



**For Sublease:** Furnished Short-term Sublease on the 4th Floor!

# 116 Spadina Avenue

**Lennard:**

[lennard.com](http://lennard.com)



# 116 Spadina Avenue



Available Space  
Suite 400: 3,892 SF



Availability  
September 1, 2026/Flexible



Net Rent  
Contact Andrew  
Additional Rent  
\$16.75 PSF (2026)



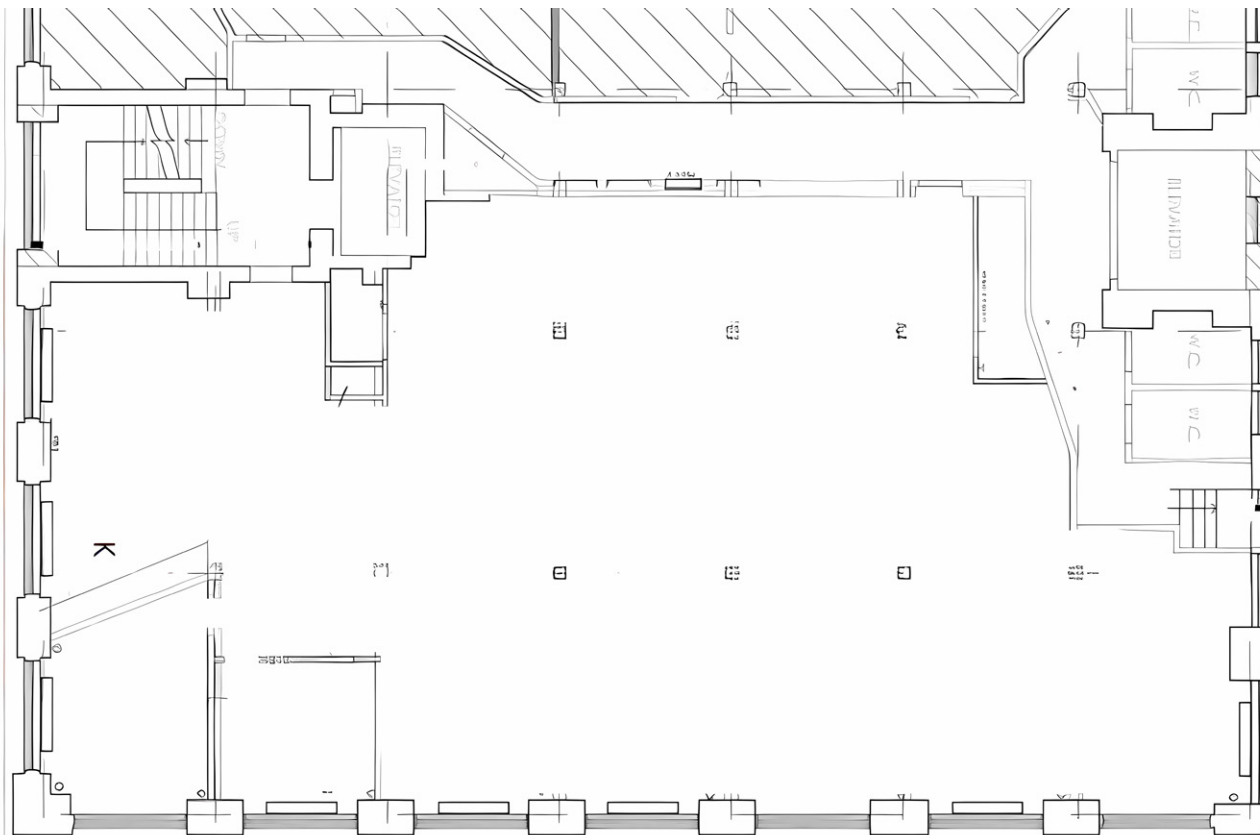
Term  
June 29, 2027

## Property Highlights

- Bright brick and beam space with exposed wood & operable windows
- Built out with 2 meeting rooms/offices, kitchenette, and open area
- Furniture available
- Landlord open to extension

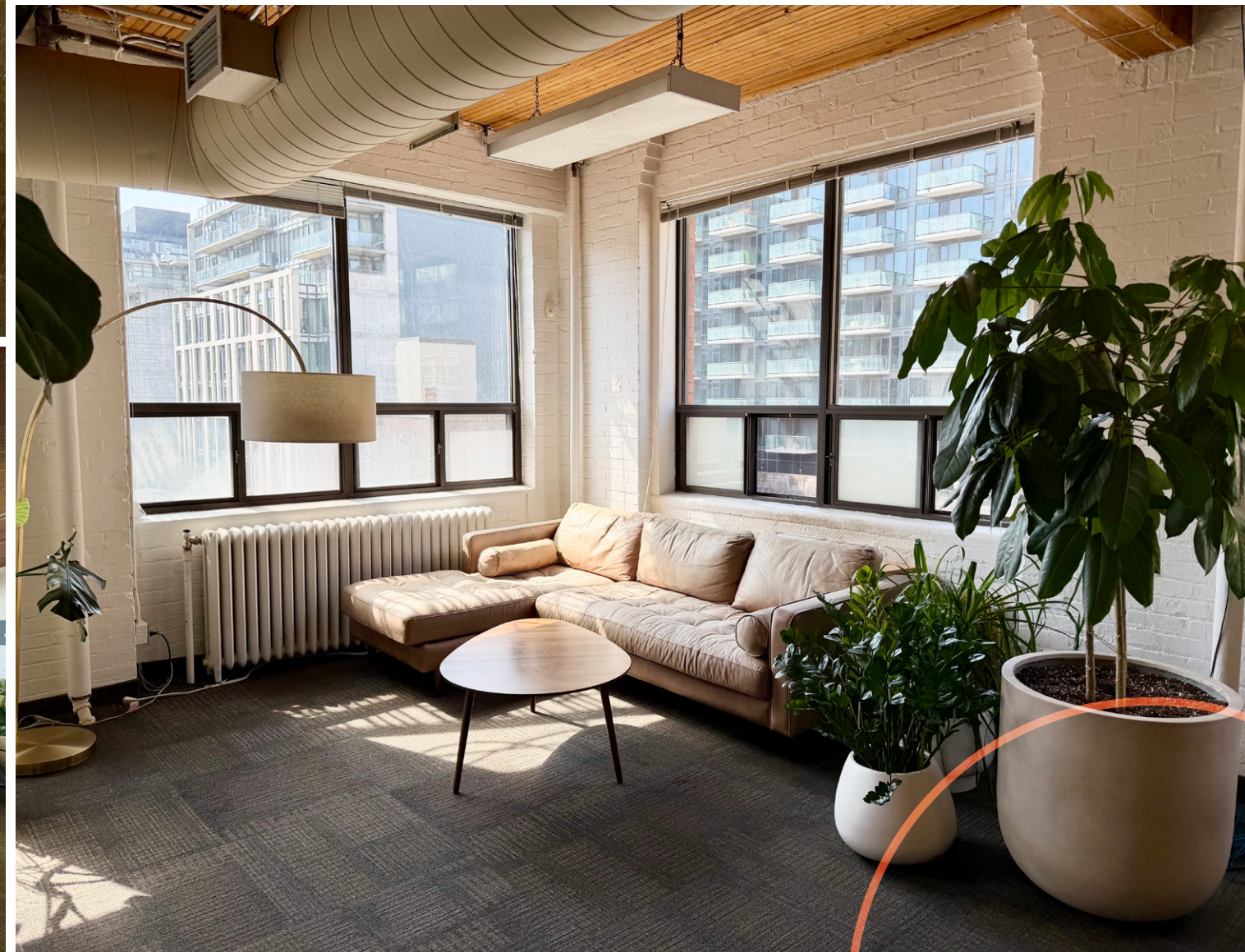
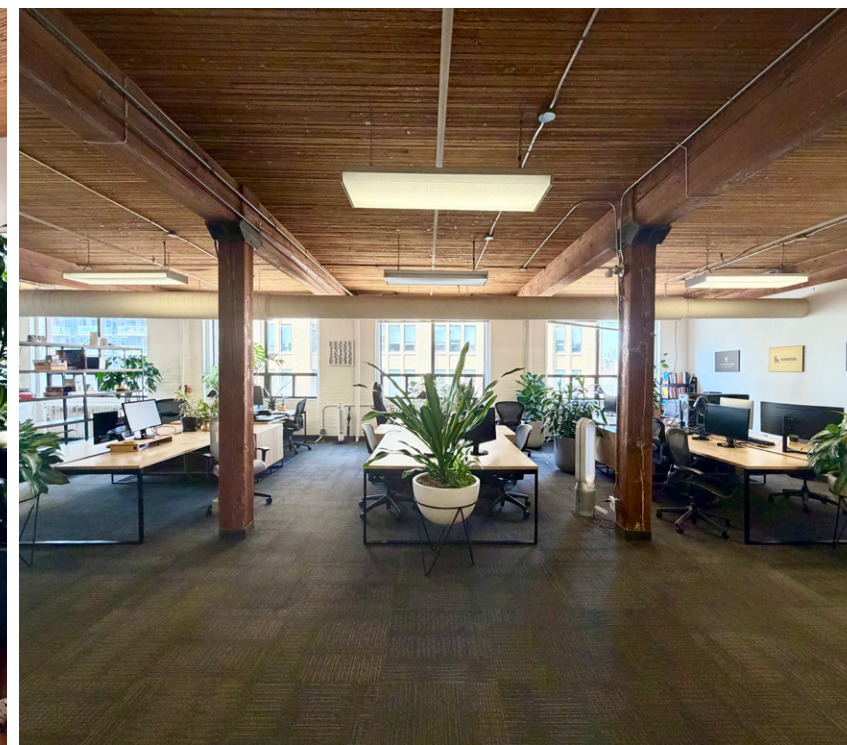


Listing Agent  
**Andrew Ross**  
Senior Vice President  
Sales Representative  
647.983.4171 | [aross@lennard.com](mailto:aross@lennard.com)



# 116 Spadina Avenue

Photo Gallery



# 116 Spadina Avenue

Nearby Amenities

 116 Spadina Avenue

## ● Dining & Bar

- 1 What A Bagel
- 2 General Assembly Pizza
- 3 Starbucks
- 4 Abrielle
- 5 Tahini's
- 6 Gabby's - King West
- 7 Hey Lucy
- 8 Wendy's
- 9 Tim Hortons
- 10 Akira Back
- 11 One Eyed Jack Restaurant
- 12 Los Compas Tacos
- 13 Fox on John
- 14 The Carbon Snack Bar
- 15 NEO Coffee Bar
- 16 GRETA Bar YYZ
- 17 Gusto 101
- 18 Sunset Grill
- 19 EPOCH Bar and Kitchen
- 20 Beertown Toronto
- 21 Moxies

 Walk Score | 100

 Ride Score | 100

 Bike Score | 98

## ● Shopping

- 22 Dollarama
- 23 Bestco Fresh Foods
- 24 Bo's NOFRILLS
- 25 Shoppers Drug Mart
- 26 King Fresh FoodMarket
- 27 Aritzia
- 28 Circle K
- 28 Loblaws Queen Street
- 29 Winners

## ● Hotels


- 31 Hotel Riu Plaza Hotel
- 32 Hyatt Regency Hotel
- 33 BISHA Luxury Hotel
- 34 Nobu Hotel Toronto
- 35 Residence Inn by Marriott

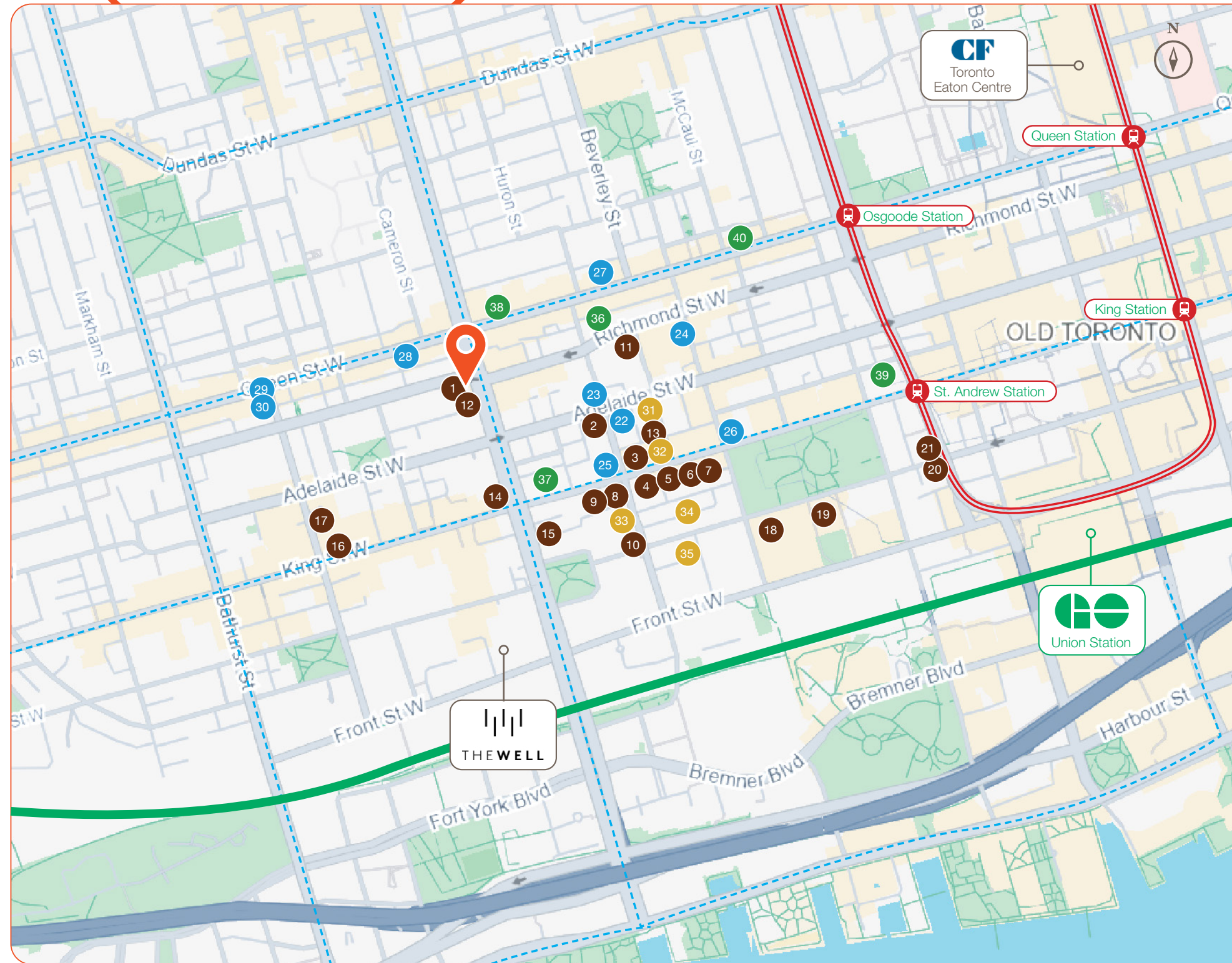
## ● Banks

- 36 TD Canada Trust
- 37 RBC Royal Bank
- 38 CIBC
- 39 BMO Bank of Montreal
- 40 Scotiabank

 GO Train Line

 TTC Line 1 (Yonge-University)

 506 College, 505 Dundas,  
501 Queen, 504 King,  
511 Bathurst, 510 Spadina





# Lennard:

**Andrew Ross**  
Senior Vice President  
Sales Representative

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