



For Lease: Office

46 Spadina Avenue

Exclusive Opportunity for Vibrant 12,375 SF
Downtown West Creative Brick & Beam Space

100
Transit Score

100
Walk Score

Lennard:

200-55 University Avenue, Toronto
416.649.5920

lennard.com

46 Spadina Avenue



Exclusive Opportunity for Vibrant 12,375 SF Fully Finished Space
in the Toronto Downtown West



Available Space

Entire 4th Floor - 12,375 SF

Option to divide space into:

6,156 SF & 6,126 SF



Availability

Immediately

Term

3-10 Years



Virtual Tour

4th Floor

*Includes Roof Top Patio



Semi-Gross

Call agent

(Plus hydro separately metered)

Commission

\$2.00 PSF Per Year

(Subject to our exclusive listing agreement)



Listing Agents

Paul Cheevers*

Senior Vice President

416.649.5949

pcheevers@lennard.com

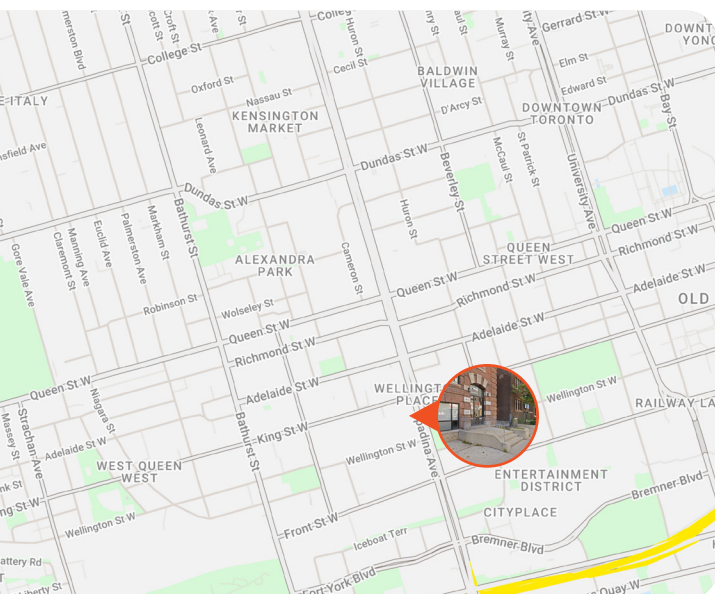
Cole Soprovich

Sales Representative

416.915.5725

csoprovich@lennard.com

*Broker



Property Highlights

- Spectacular roof top patio with Free Wi-Fi
- Two passenger elevators & 1 freight elevator
- Unique and creative space
- A mix of offices, meeting rooms, kitchen & open spaces
- High ceilings and windows that open
- Tenant controlled heating & cooling
- Lots of vehicle & bike parking available
- Easy access to the Gardiner Expressway
- Multiple internet providers & fibre optics
- Dog friendly building
- Operable windows on all 4 sides

Walk & Transit Scores



100

Walk Score



100

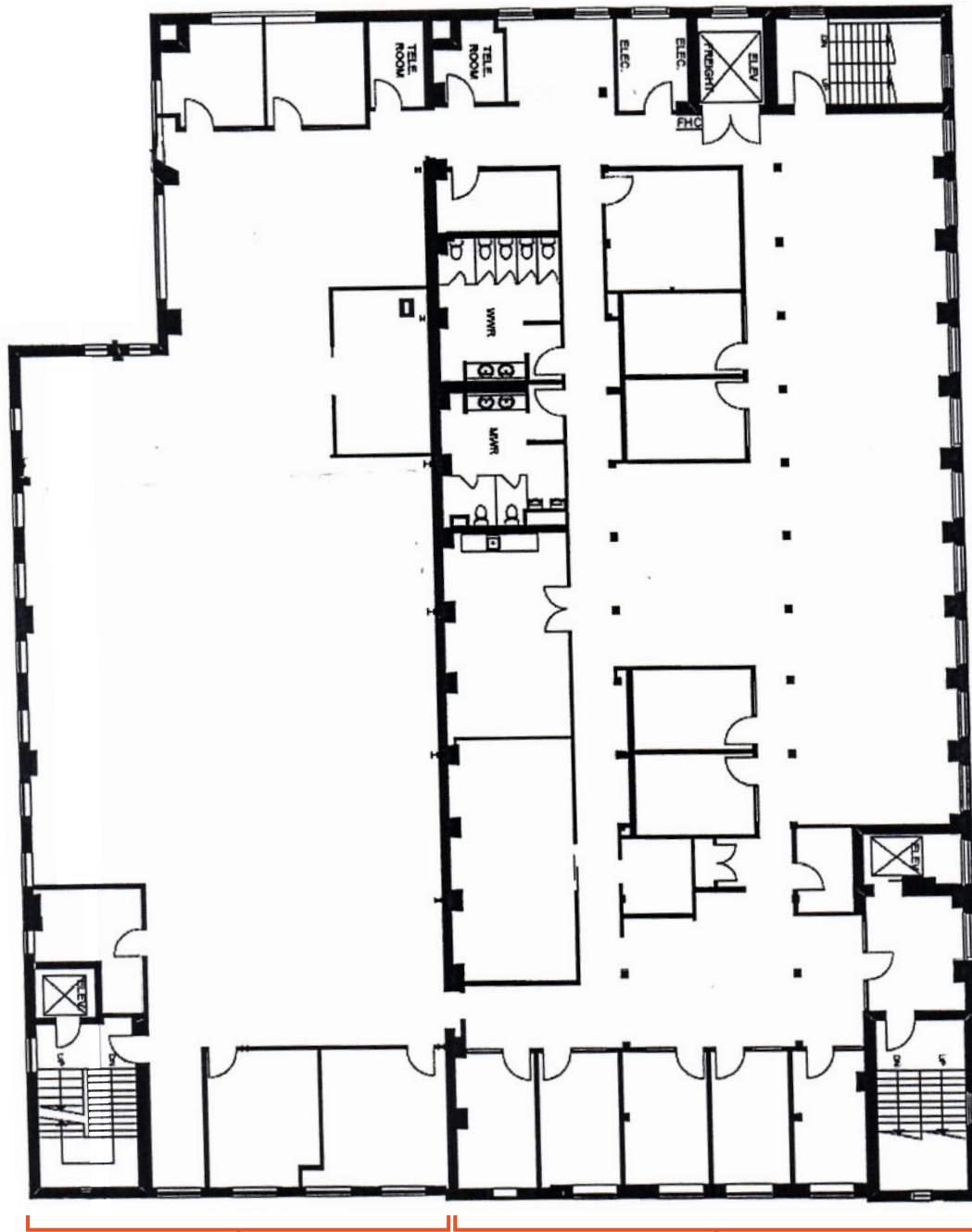
Transit Score

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46 Spadina Avenue

4th Floor: 12,375 SF - Floorplan

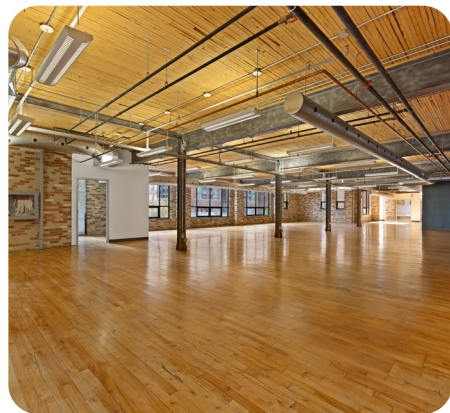


Approx. 6,156 SF
40 Spadina Ave

Approx. 6,126 SF
46 Spadina Ave

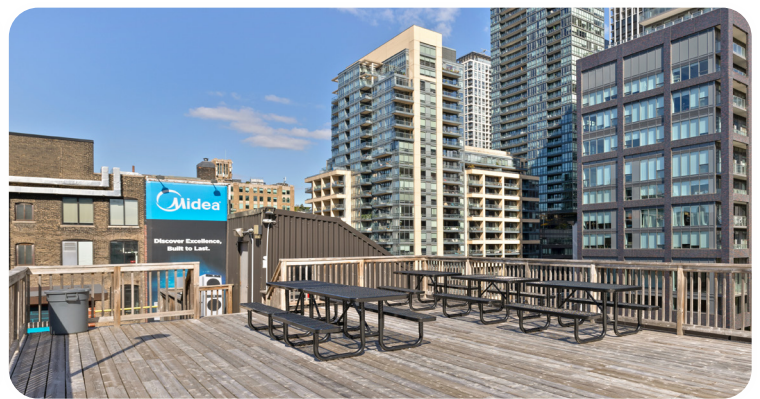
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4th Floor: Interior Photos



46 Spadina Avenue

4th Floor: Interior & Property Photos





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