



THE WELL

8 SPADINA AVE



UP TO 348,103 SQUARE FOOT

ONE OF A KIND SUBLET OPPORTUNITY

at Toronto's highly anticipated and largest mixed-use development



THE WELL



The Well is a master-planned mixed-use development in the heart of Toronto's vibrant King West neighbourhood that will draw people together to eat, shop, work, live and play.

- The Well is a 7.67-acre development that has been designed to represent the city's vibrancy, energy and diversity
- Located along Front, Spadina and Wellington, The Well will encompass a mix of retail, residential and commercial space that will see an average daytime population of approximately 11,000 people
- This community will include 1.2 million square feet of office space housed in one building connected to a retail base; 420,000 square feet of retail and food service; and 1,700 residential units, spread across six residential buildings
- The development has received Platinum-level WIRED® certification from WireScore for its technological infrastructure and digital connectivity
- The Well is connected to all Toronto has to offer from a transit, amenity, wellness and cultural perspective



SITE ARE
7.67 acres



OFFICE
1,200,000 sf



RETAIL
375,000 sf



CONFERENCE CENTRE
5,000 sf



DEDICATED LOBBY

BUILDING AVAILABILITY

AVAILABLE SPACE: **348,103 SF**

- L3: 75,025 SF
- L4: 70,790 SF
- L5: 59,567 SF
- L6: 52,815 SF
- L7: 29,772 SF
- L8: 30,067 SF
- L9: 30,067 SF

NET RENT:
Please Contact Listing Agents

EXPIRY:
Feb 28, 2037



BUILDING FEATURES



ELEVATORS

- 5 low-rise high-speed
- 5 mid-rise high-speed
- 8 high-rise high-speed
- Destination dispatch

WIRED CERTIFIED

- Certified Platinum
- Telecom Resiliency
- Backup EPS generator for Tenant's telco feeds

THERMAL ENERGY

- Enwave's deep lake water cooling
- Waste heat
- Reduced greenhouse gas emissions

GREEN/OUTDOOR SPACE

- 2.5 acres of public space throughout the entire site
- 33% of site

RETAIL

- 70,000 sf food market
- Open safe outdoor walking environment

PARKING

- 1/3,000 RSF

DEDICATED SHOWER AREA

- Exclusive to the office tenants in the building

CONFERENCE CENTRE

- 5,000 sf centre available for Tenants

RAISED FLOORING

- 18" raised underfloor HVAC/cabbling & wire management distribution
- Cost savings/flexibility

BICYCLES

- 2,000 + underground bike spaces
- Tenant shower facilities

HEALTH & WELLBEING

- LEED® Platinum certification
- Social distancing compatible

WALKABILITY

- 98 Walk Score
- 11 min walk to Union Station

GENDER NEUTRAL WASHROOMS

- Gender neutral washrooms on floors 3, 4 & 5

LOCATION

Situated along Spadina from Wellington to Front, The Well is centrally located in Toronto's energetic and diverse King West neighbourhood, and is walking distance to Toronto's financial district, waterfront and entertainment district.



THE NEIGHBOURHOOD



A YOUNG LABOUR FORCE

- 62% of the current population in this node are Millennials

AN EDUCATED LABOUR FORCE

- 77% of the labour force in this area have a University degree or higher

NEIGHBOURING THE RIGHT INDUSTRIES

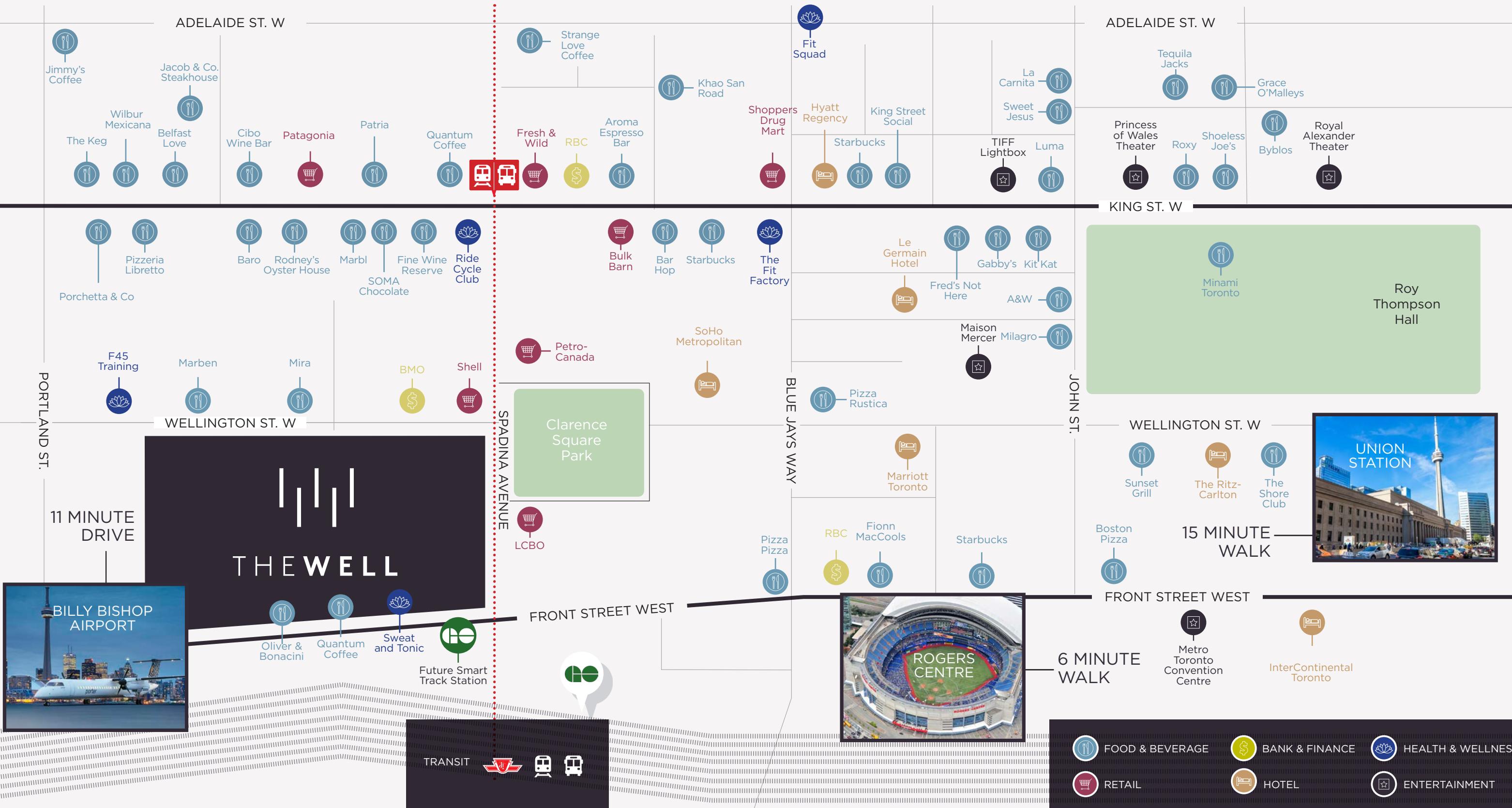
- Within a 3km radius, the primary employment sectors are Management, Business & Finance Administration & Sciences, which represent the major users of office space

AREA AMENITIES



Connected and conveniently located steps to anything and everything you could need – shops, restaurants, nightlife and entertainment – The Well is located nearby multiple transit routes, highways and is a short walk to Union Station.

What's more, GO Transit is planning a new stop, steps from the property. New Spadina-Front GO Station is slated to be operational in 2024, connecting employees to the Barrie GO Rail line at the intersection of Spadina Avenue and Front Street West.



- FOOD & BEVERAGE
- BANK & FINANCE
- HEALTH & WELLNESS
- RETAIL
- HOTEL
- ENTERTAINMENT

THE WELL IS RICH IN AMENITIES AND WILL ACT AS A DYNAMIC AND INTEGRATED DEVELOPMENT WITHIN TORONTO'S URBAN STREETScape.



EAT

Inspired by New York City, the Well will introduce new culinary trends and food experiences in Toronto. Home to Wellington Market, restaurants and quick-service options that will be inspired by local creators, farmers and combine home-grown traditions with international experience.



LIVE



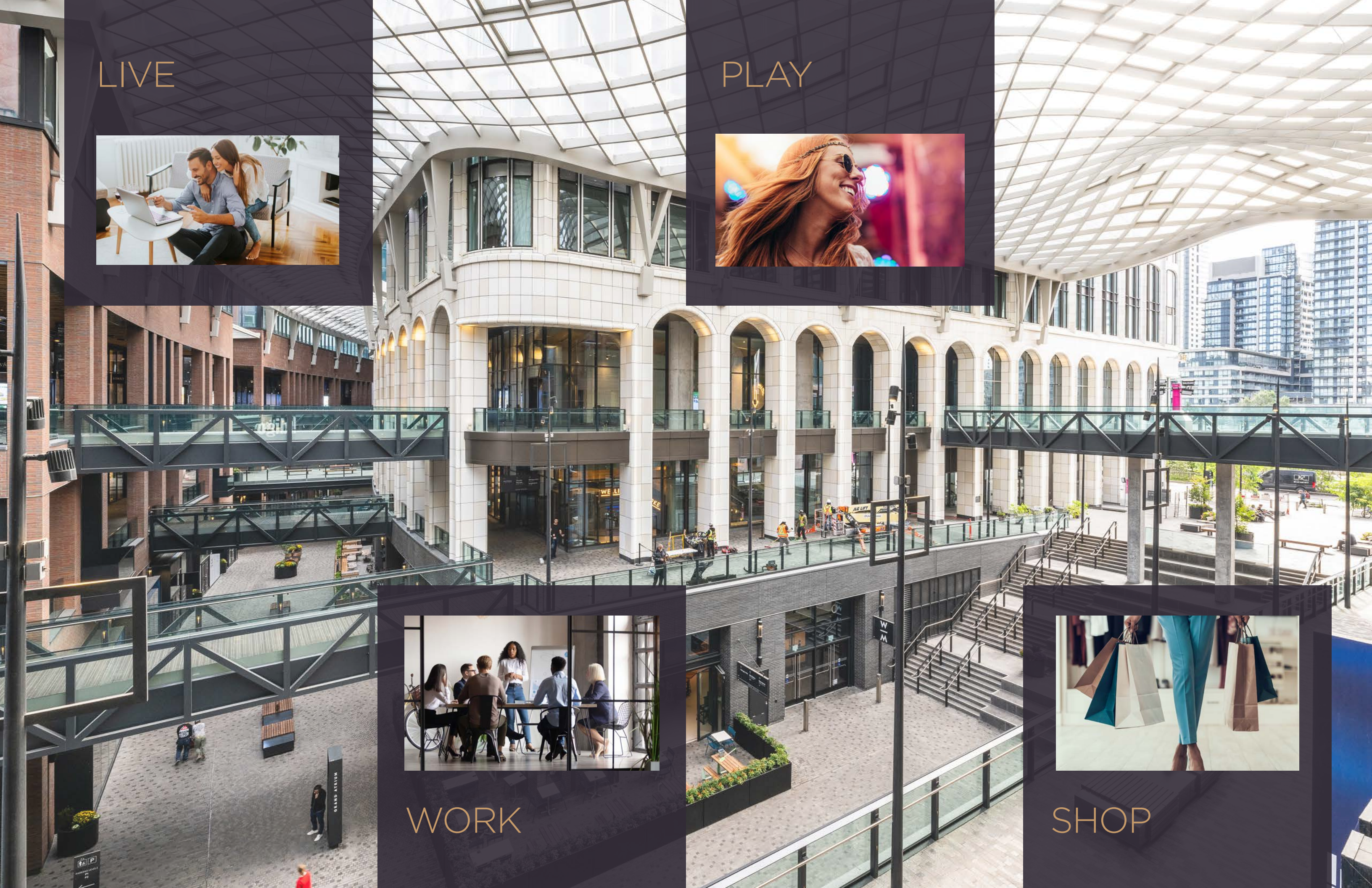
PLAY



WORK



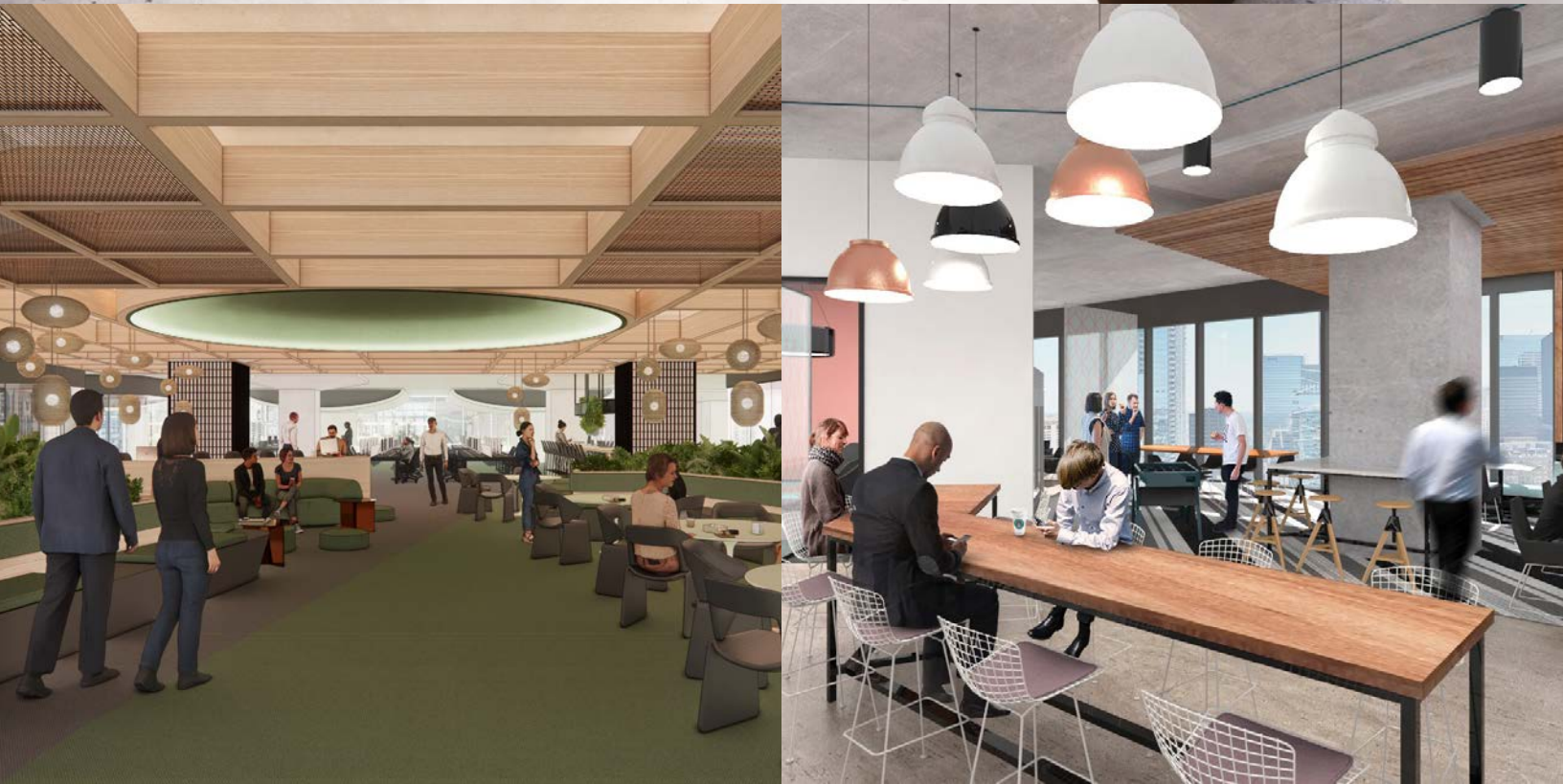
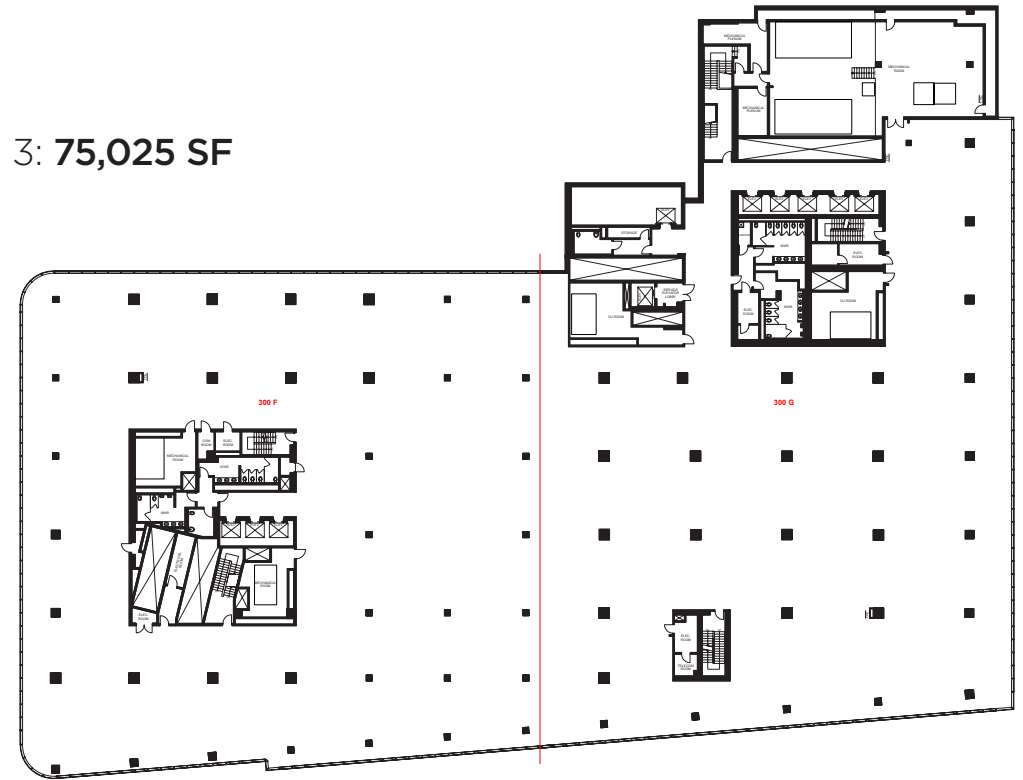
SHOP



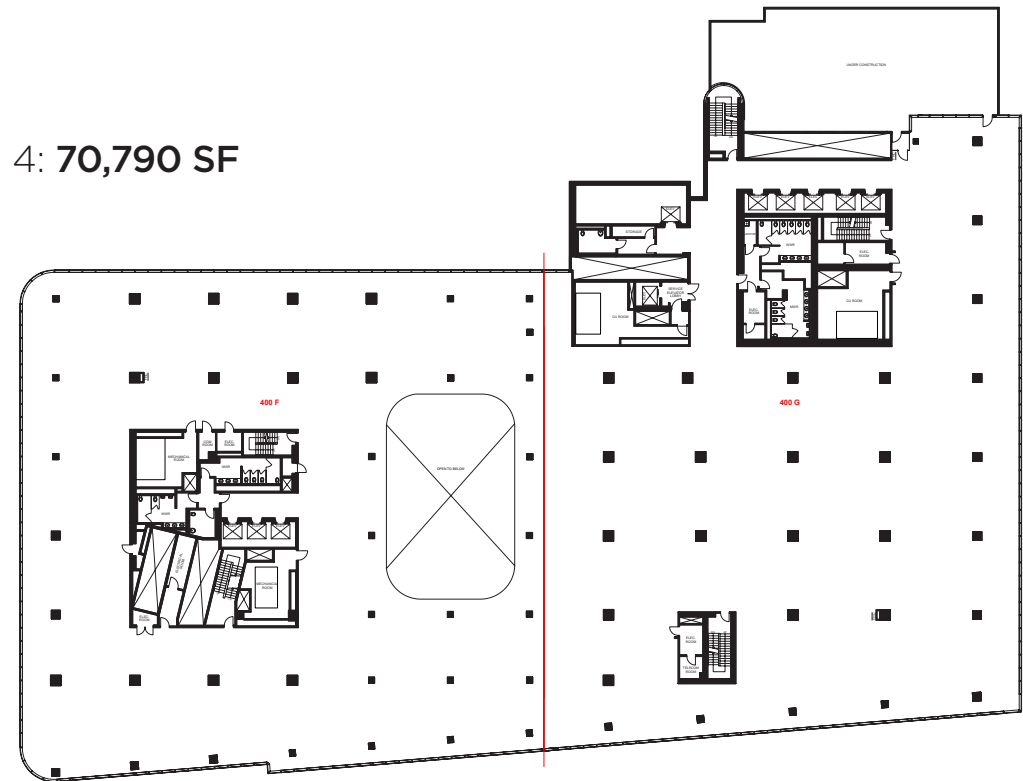
FLOOR PLANS



Level 3: 75,025 SF



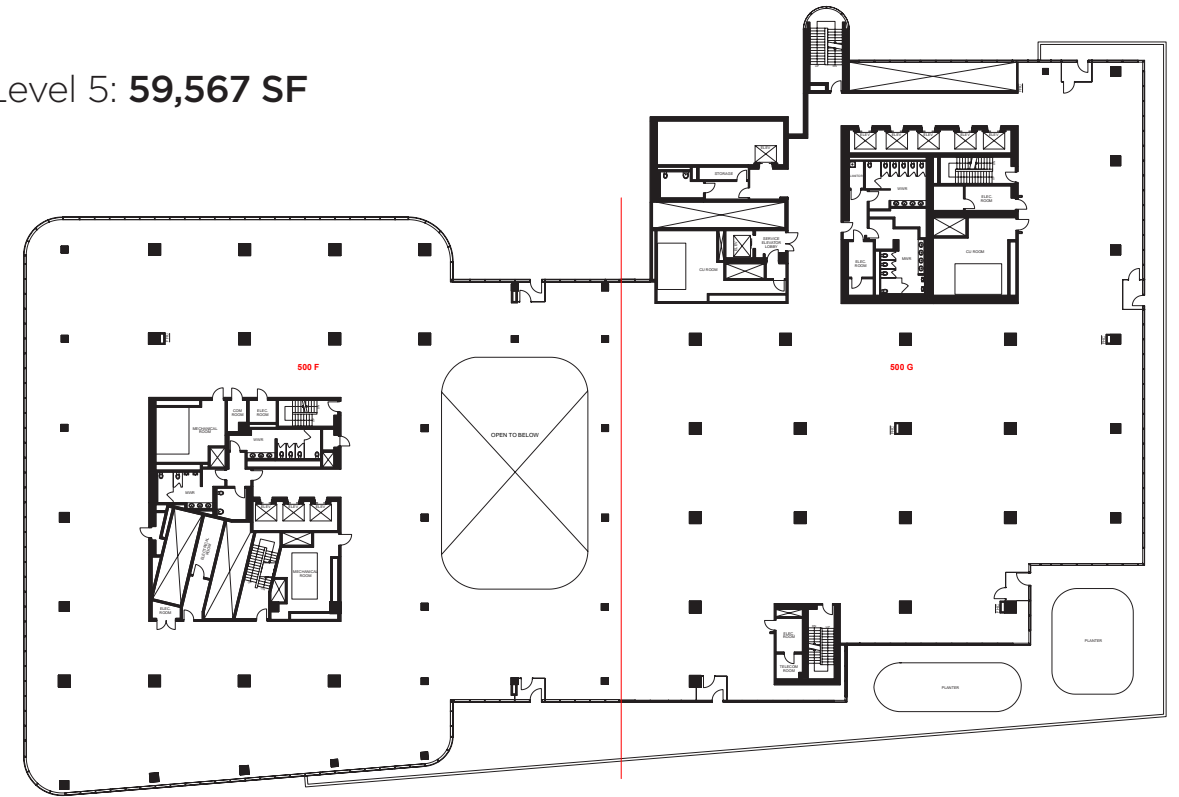
Level 4: 70,790 SF



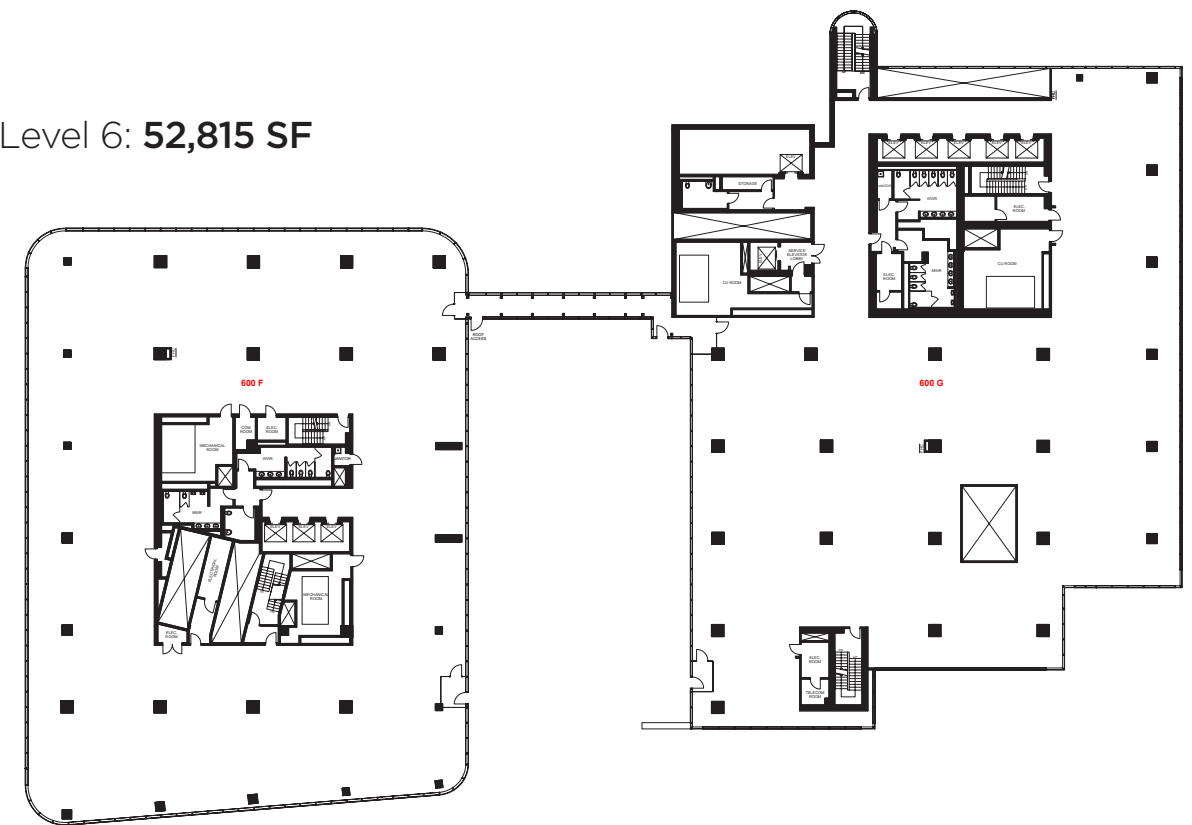
FLOOR PLANS



Level 5: 59,567 SF



Level 6: 52,815 SF

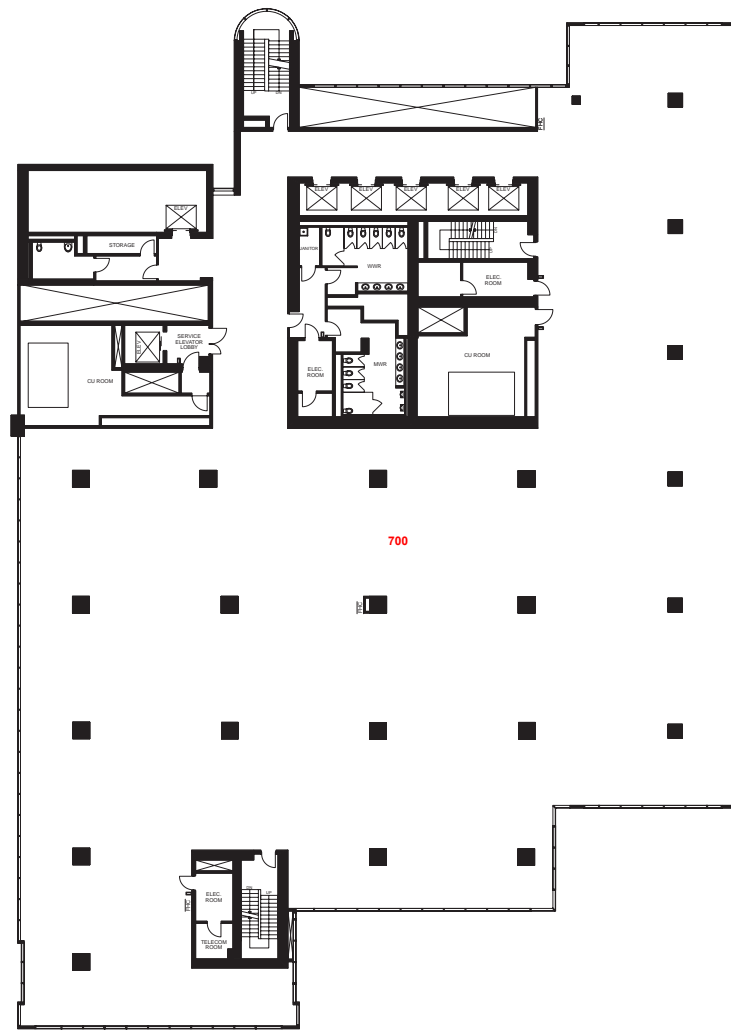


GLASS WALKWAY CONNECTION

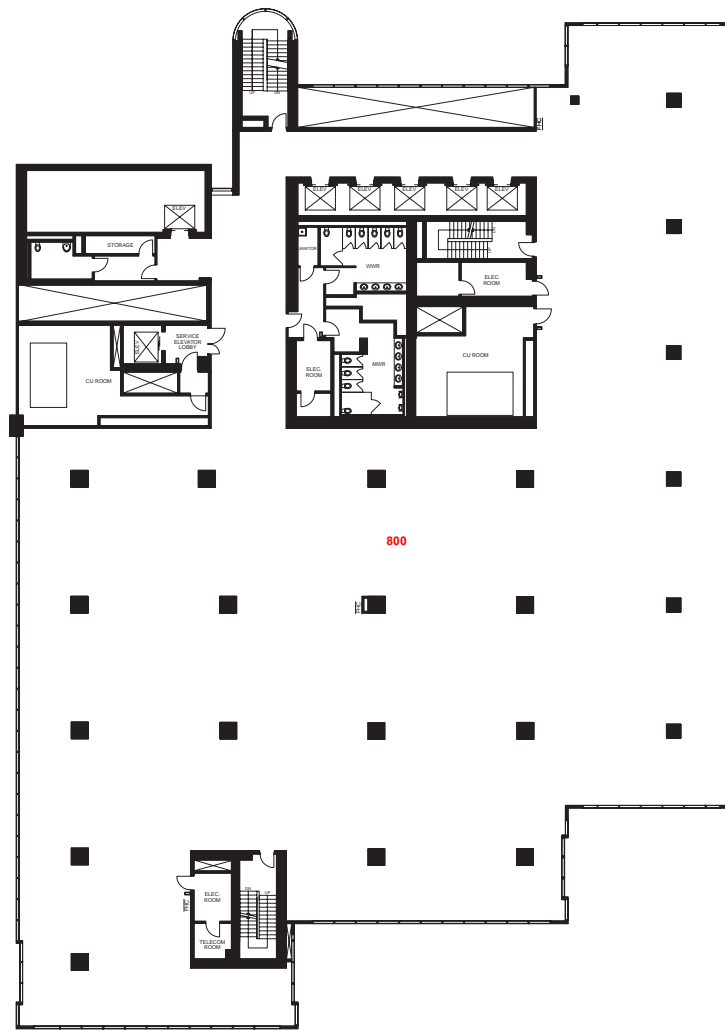
Covered heated glass walkway to connect the 6th floor in Building 6 to the 6th floor in the Office Tower

FLOOR PLANS

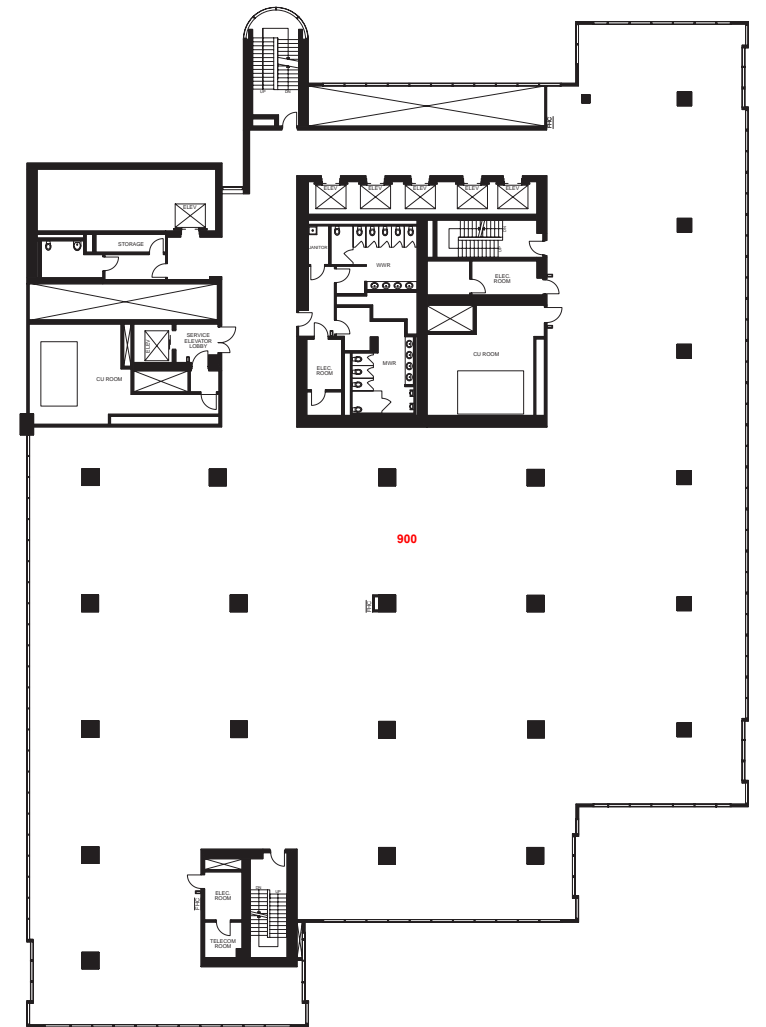
Level 7: 29,772 SF



Level 8: 30,067 SF



Level 9: 30,067 SF







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8 SPADINA AVE



For additional information, please contact

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