

Lennard:

lennard.com

204 Spadina Avenue

Second Floor - 2,777 SF

Building Signage Available

Newly Renovated

Office Opportunity

For Lease: Office

One of the Few
Boutique
***Building
Opportunities
Currently
Available***

In the Downtown
Toronto Market



204 Spadina Avenue

Office Available for Lease near Dundas Street West and Spadina Avenue in Downtown West

Property Highlights

- Signage available
- Spadina Avenue streetcar at front door
- Located in Downtown West
- Extensively renovated
- Excellent amenities and restaurants nearby



Available Space

Retail - 2,504 SF: Leased

1st Floor - 2,744 SF: Leased

2nd Floor - 2,777 SF: Available Immediately



Net Rent

\$20.00 PSF

Additional Rent

\$14.75 PSF (2024 Estimate)
(plus hydro - separately metered)



Availability

2nd Floor - Immediately



Virtual Tours

2nd Floor - [Click here](#)



Listing Agents

Paul Cheevers**

Senior Vice President

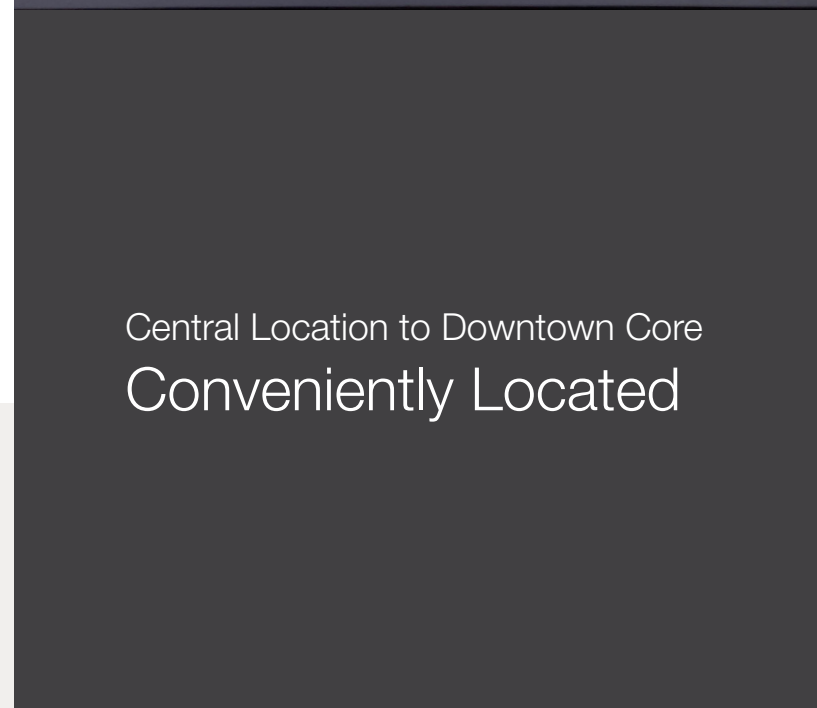
416.649.5949

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**Broker



Flexible Office Use
Spacious Environment



Central Location to Downtown Core
Conveniently Located



Open Space Concept Interior
Maximum Potential

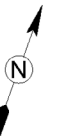
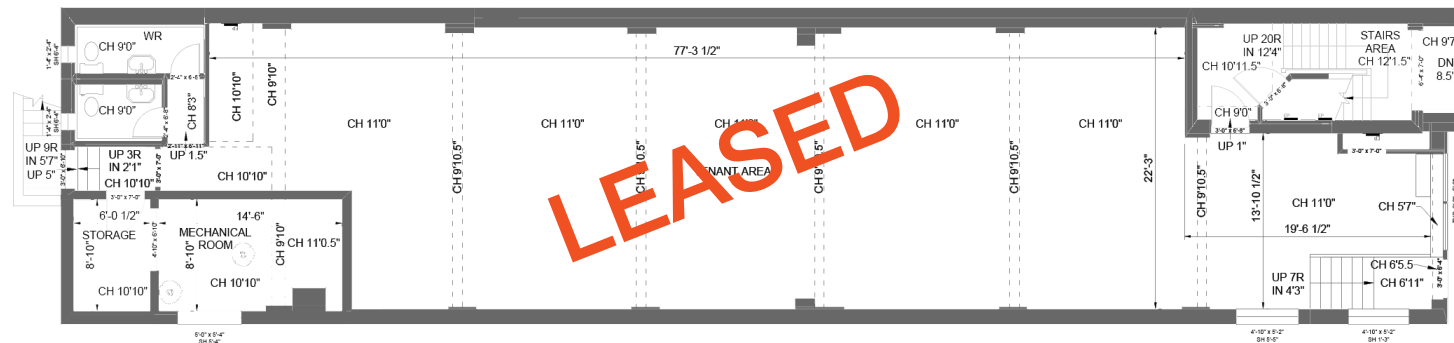
Lennard:



Retail or Office Ground Floor - 2,504 SF (Leased)



1st Floor - 2,744 SF (Leased)





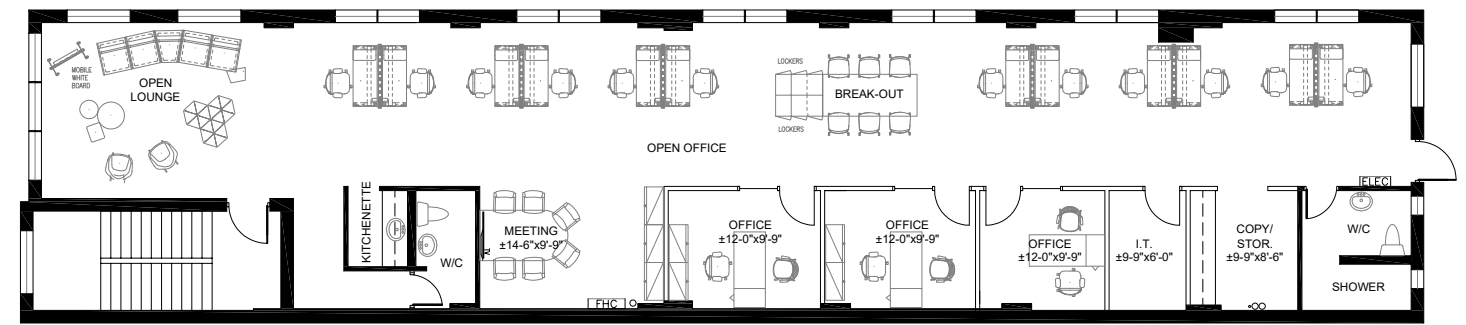
2nd Floor - 2,777 SF

204

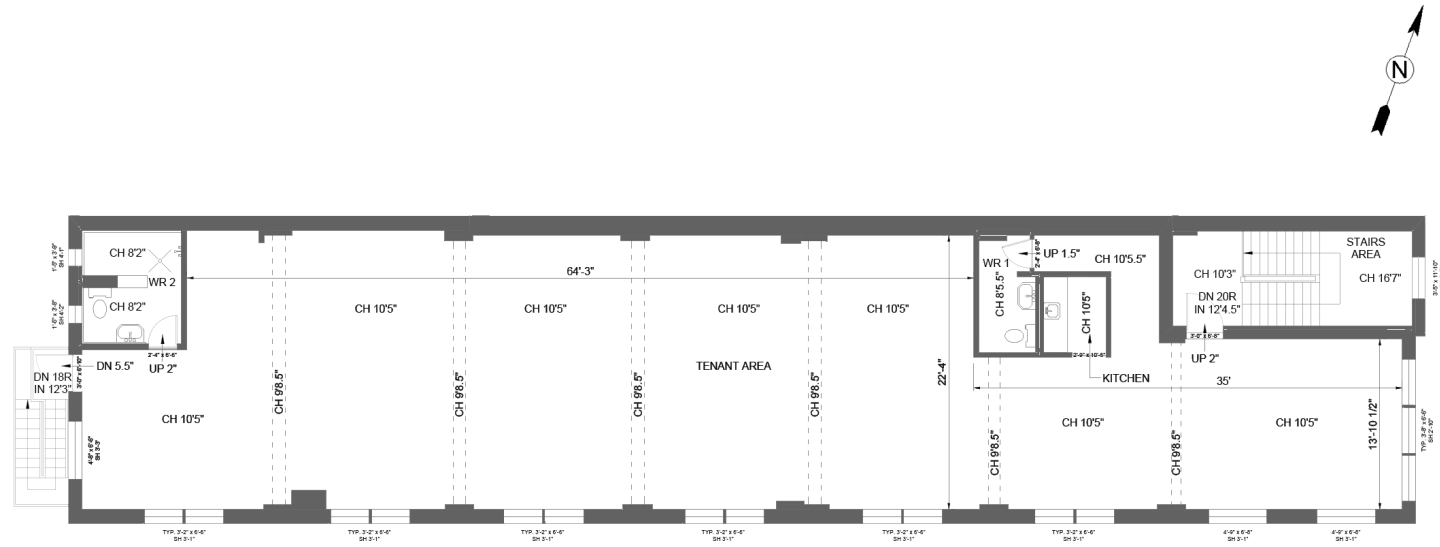
Concept Space Plan



1ST FLOOR



2ND FLOOR





Amazing Transit Opportunities

Walk Times from 204 Spadina Avenue

- 505 Dundas Streetcar: 4 min
- 510 Spadina Streetcar: 1 min
- 501 Queen Streetcar: 3 min
- 504 King Streetcar: 9 min
- St. Patrick Station: 14 min
- Osgoode Station: 14 min
- St. Andrew Station: 17 min
- Union Station: 24 min

What's Near By

204 Spadina Avenue is located near Dundas Street West and Spadina Avenue at the heart of Toronto's downtown core. This exceptional office building has direct access to streetcar stops. Excellent Amenities nearby. Substantially renovated and located near many restaurants and amenities!

Kensington Market

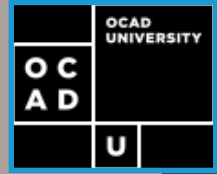
10 Minute Walking Radius



Bathurst Street



AGO



Dundas Street W

University Avenue



Queen Street W

HSBC



MEC



Brandy Melville

alo



Michaels

URBAN OUTFITTERS

MAC



Adelaide Street W

Loblaws

Graffiti Alley

King Street W

SWEET JE/US

Spadina Avenue

DOLLARAMA

JACK ASTOR'S

Front Street W



Graffiti Alley

An important location that displays legal street art & mural culture in Toronto's history

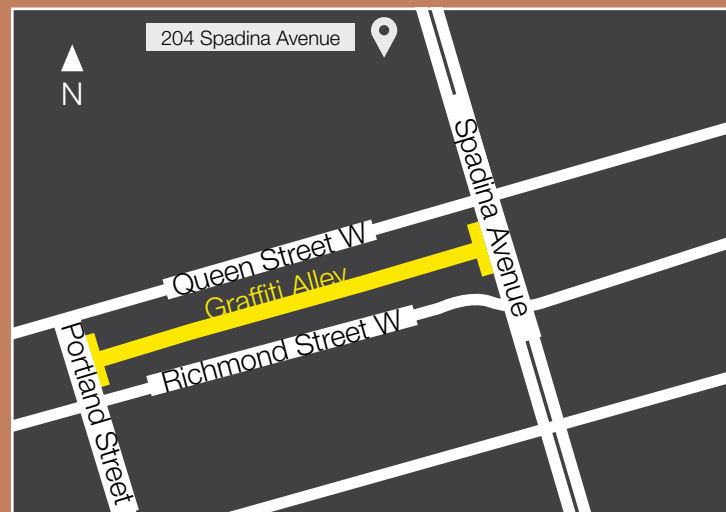
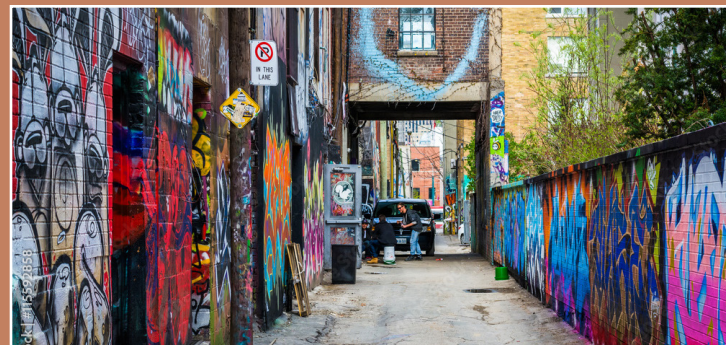
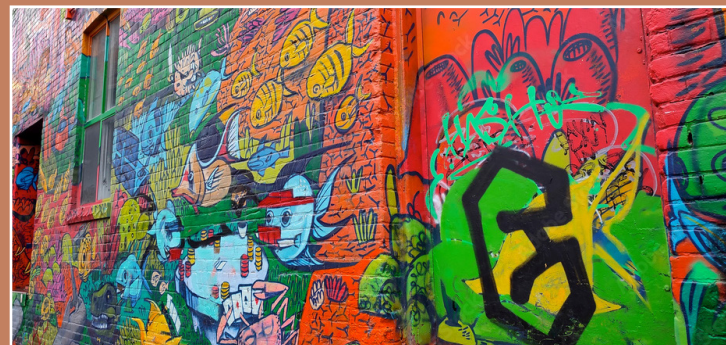
Graffiti Alley begins from Portland Street to Spadina Avenue just south of Queen Street W

Graffiti Alley became a popular attraction but it wasn't easy with the debate about street art versus vandalism. In 2012, an initiative started with StreetARToronto (StART) by the City of Toronto to reflect street art in a positive light. By replacing graffiti vandalism with creative murals and street art that engages the community and make a positive impact on the city.

Graffiti Alley engaged with the community by becoming popular spot for photoshoots and videos. Stretching around 1,000 Feet, the Graffiti Alley is an outdoor gallery of some of the Toronto most renowned street artists such as Uber5000,

Elicser, Skam, Spud, and more.

Graffiti Alley is a one of kind attraction that continues to promote art and culture within the area that can't be found elsewhere.



Lennard:



Established in 1900, AGO has become a profound location for Toronto Art History

The Art Gallery of Ontario is an art museum in Toronto, Ontario, Canada. The museum is located in the Grange Park neighbourhood of downtown Toronto, on Dundas Street West between McCaul and Beverley streets just east of Chinatown and just west of Little Japan.



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**Broker

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