



New Space +
Penthouse Suites!

For Lease: Office

Great
Parking
Options!

174 Spadina Avenue

New Brick and Beam with Fantastic Natural Light and Direct Access
to Streetcar Lines

Lennard:

200-55 University Avenue, Toronto
416.649.5920

lennard.com

174 Spadina Avenue

Located on the West side of Spadina Avenue, just north of Queen Street W, on the Spadina and Queen Streetcar lines.



Available Space

Suite 600 - 3,335 SF **>CONTIGUOUS**
Suite 603 - 1,933 SF
~~Suite 100 - 2,890 SF~~ LEASED
~~Suite 201 - 710 SF~~ LEASED
~~Suite 206 - 1,333 SF~~ LEASED
~~Suite 300 - 1,785 SF~~ LEASED
Suite 400 - 2,195 SF (NEW & FURNISHED)
~~Suite 402 - 610 SF~~ LEASED
~~Suite 407 - 1,088 SF~~ LEASED
~~Suite 601 - 1,640 SF~~ LEASED
~~Suite 602 - 1,350 SF~~ LEASED



Availability

Immediately

Term

Negotiable



Semi-Gross

Negotiable

(Includes Hydro and
Common Area Janitorial)

*Subject to annual escalations

*2024 Base Year



Virtual Tours

[Suite 400](#)

[Suite 600](#)



Listing Agent

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Senior Vice President

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*Broker

Property Highlights

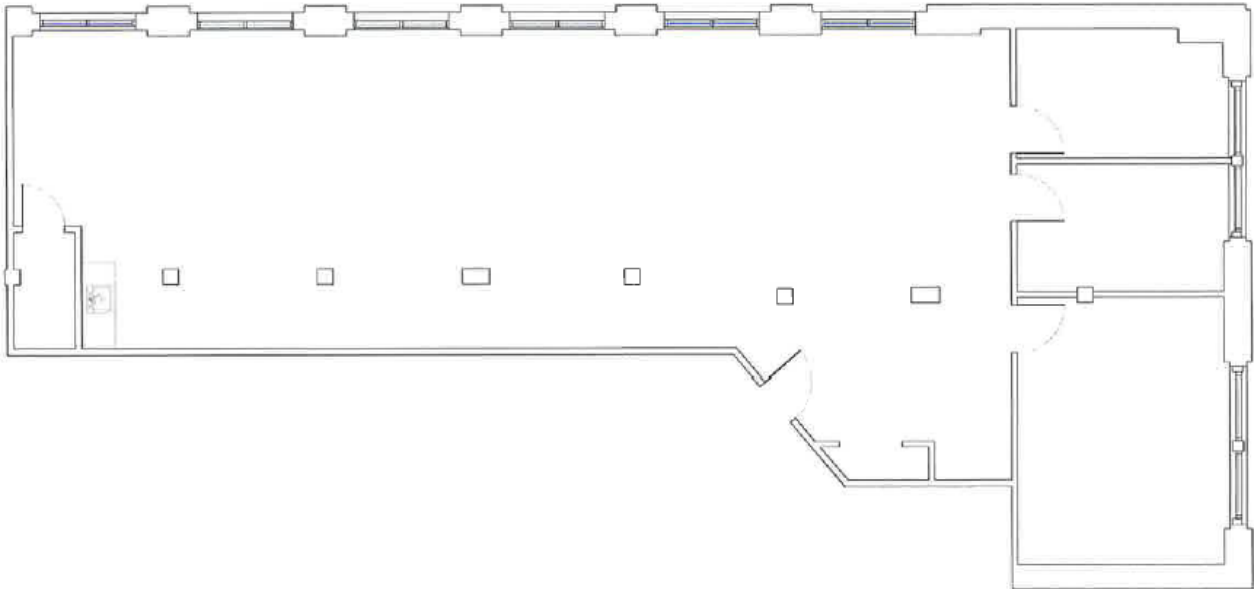
- Suites 400 is a mix of open space, private offices, kitchen and storage. Furniture is available!
- Suites 600 and 603 are contiguous and mainly open space with high ceilings, newly renovated wood floors and abundant natural light
- Shared kitchen in building common area
- Large operable windows
- Multiple fibre optic providers
- Outstanding on-site property management
- Excellent views including Financial Core skyline
- Dedicated streetcar stop at front door
- Many affordable parking options nearby
- Surrounded by excellent amenities
- On-site climate controlled, fully secured storage facility
- Secure, indoor bike parking

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174 Spadina Avenue

Suite 400: 2,195 SF - Floor Plan



174 Spadina Avenue

Suite 400: 2,195 SF - Interior Photos

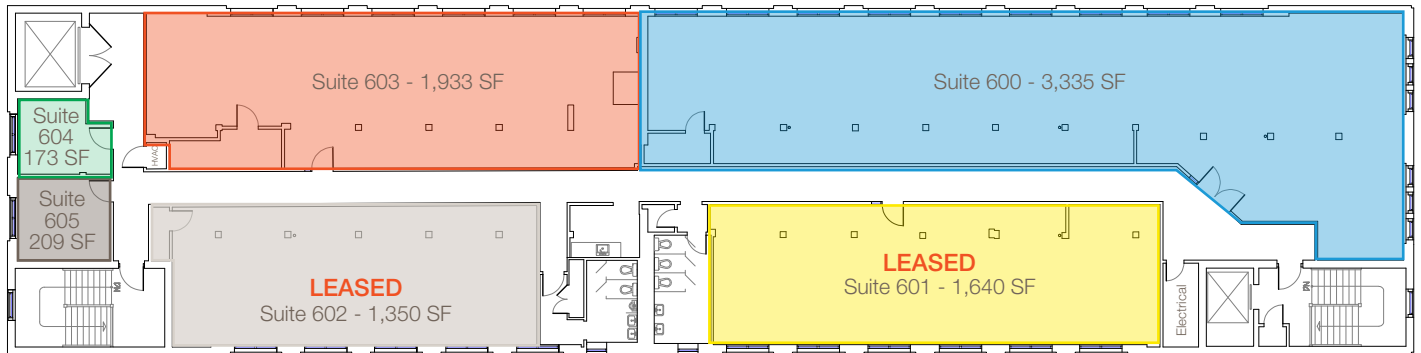


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6th Floor - Floor Plan

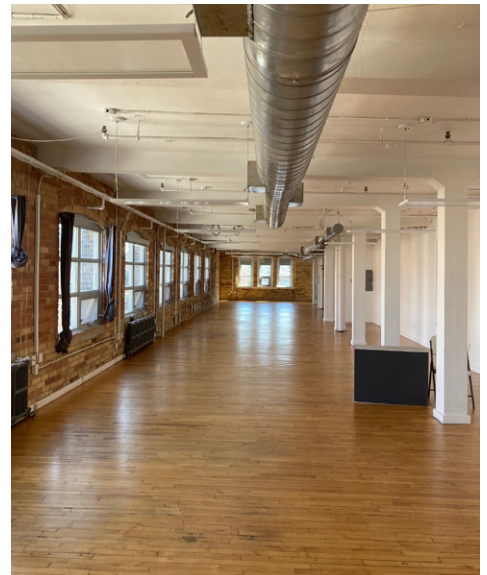


Legend

- Suite 600 - 3,335 SF
- ~~Suite 601 - 1,640 SF~~ **LEASED**
- ~~Suite 602 - 1,350 SF~~ **LEASED**
- Suite 603 - 1,933 SF
- Suite 604 - 173 SF
- Suite 605 - 209 SF

174 Spadina Avenue

6th Floor - Interior Photos



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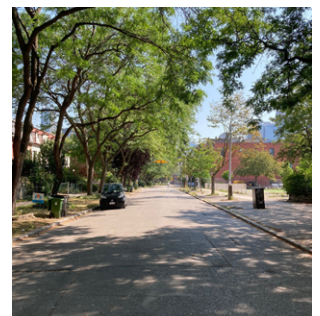
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Common Area, and Nearby Parking



Exterior Views and Nearby Park Area



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