

Lennard:

# 192 Spadina Avenue

Coworking Spaces Available

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# 192 Spadina Avenue

## More than a Coworking Space

Sometimes people see us as an incubator and accelerator, sometimes a coworking space and community centre, sometimes a lab and an innovator. They are all right.

At our core the Centre for Social Innovation (CSI) is supporting a platform and growing a community of social innovators that are building a world that puts people and planet first.





# 192 Spadina Avenue

## Membership & Space Options

- Private window offices for up to 1 to 14 people
- Open team tables for 3-6 people (offices without walls)
- Dedicated desks for 1-2 people
- Hot desks for individuals
- Flexible terms and conditions

## Property Highlights

- Renovated brick and beam
- 7 event spaces
- 3 community kitchens
- 7 bookable meeting rooms
- 10 phone booths
- Accessible entrances and lift
- Freight and passenger elevators
- Ample natural light and “great vibes”

## Membership Perks



Community activation workshops



Virtual and In-Person Events



Accessible washrooms on each floor



Wireless internet



24/7 access



Mailing services



Promotion of member business, job openings, and events to network of 75K people



Furniture and lockers available



Printing and photocopying



Coffee and tea



Discounted services from CSI partners  
Discounted private event space



Private Office



Event Space - 3<sup>rd</sup> Floor



Bookable Meeting Room - 4<sup>th</sup> Floor



Open Collaboration Area - 4<sup>th</sup> Floor

**Lennard:**



# 192 Spadina Avenue

## Leasing Opportunities



Building Storey

**6 Storeys**

Building Size

**64,000 SF**



Available

**Immediate**



Typical Floorplate

**10,600 SF**

Suite	Type	# Desks	Square Feet	Monthly Rent
210	Window	6 - 8	780	\$3,700
305	Interior	3 - 4	165	\$1,600
307	Interior	3 - 4	158	\$1,500
407	Interior	2 - 3	136	\$1,300
409	Interior	2 - 3	124	\$1,200
413	Interior	2 - 3	118	\$1,200
508	Window	8 - 12	710	\$3,700
510	Window	4 - 6	945	\$4,900

Gross rent includes hydro, utilities, internet, coffee/tea



Over 18,000 SF of community spaces including event space, meeting rooms, open collaboration, kitchens and common areas



# 192 Spadina Avenue

## Event Spaces - CSI Spadina

Event Space	Floor	Capacity	Square Footage	Availability	Starting Price	Members Starting Price
CCFE Solution Salon	5th Floor	32 People	770 SF	Monday through Thursday afternoon	\$200/hr	\$100/hr
CSI Spadina Suite 101	1st Floor	100 People	1,291 SF	Monday to Sunday	\$350/hr	\$175/hr
CSI Spadina Atrium	Ground Floor	100 People	1,000 SF	Monday to Friday, 5pm onwards; Saturday and Sunday, all day	\$250/hr	\$125/hr
CSI Spadina Lounge	Ground Floor	200 People	2,000 SF	Monday to Friday, 5pm onwards; Saturday and Sunday, all day	\$350/hr	\$175/hr



Our event spaces bring together CSI members and the community at large to foster connections, innovation and growth. Event spaces can accommodate large groups up to 220 people or intimate gatherings. CSI spaces have hosted everything from book signings to Annual General Meetings to weddings!



CSI members receive a 50% discount on event space rental rates



Features accessible kitchen, washrooms, large TV monitors, projectors and AV sound system



CCFE Solution Salon



CSI Spadina Suite 101



CSI Spadina Atrium



CSI Spadina Lounge



# 720 Bathurst Street

## Event Spaces - CSI Annex

Event Space	Floor	Capacity	Square Footage	Availability	Starting Price	Member Starting Price
CSI Annex Front Porch	Ground Floor	20 People	300 Sf	Monday to Sunday	\$100/hr	\$50/hr
CSI Annex The Garage	Ground Floor	100 People	1,100 SF	Monday to Sunday	\$250/hr	\$125/hr
CSI Annex Lounge	Ground Floor	220 People	7,000 SF	Monday to Friday, 5pm onwards; Saturday and Sunday, all day	\$350/hr	\$175/hr



CSI Annex Front Porch



CSI Annex The Garage

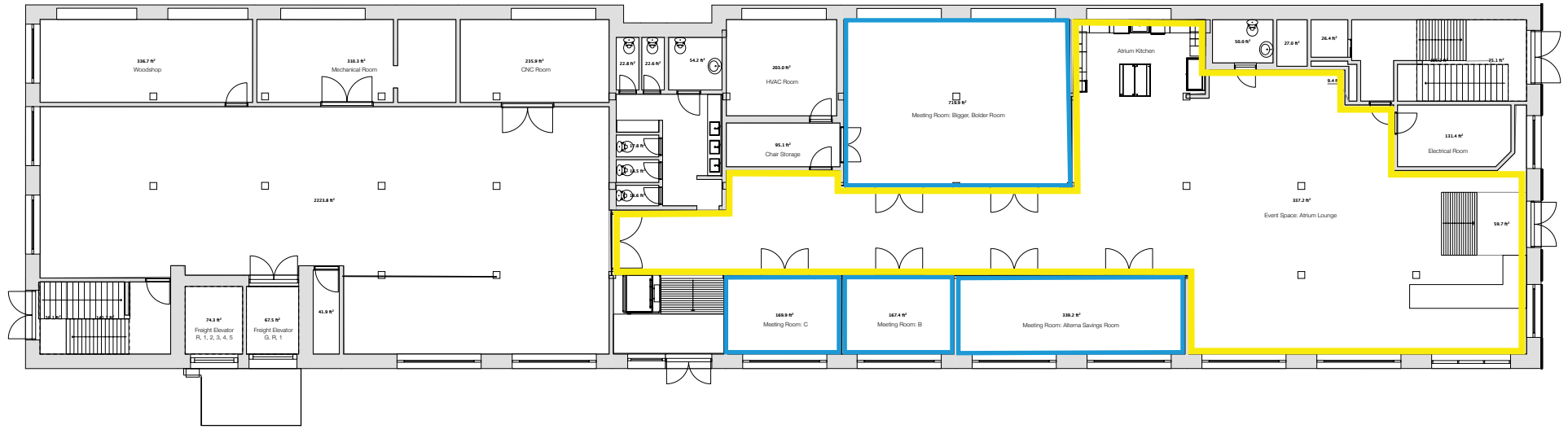


CSI Annex Lounge



# 192 Spadina Avenue

## Main Floor



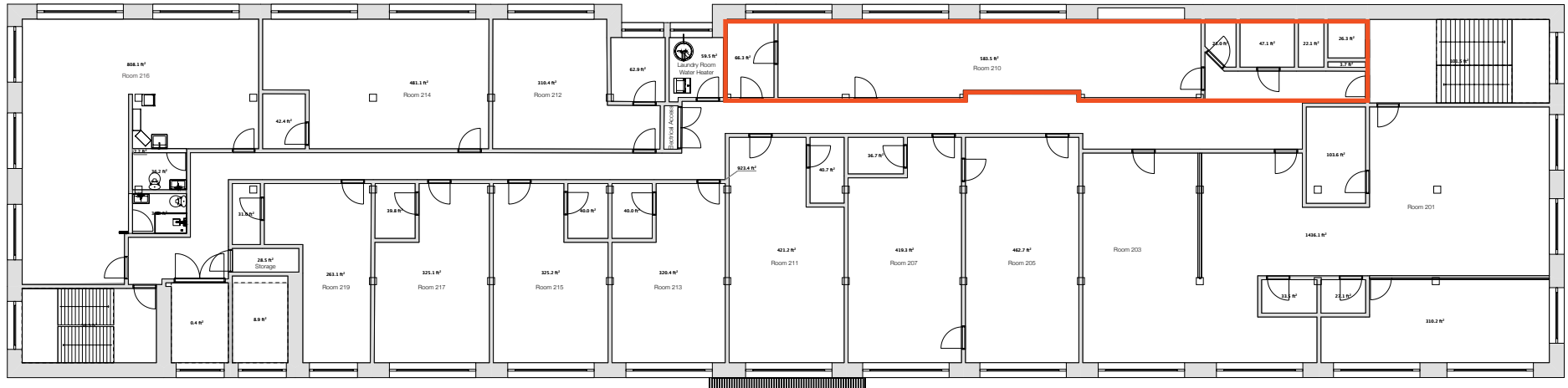
■ Office   ■ Meeting Room   ■ Multi-Purpose Lounge & Event Space

- Meeting Room C – 6 person
- Meeting Room B – 8 person
- Alterna Savings Room – 8 person
- The Bigger, Bolder Room – 25 person



# 192 Spadina Avenue

## Second Floor



Office Meeting Room Hot Desk

Suite	Type	Workstations	Square Feet	Monthly Rent
210	Window	6 - 8	780	\$3,700



# 192 Spadina Avenue

## Third Floor



■ Office
 ■ Meeting Room
 ■ Dedicated/Hot Desk
 ■ Phone Booths

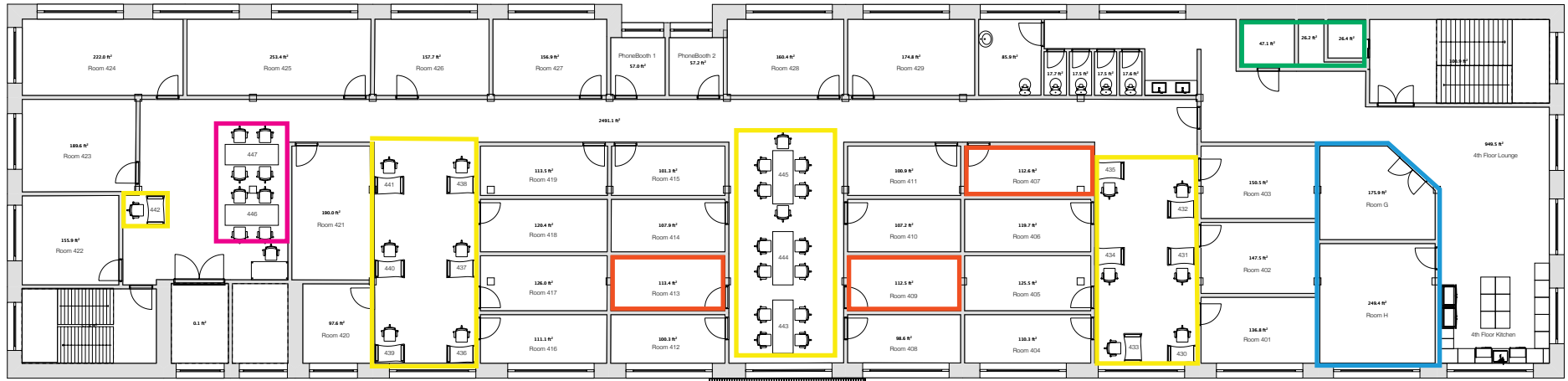
Suite	Type	Workstations	Square Feet	Monthly Rent
305	Interior	3 - 4	165	\$1,600
307	Interior	3 - 4	158	\$1,500

- Viola Desmond Room - 30 Person



# 192 Spadina Avenue

## Fourth Floor



■ Office 
 ■ Meeting Room 
 ■ Dedicated/Hot Desk 
 ■ Open Team Table 
 ■ Phone Booths

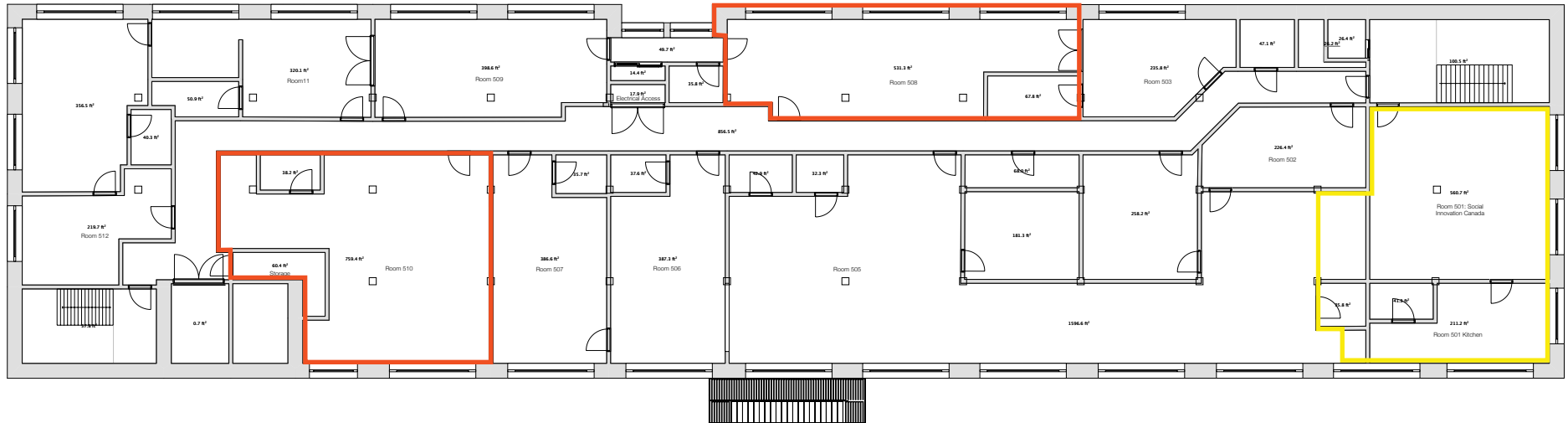
Suite	Type	Workstations	Square Feet	Monthly Rent
407	Interior	2 - 3	136	\$1,300
409	Interior	2 - 3	124	\$1,200
413	Interior	2 - 3	118	\$1,200

- Room G – 8-10 person
- Room H – 10 person



# 192 Spadina Avenue

## Fifth Floor



Office Meeting Room CCFE

Suite	Type	Workstations	Square Feet	Monthly Rent
508	Window	8 - 12	710	\$3,700
510	Window	4 - 6	945	\$4,900



# 192 Spadina Avenue





# 192 Spadina Avenue



Accessible Entrance – Main Floor



Community Kitchen - Main Floor



Bookable Meeting Room - Main Floor



Community Kitchen - Main Floor



Open Collaboration Area - Main Floor



# 192 Spadina Avenue



Private Office 105



Private Office 105



Private Office 105



Private Office 110



Private Office 110



# 192 Spadina Avenue



Private Office 215



Private Office 218



Private Office 218



Private Office 218



# 192 Spadina Avenue



Dedicated Desks – 4th Floor



Private Office 407



Private Office 410



Private Office 417



Community Kitchen – 4th Floor



# 192 Spadina Avenue



Private Office 502



Private Office 502



Private Office 503



Private Office 504



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