

OFFICE FOR LEASE

CBRE

410 ADELAIDE STREET WEST

\$6,500

TRAVEL VOUCHER
FOR A 5 YR DEAL

\$2.00

PSF/ANNUM



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CBRE LIMITED, REAL ESTATE BROKERAGE

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AVAILABILITIES

CBRE

SUITES 201, 202, 213, 219, 222	Seats 10, 6, 5, 16, 4	Available Immediately Adelaide House Coworking
SUITE 500	6,580 Sq. Ft.	Available Immediately
SUITE 501	4,806 Sq. Ft.	LEASED

PROPERTY FEATURES

	Common showers on main floor
	Bike Storage on main floor
	Building is fully accessible at grade with push buttons and barrier free washrooms throughout
	Surface parking at the rear of the building
	Recently renovated lobby, elevator, and façade



Adelaide House Coworking



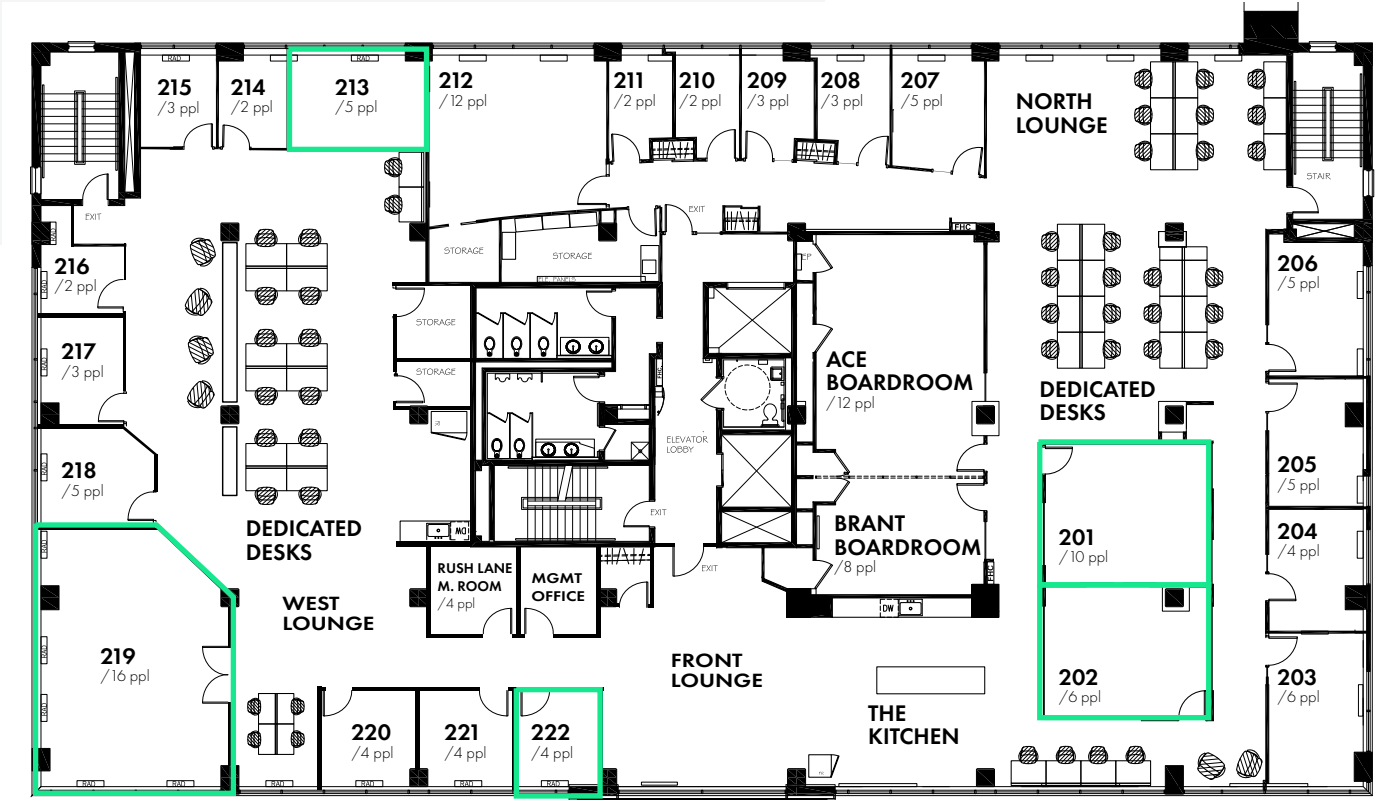
SUITES 201, 202, 213, 219, 222

Adelaide House Coworking is uniquely designed to feel like a “work home away from home”. Warm, modern, and intentionally free of the cold, corporate feel found in most offices. Every detail is curated for comfort and focus, from stylish, home-inspired furnishings to soft lighting and welcoming common areas. Members love the flexible terms, elevated service, and the genuine sense of community. It’s a space where people feel good the moment they walk in and work even better.

OCCUPANCY	Immediately
FULL-TIME MEMBER BENEFITS	• On-site Community Managers • WiFi/Power plus wired internet in offices • Unlimited coffee & tea service • Regular cleaning services; in-office included • Invitations to member events & socials • Access to member perks & benefits (discounts at a variety of businesses and services) • Access to building’s secure bike storage and shower facilities • Free access to three phone booths

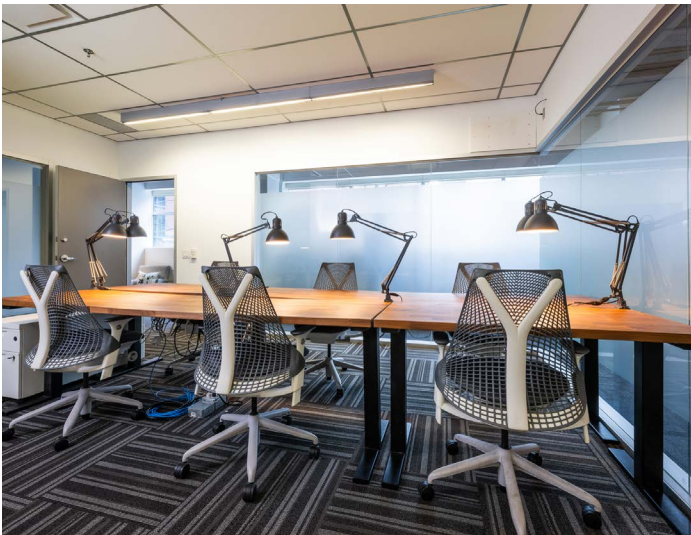
SUITE	SEATS	MONTHLY RATE
SUITE 201	10	\$5,000
SUITE 202	6	\$3,300
SUITE 213	5	\$3,000
SUITE 219	16	\$9,600
SUITE 222	4	\$2,400

NOTE: 201 and 202 can be adjoining as they have a center wall/door that can be removed/opened.



Adelaide House Coworking

CBRE

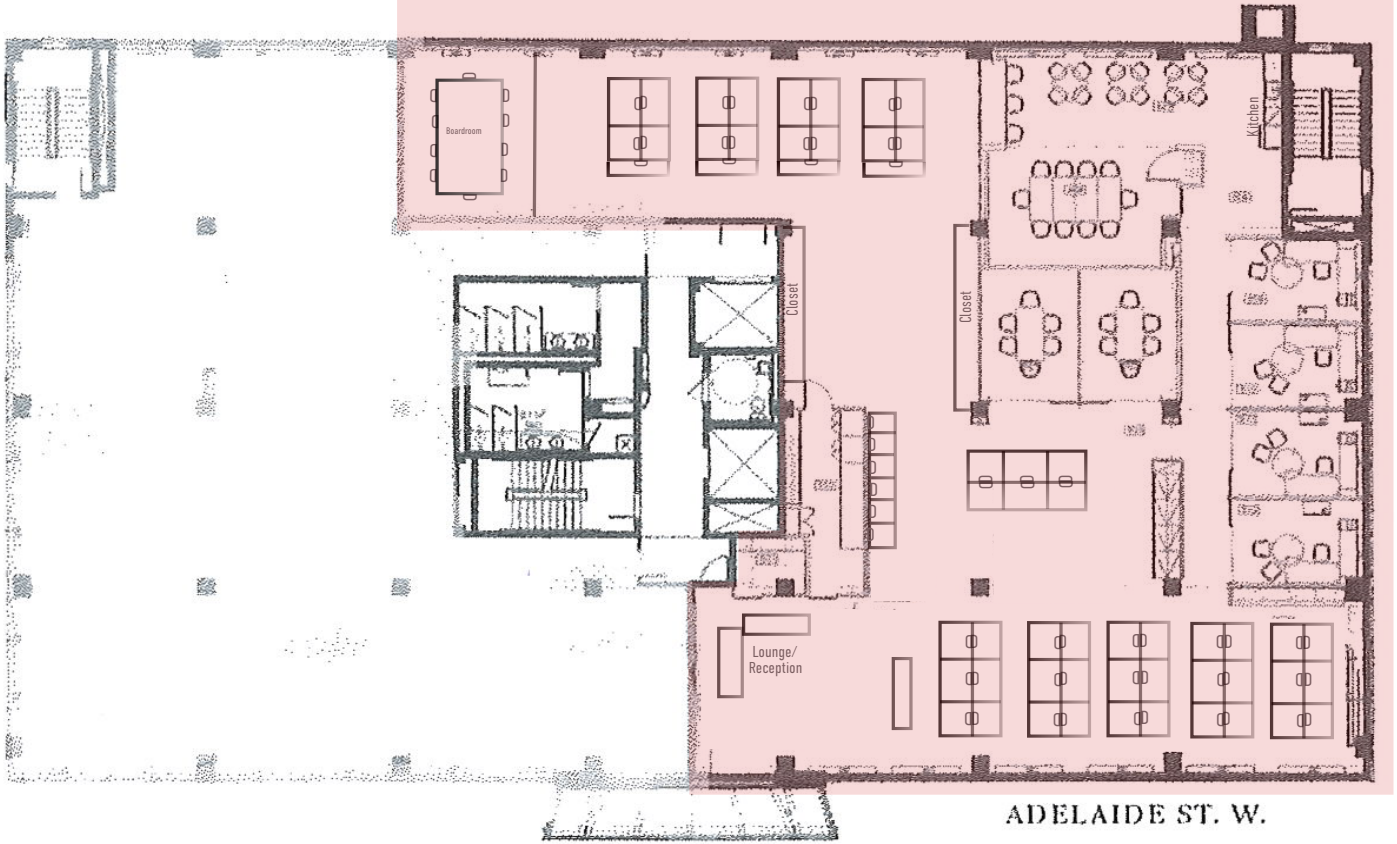


SUITE 500

CBRE

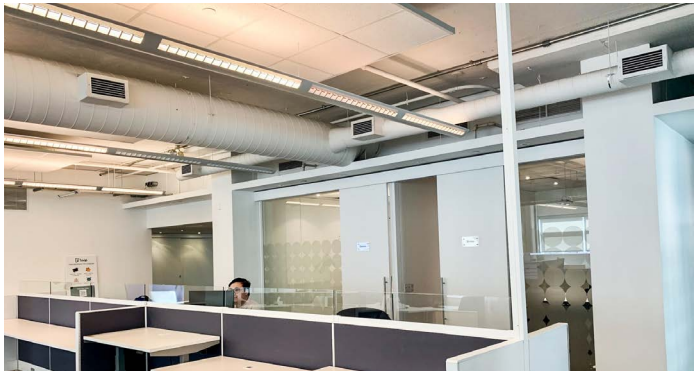
6,580 Sq. Ft.

OCCUPANCY	Available Immediately
NET RENT	Call agent to discuss
ADDITIONAL RENT (2025 ESTIMATE)	\$15.80 + utilities and in-suite janitorial
COMMENTS	Unit is efficiently built out with 6 meeting rooms / offices, a kitchen, a large boardroom, open areas for workstations, multiple lounge areas, and a print room



SUITE 500

CBRE

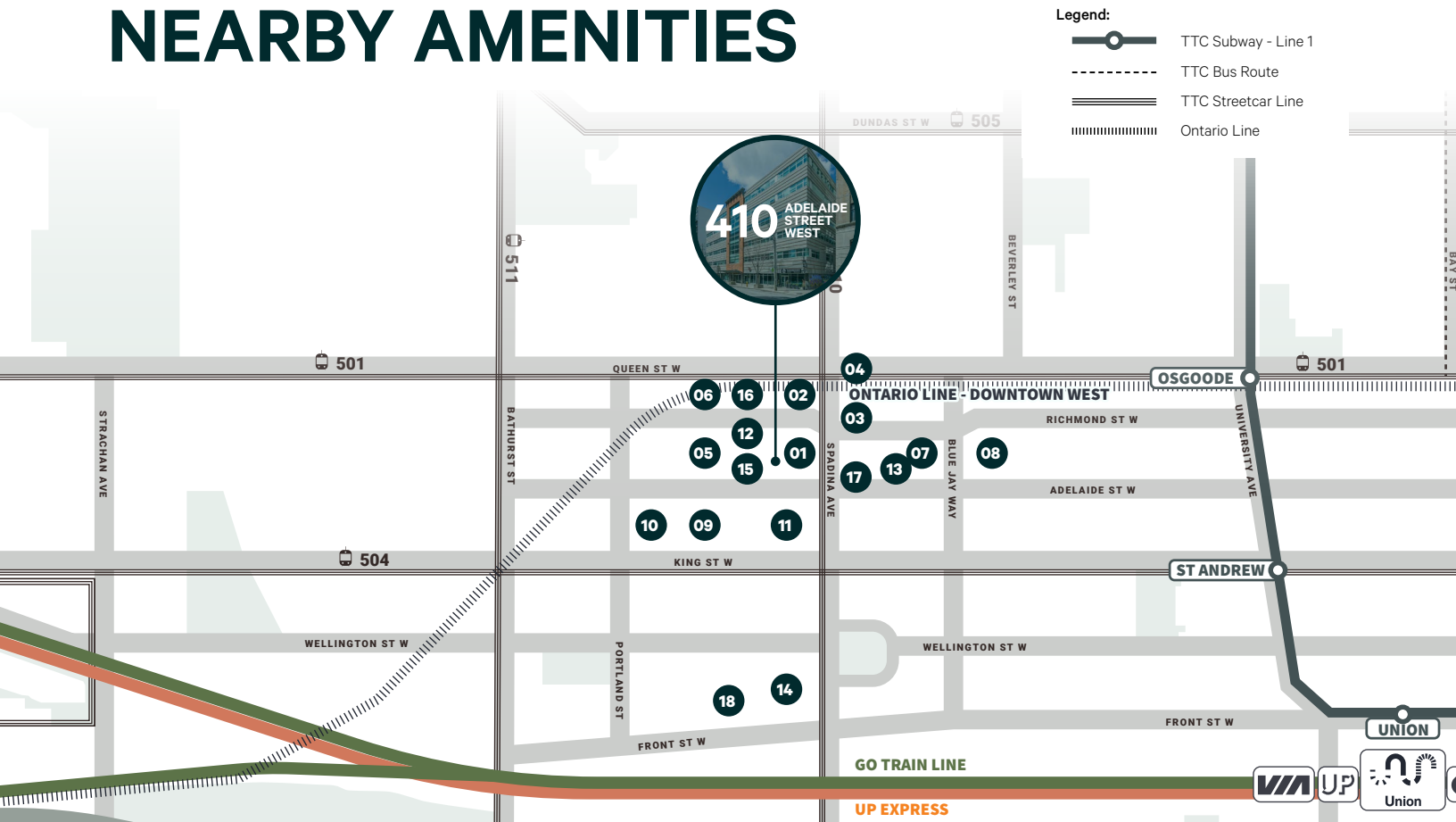


PROPERTY LOCATION

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410 Adelaide Street West is located north of Adelaide & west of Spadina Avenue. The building is steps away from the Spadina TTC Streetcar line and surrounded by a multitude of retail amenities, trendy restaurants, fitness spots & spas. The building is characterized by its open ceilings, exposed concrete floors and renovated common areas.

NEARBY AMENITIES



FOOD & DRINK

- | | |
|--|---|
| 01. Avenue Kitchen
Los Compas tacos | 07. Mother Tongue
Pho Ngoc Yen 3 |
| 02. Le Gourmand | 08. FLOCK rotisserie
Kiin
Ravi Soups
Imperfect |
| 03. Fusaro's Italian Kitchen
Georgian House
Cheffry's Artisanal Bistro | 09. Nutbar
Myth
Cibo Wine Bar
Four Brothers Pizza |
| 04. Aloette Restaurant | 10. The Keg Steakhouse
GRETA Bar YYZ
Añejo Restaurant |
| 05. Waterworks Food Hall
Alder
Impact Kitchen | |
| 06. The Grand Indian Dining
520 Cafe Bar
Rosies Burgers | |

SHOPPING

- | |
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| 11. Dollarama
Homesense
Patagonia |
| 12. Deserres
Livestock
The Detox Market
Homebase
The Sports Collection |
| 13. Bestco Fresh Foods |
| 14. The Well |

FITNESS

- | |
|--|
| 15. Oxygen Yoga & Fitness
barre3
Uncahined Athletics
Studio Fitness |
| 16. Arazdon Fitness |
| 17. 360 Degree Fitness |
| 18. Sweat and Tonic |

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