



For Sublease: Bright Loft-Style Office on the 8th Floor!

317 Adelaide Street W

Lennard:

lennard.com



317 Adelaide Street W



Available Space
Suite 800: 2,366 SF



Term
September 30, 2026



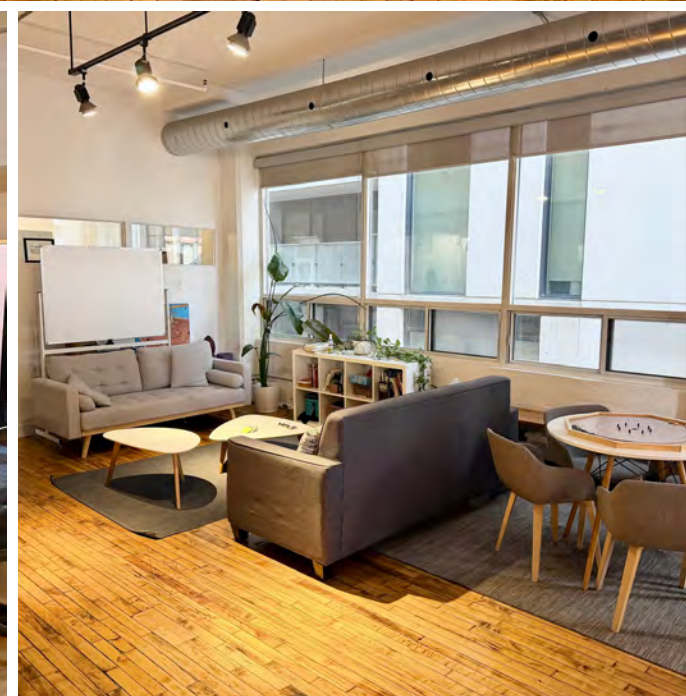
Semi-Gross Rent
Contact Andrew



Availability
Immediate

Property Highlights

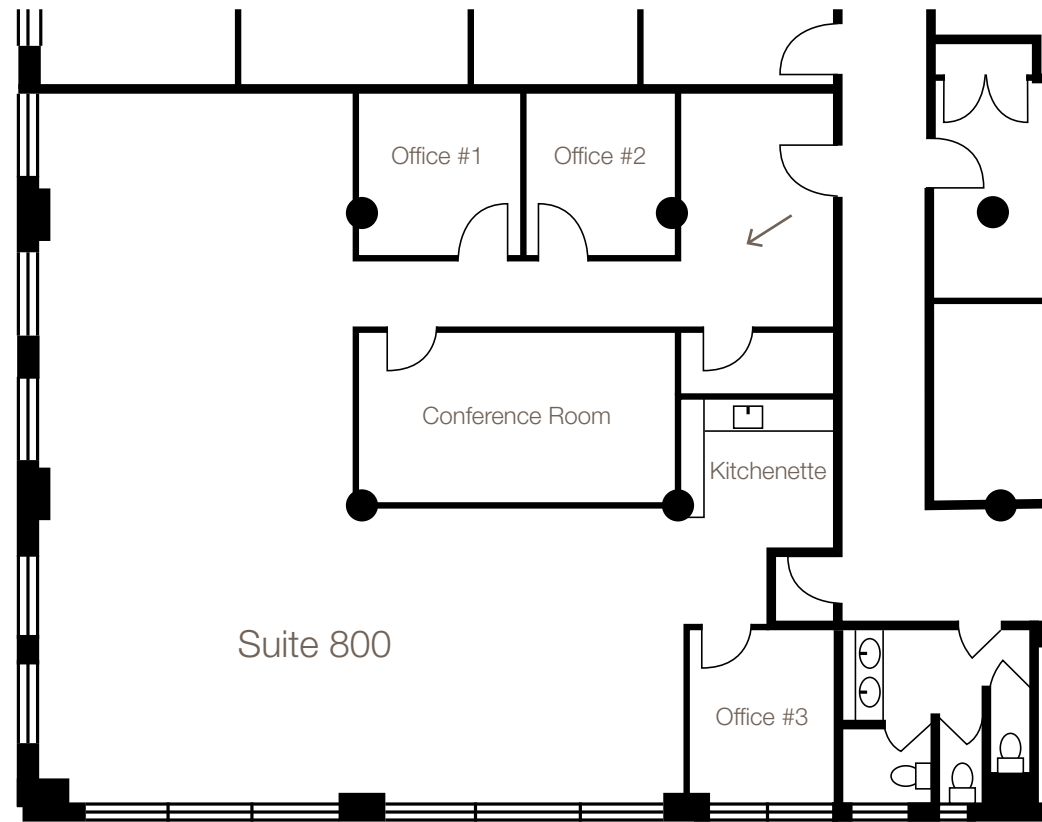
- Bright concrete loft space with hardwood floors & operable windows
- Built out with boardroom, 3 offices / meeting rooms, kitchenette, storage & open area
- Building has shared rooftop patio with free wifi
- Furniture available
- Landlord will extend



Listing Agent
Andrew Ross
Senior Vice President
Sales Representative
647.983.4171 | aross@lennard.com

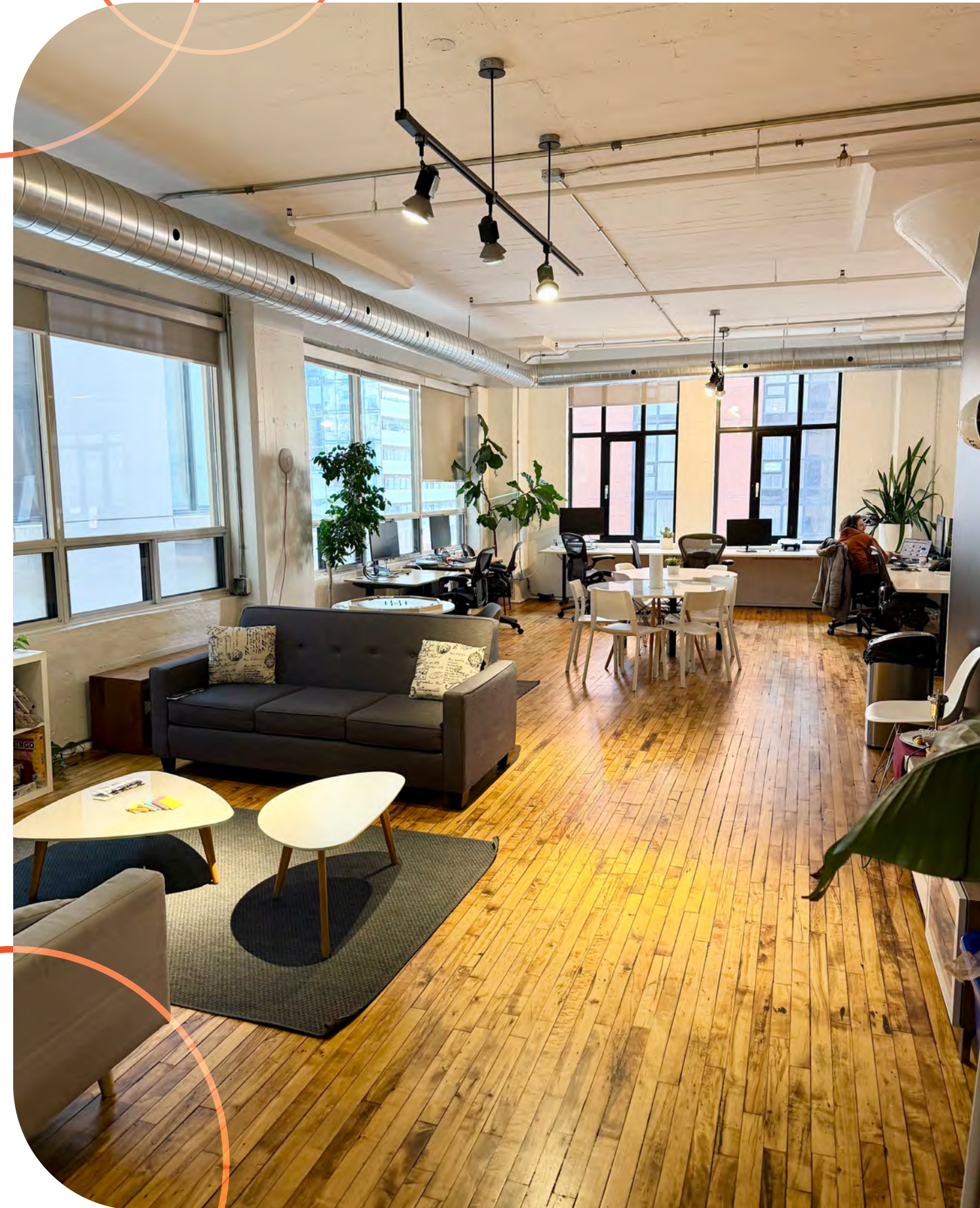
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Floor Plan



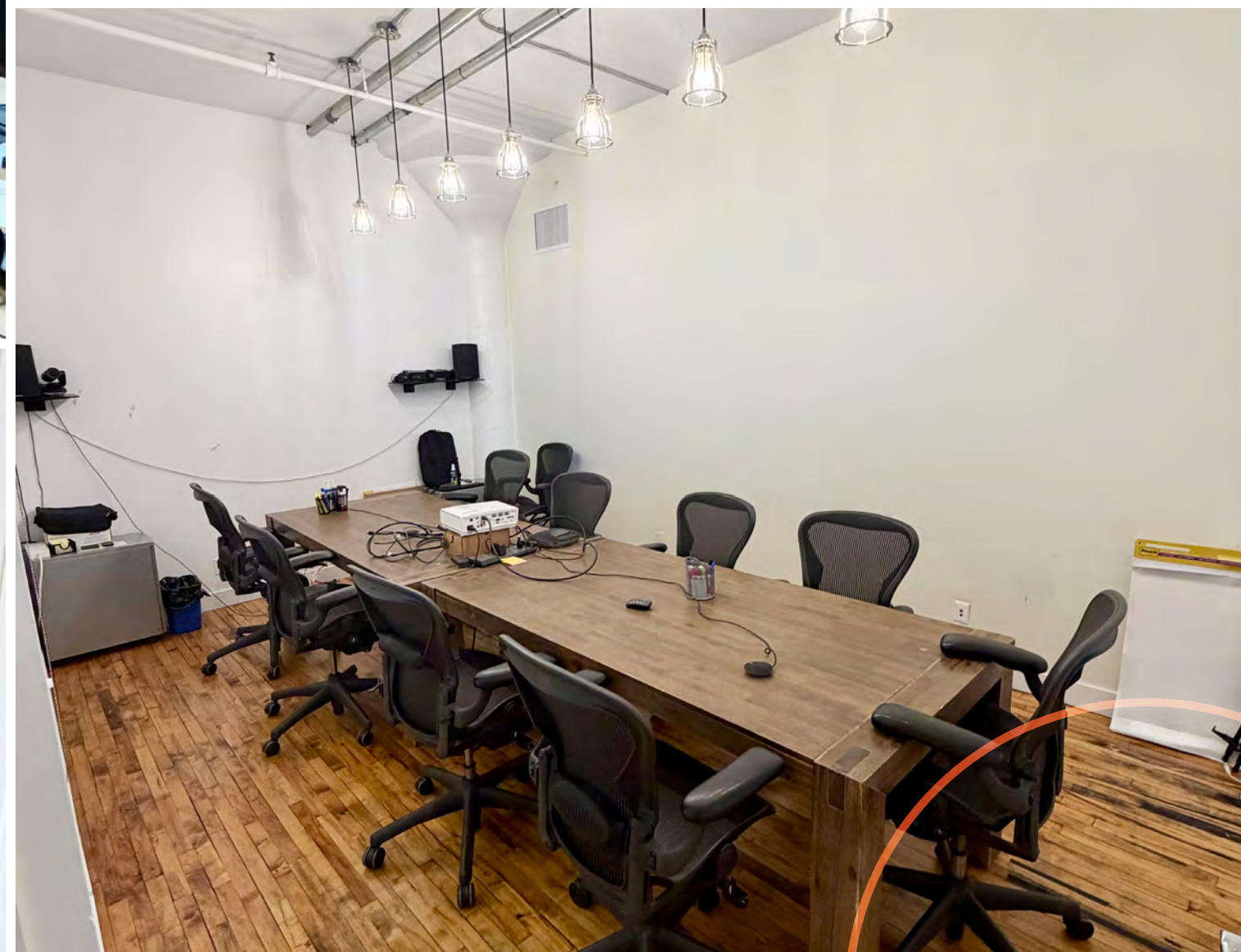
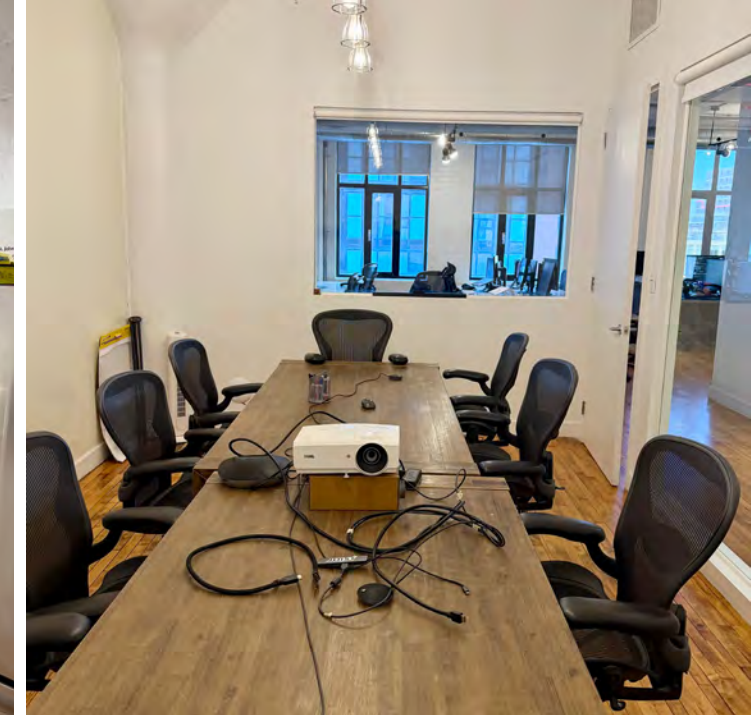
Office Space Layout

- 1 Boardroom
- 3 Offices / Meeting Rooms
- Kitchenette
- Storage
- Open Area



317 Adelaide Street W

Photo Gallery



317 Adelaide Street W

Nearby Amenities

 317 Adelaide Street W

Dining & Bar

- 1 The Haam Sushi + Taco
- 2 General Assembly Pizza
- 3 Starbucks
- 4 Abrielle
- 5 Tahini's
- 6 Gabby's - King West
- 7 Hey Lucy
- 8 Wendy's
- 9 Tim Hortons
- 10 Akira Back
- 11 One Eyed Jack Restaurant
- 12 Los Compas Tacos
- 13 Fox on John
- 14 The Carbon Snack Bar
- 15 NEO Coffee Bar
- 16 GRETA Bar YYZ
- 17 Gusto 101
- 18 Sunset Grill
- 19 EPOCH Bar and Kitchen
- 20 Beertown Toronto
- 21 Moxies

Shopping


- 22 Dollarama
- 23 Bestco Fresh Foods
- 24 Bo's NOFRILLS
- 25 Shoppers Drug Mart
- 26 King Fresh FoodMarket
- 27 Aritzia
- 28 Circle K
- 28 Loblaws Queen Street
- 29 Winners

Hotels

- 31 Hotel Riu Plaza Hotel
- 32 Hyatt Regency Hotel
- 33 BISHA Luxury Hotel
- 34 Nobu Hotel Toronto
- 35 Residence Inn by Marriott

Banks

- 36 TD Canada Trust
- 37 RBC Royal Bank
- 38 CIBC
- 39 BMO Bank of Montreal
- 40 Scotiabank


 Walk Score | 100

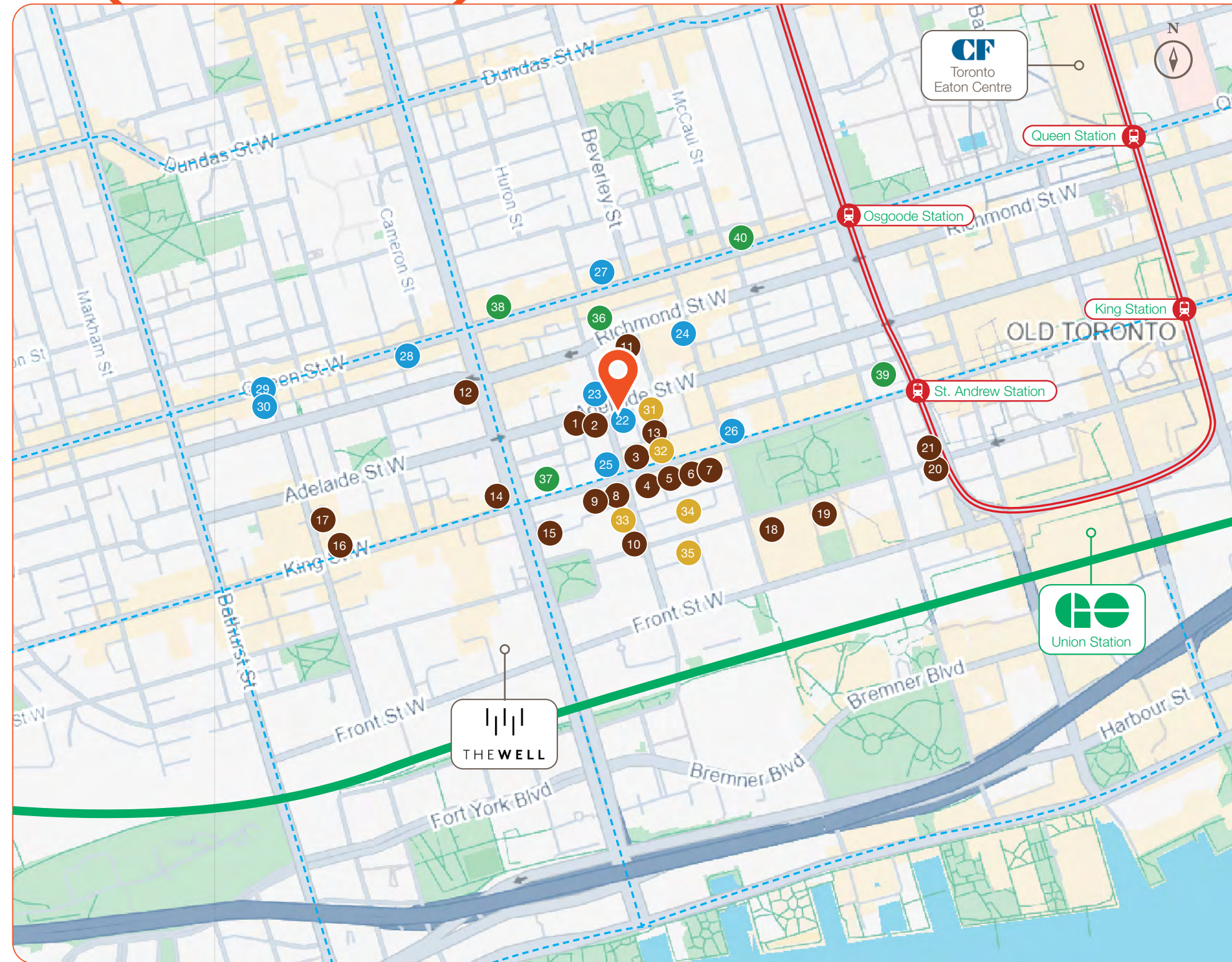
 Ride Score | 100

 Bike Score | 96

 GO Train Line

 TTC Line 1 (Yonge-University)

 506 College, 505 Dundas,
501 Queen, 504 King,
511 Bathurst, 510 Spadina





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