



For Sublease: Office

174 Spadina Avenue

Outstanding Brick and Beam Sublease Opportunity
in Central Location



Virtual Tours Available!

Lennard:

174 Spadina Avenue

3,933 SF office space available for sublease at the corner of Spadina Avenue and Queen Street W in Downtown West.



Available Spaces

Suites 204-206 - 3,933 SF

Option to Sublease spaces separately:

204: 2,600 SF & 206: 1,333 SF



Semi-Gross Rent

Contact Listing Agents

Selling Fee

\$2.00 PSF/Annum



Virtual Tours

Suite 204 Suite 206



Availability

Flexible

Term

Flexible



Listing Agents

Cole Soprovich*

Associate Vice President

416.915.5275

csoprovich@lennard.com

Dillon Stanway**

Associate Vice President

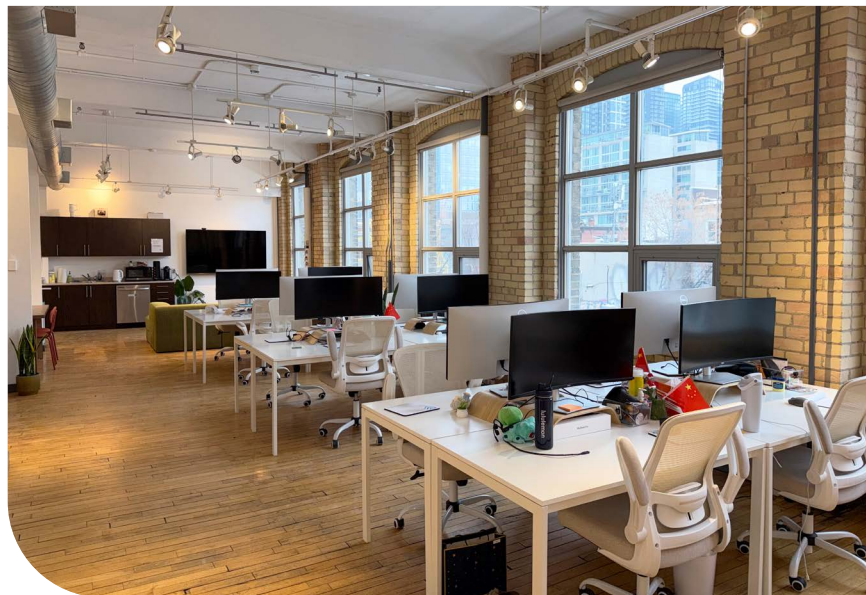
416.649.5904

dstanway@lennard.com

*Sales Representative **Broker

Property Highlights

- Excellent natural light with views facing the Financial Core skyline
- Flexible space size options available (1,333-3,933 SF)
- Streetcar stops at front door
- Affordable parking options nearby
- Building amenities include on-site property management, climate controlled, fully secured storage facility, and indoor bike parking



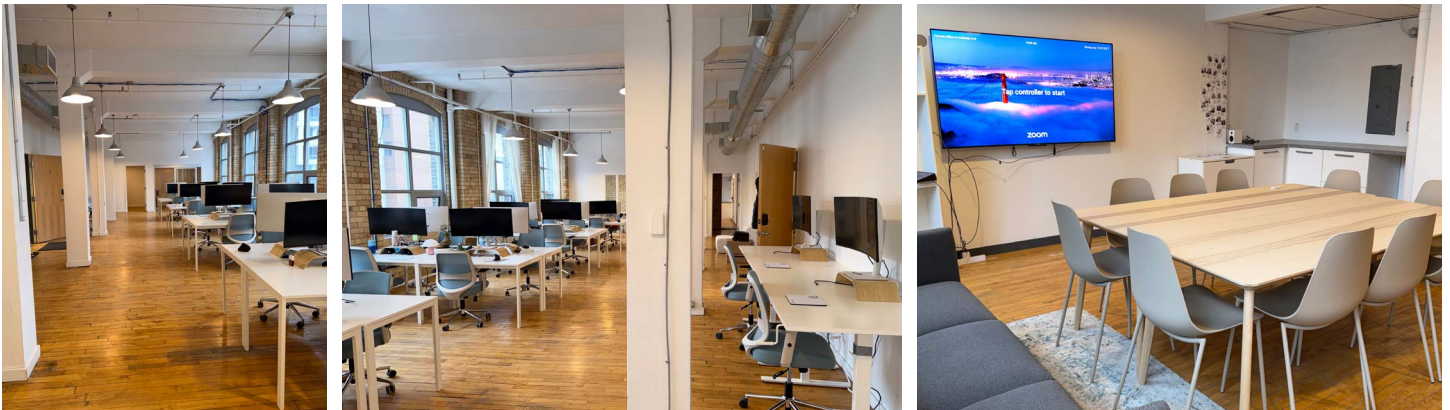
174 Spadina Avenue

Floor Plan

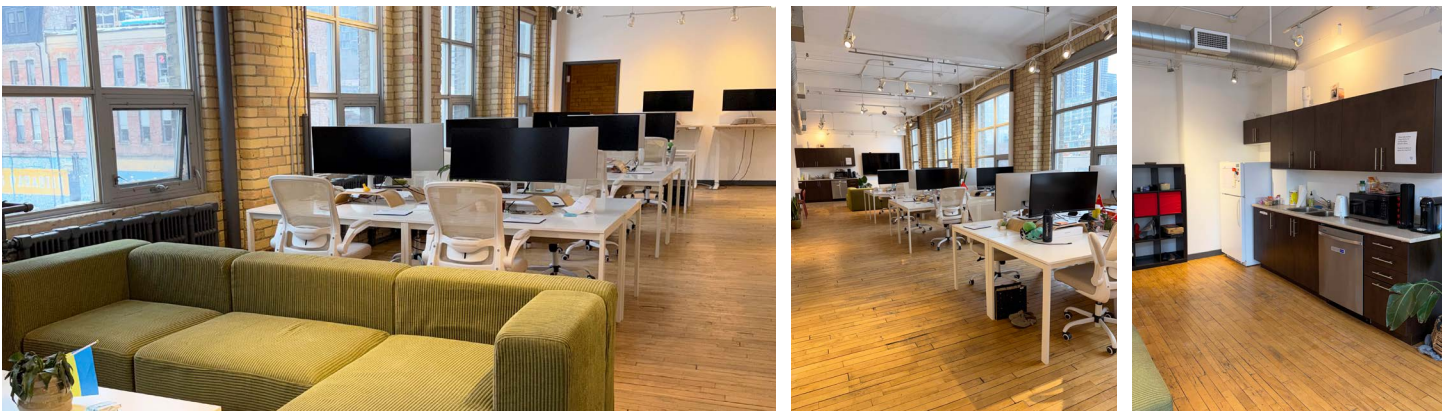
Suite 204: 2,600 SF & Suite 206: 1,333 SF



Suite 204 Photos



Suite 206 Photos

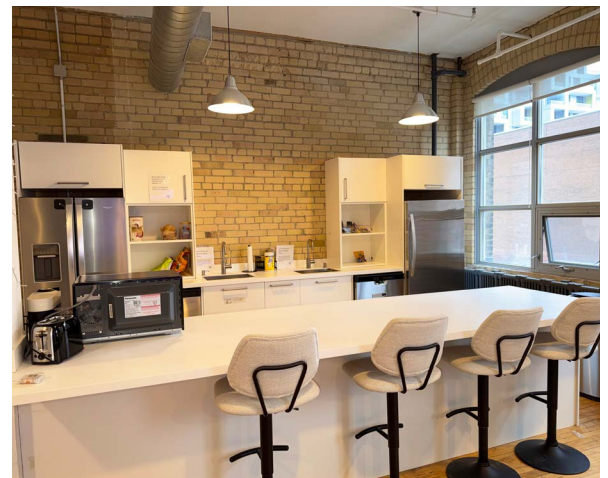
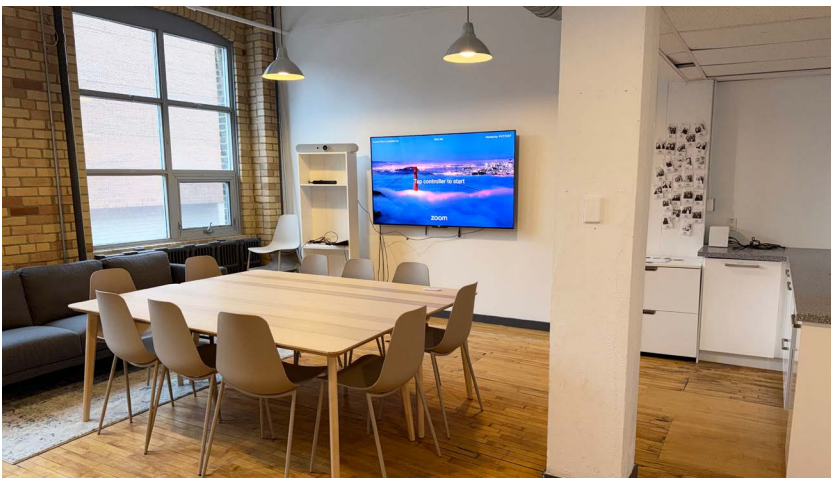
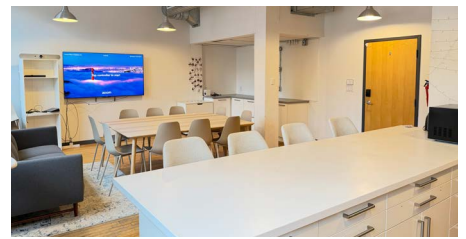


174 Spadina Avenue

Suite 204 Photos



Virtual Tour



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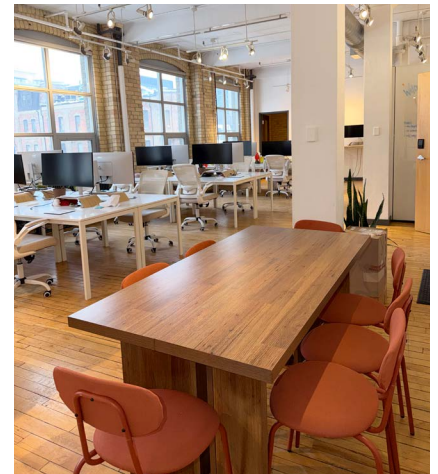
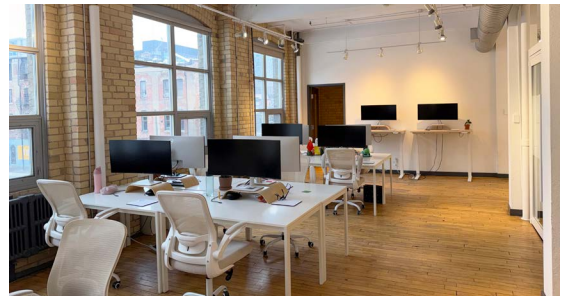
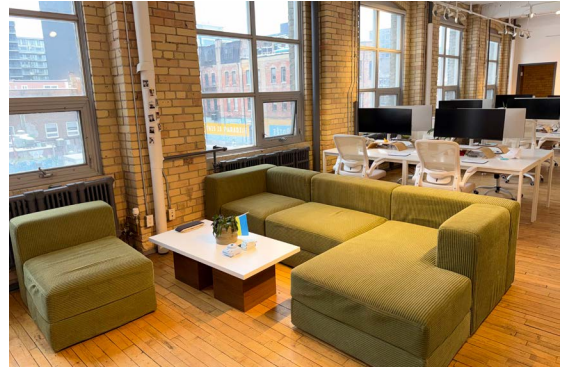
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174 Spadina Avenue

Suite 206 Photos

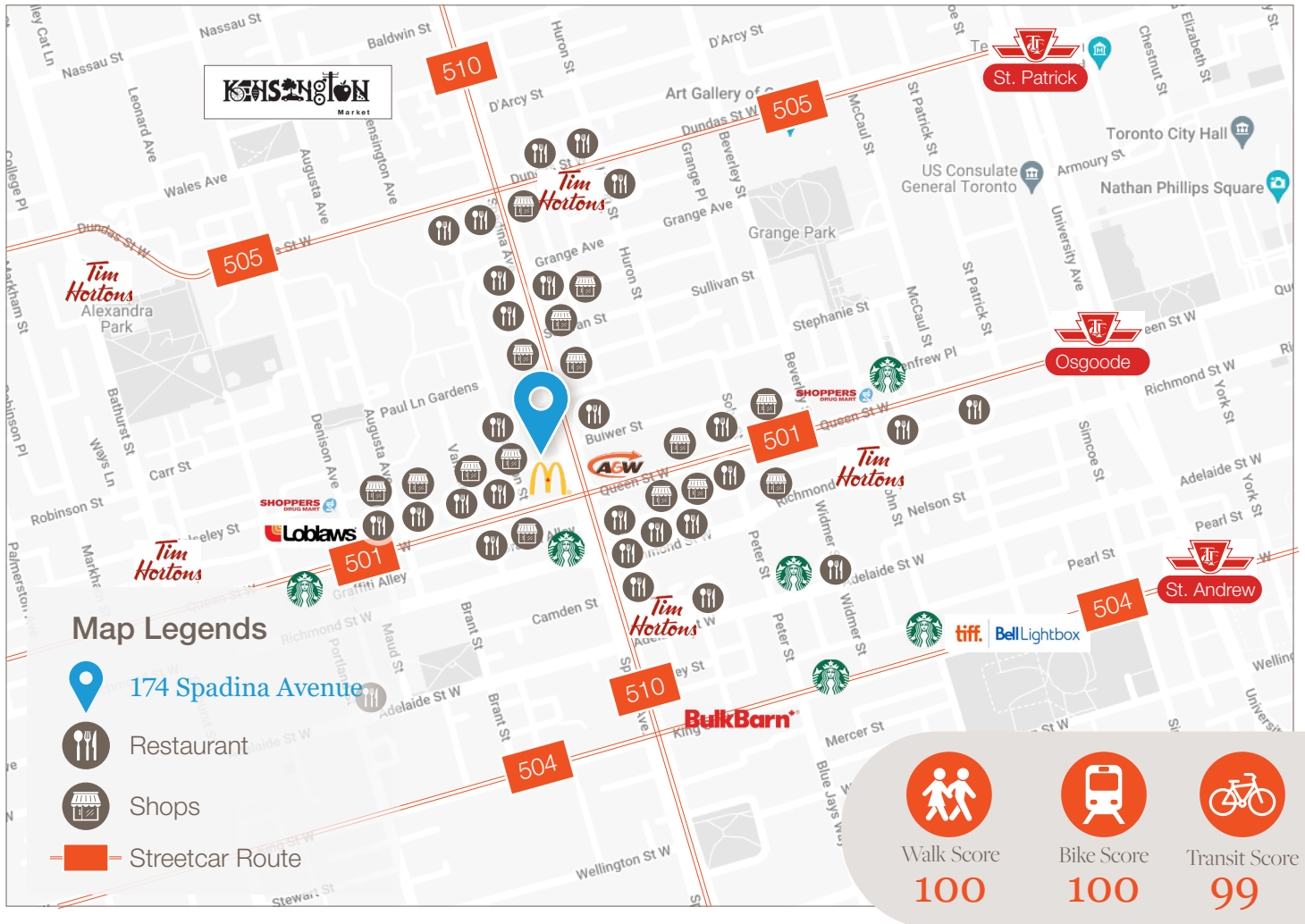


Virtual Tour



174 Spadina Avenue

Neighbourhood & Amenities Map



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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