



417  
*Spadina*

**Third Level Office for Lease**  
In the Heart of the Forest Hill Village



# Office For Lease

417 Spadina Road, Toronto

**Size:** 2,114 sq. ft.

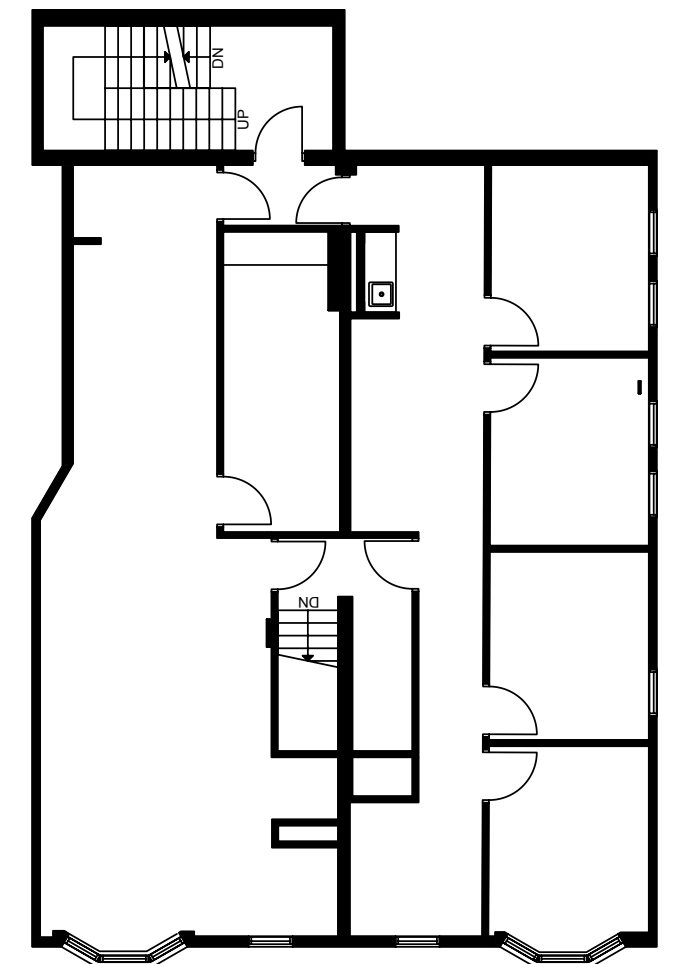
**Net Rent:** \$20.00 per sq. ft.

**TMI:** \$23.00 per sq. ft.

**Available:** Immediately

- Premium third level office space at the corner of Spadina Road and Lonsdale Road
- Situated in Forest Hill, one of the city's most affluent neighbourhoods
- Neighbouring tenants include Second Cup, Greenhouse Juice, Freshii, Rexall, Village Juicery, Aroma Espresso Bar and more
- Minutes from Upper Canada College and Bishop Strachan School as well as Heath Street entrance to the St. Clair West subway station and the St. Clair Avenue streetcar line

## Third Level



Lonsdale Rd.

Spadina Rd.



Ground Level Entrance



Interior Images



# A Well-Established Neighbourhood

417 Spadina Road is surrounded by Toronto's most exclusive residential neighbourhoods. The Property itself sits in Forest Hill Village, one of the nation's most highly sought-after neighbourhoods.

Forest Hill Village is home to over 60 unique retailers on the stretch of Spadina Road near Lonsdale Road. Forest Hill Village itself is part of Forest Hill, one of the nation's most affluent neighbourhoods with its residents frequenting this stretch of Spadina to shop, workout and eat. It is a highly sought-after location for retailers as seen from the low vacancy rates in the area.

The area has very favourable demographics - the 2020 average household income within 1 kilometre radius of 417 Spadina Road was \$266,339, over 60% higher than Toronto's average household income of \$98,174.

The area has dedicated bike lanes, street parking and access to the St. Clair Street car line and numerous bus lines that makes getting to and from it by car, bike or public transport easy.



## 85 Walk Score

- very walkable
- most errands can be accomplished on foot



## 83 Transit Score

- 5 minute walk to St. Clair West Subway Station (Heath St. Entrance), 512 St. Clair streetcar line, 33 Forest Hill Bus, 126 Christie bus and 90 Vaughan buses at the St. Clair West Station Stop



## 86 Bike Score

- biker's paradise
- bike lanes available
- flat roads ideal for cycling

**SPADINA ROAD**

CIBC  
 HSBC  
 Forest Hill Pets  
 Starbucks  
 Core Foret Hill  
 Champion Taekwondo  
 LCBO  
 Scotiabank

TD  
 BMO  
 Studio Lagree  
 Sofra Forest Hill  
 Type Books  
 EDO-ko Japanese  
 WHAT A BAGEL  
 Forest Hill Gym  
 freshii

**LONSDALE ROAD**

Pizza Banfi  
 Francesca Salon  
 RBC  
 Village Juicery  
 Subway  
 Platis Cleaners  
 Future Mid-Rise Condo Site  
 Residential

**SPADINA ROAD**

Wellness Haus  
 Spadina Spa & Pain Solutions  
 Village Chill  
 The Kitchen Table  
 Mashu Mashu Mediterranean Grill  
**CAFE LANDWER**  
 est. 1919  
 MONTCLAIR PARK

**MONTCLAIR AVE**

Lorne Rose Architect  
 Residential

St Clair Avenue  
 ↓ 5 Min Walk



CBRE



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