



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

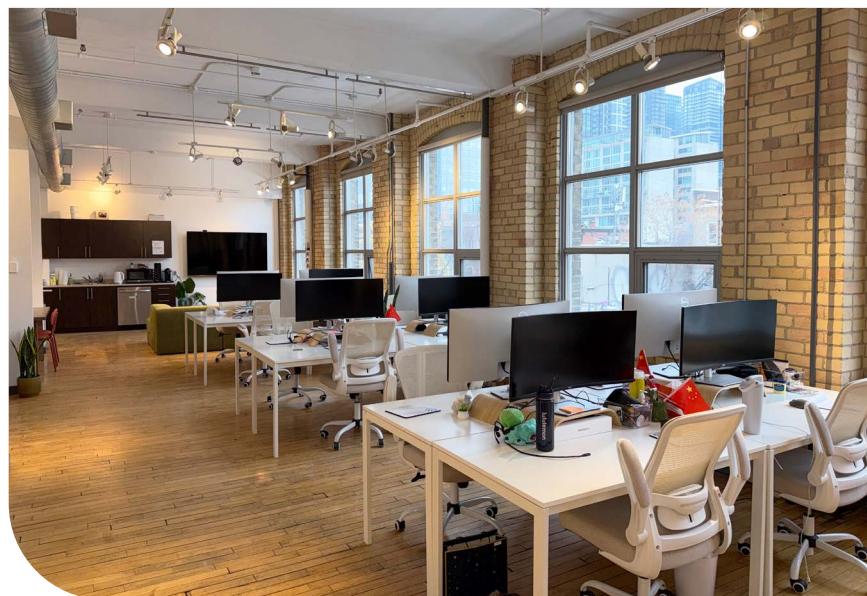
Dillon Stanway**

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



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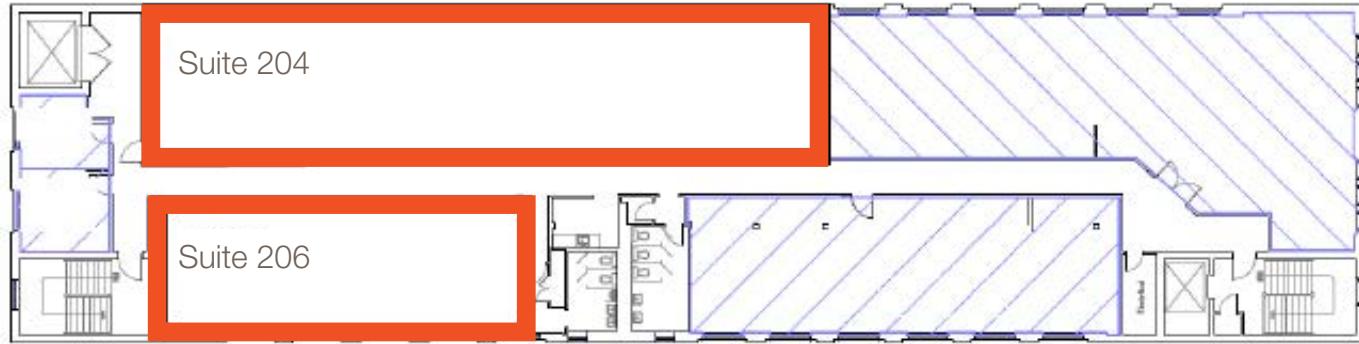
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174 Spadina Avenue

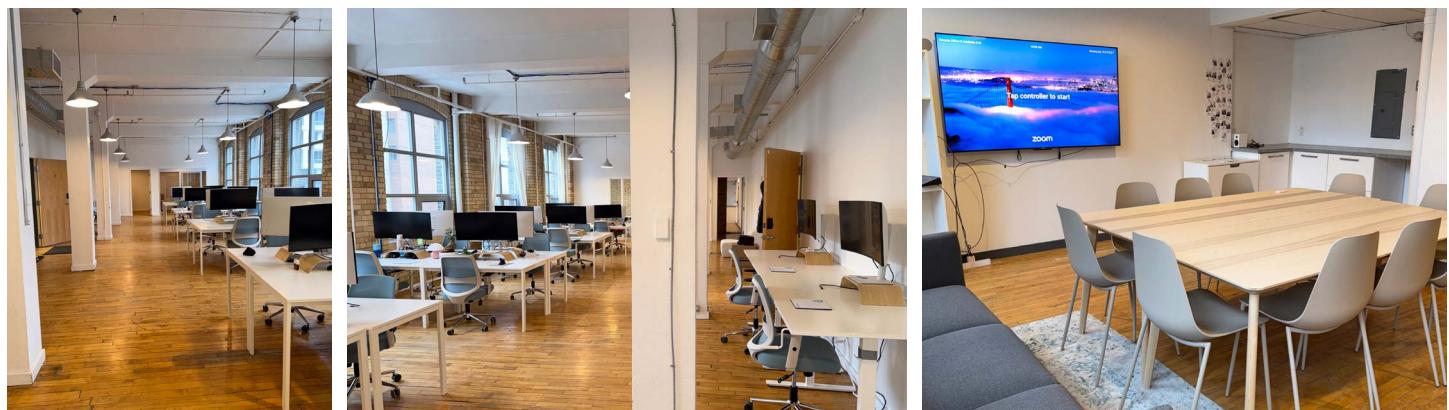


Floor Plan

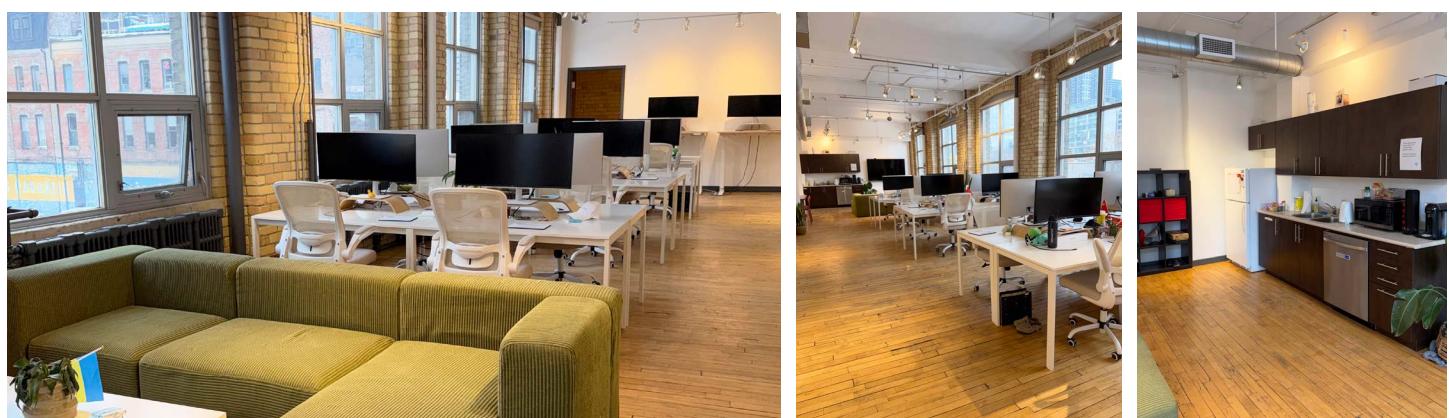
Suite 204: 2,600 SF & Suite 206: 1,333 SF



Suite 204 Photos



Suite 206 Photos

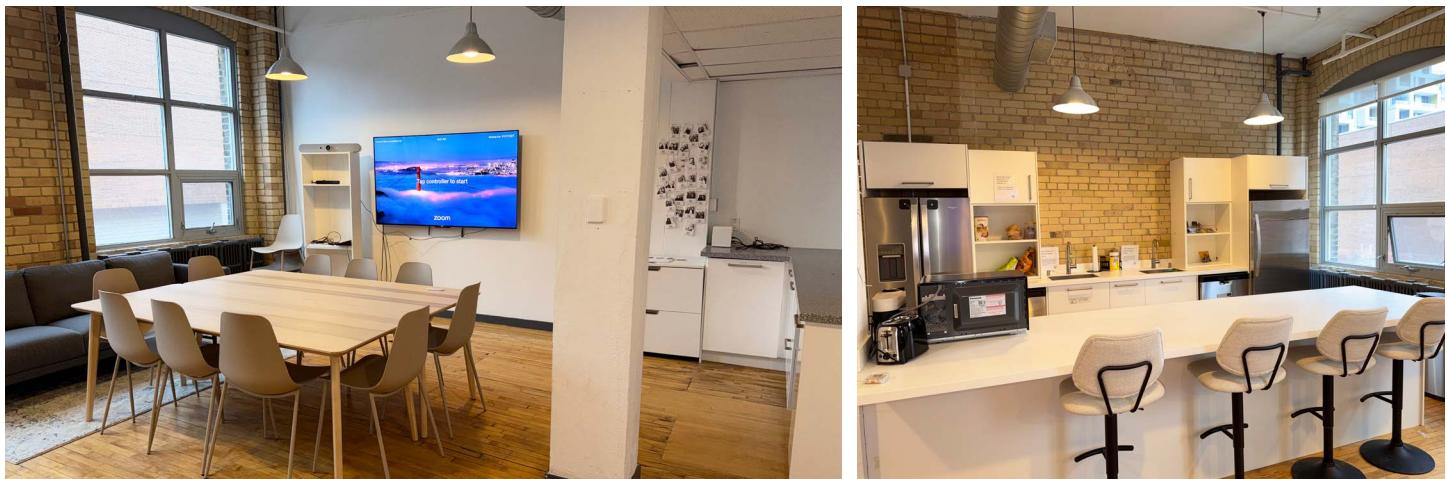
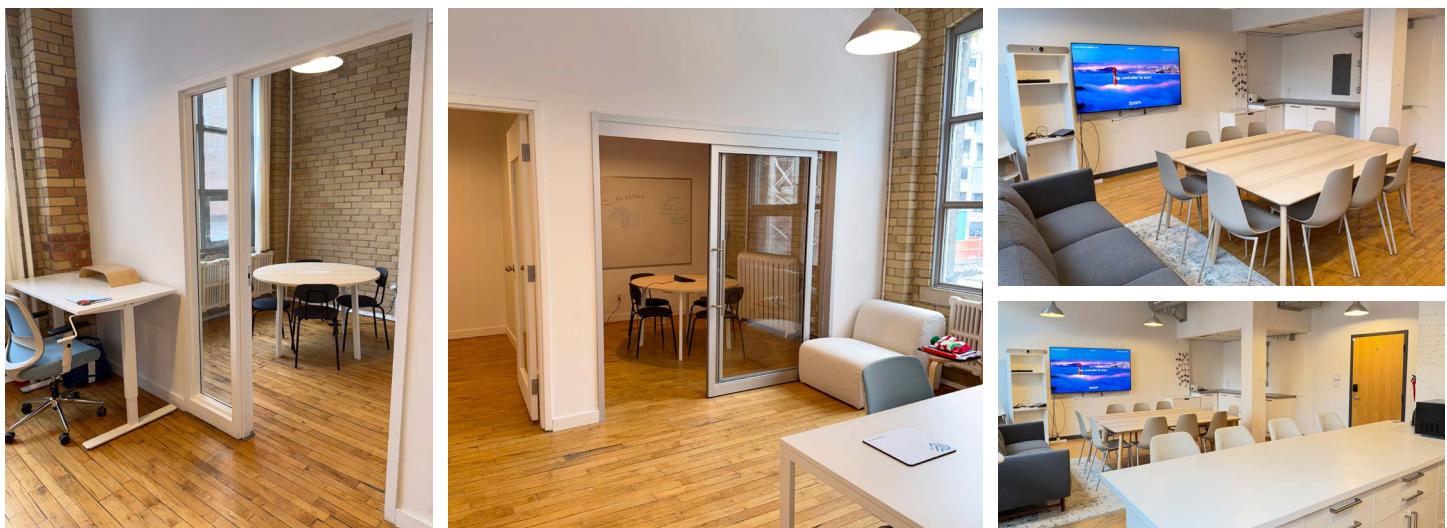


174 Spadina Avenue

Suite 204 Photos



Virtual Tour



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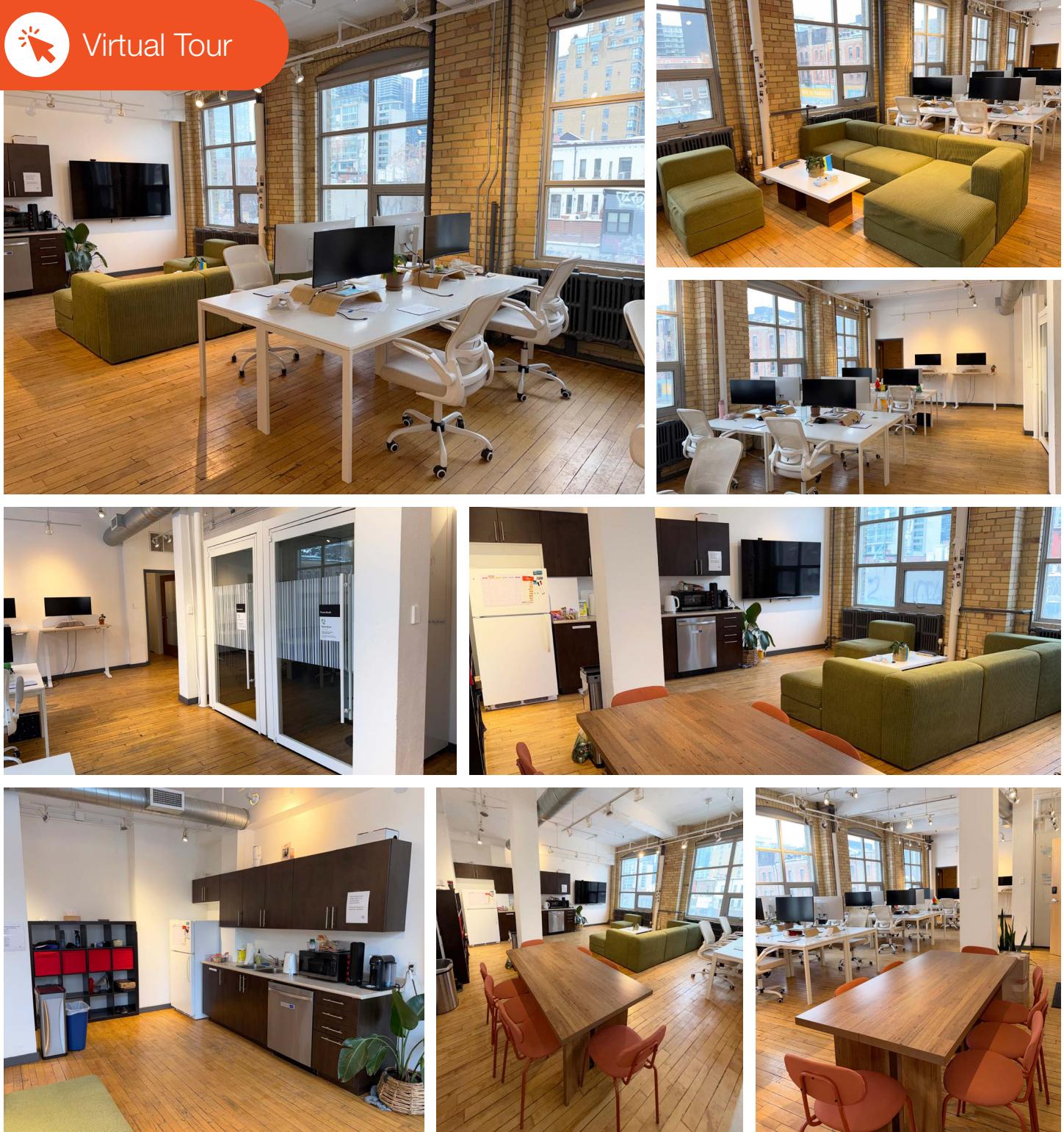
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174 Spadina Avenue

Suite 206 Photos



Virtual Tour

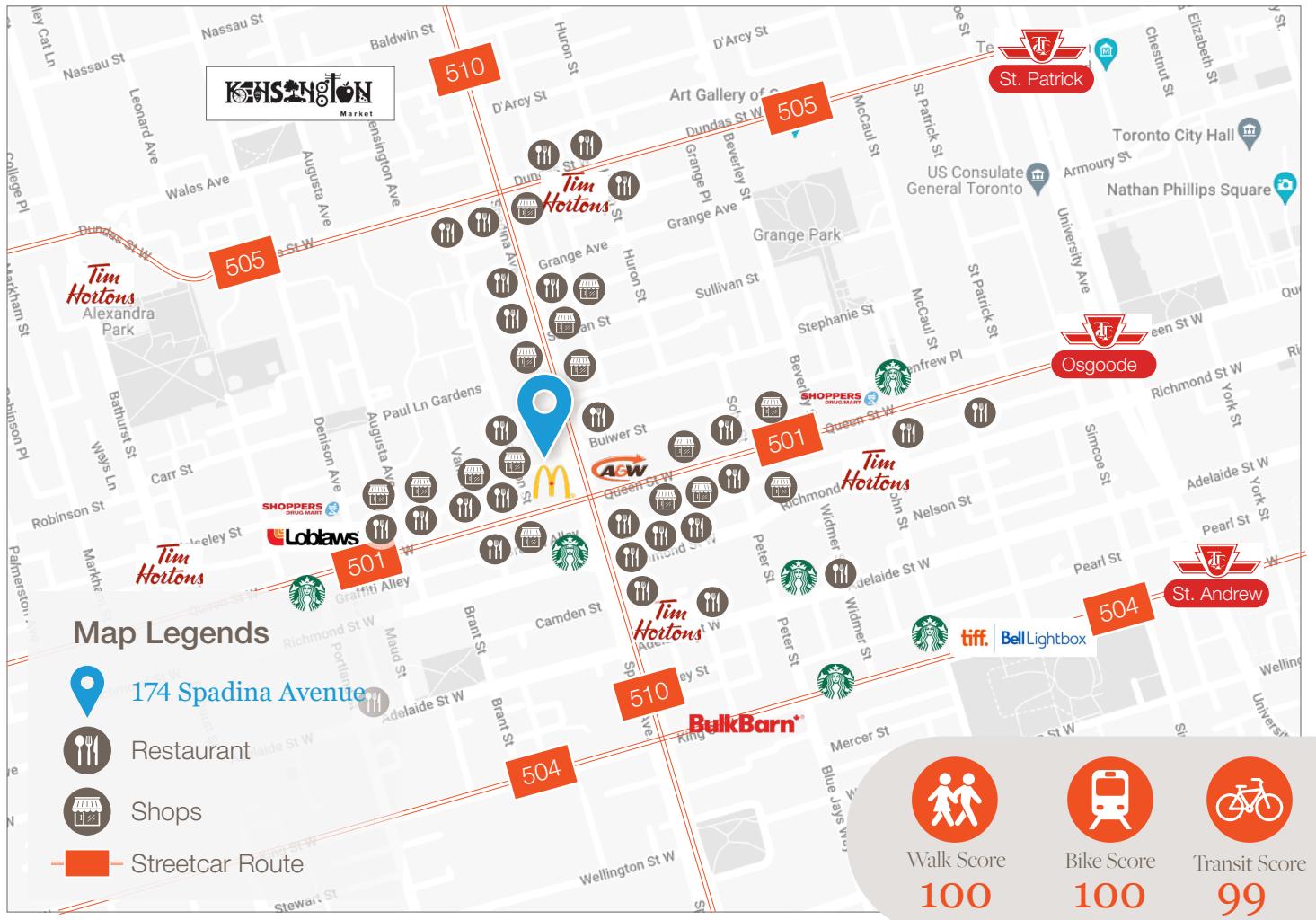


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174 Spadina Avenue

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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