



New Space

For Lease: Office

Great
Parking and
Transit!

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 - 1,844 SF Available Aug 1, 2025
Suite 306 - 1,580 SF
~~Suite 400 - 2,195 SF~~ LEASED
~~Suite 402 - 610 SF~~ LEASED
Suite 406 - 480 SF
~~Suite 407 - 1,088 SF~~ LEASED
Suite 506 - 440 SF
~~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 300](#)

[Suite 506](#)

[Suite 406](#)

[Suite 600](#)



Listing Agent

Paul Cheevers*

Senior Vice President

416.649.5949

pcheevers@lennard.com

*Broker

Property Highlights

- 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

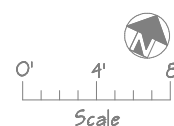
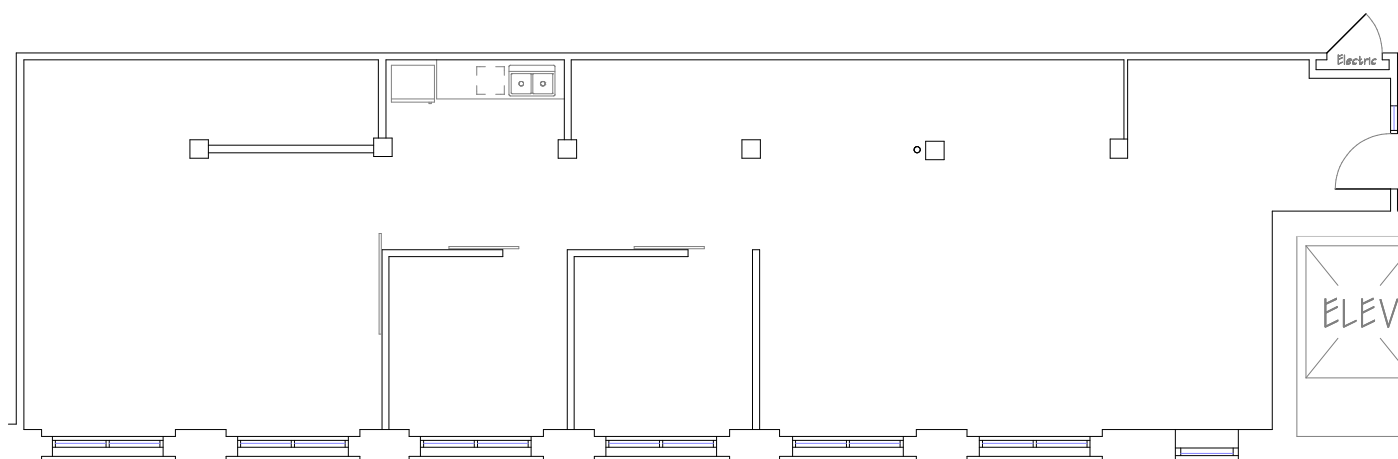
Suite 300: 1,844 SF - Floor Plan

Available August 1, 2025



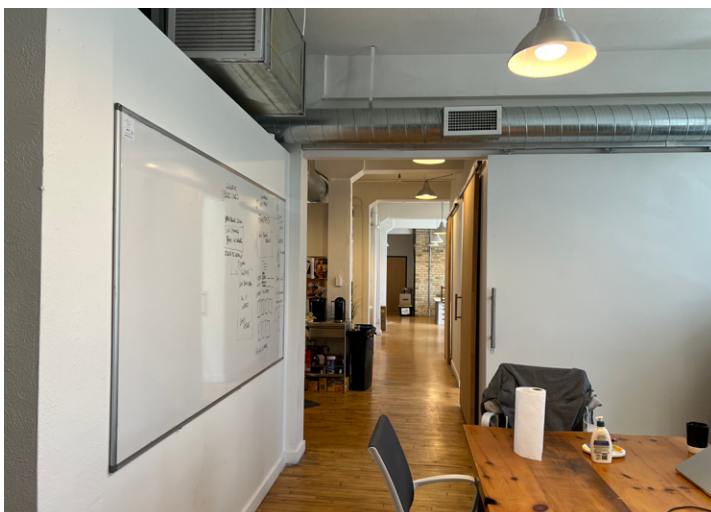
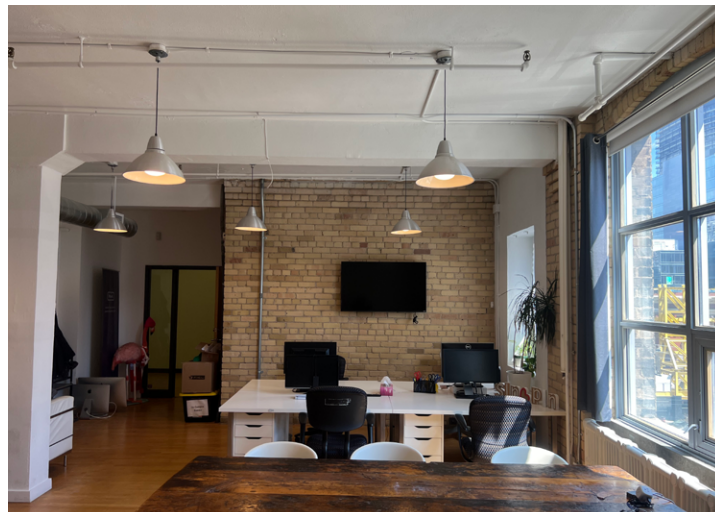
Virtual Tour

[Click Here to View](#)



174 Spadina Avenue

Suite 300: 1,844 SF - Interior Photos

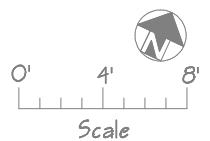
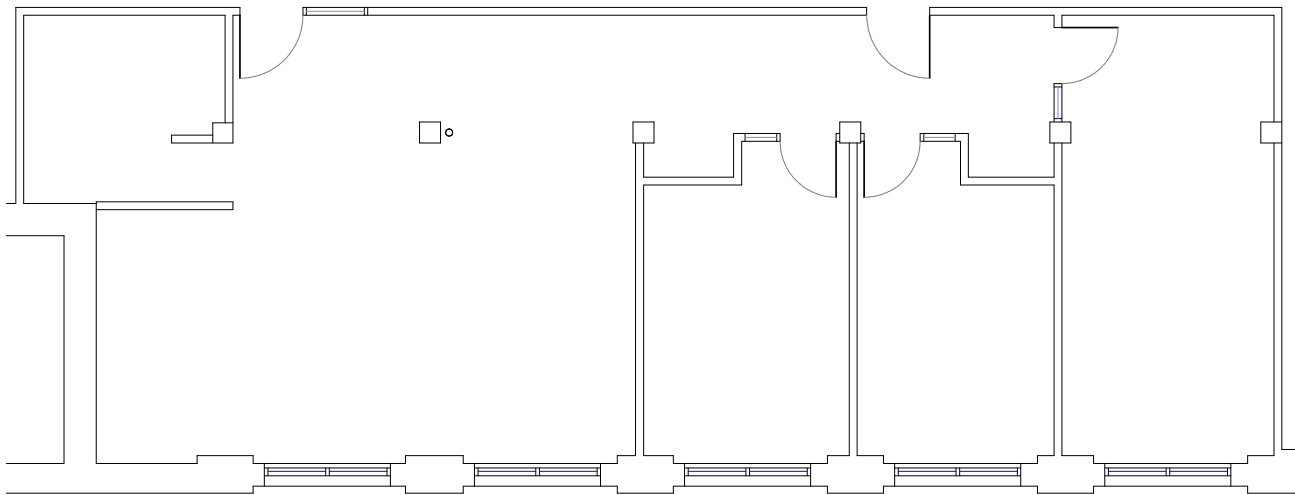


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Suite 306: 1,580 SF - Floor Plan



174 Spadina Avenue

Suite 306: 1,580 SF - Interior Photos



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Suite 406: 480 SF - Interior Photos



Virtual Tour

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174 Spadina Avenue

Suite 506: 440 SF - Interior Photos



Virtual Tour

[Click Here to View](#)



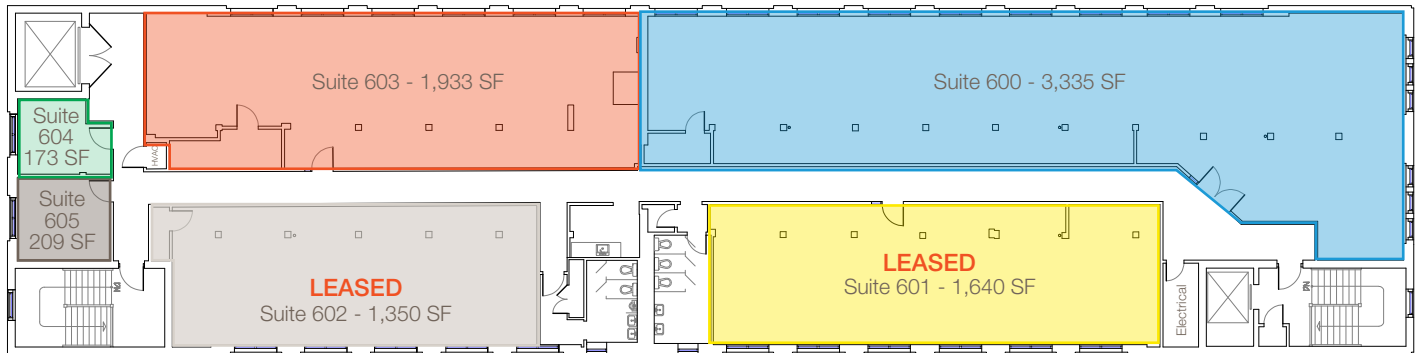
174 Spadina Avenue

6th Floor - Floor Plan



Virtual Tour

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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~~ **LEASED**

174 Spadina Avenue

6th Floor - Interior Photos



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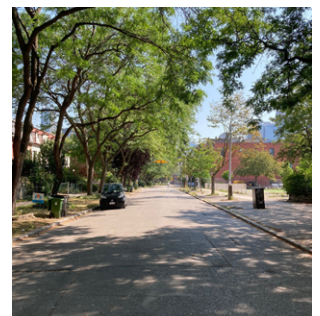
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Common Area, and Nearby Parking



Exterior Views and Nearby Park Area



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