



129 Spadina Avenue

4,080 SF Sublease – Modern Office Space with Newly Renovated Lobby

Bridger Hunt, Sales Representative

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Joseph Wise, Executive Vice President*

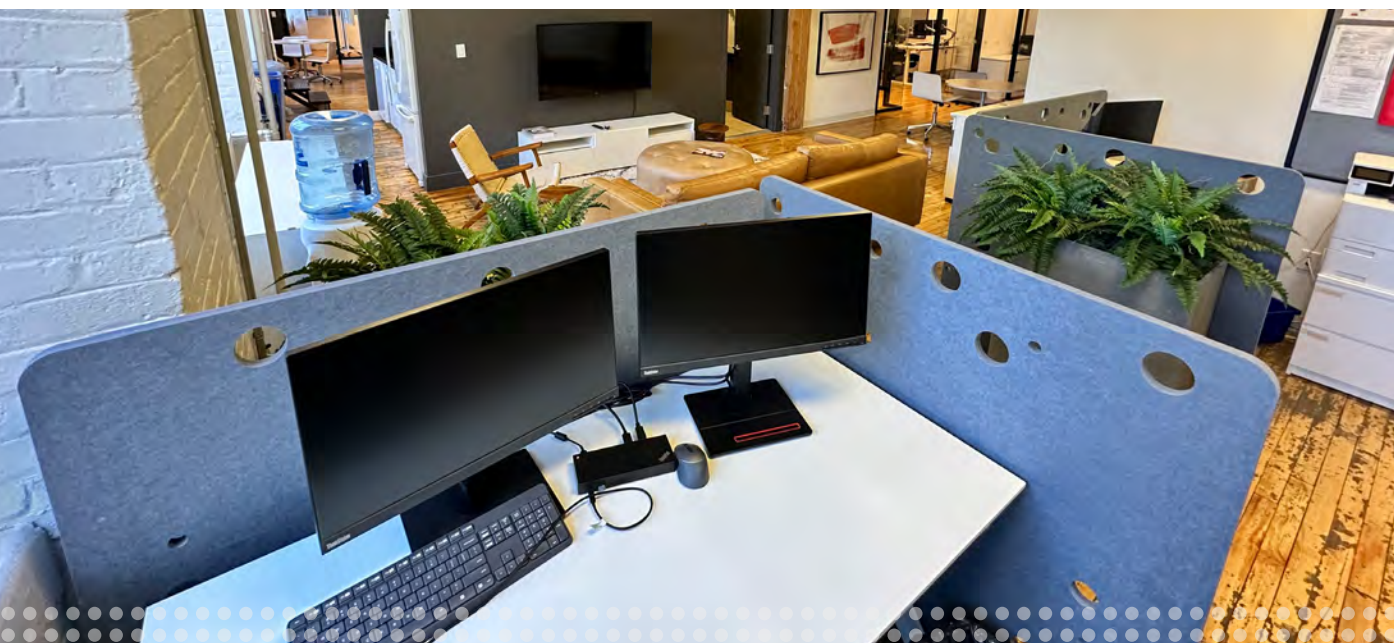
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*Sales Representative

Lennard:

200-55 University Avenue, Toronto
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129 Spadina Avenue

Property Overview



Suite

301

Available Space

4,080 SF



Semi-Gross Rent

Contact Listing Agent

**exclusive of in-suite hydro & janitorial*



Availability

Immediately

Term

November 30, 2027



Listing Agents

Bridger Hunt

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bhunt@lennard.com

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Furniture Available!

Property Highlights

- New Decorated Lobby
- Bright brick and beam space with high ceilings, modern glass partitions, and windows on 3 sides
- Tenants get their own A/C equipment exclusive to their use (2 tons per 1000 SF)
- Security cameras and card access

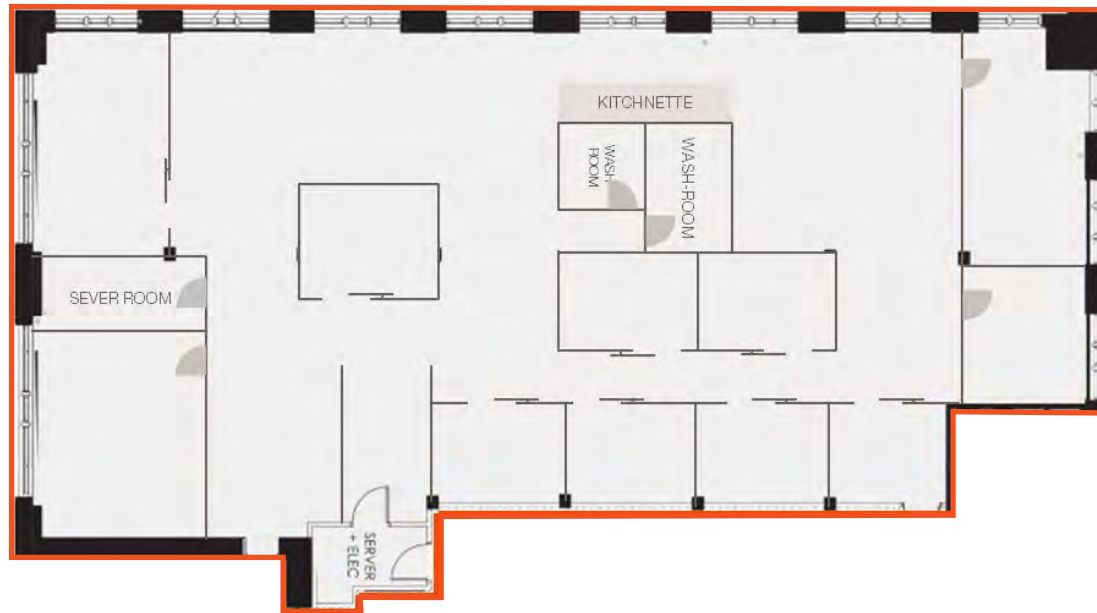


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Floor Plan

Available Space

4,080 SF



Suite Features

Landlord Built-Out Suite

Reception Area (directly off elevators)

10-20 Work Stations

9 Offices / Break-Out Rooms

2 Boardrooms

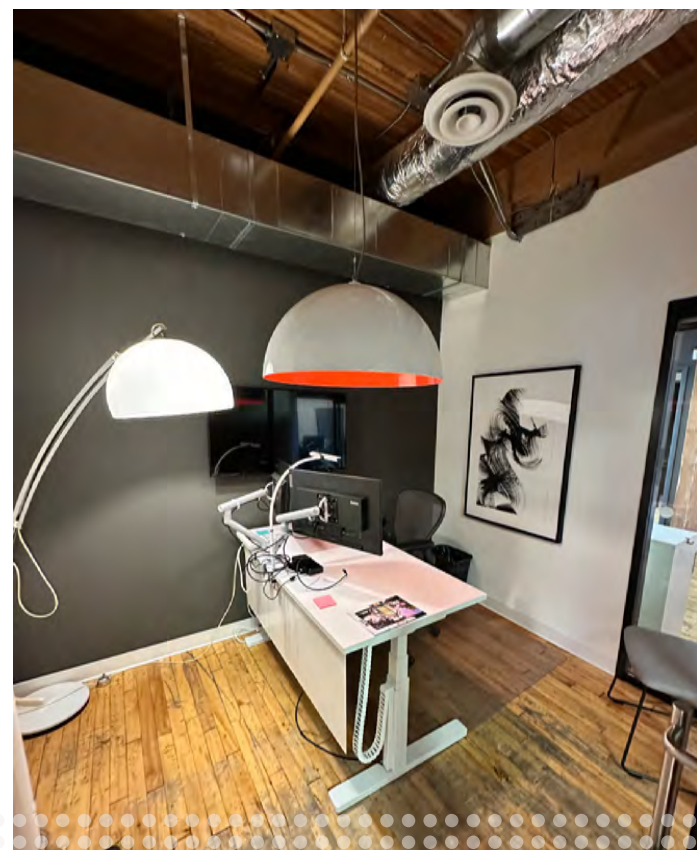
Multiple Collaboration Zones

In-Suite Washrooms

IT & Storage Rooms

Kitchenette & Cafe Area

**premises is not exactly
as shown in floorplan*



129 Spadina Avenue



Walk Times



100
Transit Score

99
Walk Score

100
Bike Score

129 Spadina Avenue

Surrounding Amenities

Restaurants & Cafes

- 1 Los Compas Tacos
- 2 Tim Hortons
- 3 A&W
- 4 McDonalds
- 5 Hey Lucy
- 6 Nobu
- 7 Akira Back
- 8 Ruby Soho
- 9 The Keg Steakhouse
- 10 Subway
- 11 Earls
- 12 Moxies
- 13 Kelly's Landing
- 14 Chipotle
- 15 Starbucks
- 16 Loose Moose
- 17 Jack Astors

Banks

- 18 TD Bank
- 19 RBC
- 20 BMO

Shopping & Grocery

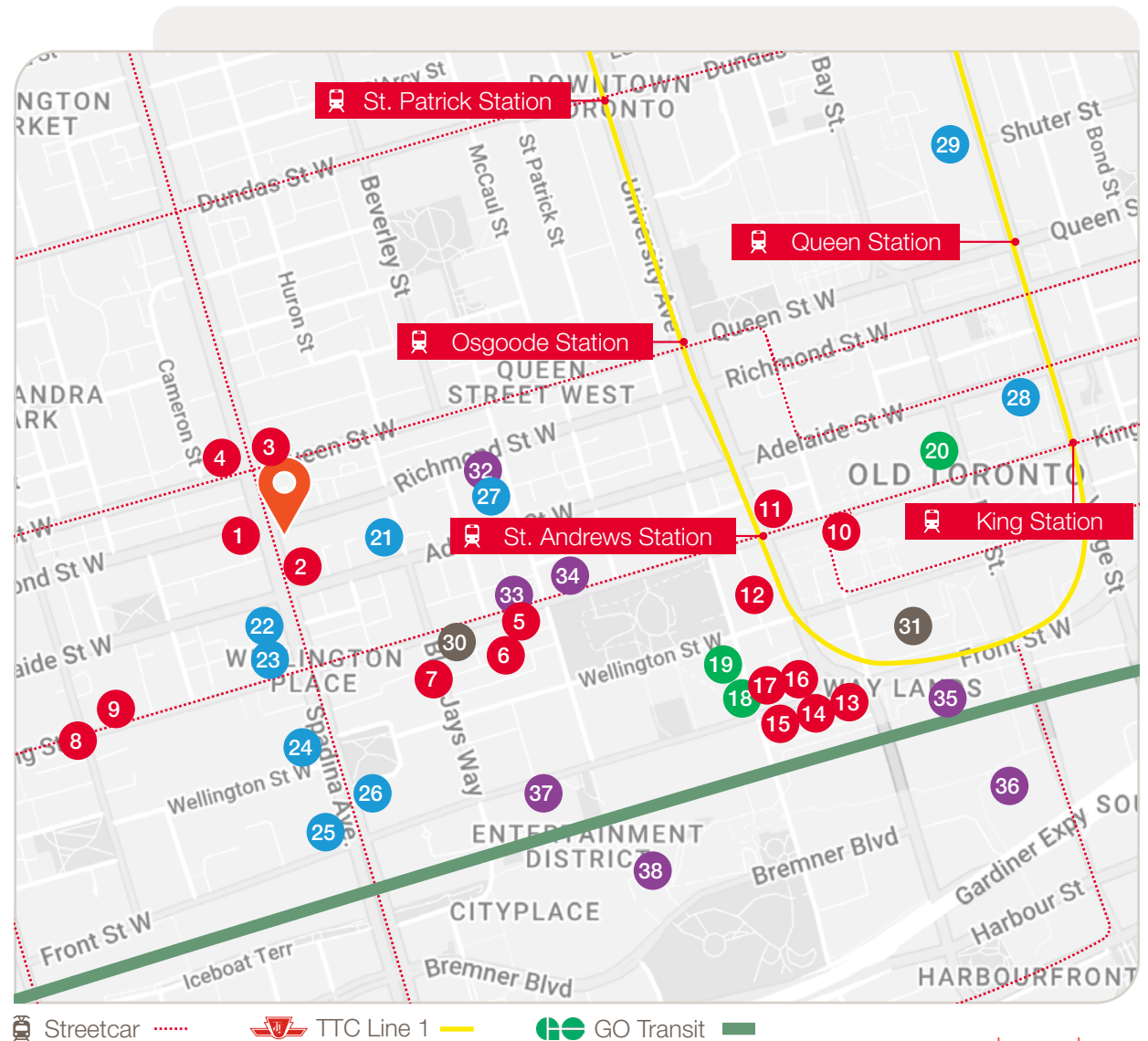
- 21 Bestco Fresh Foods
- 22 Dollarama
- 23 Homesense
- 24 Shell Gas Station
- 25 The Well Shopping Mall
- 26 LCBO
- 27 Michaels
- 28 Winners
- 29 Eaton Centre

Hotels

- 30 Sutton Place Hotel
- 31 Fairmount Royal York Hotel

Additional

- 32 Scotia Bank Theatre
- 33 TIFF Lightbox
- 34 Princess of Wales Theatre
- 35 Union Station
- 36 Scotiabank Arena
- 37 Metro Toronto Convention Centre
- 38 CN Tower





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