



310

# SPADINA AVENUE

TORONTO, ON

OFFICE SUITES AVAILABLE FROM  
**1,276 SF - 29,749 SF**

# 310

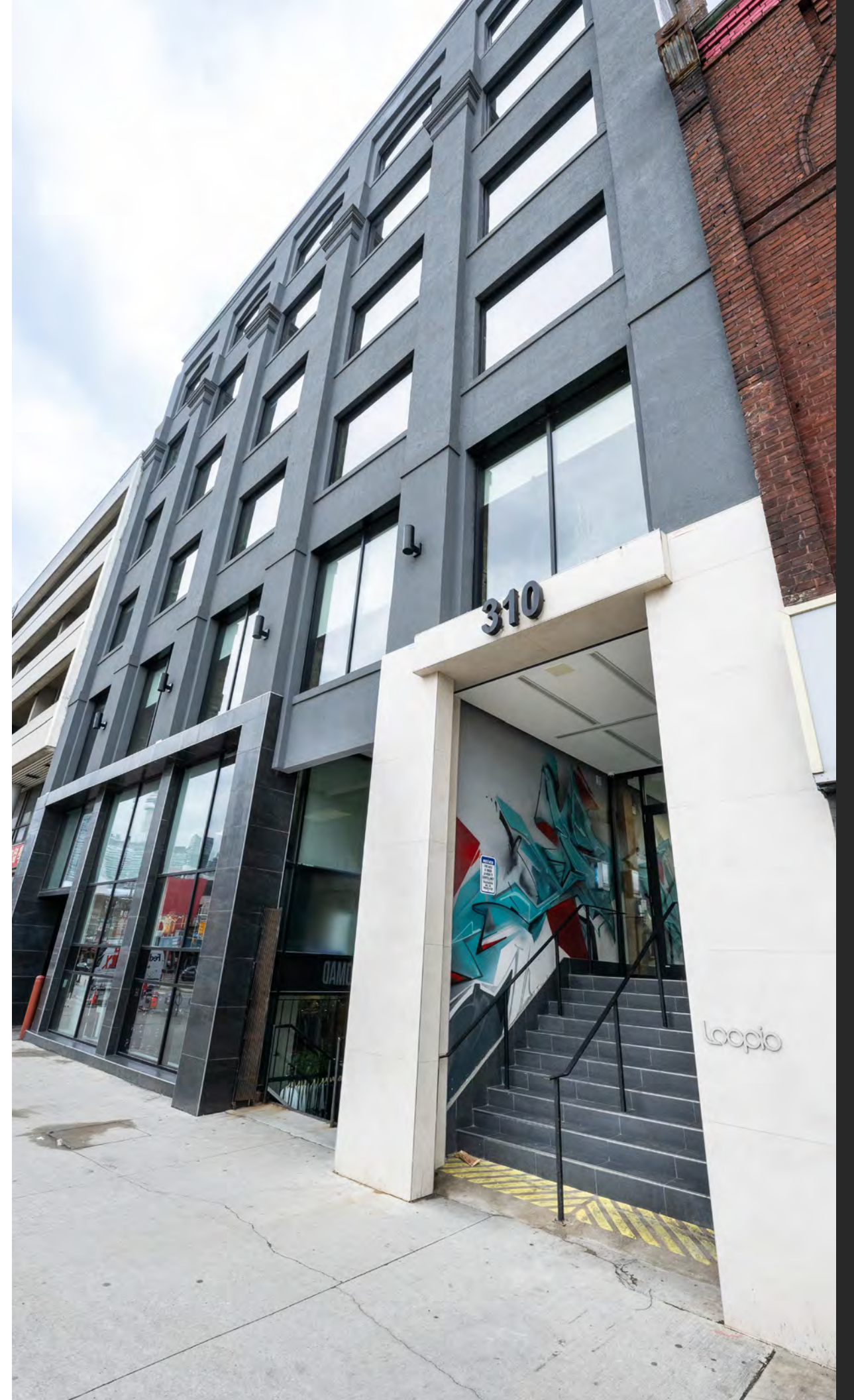
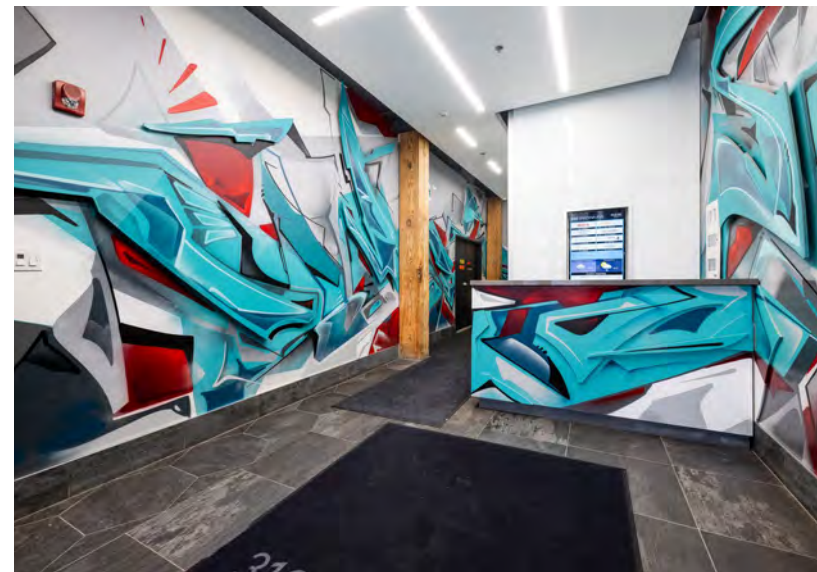
# Building Overview

## Building Details

<b>Lower Level:</b>	4,439 SF
<b>2<sup>nd</sup> Floor:</b>	3,814 SF
<b>4<sup>th</sup> Floor:</b>	9,910 SF
	Suite 401: 3,146 SF
	Suite 402: 1,276 SF
	Suite 403: 2,031 SF
	Suite 404: 3,450 SF
<b>5<sup>th</sup> Floor:</b>	9,910 SF
<b>6<sup>th</sup> Floor:</b>	10,107 SF
<b>Additional Rent:</b>	\$16.50 PSF (2024 Est.) (includes water and gas, excludes hydro and in-suite janitorial)

## Building Highlights

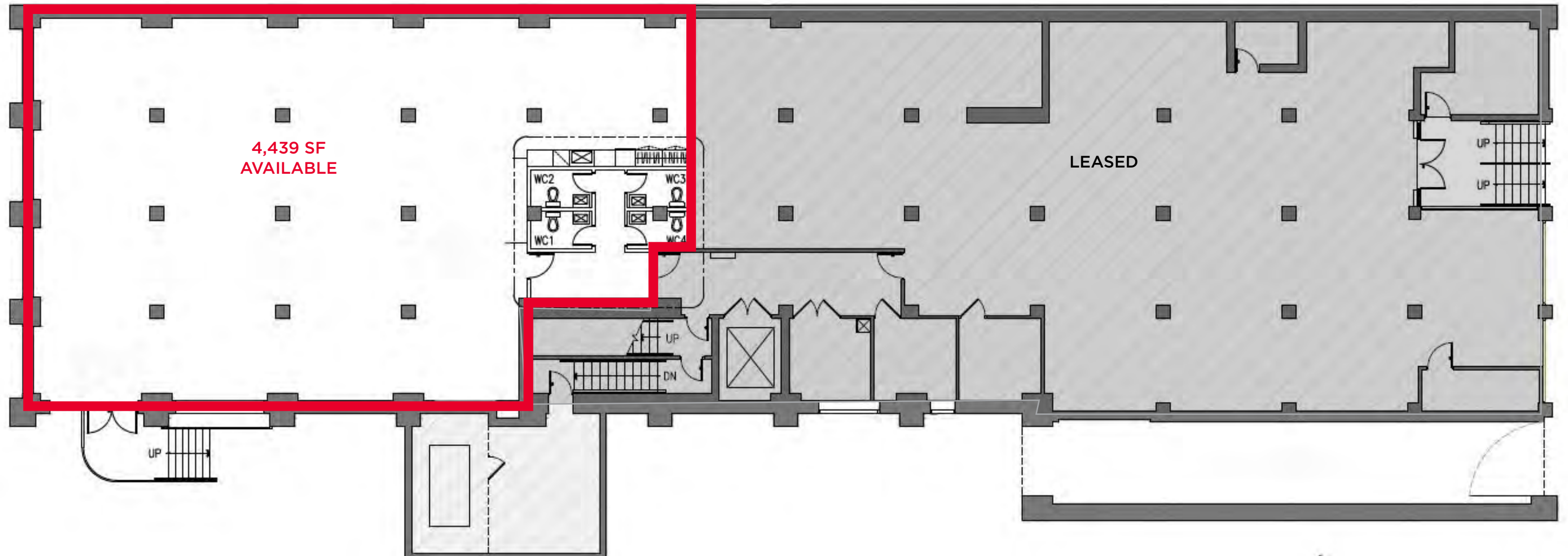
- Located in the heart of Chinatown
- Beautiful views of the Toronto skyline
- Easy streetcar access via Spadina streetcar
- Newly renovated brick and beam building
- Rooftop patio with passenger elevator access
- New large windows with ample natural light



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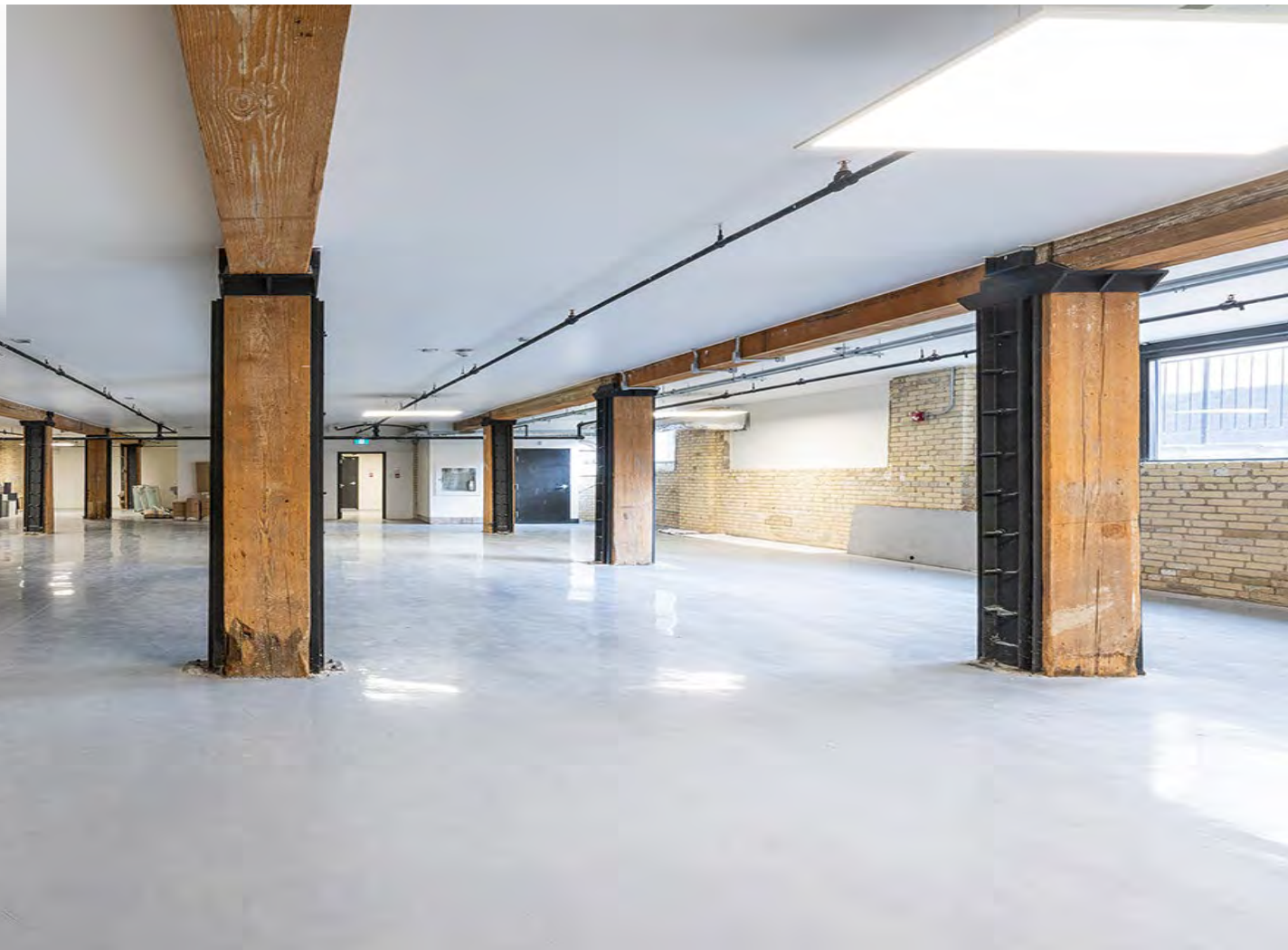
## Floor Plan

Lower Level: 4,439 SF



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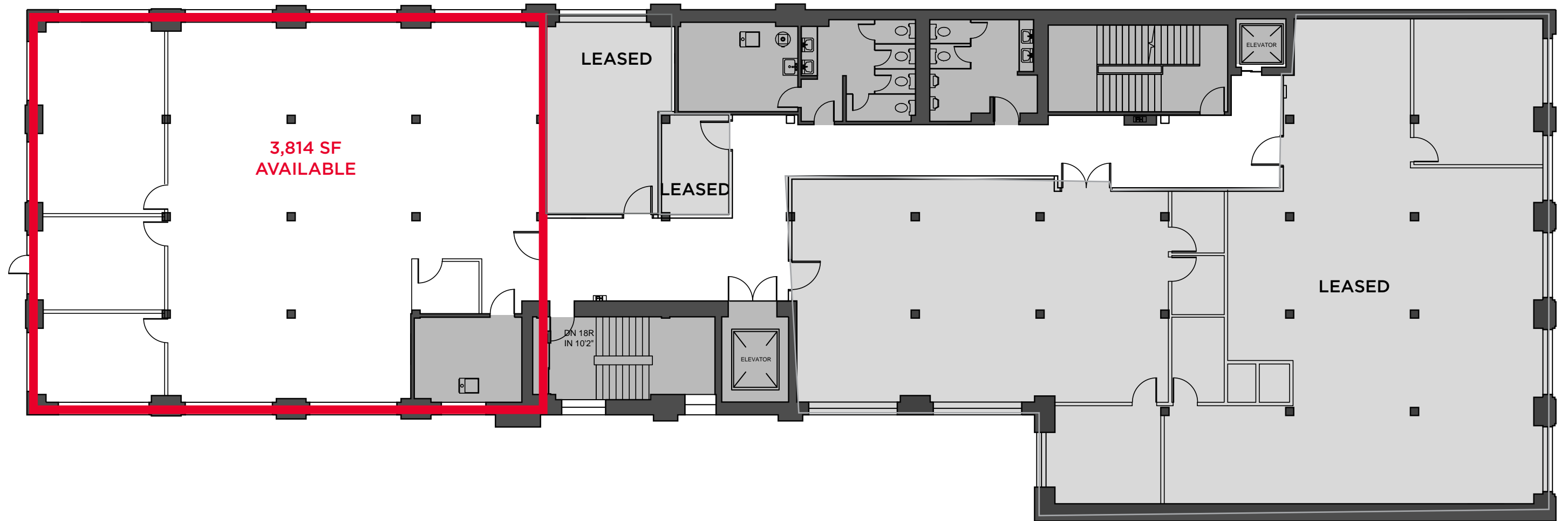
Lower Level: 4,439 SF



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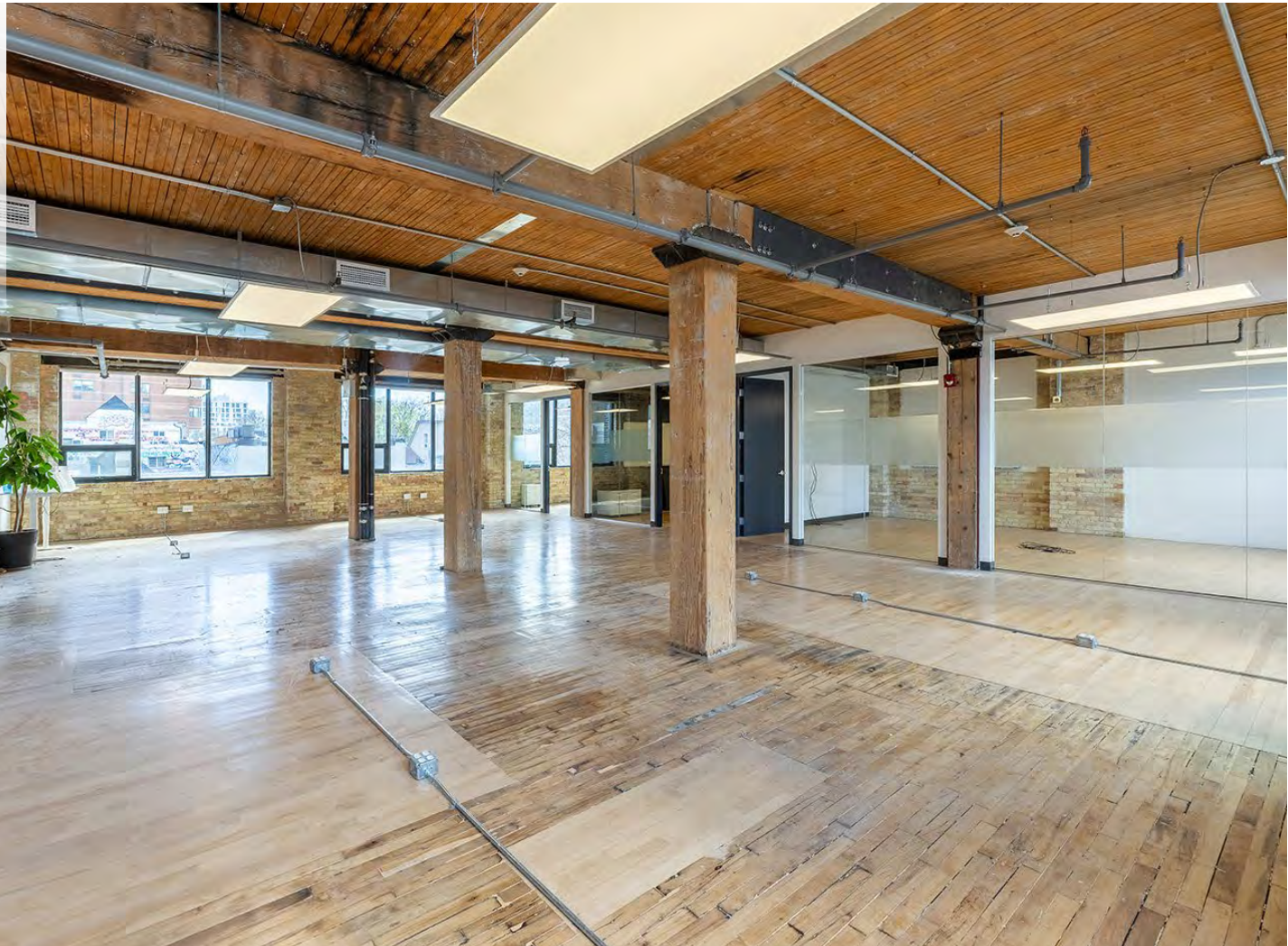
## Floor Plan

2<sup>nd</sup> Floor: 3,814 SF



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2nd Floor: 3,814 SF

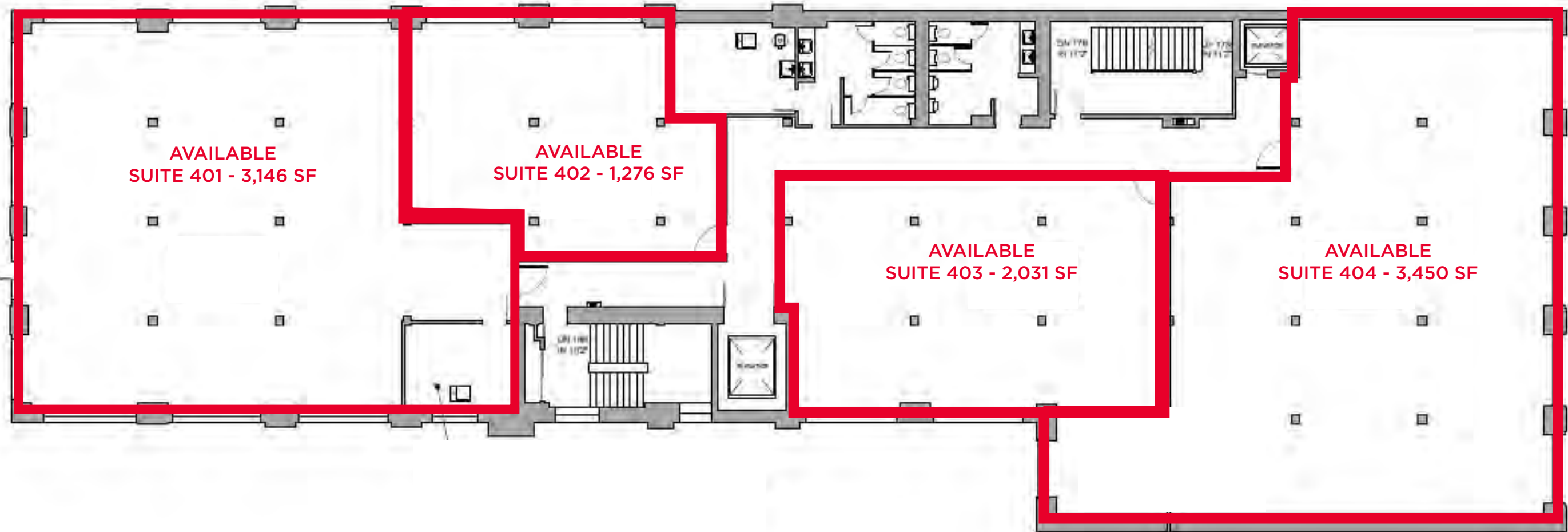


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## Floor Plan

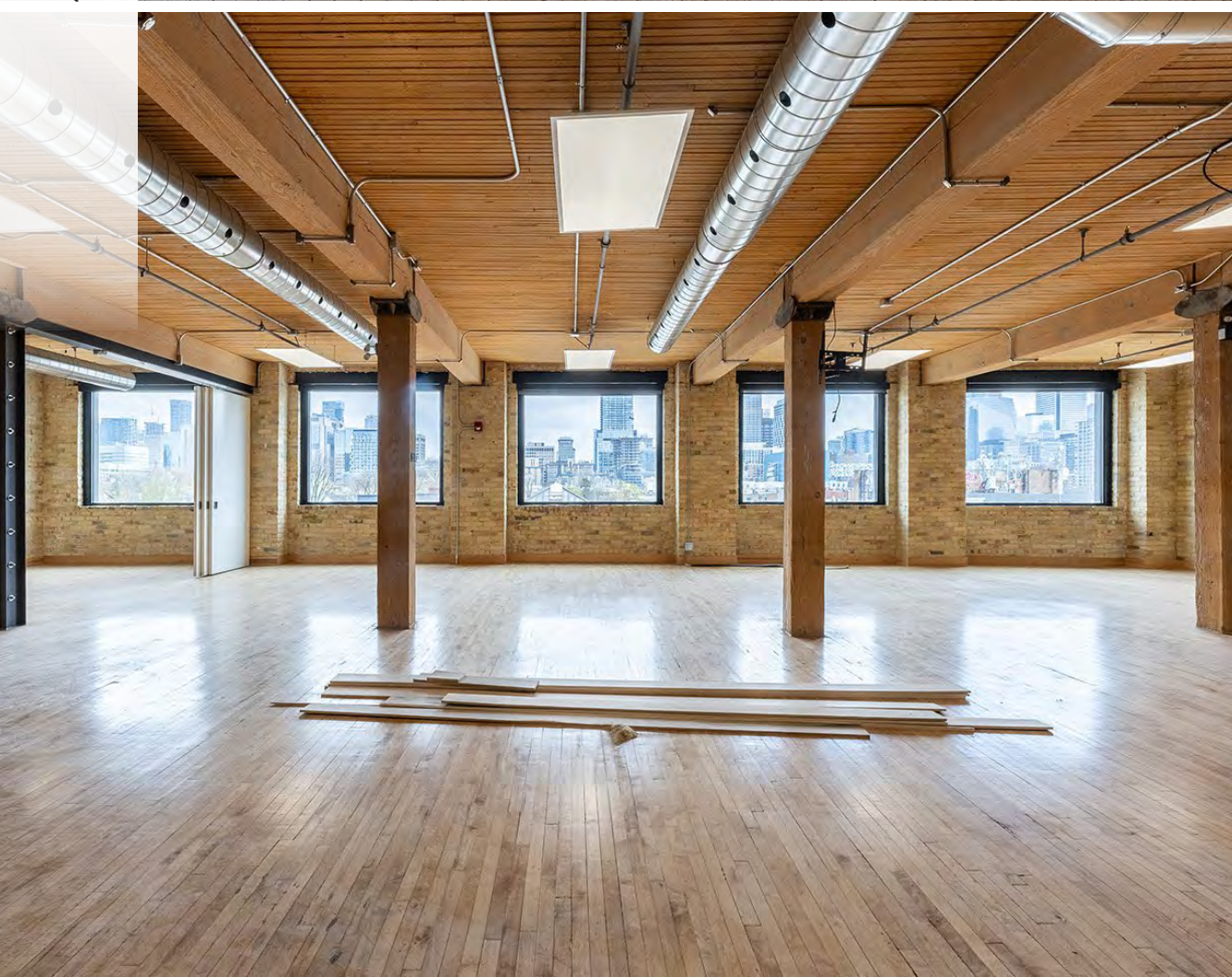
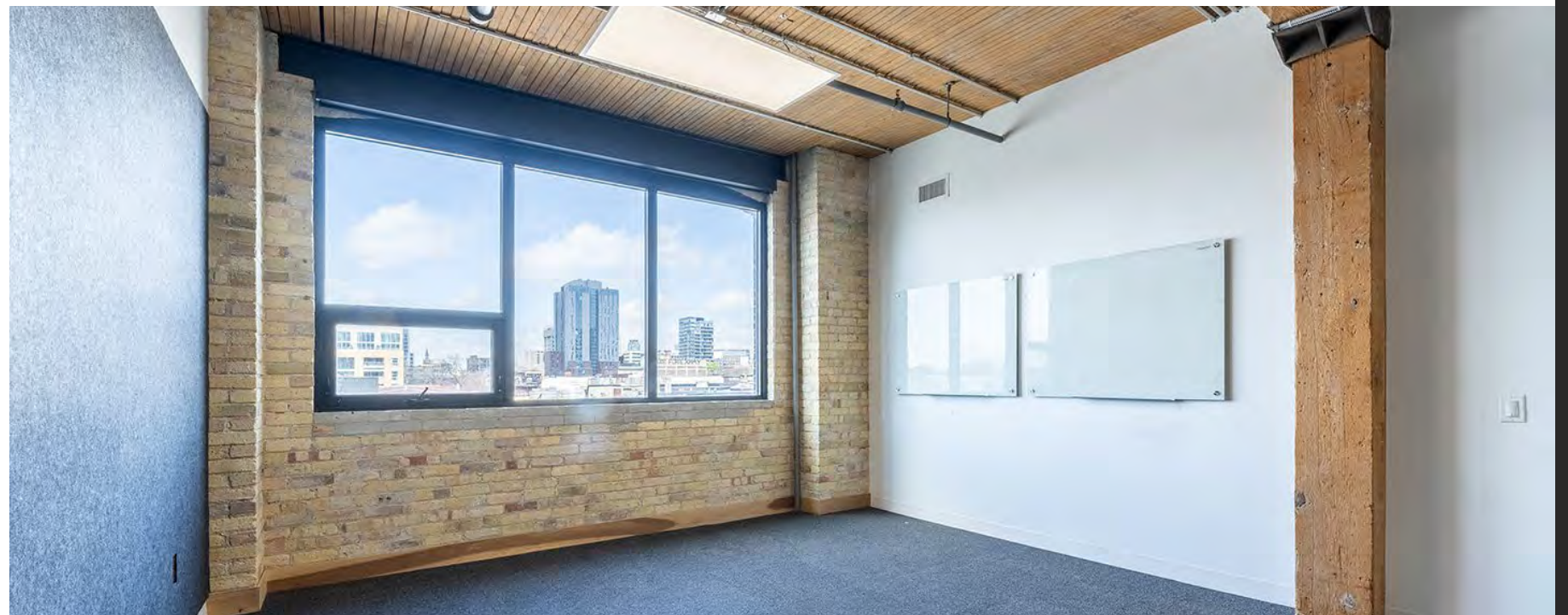
4<sup>th</sup> Floor: 9,910 SF

(Option to lease full floor or individual suites)



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4th Floor: 9,910 SF

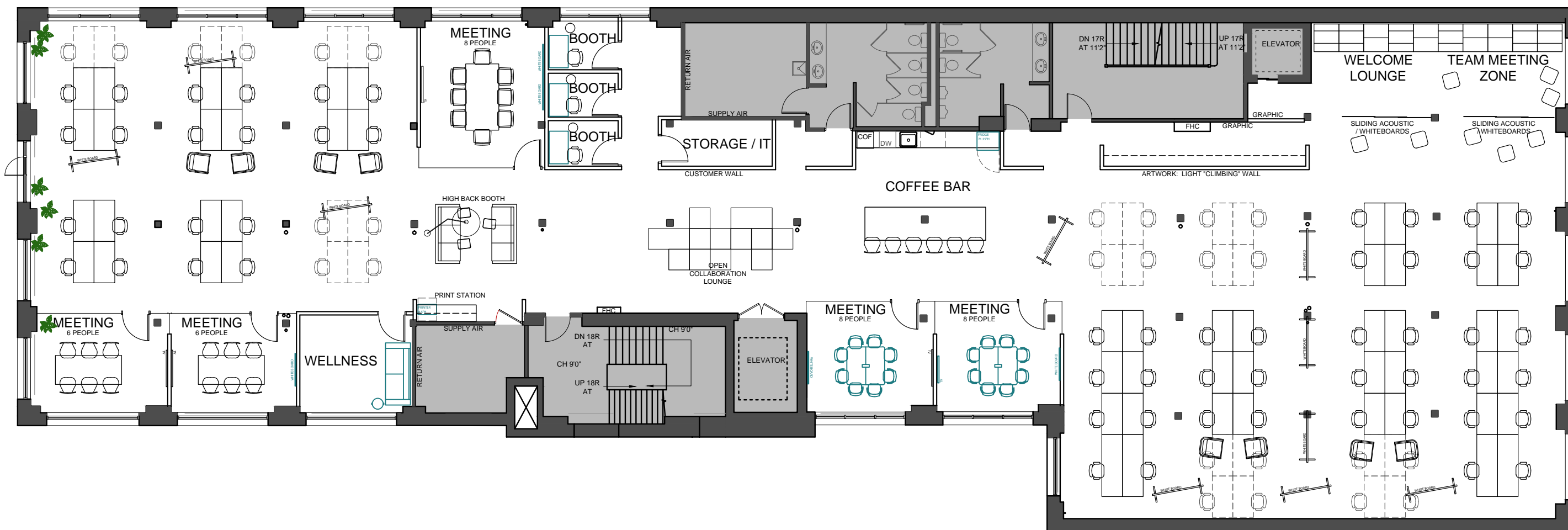




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## Floor Plan

5<sup>th</sup> Floor: 9,910 SF



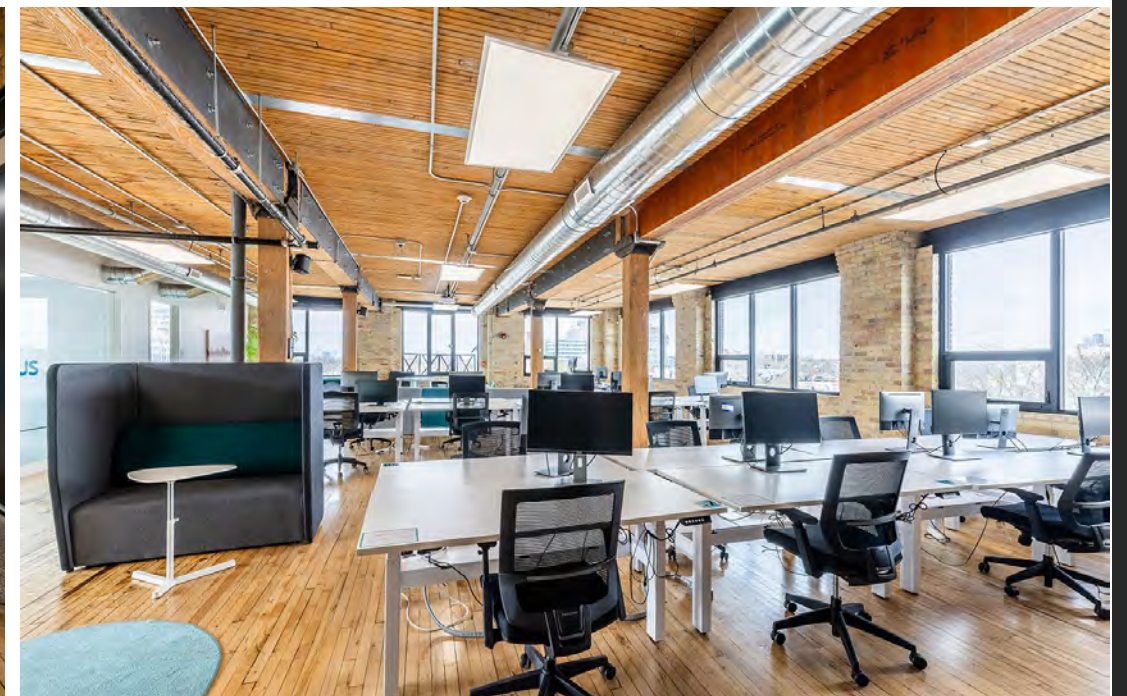
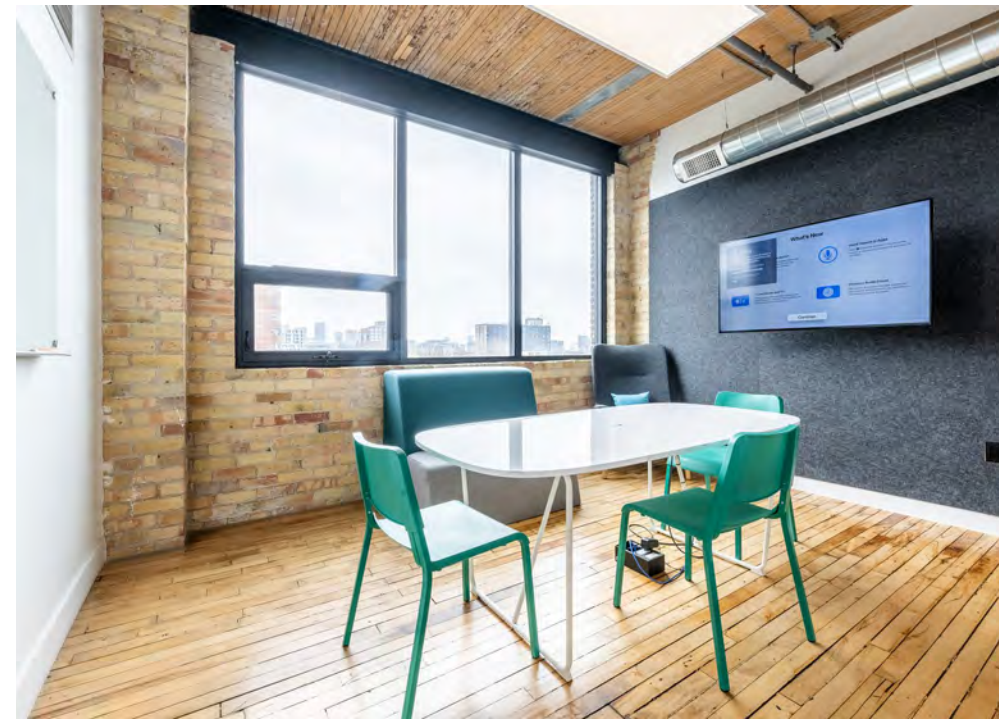
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5th Floor: 9,910 SF



**FULLY FURNISHED\***

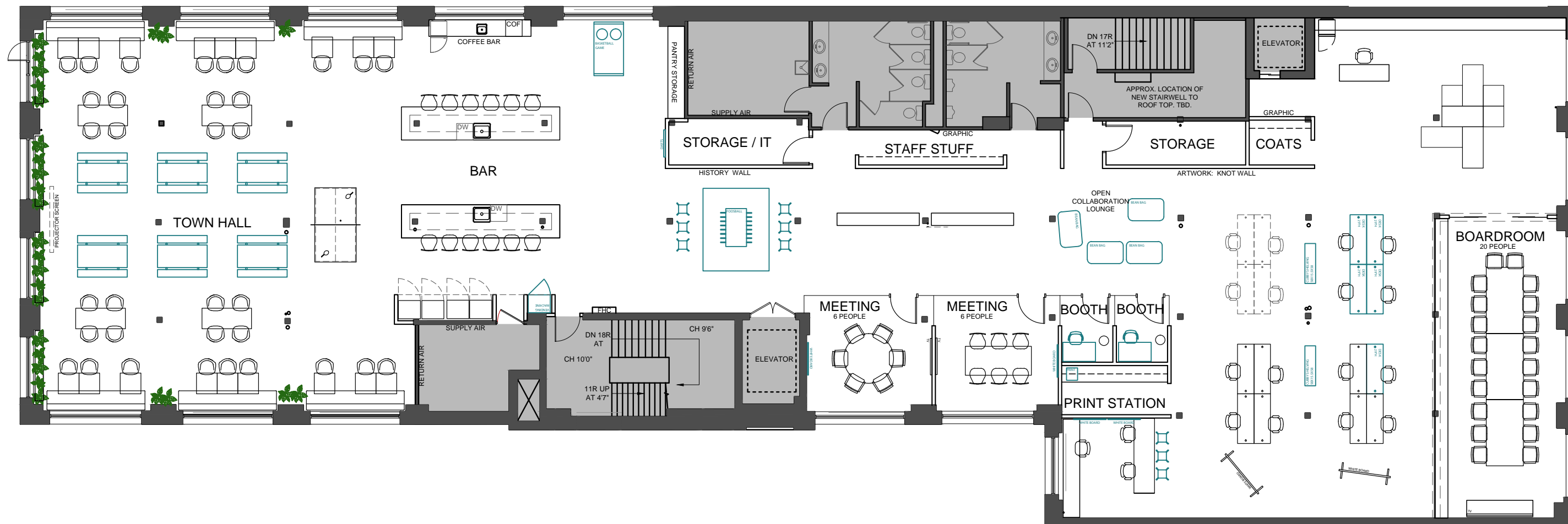
*can come fully furnished or empty*



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## Floor Plan

6<sup>th</sup> Floor: 10,107 SF

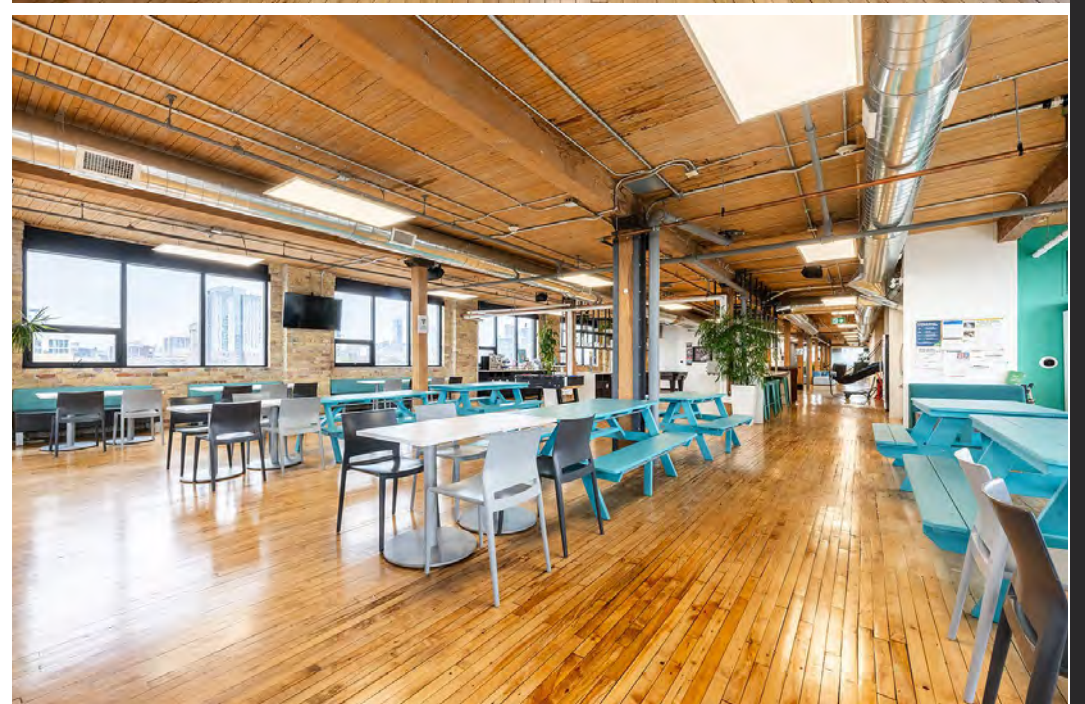
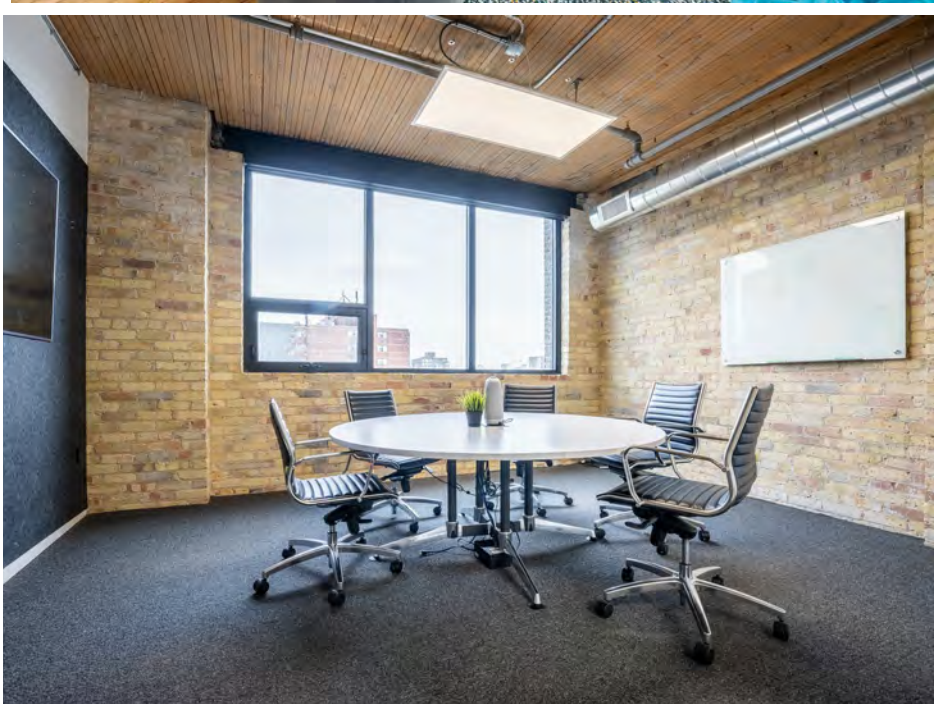
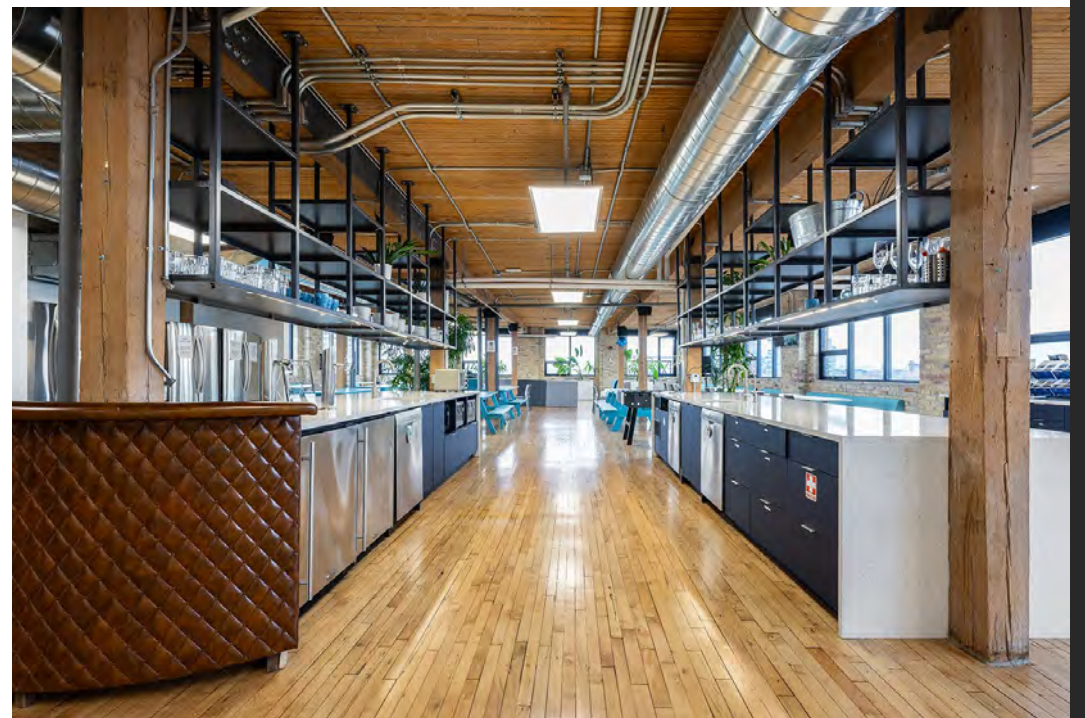


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6th Floor: 10,107 SF



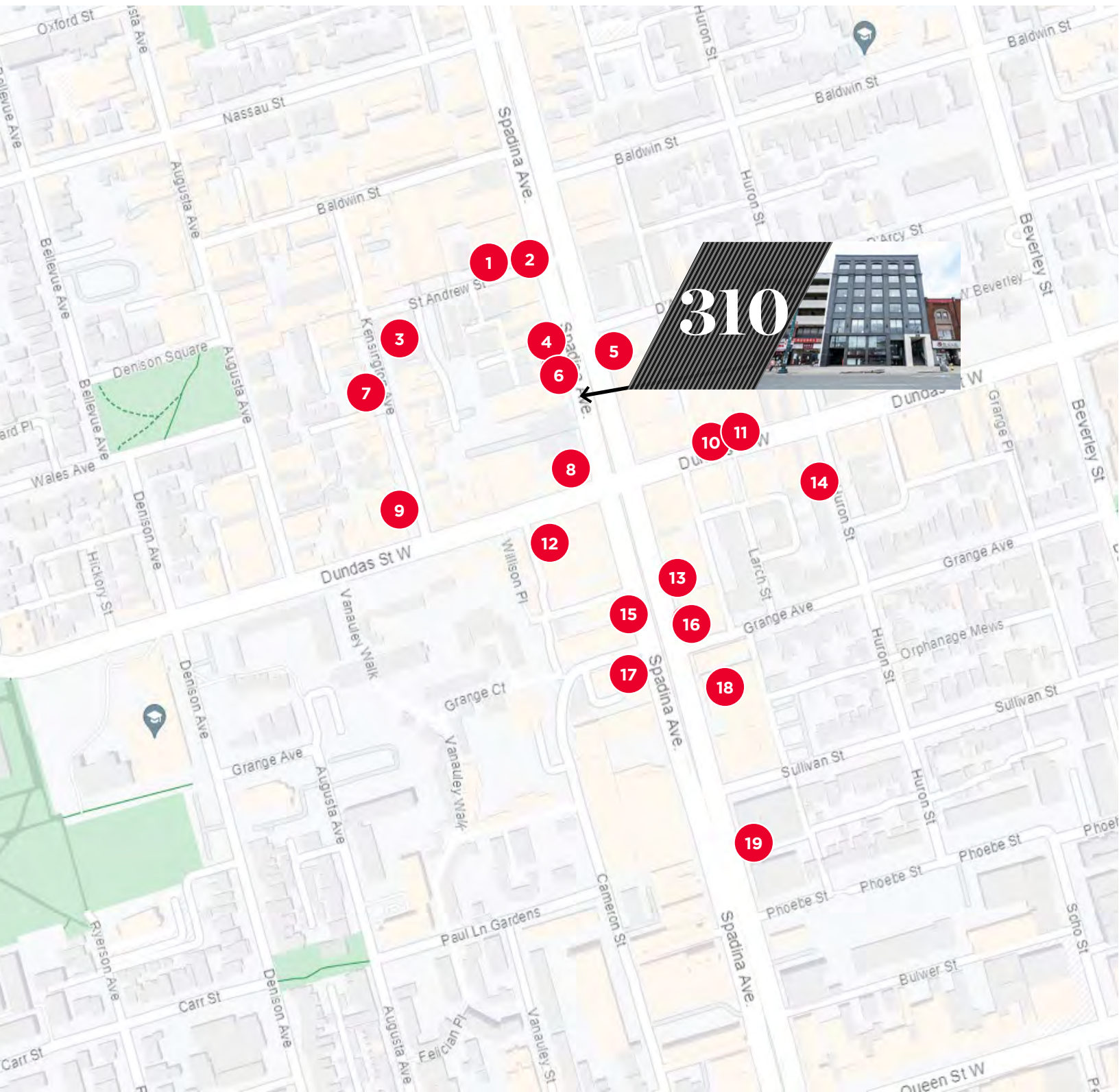
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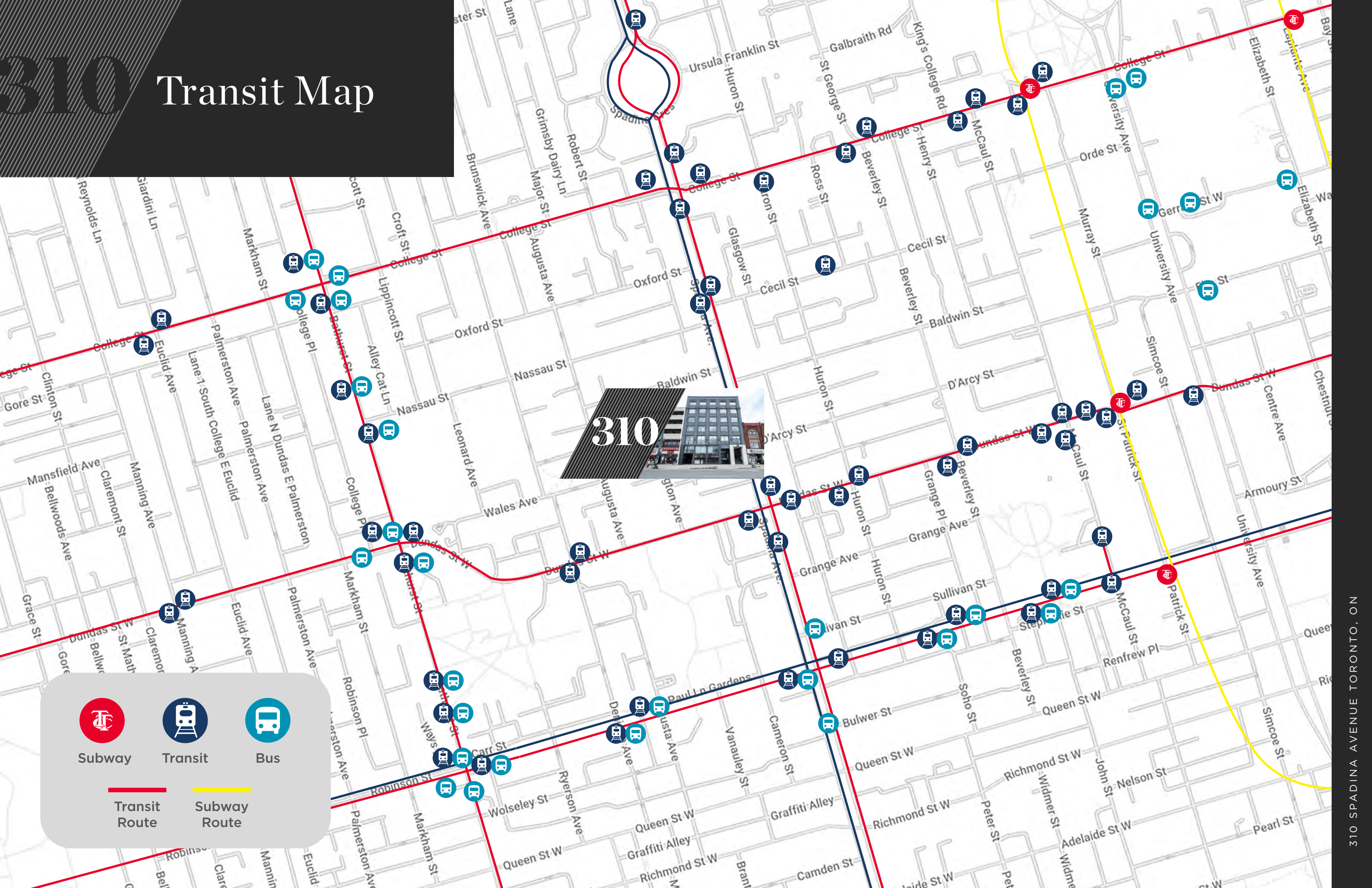
# 310 Amenities Map

## NEIGHBOURHOOD AMENITIES



1. Saigon Lotus
2. Pho Hung Restaurant
3. Tibet Cafe and Bar
4. Ajisen Ramen
5. Swatow Restaurant
6. Banh Mi Nguyen Huong
7. FIKA Cafe
8. King's Noodle Restaurant
9. El Rey Mezcal Bar
10. House of Gourmet
11. Magical Taste of China
12. Juicy Dumpling
13. Homemade Ramen
14. CHICHA San Chen
15. Kung Fu Tea
16. Kair Wei Supermarket
17. Liuyishou Hotpot
18. TD Canada Trust ATM
19. Dark Horse Espresso Bar

# 310 Transit Map



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