

96 Spadina Avenue  
Toronto, Ontario



**ALLIED**

**LEASING CONTACT**

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With more than 200 properties across Canada, comprising more than 15 million square feet, Allied has earned a reputation for contributing to the vitality of Canada's most vibrant urban neighbourhoods, and for developing workplaces distinguished by thoughtful, human-scale design, proactive property management, and an unsurpassed occupant experience.

## PROPERTY HIGHLIGHTS

Situated in Toronto's Fashion District, the Darling Building is a nine-storey, Class I office building located on the southeast corner of Spadina Avenue and Adelaide Street West.

## TELECOM PROVIDERS

- Beanfiled
- Bell
- Rogers

## DESCRIPTION

- Exceptional ceiling heights and original hardwood floors
- Natural light exposure
- 2 Passenger Elevators
- 1 Freight Elevator
- Wheelchair access on west entrance

## TRANSIT

- 7 Minute Walk to PATH
- 20 Minute Walk to Union Station
- 3 Minute Walk to Streetcar
  - 510 Spadina
- 13 Minute Walk to St. Andrew Subway Station

## SUITE INFORMATION

SUITE	SF	TYPE	AVAILABILITY	VIRTUAL TOUR
208	1,040	Office	Immediate	<a href="#">Click Here</a>
210*	1,842	Office	Immediate	<a href="#">Click Here</a>
501	3,896	Office	Immediate	<a href="#">Click Here</a>
502	1,180	Office	Immediate	N/A
504	1,064	Office	Immediate	<a href="#">Click Here</a>
600	10,129	Office	May 1, 2024	N/A
700	10,096	Office	May 1, 2024	N/A
802	4,261	Office	May 1, 2024	N/A

\*Includes Furniture

### Net Rent

Call Leasing Contact

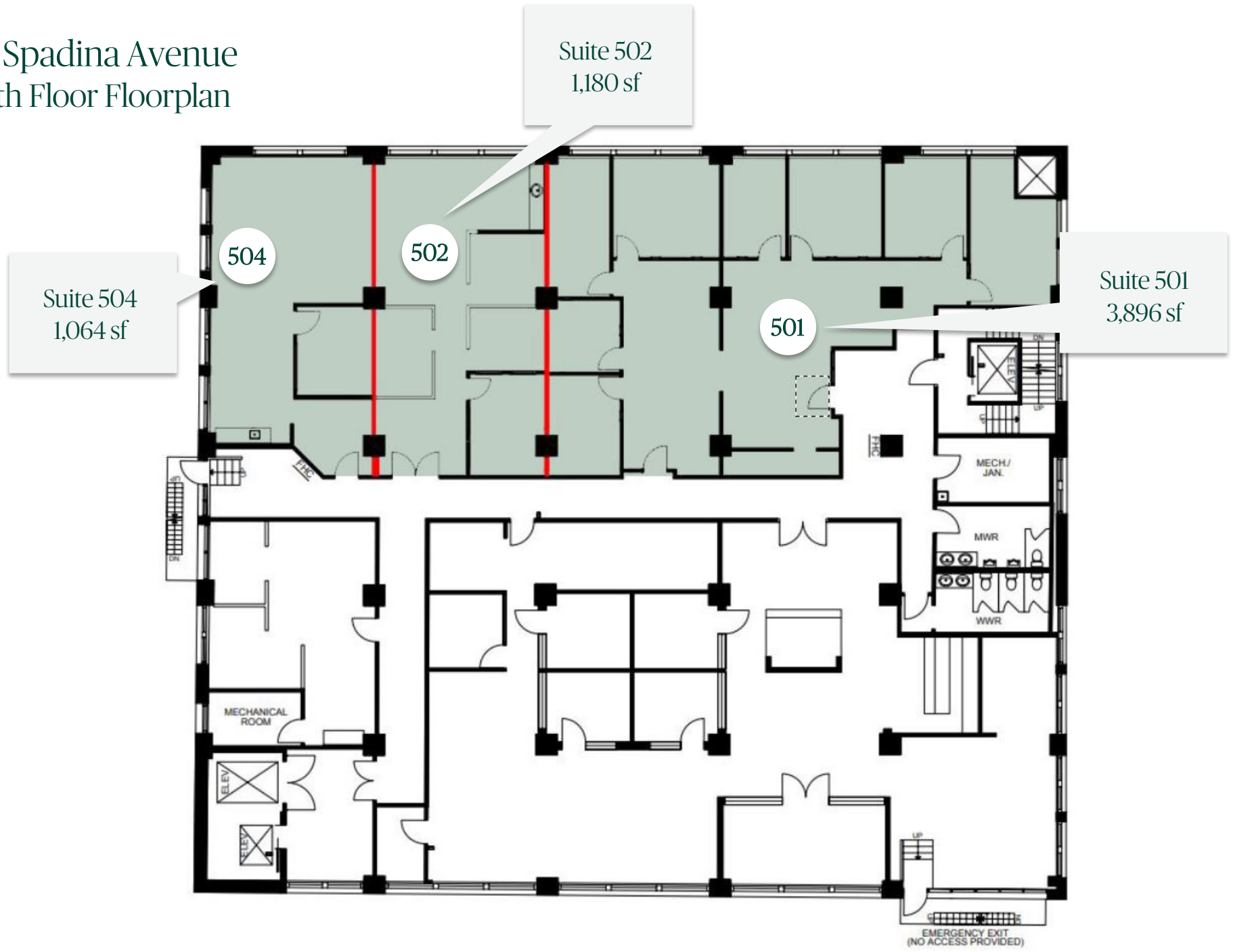
**Additional Rent**  
\$24.95

Includes Utilities,  
Excludes In-Suite Janitorial

# 96 Spadina Avenue Second Floor Floorplan



96 Spadina Avenue  
Fifth Floor Floorplan

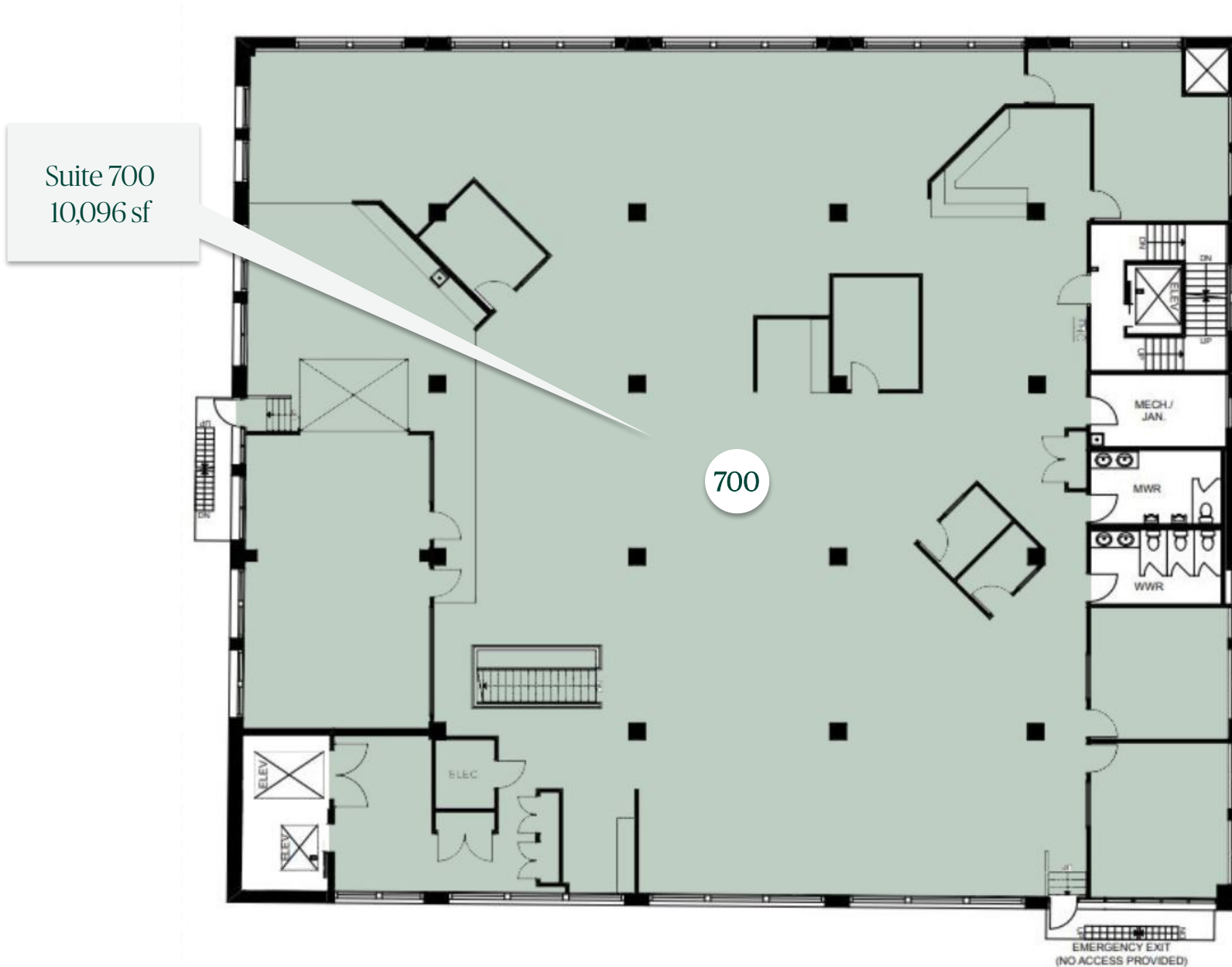


96 Spadina Avenue  
Sixth Floor Floorplan

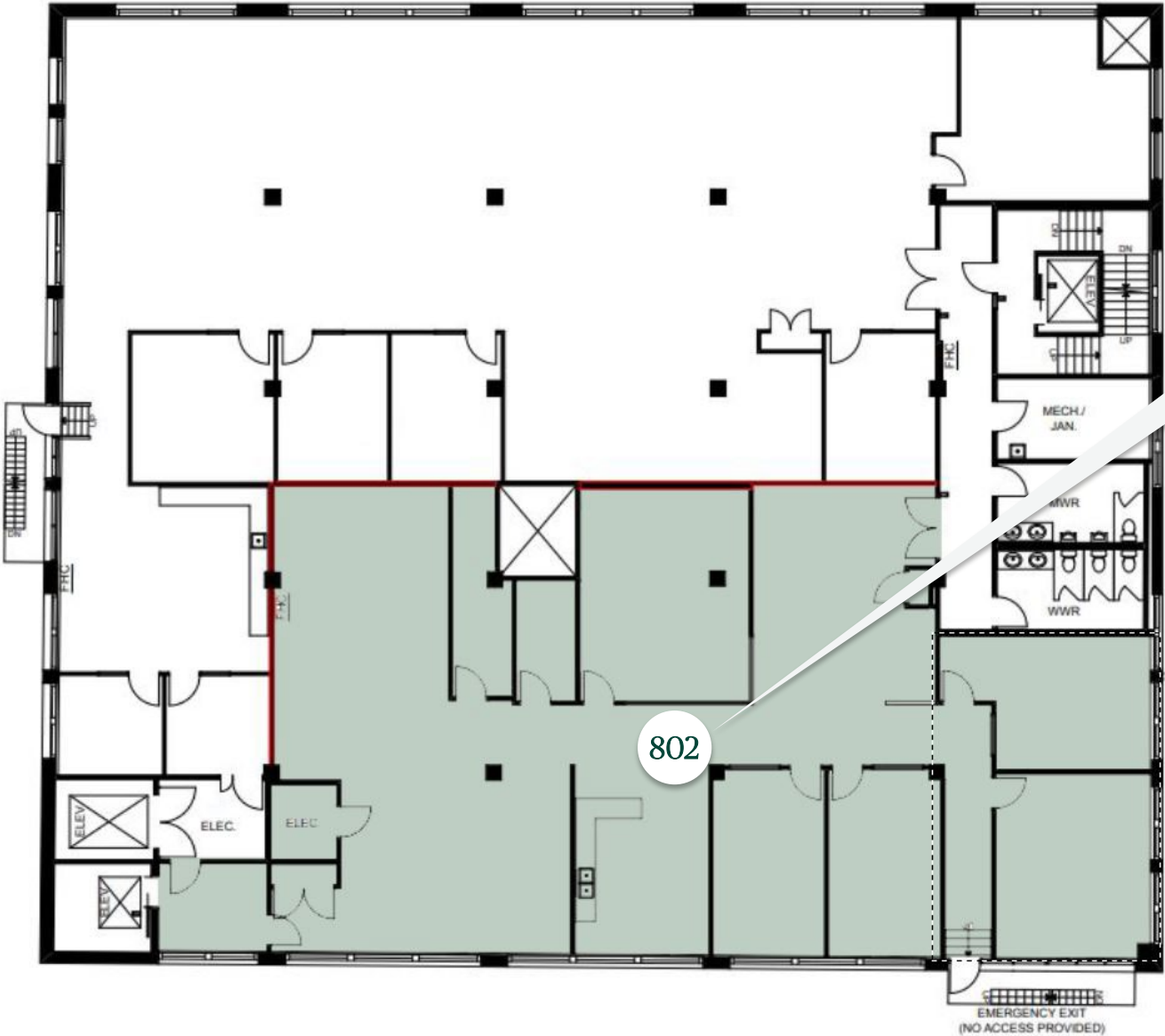




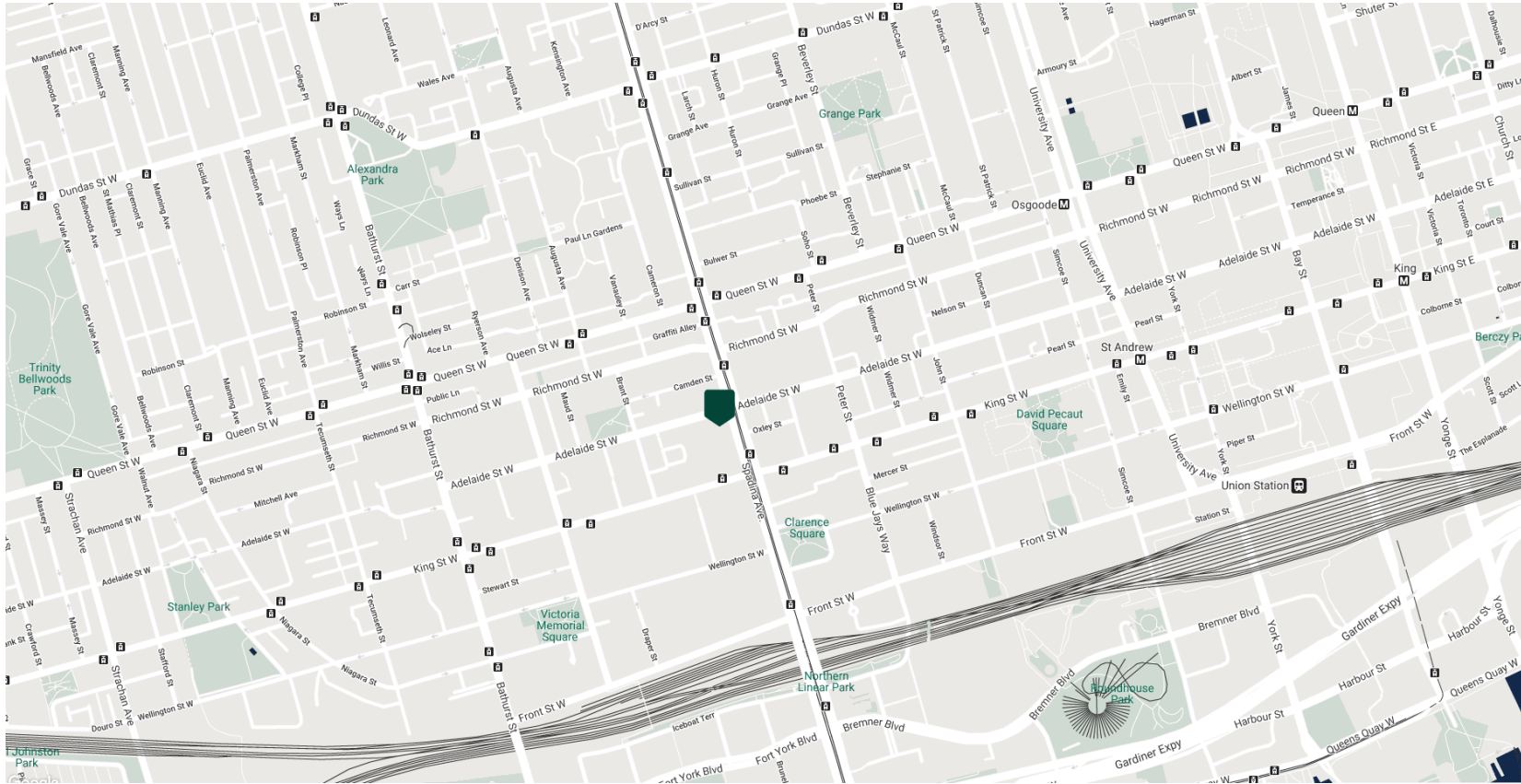
# 96 Spadina Avenue Seventh Floor Floorplan



# 96 Spadina Avenue Eighth Floor Floorplan



Suite 802  
4,261 sf



## LOCATION

Walk Score® | 100 Walker's Paradise  
 Transit Score® | 100 Rider's Paradise  
 Bike Score® | 55  
 Less than a one minute walk to streetcars

## RESTAURANTS

Belfast Public House  
 Gusto 101  
 Buca  
 Labora

## HEALTH & WELLNESS

Totum Life Science  
 Barre3  
 Elle Fitness and Social  
 Drop Boxing

## SERVICES

LCBO  
 Petro Canada  
 RBC Royal Bank  
 CIBC



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