



**Lennard:**

[lennard.com](http://lennard.com)

204 Spadina Avenue

Second Floor - 2,777 SF

**Building Signage Available**  
**Newly Renovated**  
Office Opportunity

For Lease: Office



204 Spadina Avenue

One of the Few  
Boutique  
***Building  
Opportunities  
Currently  
Available***  
In the Downtown  
Toronto Market

**Lennard:**





# 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

\$15.00 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

[pcheevers@lennard.com](mailto:pcheevers@lennard.com)

\*\*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)



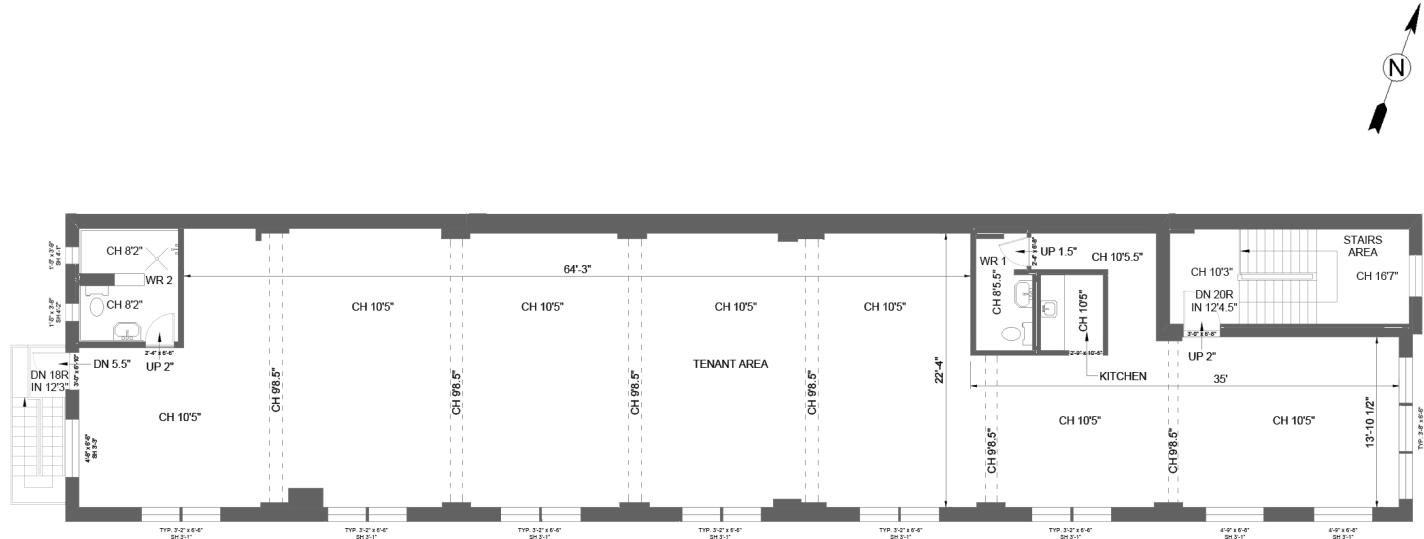
1st Floor - 2,744 SF (Leased)







2nd Floor - 2,777 SF

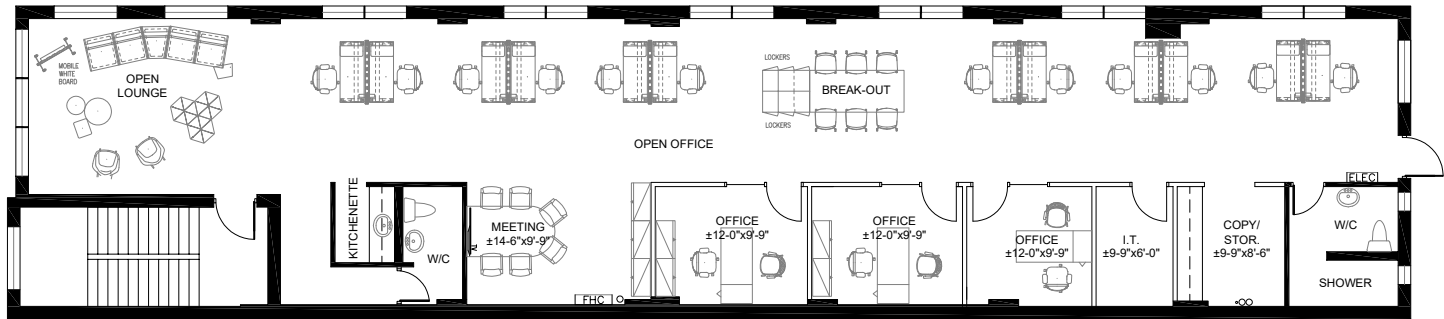


# 204

## Concept Space Plan



1ST FLOOR



2ND FLOOR





Lennard:



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!

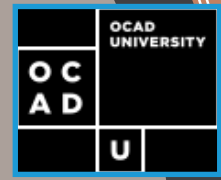


Kensington Market

10 Minute Walking Radius



Bathurst Street



Dundas Street W

University Avenue



Queen Street W

Brandy Melville



URBAN OUTFITTERS



Graffiti Alley

Adelaide Street W

King Street W

SWEET JE/US

Spadina Avenue





204 Spadina Avenue

# Graffiti Alley

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

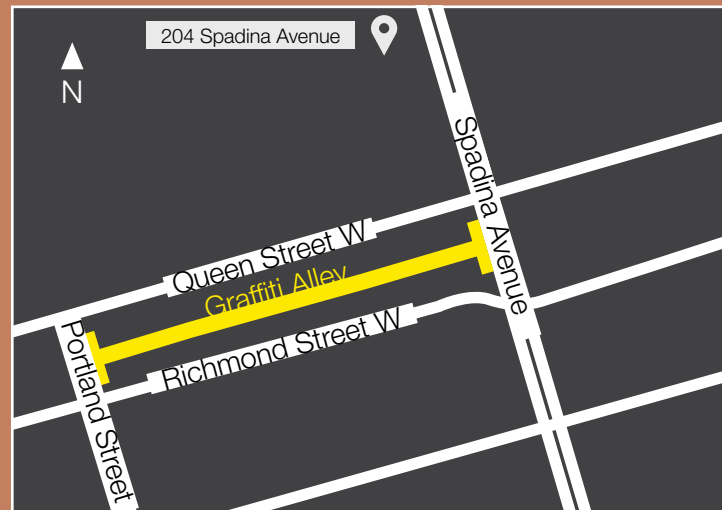
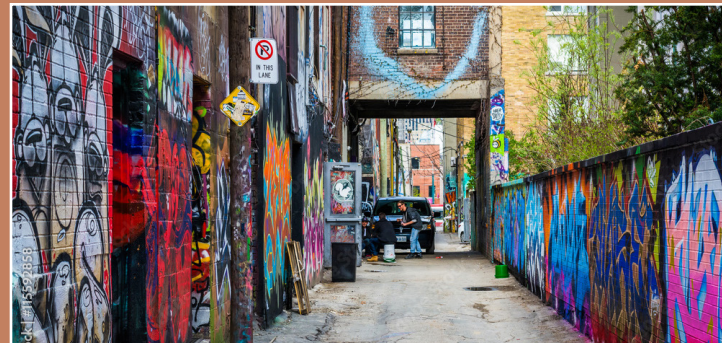
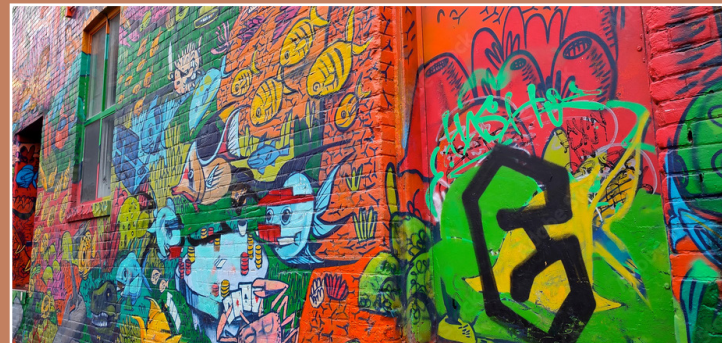
Graffiti Alley begins from Portland Street to Spadina Avenue just south of Queen Street W

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 a popular spot for photoshoots and videos. Stretching around 1,000 Feet, the Graffiti Alley is an outdoor gallery of some of the Toronto's most renowned street artists such as Uber5000,

Elicser, Skam, Spud, and more.

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



**Lennard:**



# AGO



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.





## Lennard:

Paul Cheevers\*\*, Senior Vice President  
416.649.5949  
pcheevers@lennard.com

200-55 University Avenue, Toronto  
416.649.5920  
lennard.com

\*\*Broker

Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage 2022.