



# 141 Adelaide Street W

Premier **7,568** SF Sublease Opportunity in Prime Location



# 141 Adelaide Street W

7,568 SF office available for sublease at the corner of York Street and Adelaide Street W in the heart of Toronto's Financial Core.



Suite

**900**

Available Space

**7,568 SF**



Net Rent

**Contact Listing Agents**

Additional Rent (2025 est.)

**\$32.49 PSF**



**Virtual Tour**



Availability

**Immediate**

Term

**March 31, 2027**



Listing Agents

**Cole Soprovich**

Sales Representative

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**William J. Dempsey, SIOR\***

Partner

416.649.5940

wdempsey@lennard.com

\*Broker

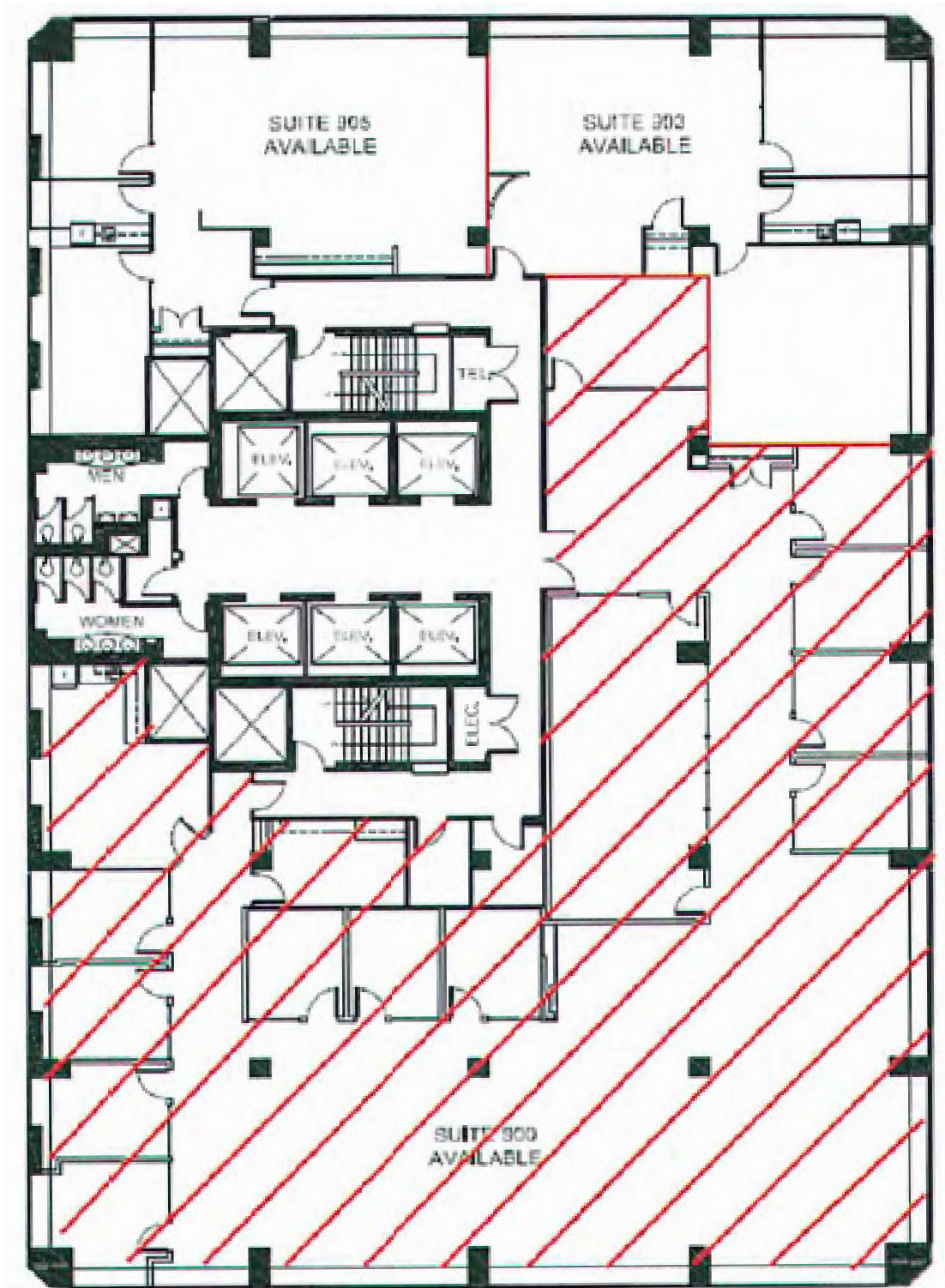
## Property Highlights

- Central location in the Financial Core with South, East and West facing views offering tons of natural light
- A plug & play opportunity that comes furnished with a mix of 11 private offices, 1 large boardroom, 1 meeting room, a full-size kitchen, reception, storage/copy room, and open workstations
- Built-out with spectacular leasehold improvements
- Direct double glass door elevator exposure
- Steps from PATH access, retail amenities, restaurants, and transit lines



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Floor Plan | Suite 900: 7,568 SF

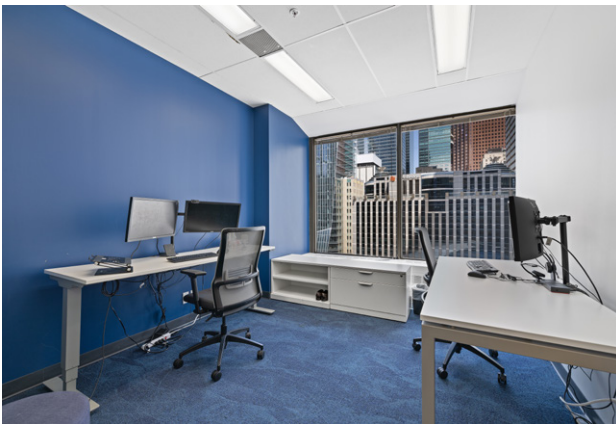




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Virtual Tour





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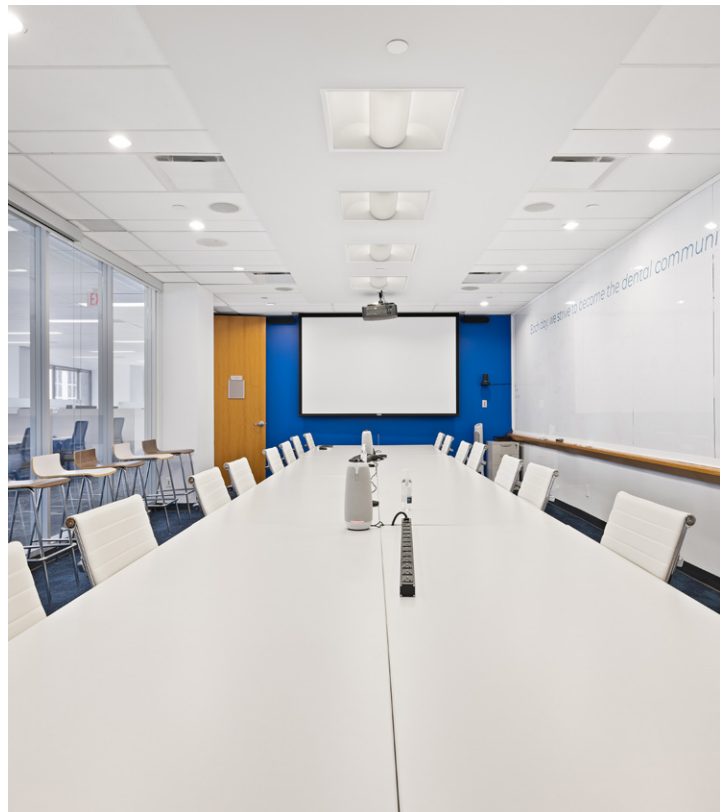
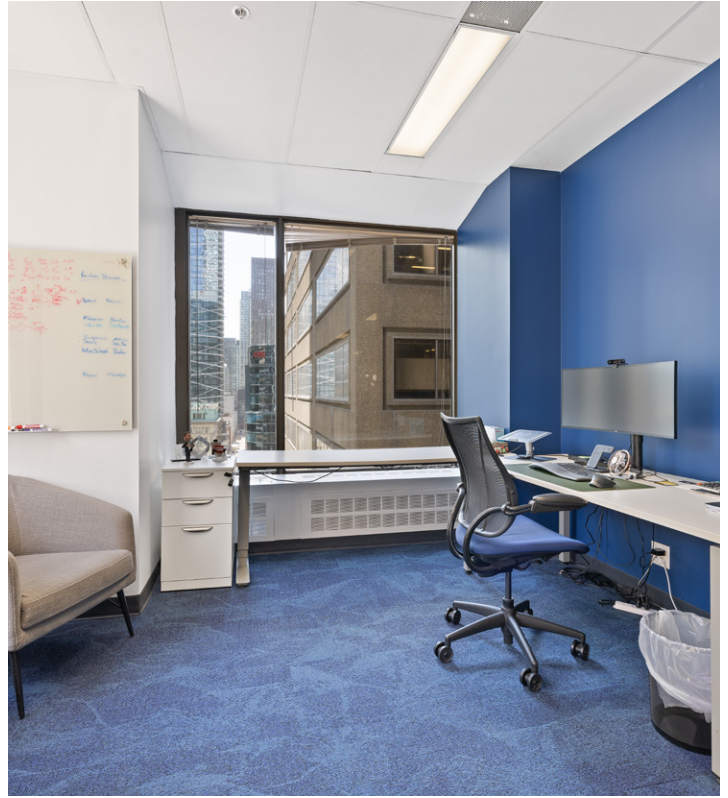




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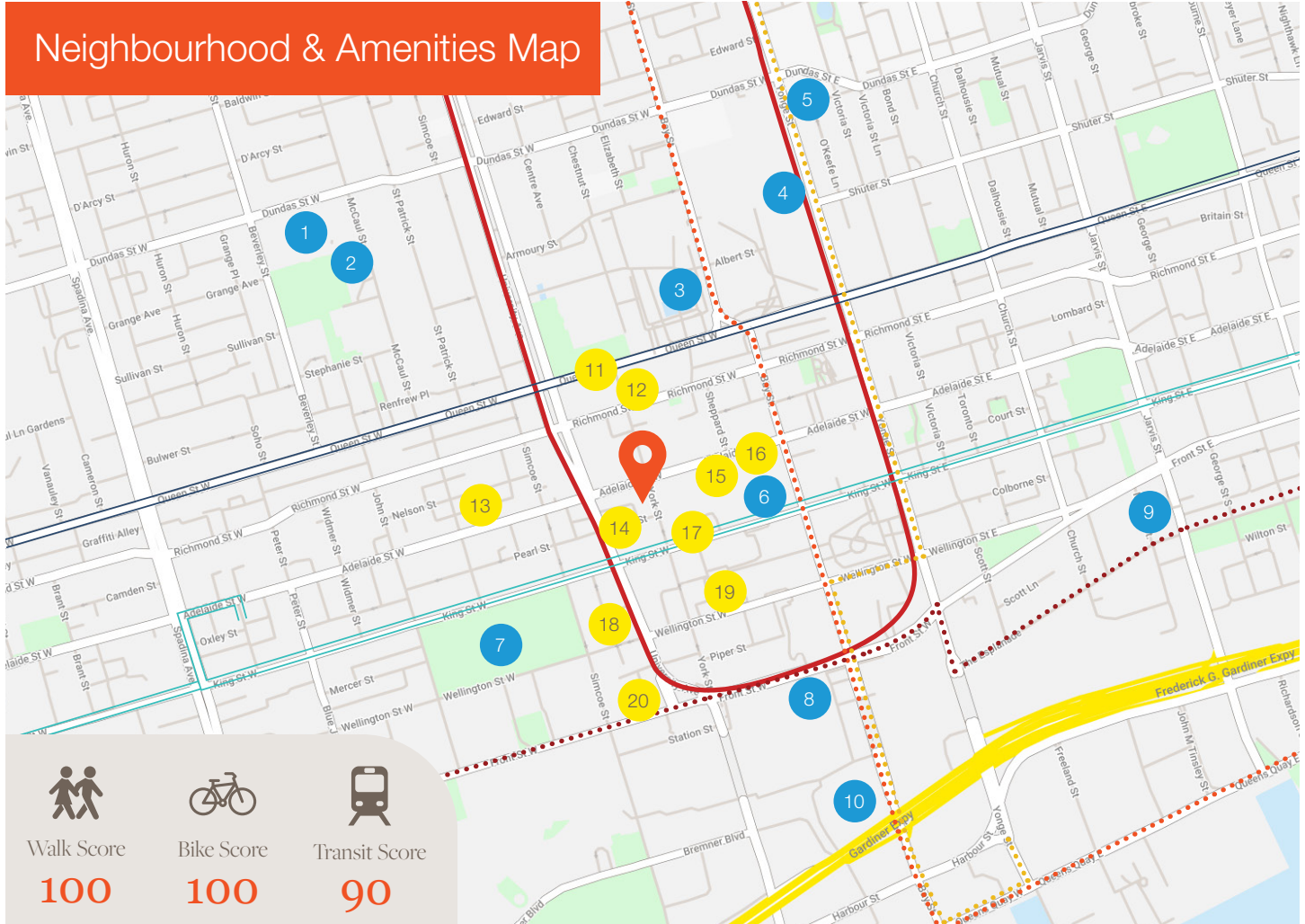


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## Neighbourhood & Amenities Map



### Key Landmarks

- 1 Art Gallery of Ontario
- 2 OCAD University
- 3 Nathan Phillips Square
- 4 Eaton Centre
- 5 Yonge-Dundas Square
- 6 First Canadian Place
- 7 David Pecaut Square
- 8 Union Station
- 9 St. Lawrence Market
- 10 Scotiabank Arena

### Restaurants

- 11 Volos Greek Cuisine
- 12 The Keg Steakhouse
- 13 Smoke's Poutinerie
- 14 Cafe Landwer
- 15 Edna + Vita
- 16 Cactus Club Cafe
- 17 Black + Blue
- 18 Moxies
- 19 Tim Hortons
- 20 Jack Astor's Bar & Grill

### Subway

- 1 Line 1 (Yonge-University)

### Streetcar Lines

- 504 King
- 501 Queen

### Bus Lines

- ..... 6 Bay
- ..... 97 Yonge, 320 Nightbus
- ..... 121 Fort York - Esplanade

## Lennard:

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