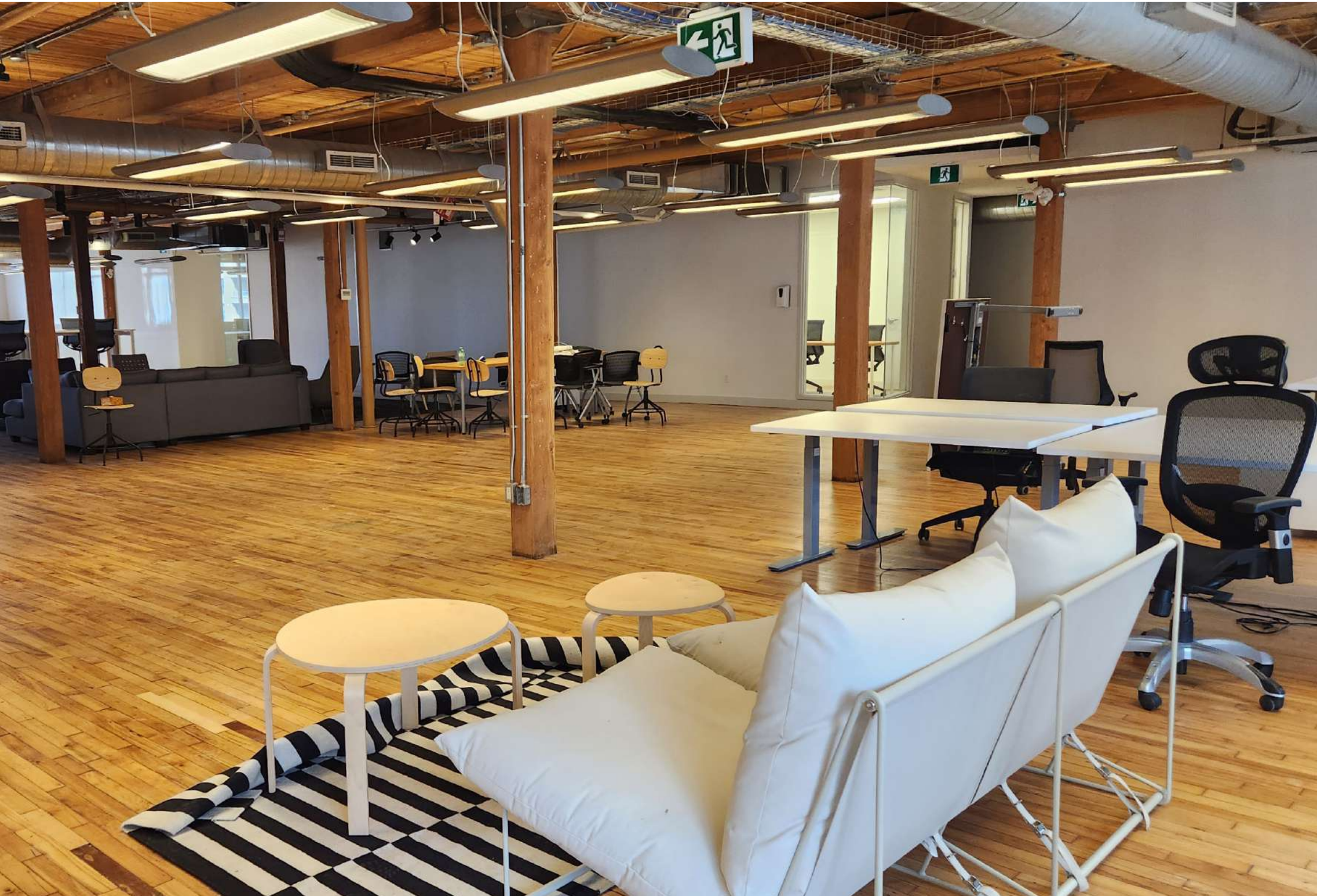
129 SPADINA AVE.

SUITE 404 - 3,665 SF

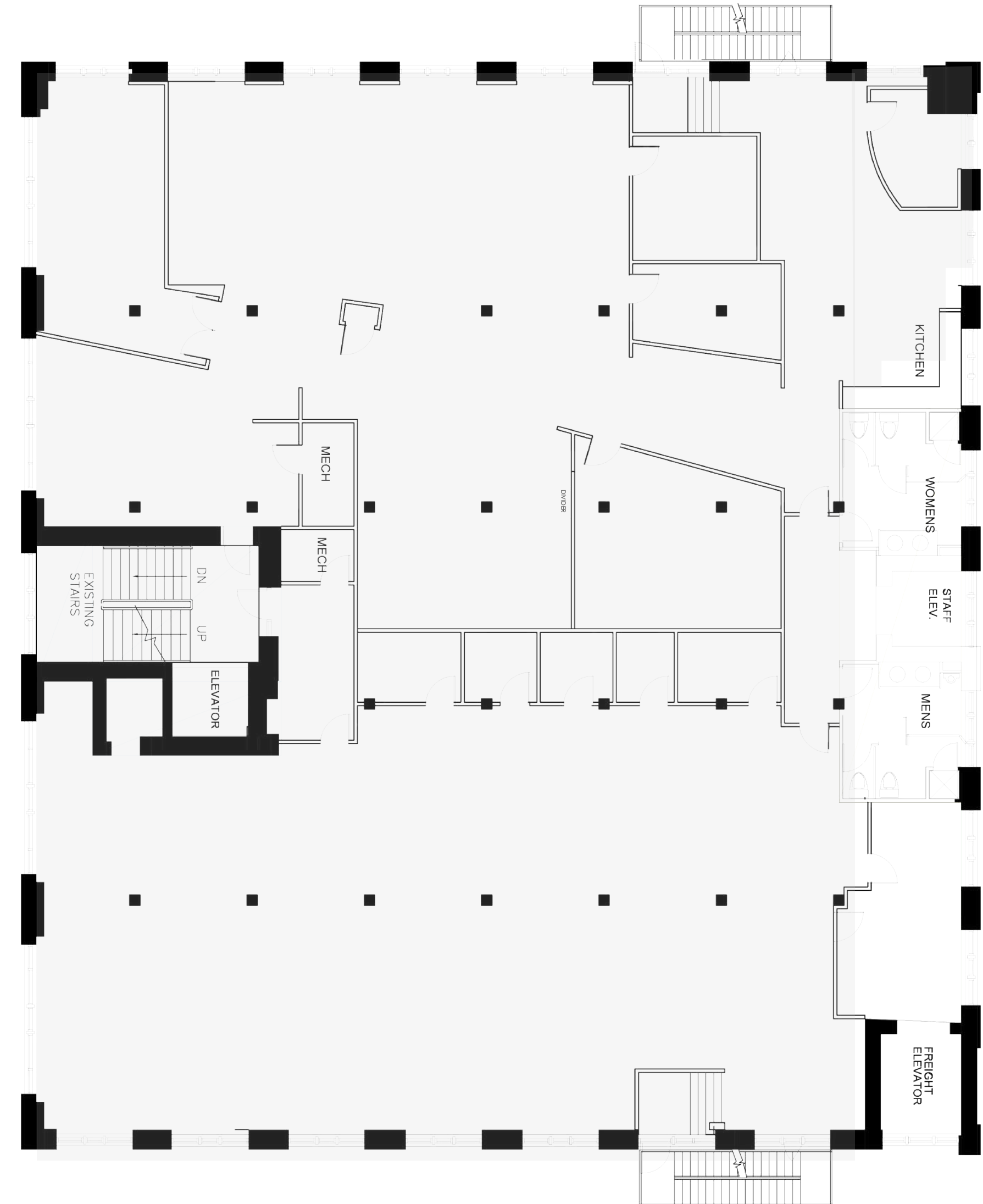


129 SPADINA AVE.

5TH FLOOR - 9,635 SF

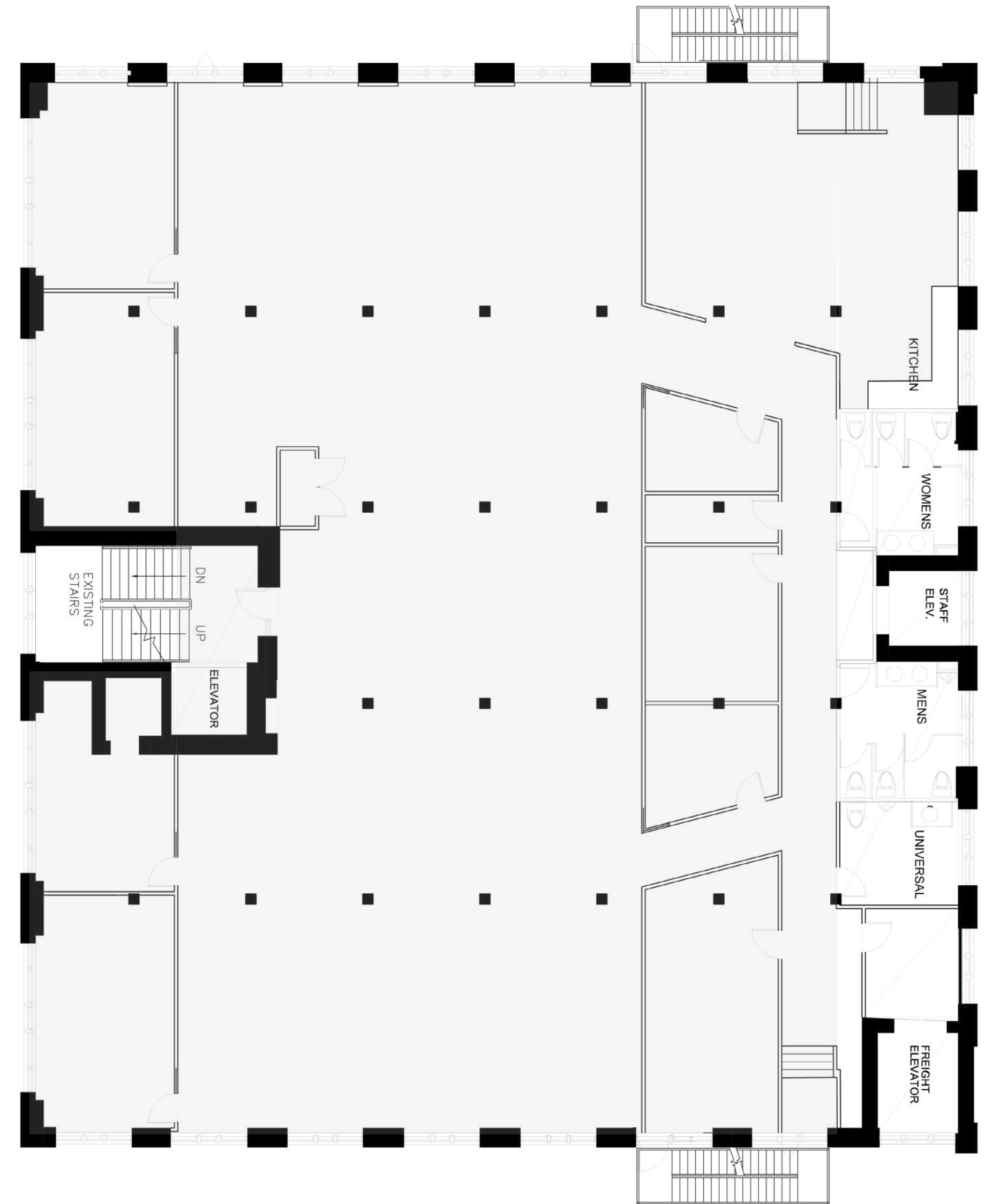
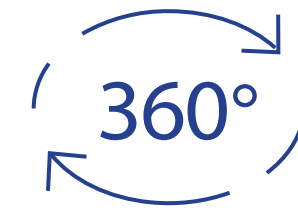
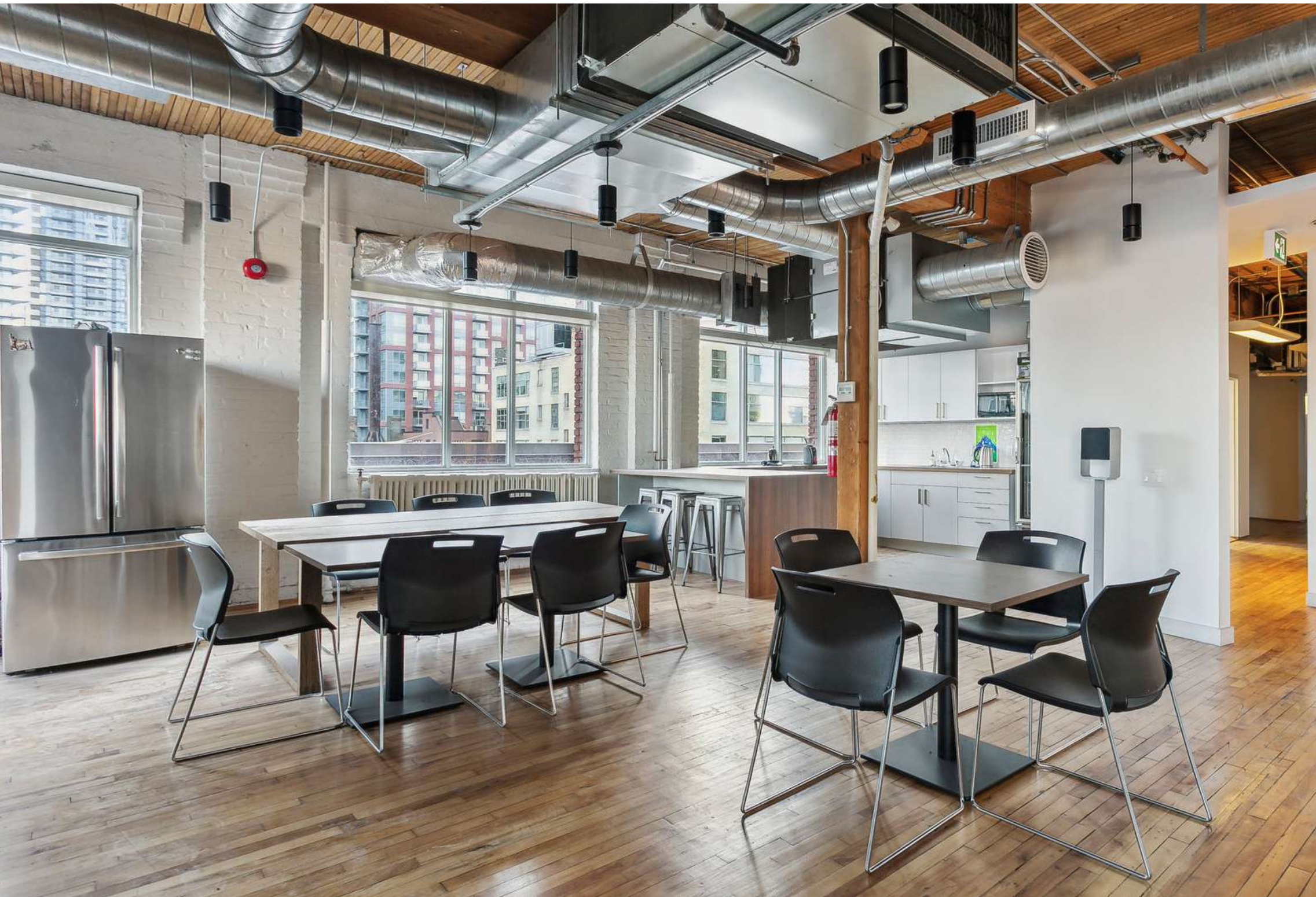


360°



129 SPADINA AVE.

6TH FLOOR - 9,635 SF



Amenities Map

Drive Times

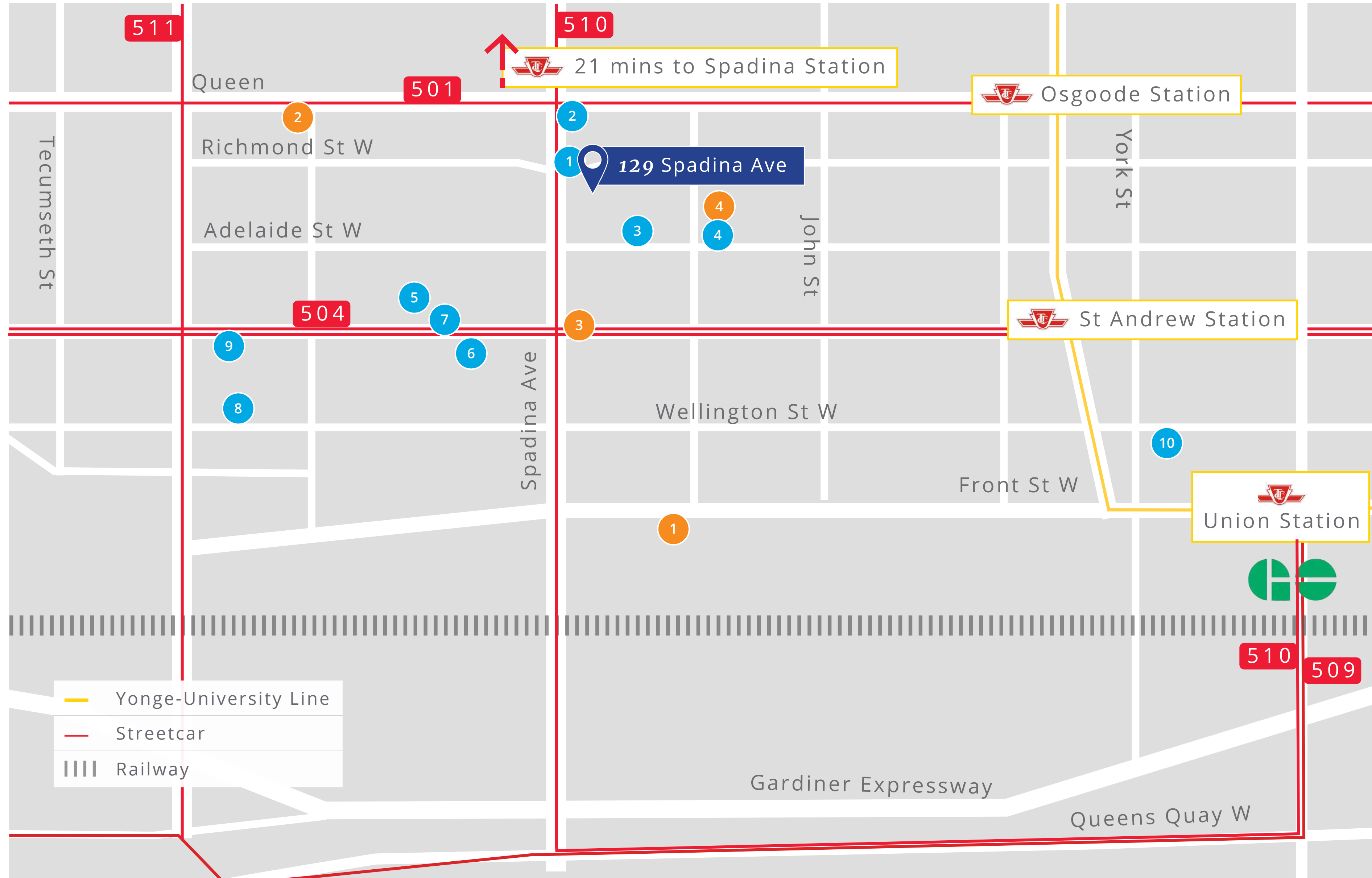
Gardiner Express Way	15 mins
Waterfront	11 mins
Billy Bishop Airport	24 mins
Pearson Airport	50 mins

Food & Drink

- 1 Fusaro's Italian Kitchen
- 2 Basil Box
- 3 Tutti Matti
- 4 Flock Rotisserie
- 5 Jacobs & Co. Steakhouse
- 6 Rodney's Oyster House
- 7 CIBO
- 8 One Hotel
- 9 Oretta
- 10 KOST

Grocery

- 1 Rabba
- 2 Loblaws
- 3 Fresh & Wild
- 4 Mike's Independent City Market

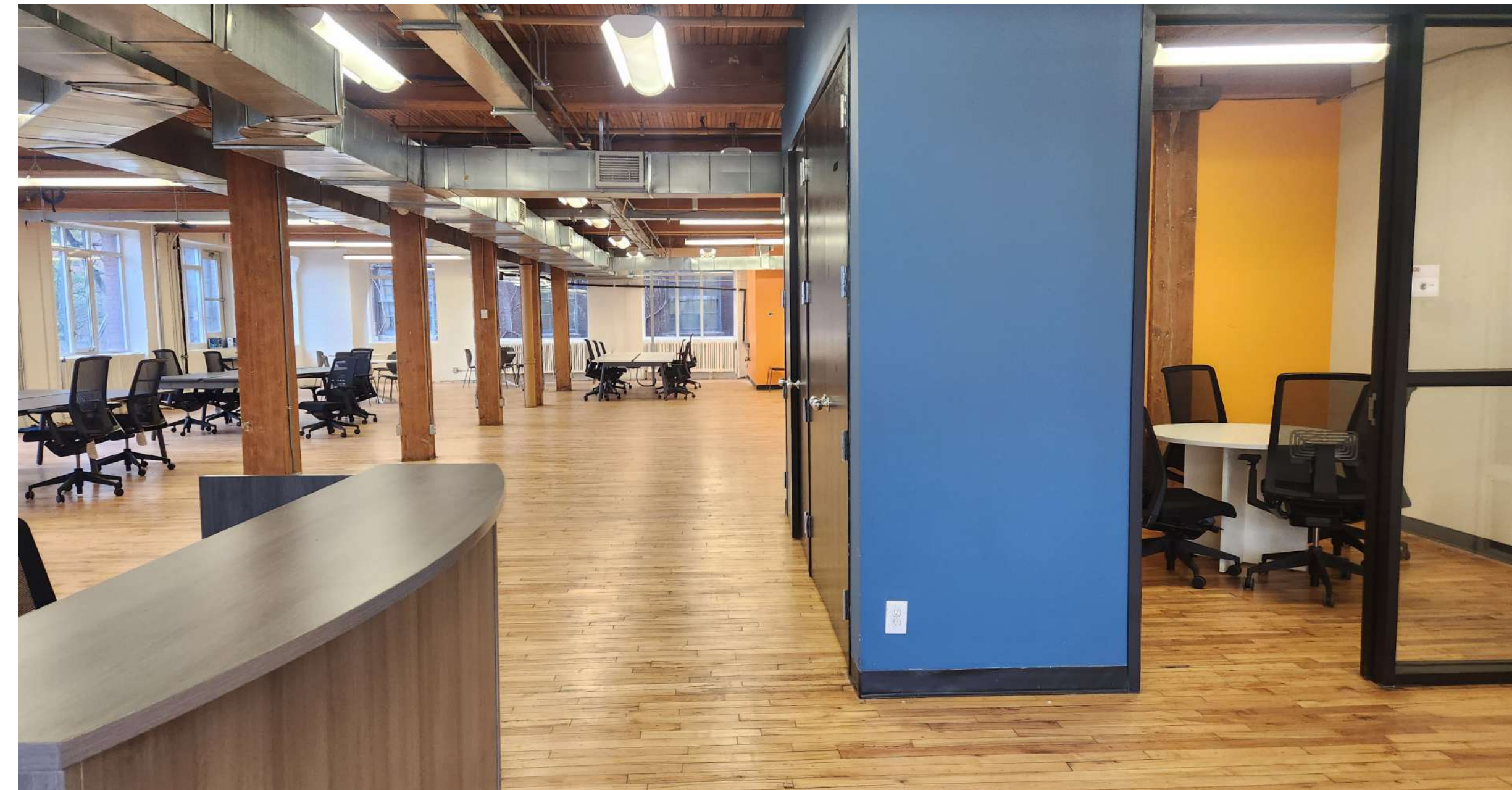


Area Demographics

Nestled in the vibrant intersection of Chinatown and the Fashion District, 129 Spadina Avenue in Toronto seamlessly integrates cultural diversity and urban dynamism, creating a bustling hub of businesses, restaurants, and shops. The area, boasting a mix of condominiums, apartments, and historic buildings, reflects a lively and multicultural atmosphere, further enriched by its accessibility through well-connected transportation options.

This prime location, proximate to educational institutions like the University of Toronto and Toronto Metropolitan University (formerly Ryerson University), attracts a youthful and dynamic population, contributing to the community's energy. For prospective tenants, the strategic advantage lies in more than just a prime commercial space – it's an opportunity to tap into a highly skilled and educated workforce. With 50,364 employed individuals and 14,368 residents holding educational qualifications above a bachelor's degree, businesses can not only thrive in this vibrant locale but also benefit from a pool of exceptional professionals, fostering an environment primed for organizational growth and success.

	1 KM	2KM
Population 2022	70,250	386,590
Expected Population 2027	83,172	429,139
Average Age 2022	36	38.8
Average Household Income	\$124,910	\$121,732
Population Employed	50,364	239,414
Population with 15+ Edu Above Bachelor Degree	14,368	75,906





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