

96 Spadina Avenue Toronto, Ontario



ALLIED

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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
- Bike Storage Room
- 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
310	4,977	Office	Immediate	N/A
400	10,176	Office	August 1, 2025	N/A
505	4,710	Office	Immediate	N/A
600	10,265	Office	Immediate	Click Here
802	4,314	Office	Immediate	N/A

Net Rent

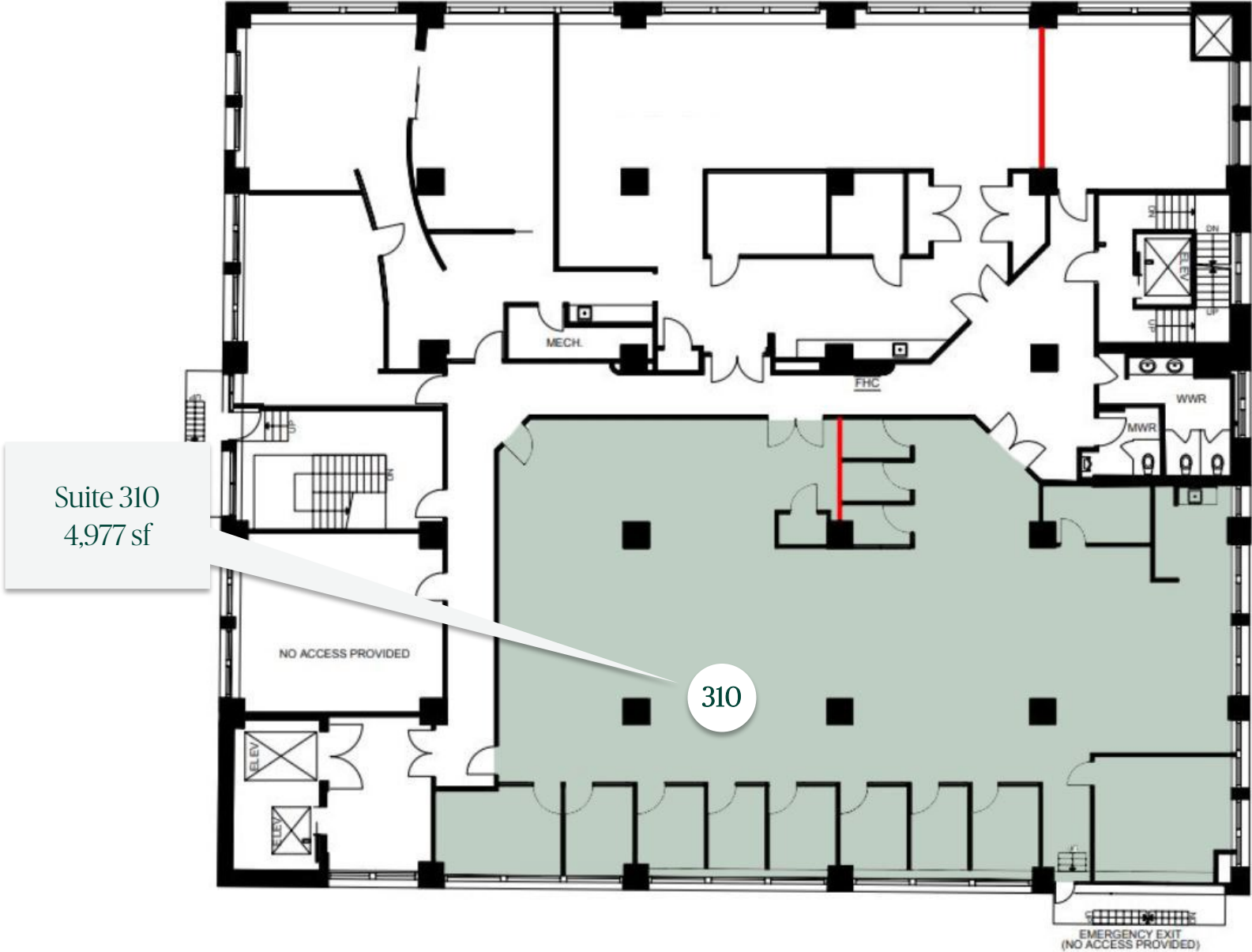
Call Leasing Contact

Additional Rent

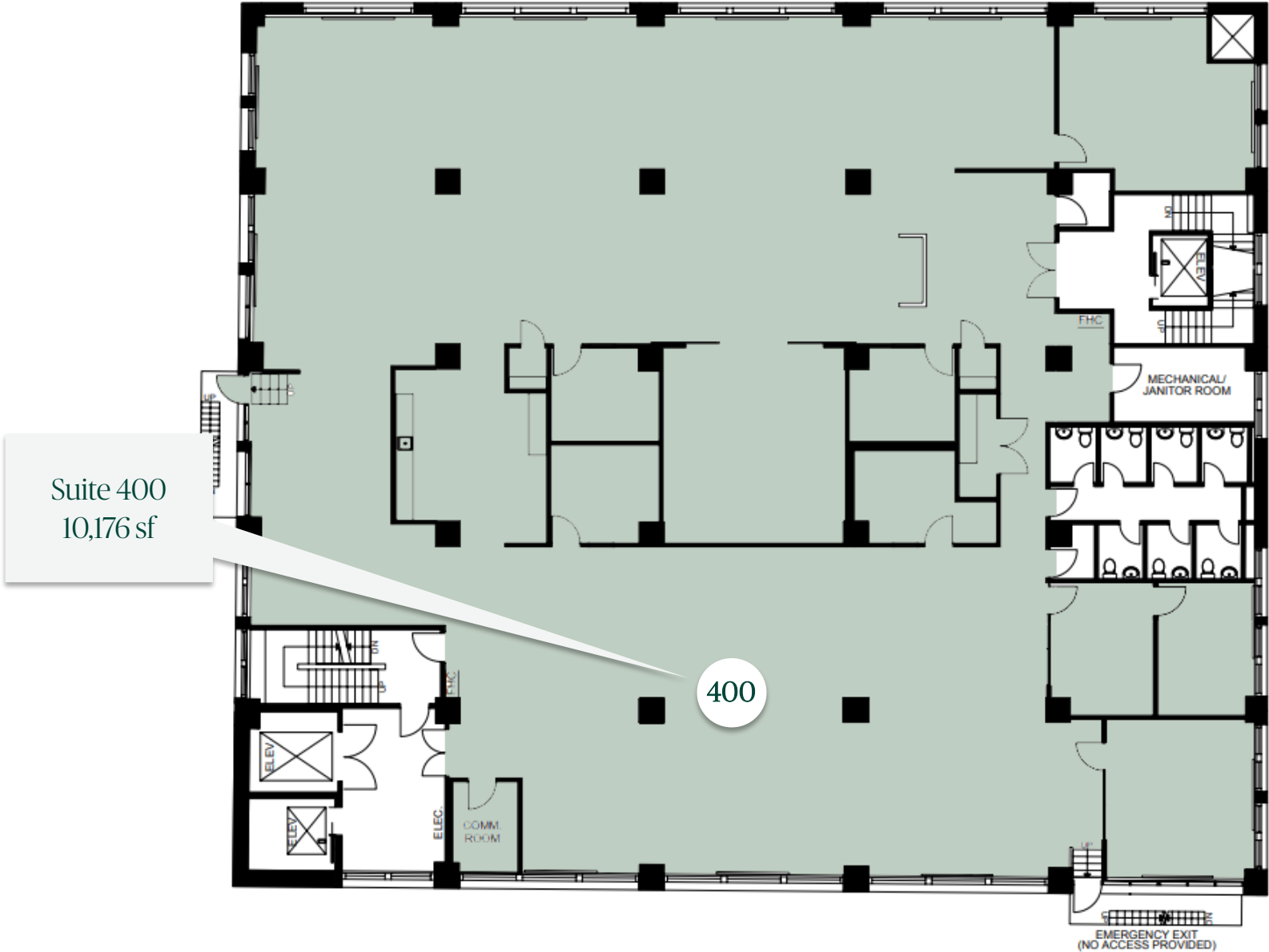
\$24.08

Includes Utilities & Excludes In-Suite Janitorial

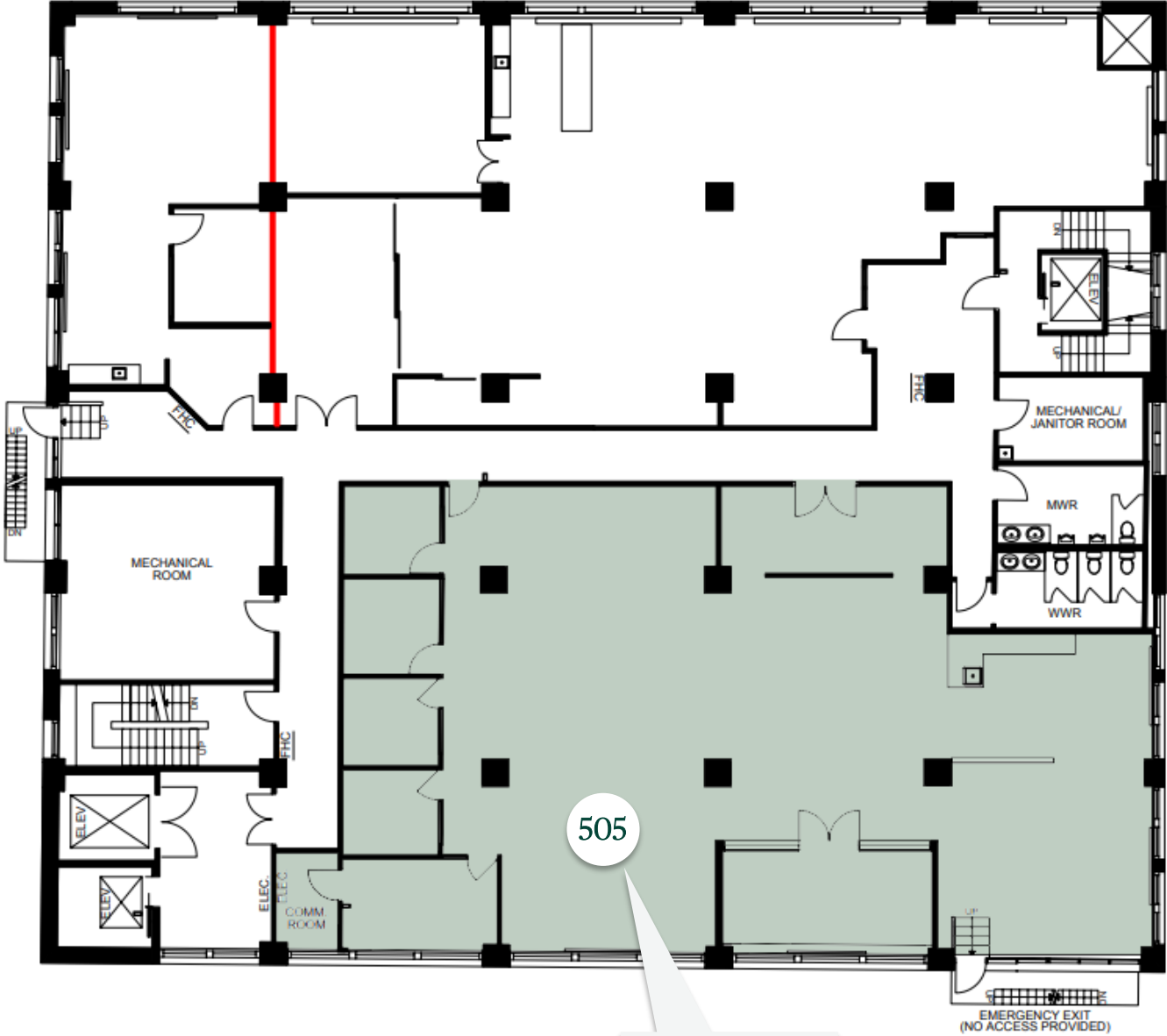
96 Spadina Avenue Third Floor Floorplan



96 Spadina Avenue Fourth Floor Floorplan



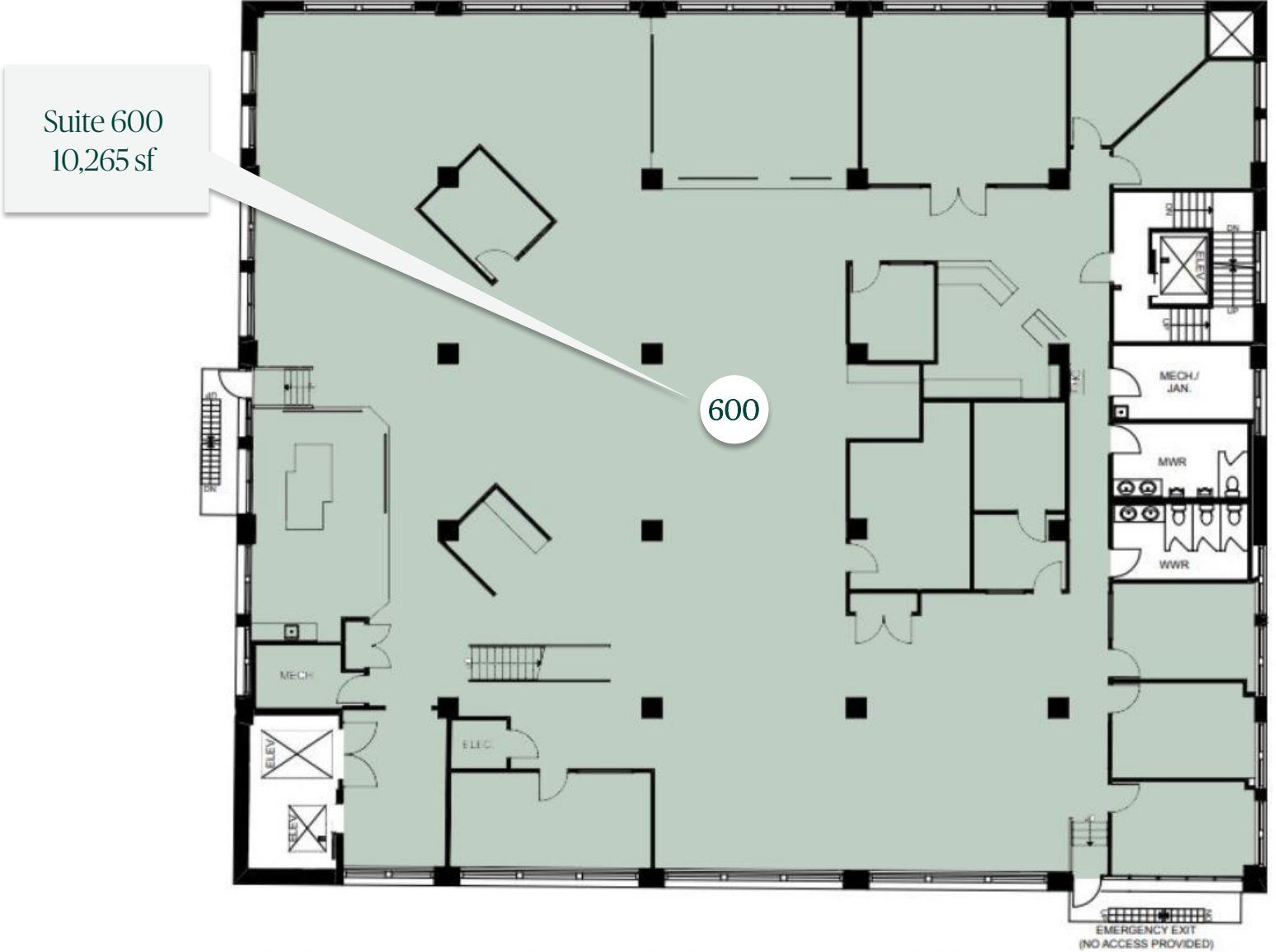
96 Spadina Avenue
Fifth Floor Floorplan



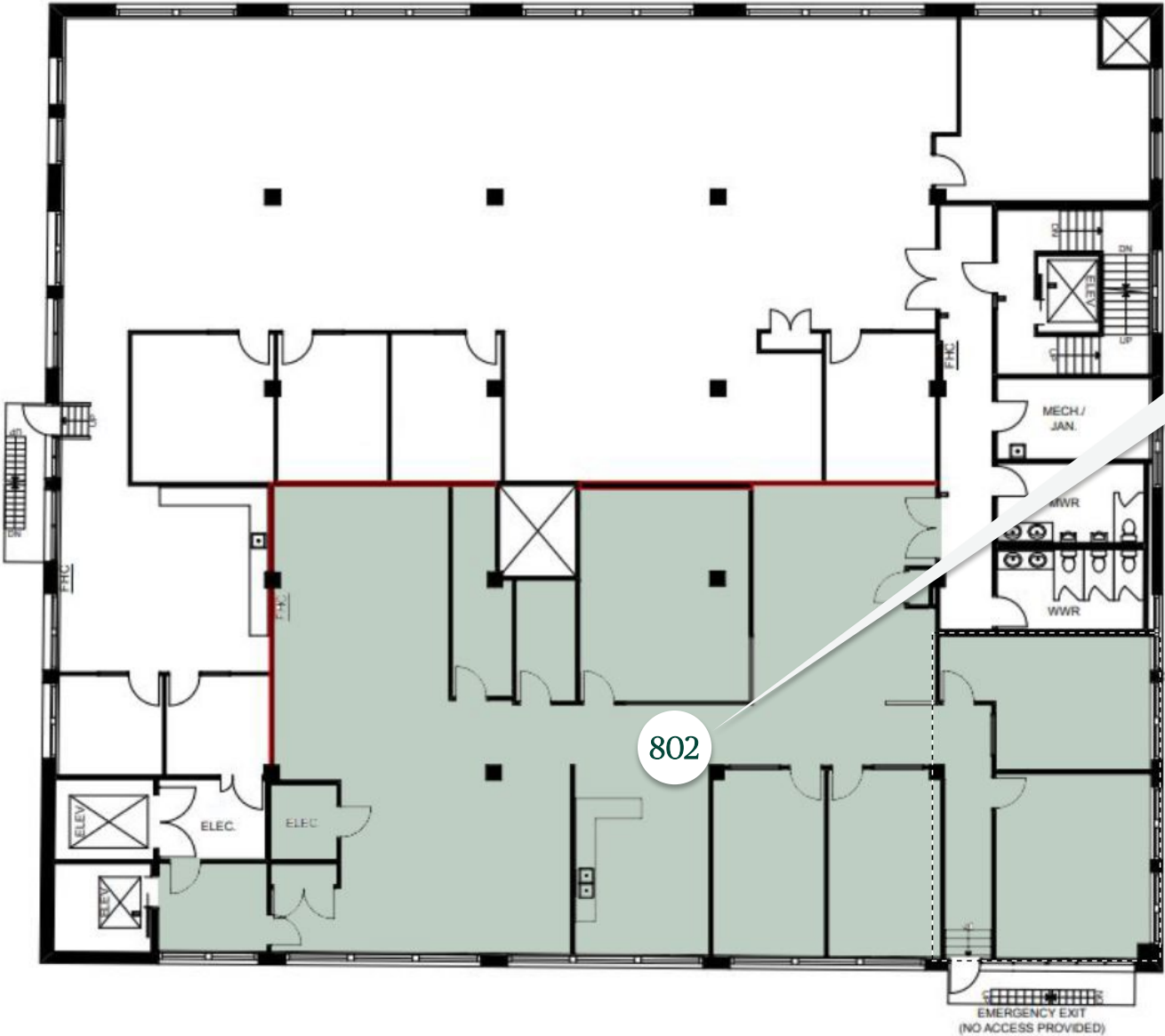
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Suite 505
4,710 sf

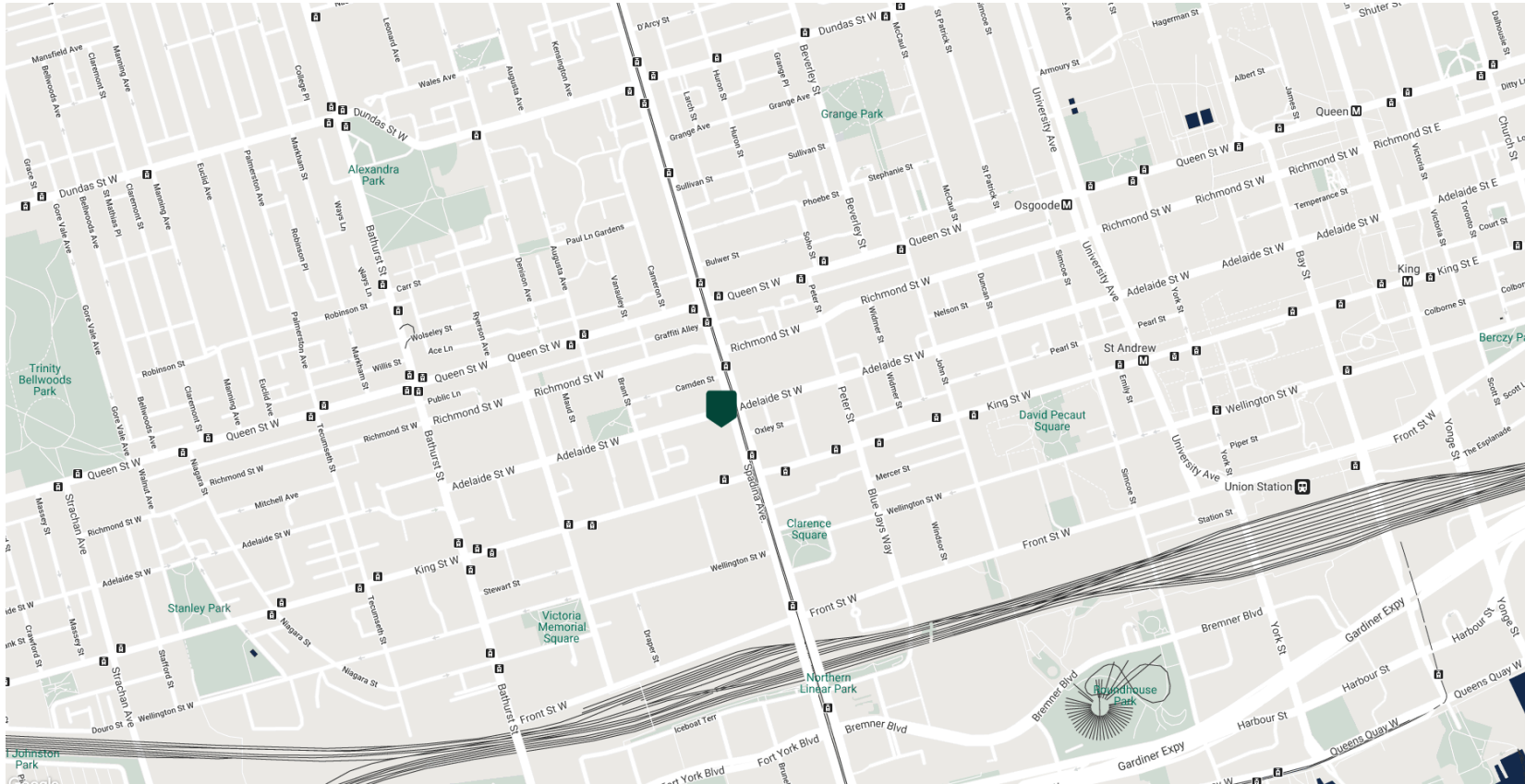
96 Spadina Avenue
Sixth Floor Floorplan



96 Spadina Avenue
Eighth Floor Floorplan



Suite 802
4,314 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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