



For Sublease: Office

# 174 Spadina Avenue

Outstanding Brick and Beam Sublease Opportunity  
in Central Location



Virtual Tours Available!

**Lennard:**



# 174 Spadina Avenue

3,933 SF office space available for sublease at the corner of Spadina Avenue and Queen Street W in Downtown West.



Available Spaces

**Suites 204-206 - 3,933 SF**

Option to Sublease spaces separately:

**204: 2,600 SF & 206: 1,333 SF**



Semi-Gross Rent

**Contact Listing Agents**



Virtual Tours

**Suite 204   Suite 206**



Availability

**Flexible**

Term

**February 27th, 2028**



Listing Agents

**Cole Soprovich\***

Associate Vice President

416.915.5275

csoprovich@lennard.com

**Dillon Stanway\*\***

Associate Vice President

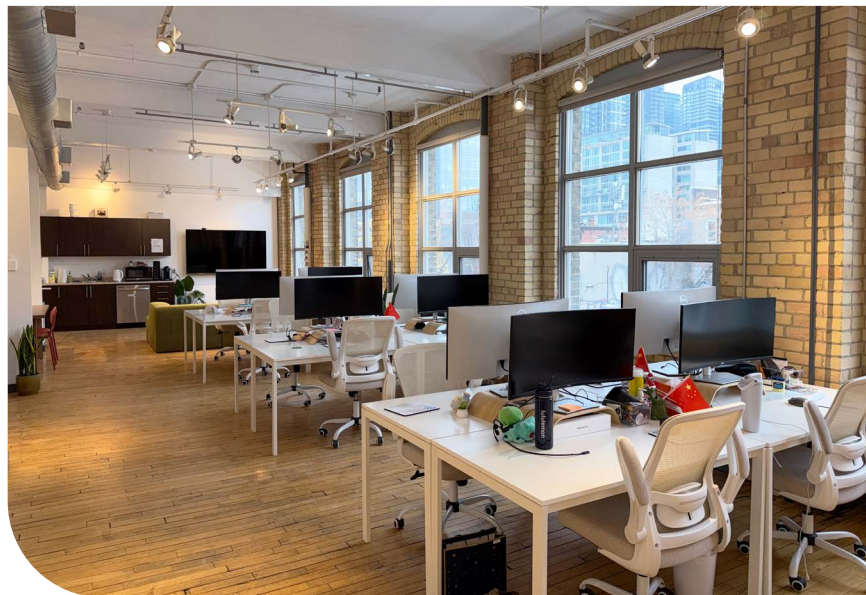
416.649.5904

dstanway@lennard.com

\*Sales Representative \*\*Broker

## Property Highlights

- Excellent natural light with views facing the Financial Core skyline
- Flexible space size options available (1,333-3,933 SF)
- Streetcar stops at front door
- Affordable parking options nearby
- Building amenities include on-site property management, climate controlled, fully secured storage facility, and indoor bike parking



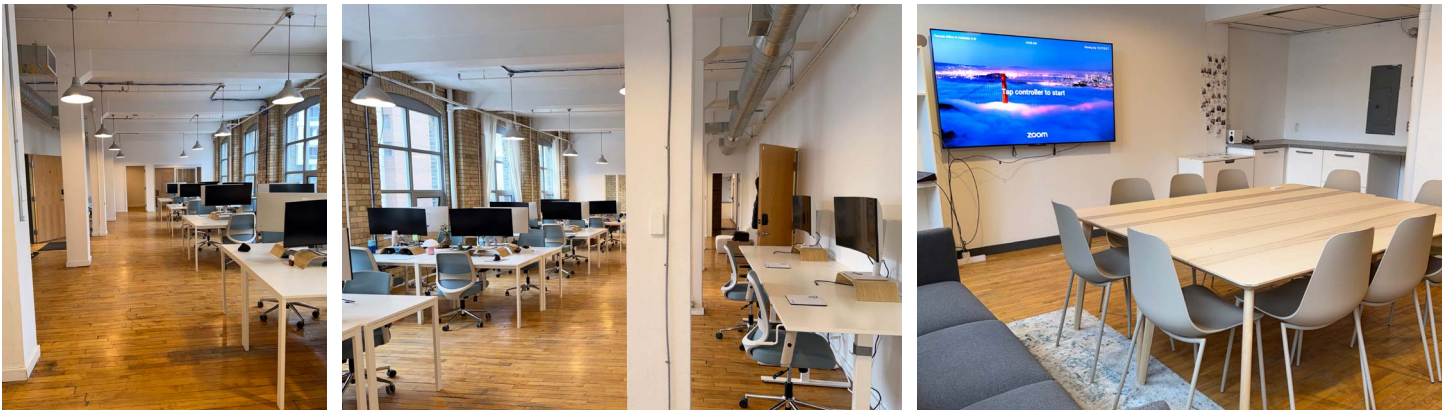
# 174 Spadina Avenue

## Floor Plan

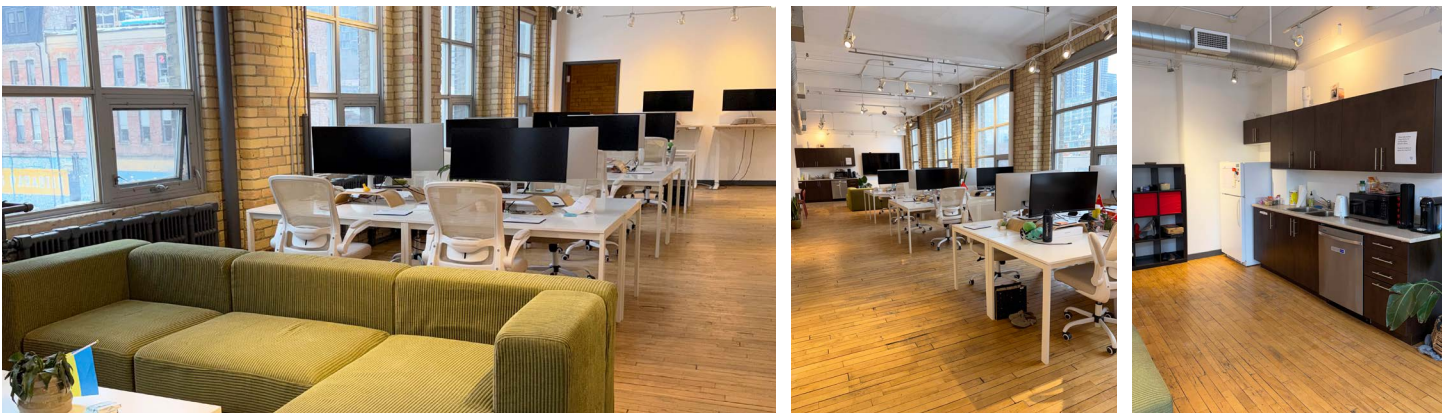
Suite 204: 2,600 SF & Suite 206: 1,333 SF



## Suite 204 Photos



## Suite 206 Photos



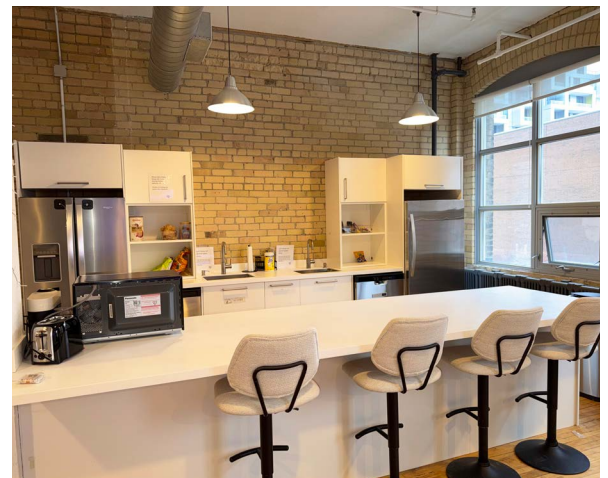
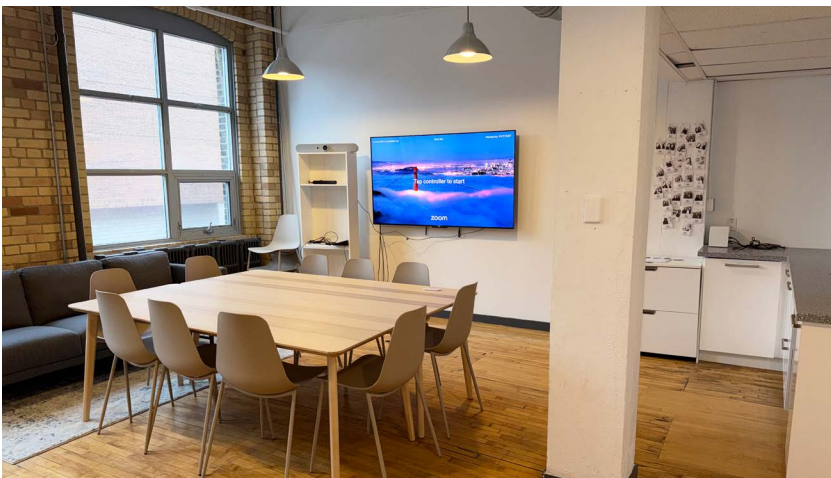
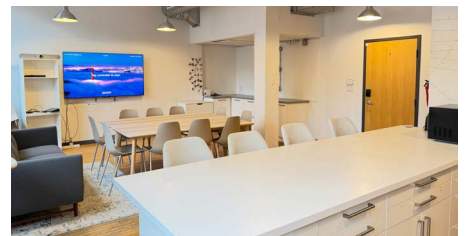
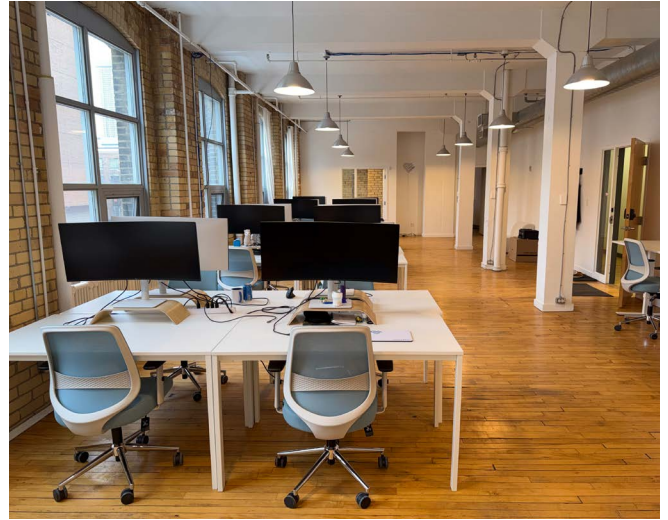


# 174 Spadina Avenue

Suite 204 Photos



Virtual Tour



**Lennard:**

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

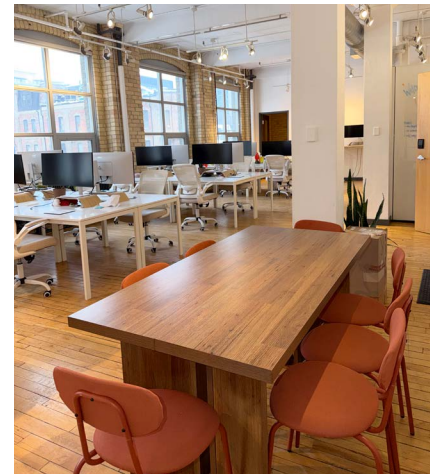
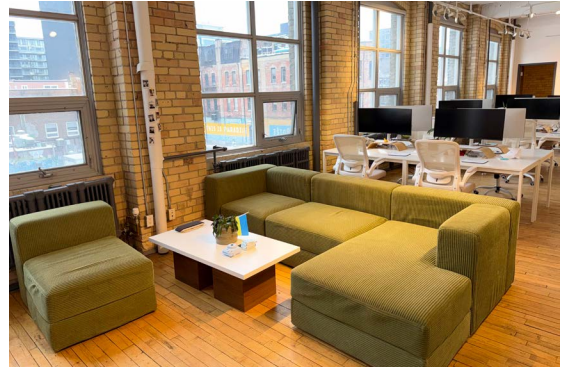


# 174 Spadina Avenue

Suite 206 Photos

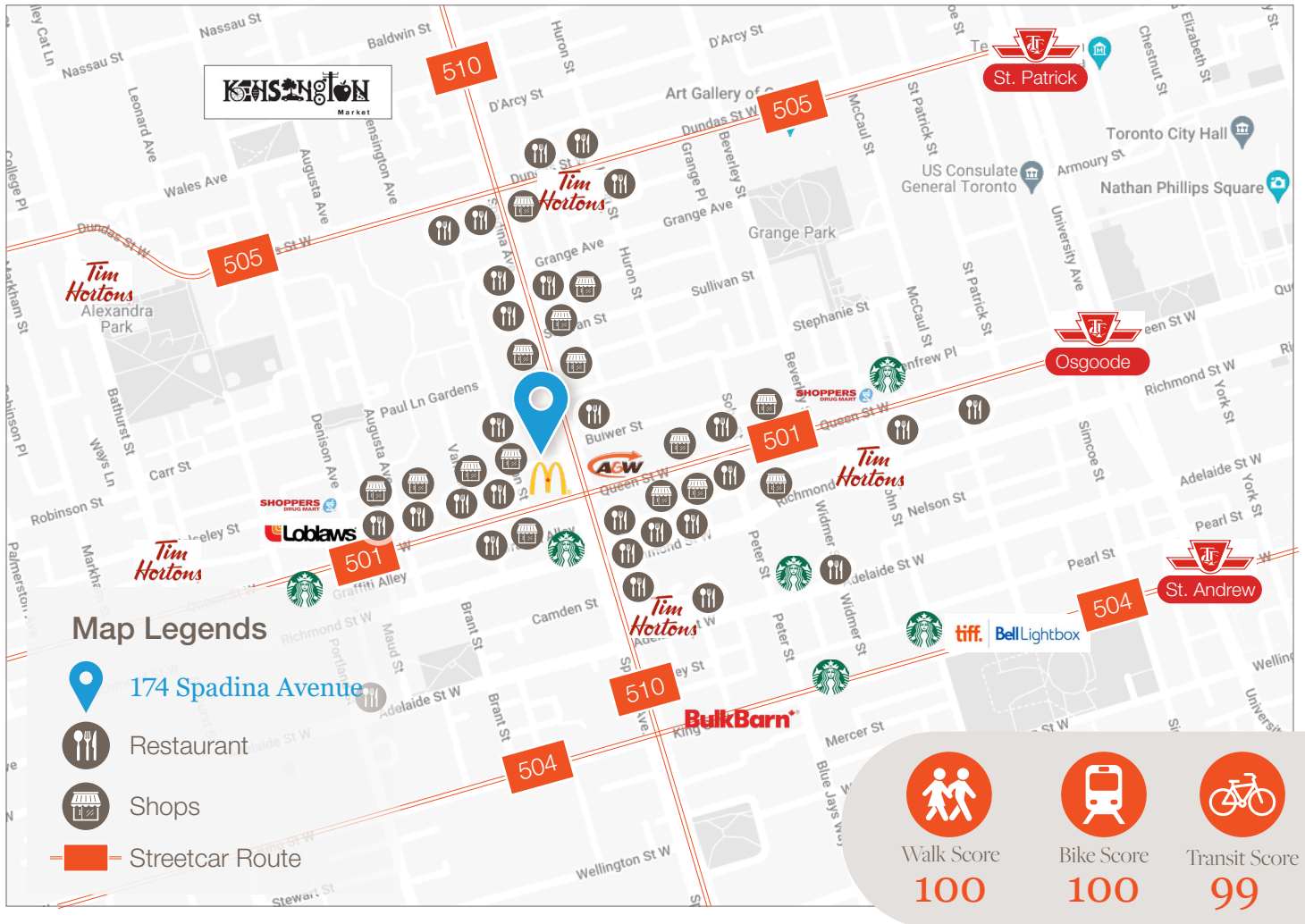


Virtual Tour



# 174 Spadina Avenue

## Neighbourhood & Amenities Map



## What's Near By

174 Spadina Avenue is in the heart of Queen Street West. The area is known for its vibrant atmosphere that offers a variety of amenities and attractions with a wide array of restaurants and cafes, shops and markets, cultural and entertainment venues. This location is well-connected to public transit options including streetcar and subway, making it convenient for residents and visitors to travel throughout Toronto.

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