

# SPADINA SPADINA AVENUE toronto, on

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

## Building Overview

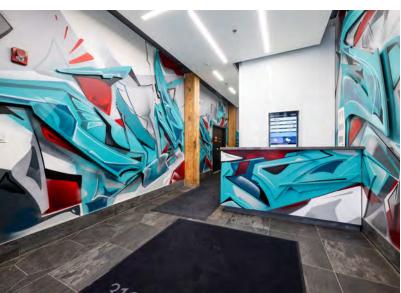


### **Building Details**

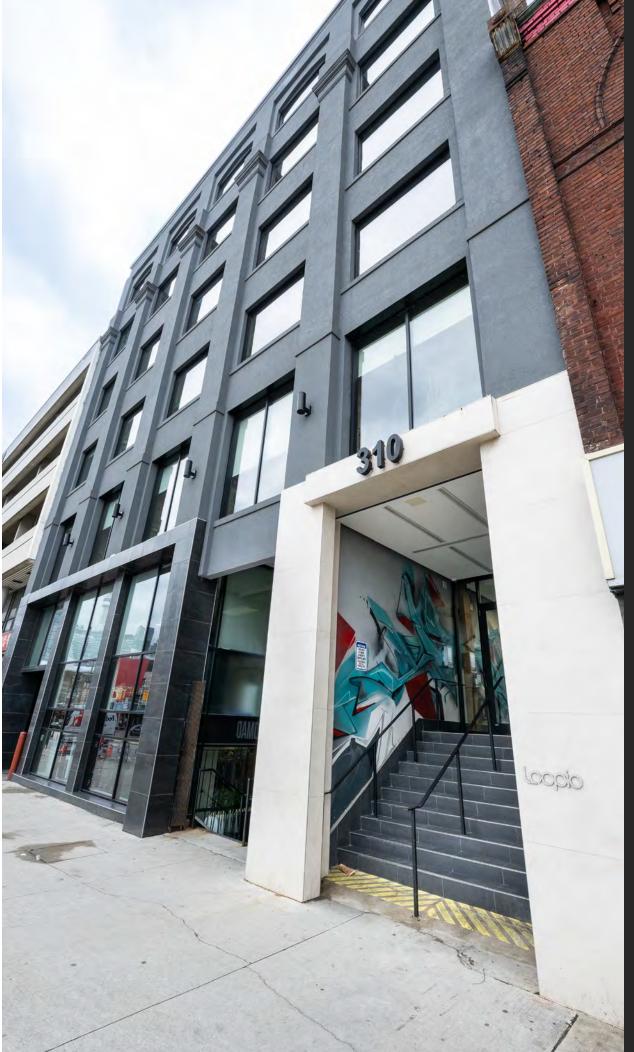
Lower Level:	4,439 SF
2 <sup>nd</sup> Floor:	3,814 SF
4 <sup>th</sup> Floor:	9,910 SF
	Suite 401: 3,146 SF
	Suite 402: 1,276 SF
	Suite 403: 2,031 SF
	Suite 404: 3,450 SF
5 <sup>th</sup> Floor:	9,910 SF
6 <sup>th</sup> Floor:	10,107 SF
Additional Rent:	\$16.50 PSF (2024 Est.) (includes water and gas,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

#### Building Highlights

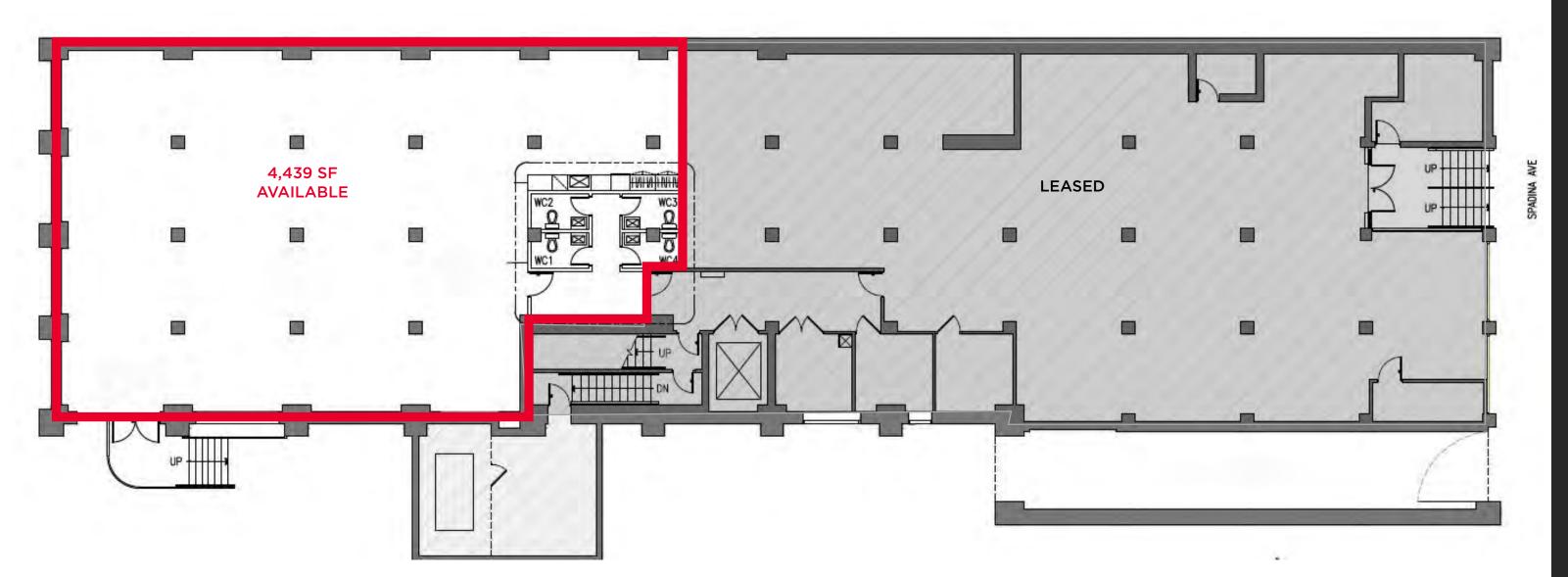
- Located in the heart of Chinatown
- Beautiful views of the Toronto skyline
- Easy streetcar access via Spadina streetcar
- Newly renovated brick and beam building
- Rooftop patio with passenger elevator access
- New large windows with ample natural light

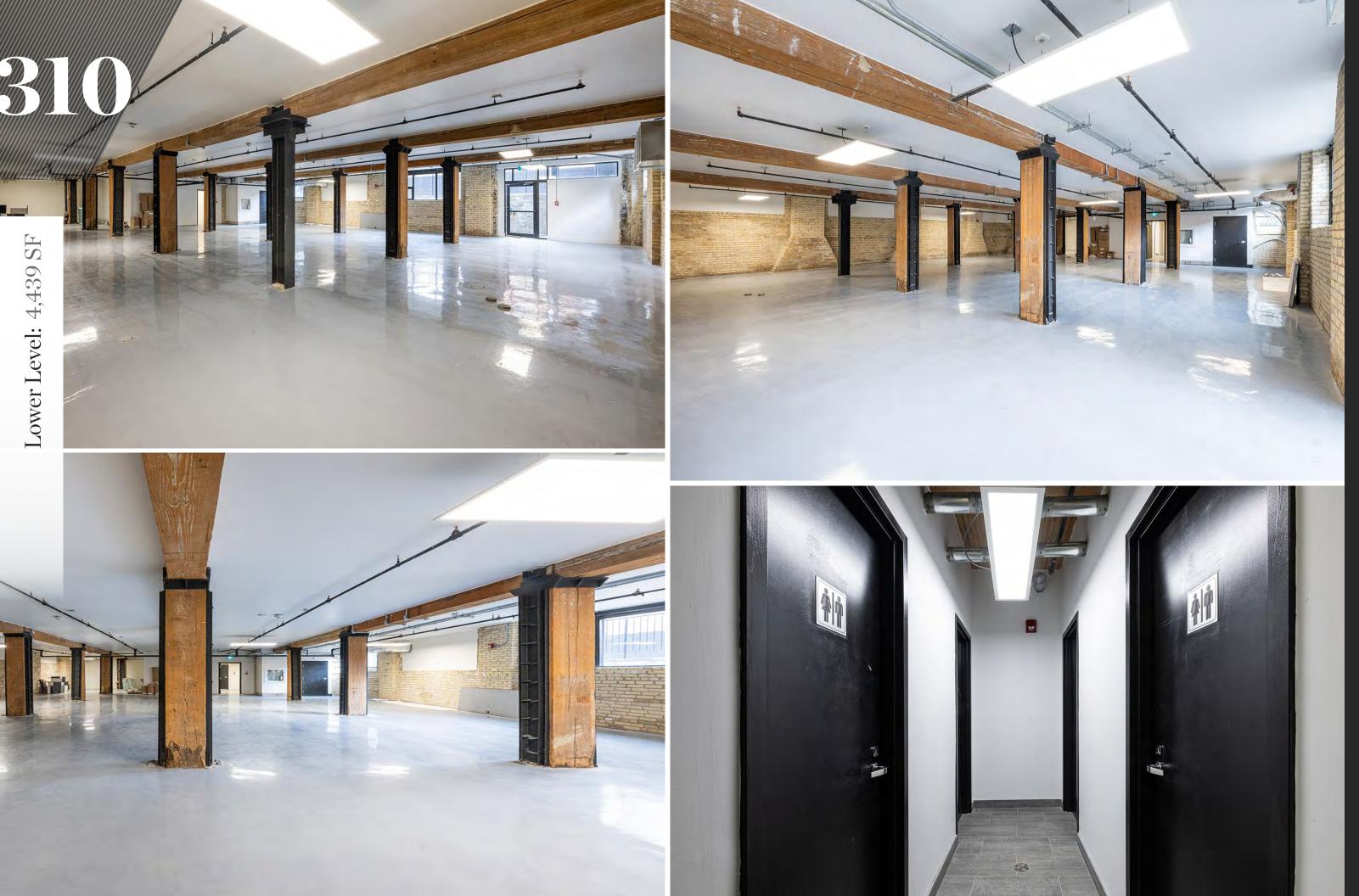




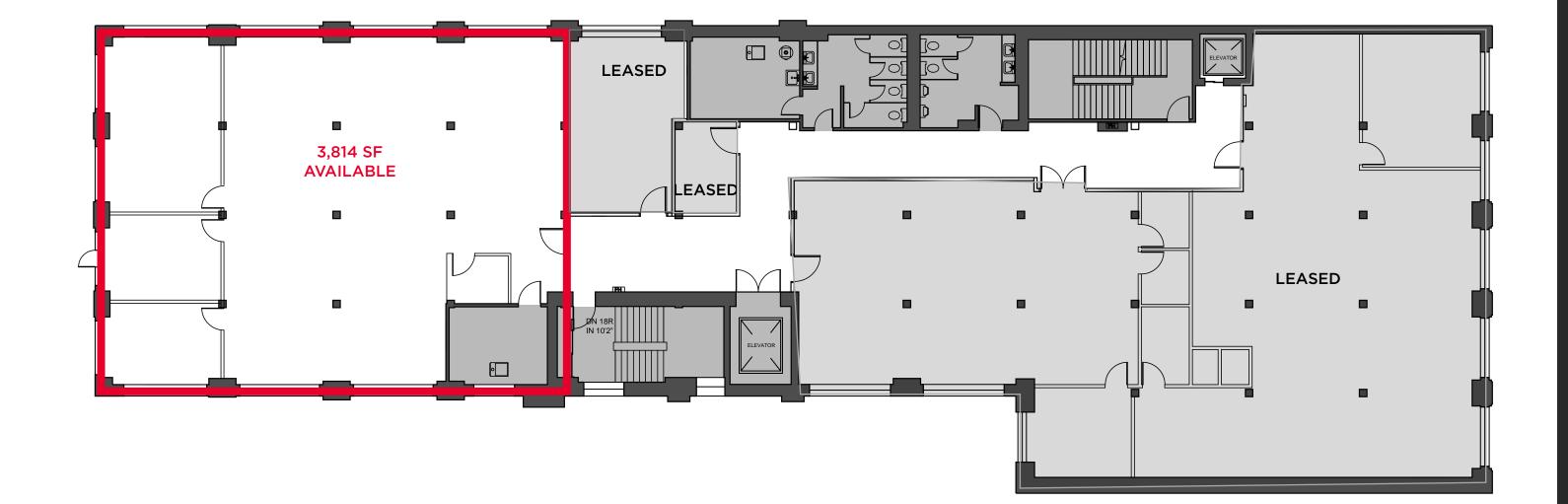


### Floor Plan Lower Level: 4,439 SF

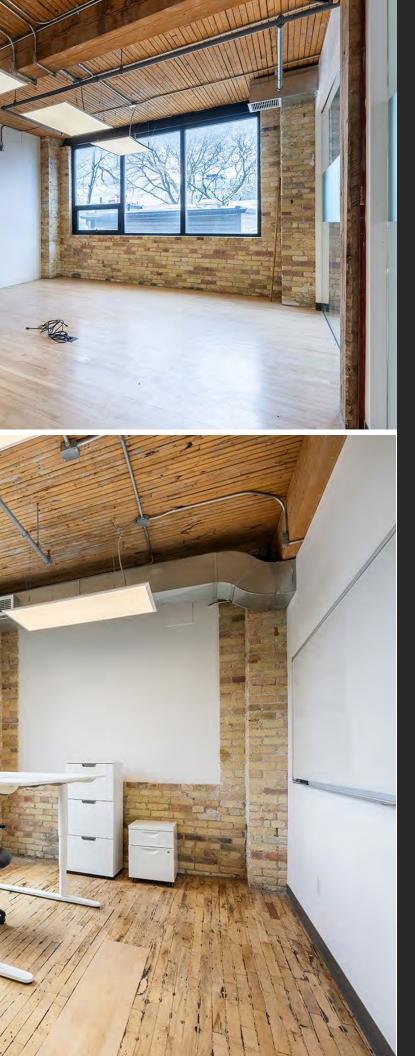






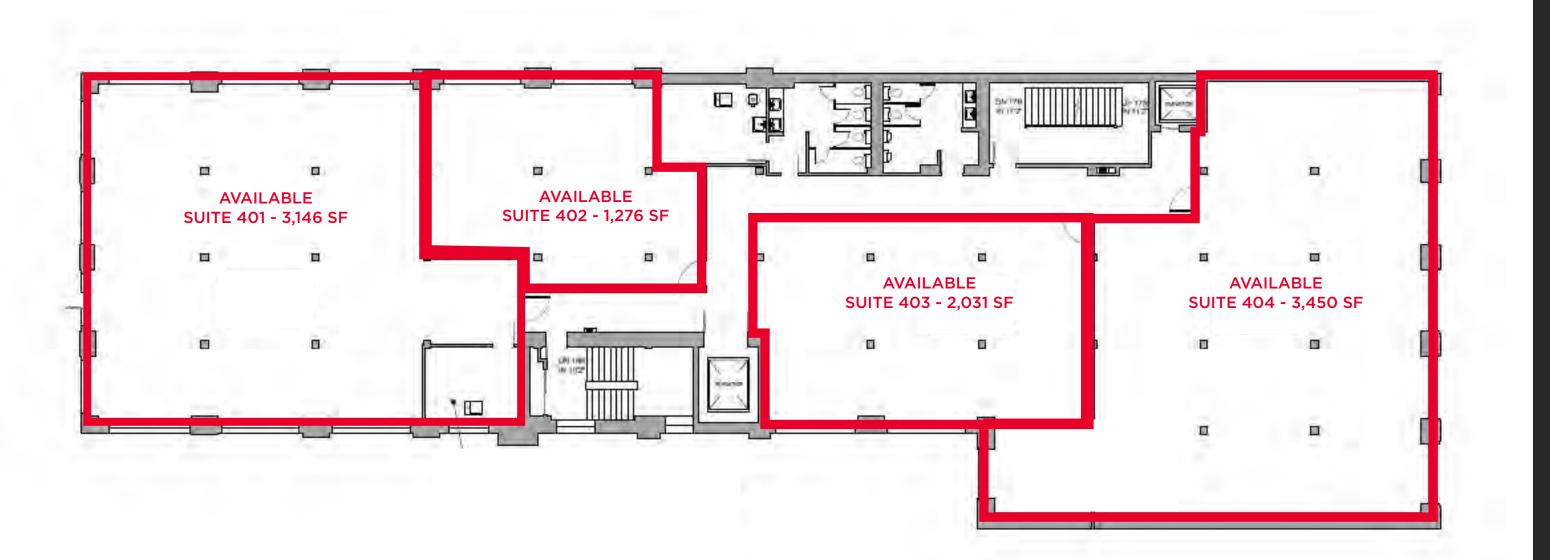




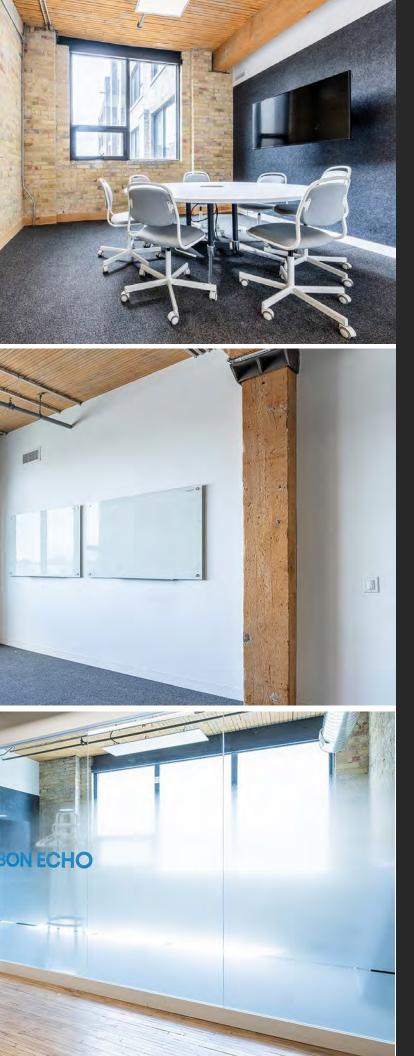


## Floor Plan

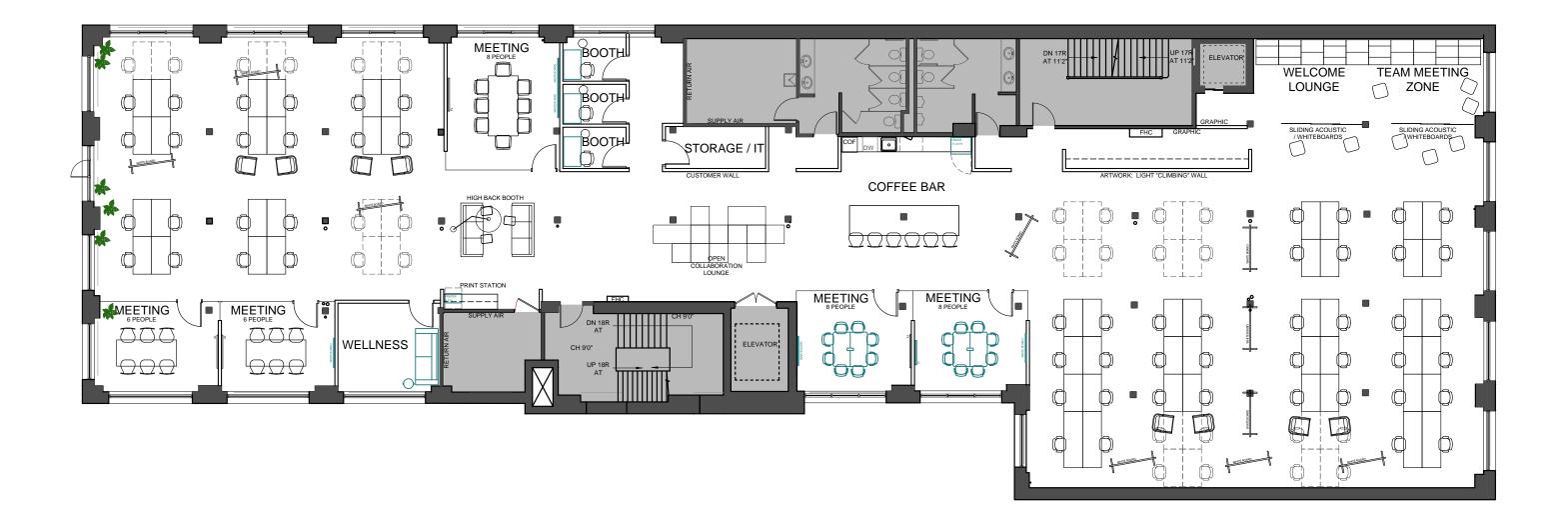
4<sup>th</sup> Floor: 9,910 SF (Option to lease full floor or individual suites)

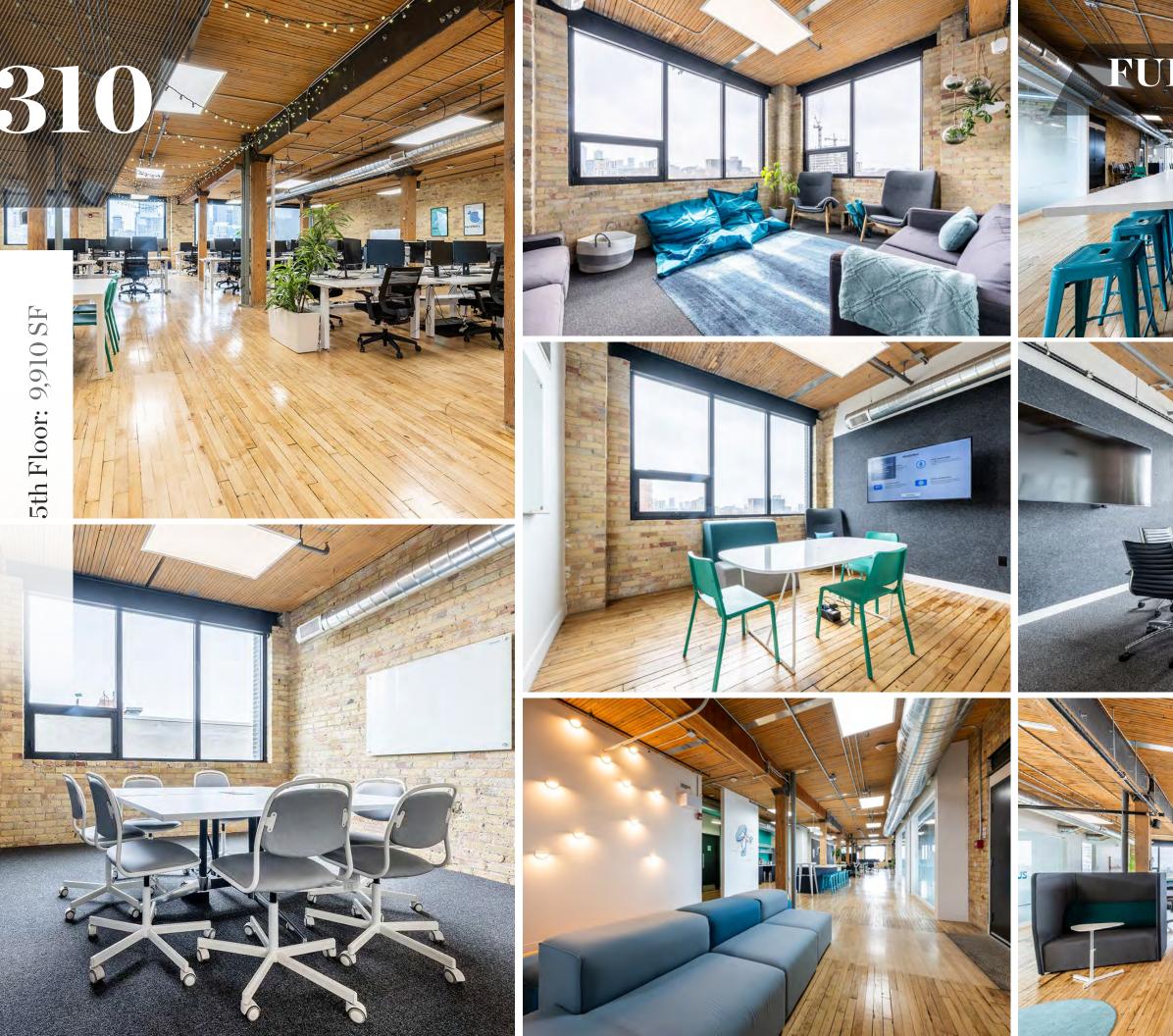


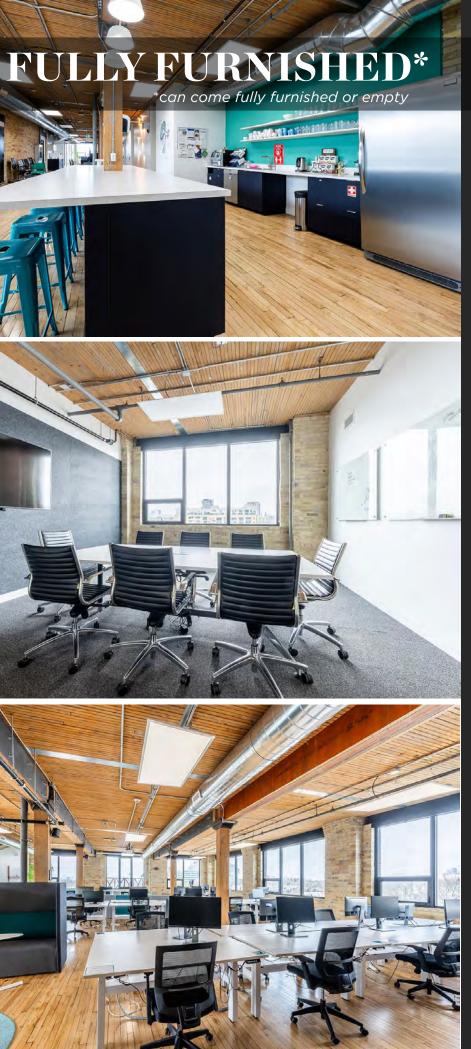




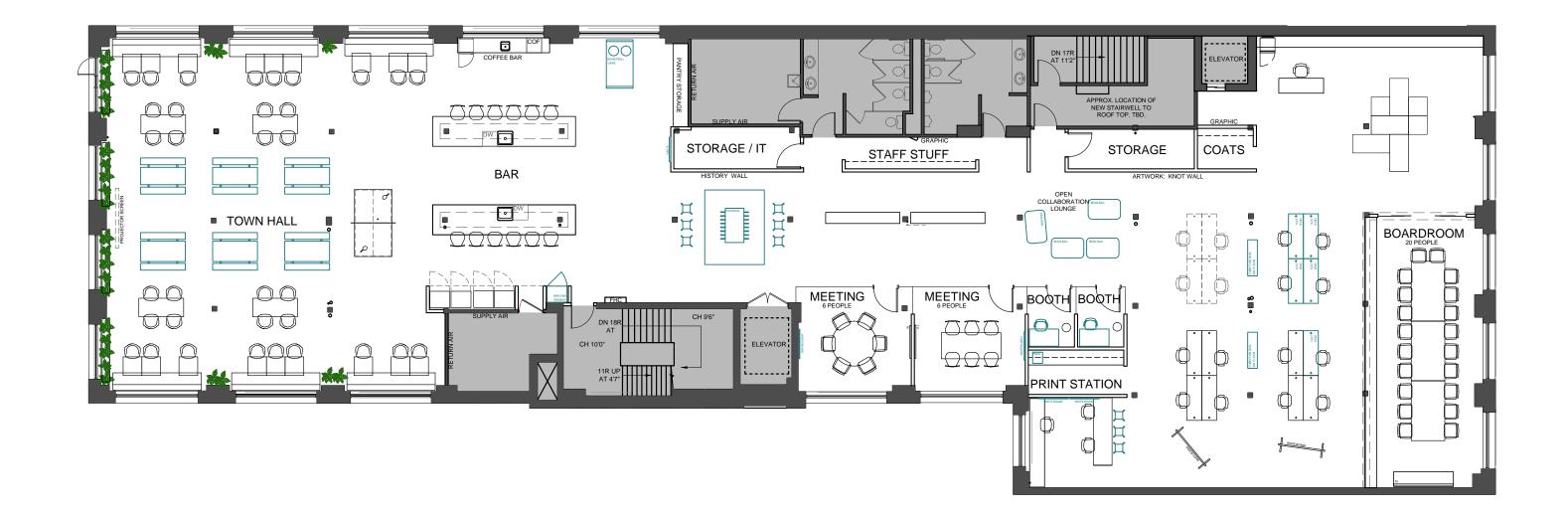


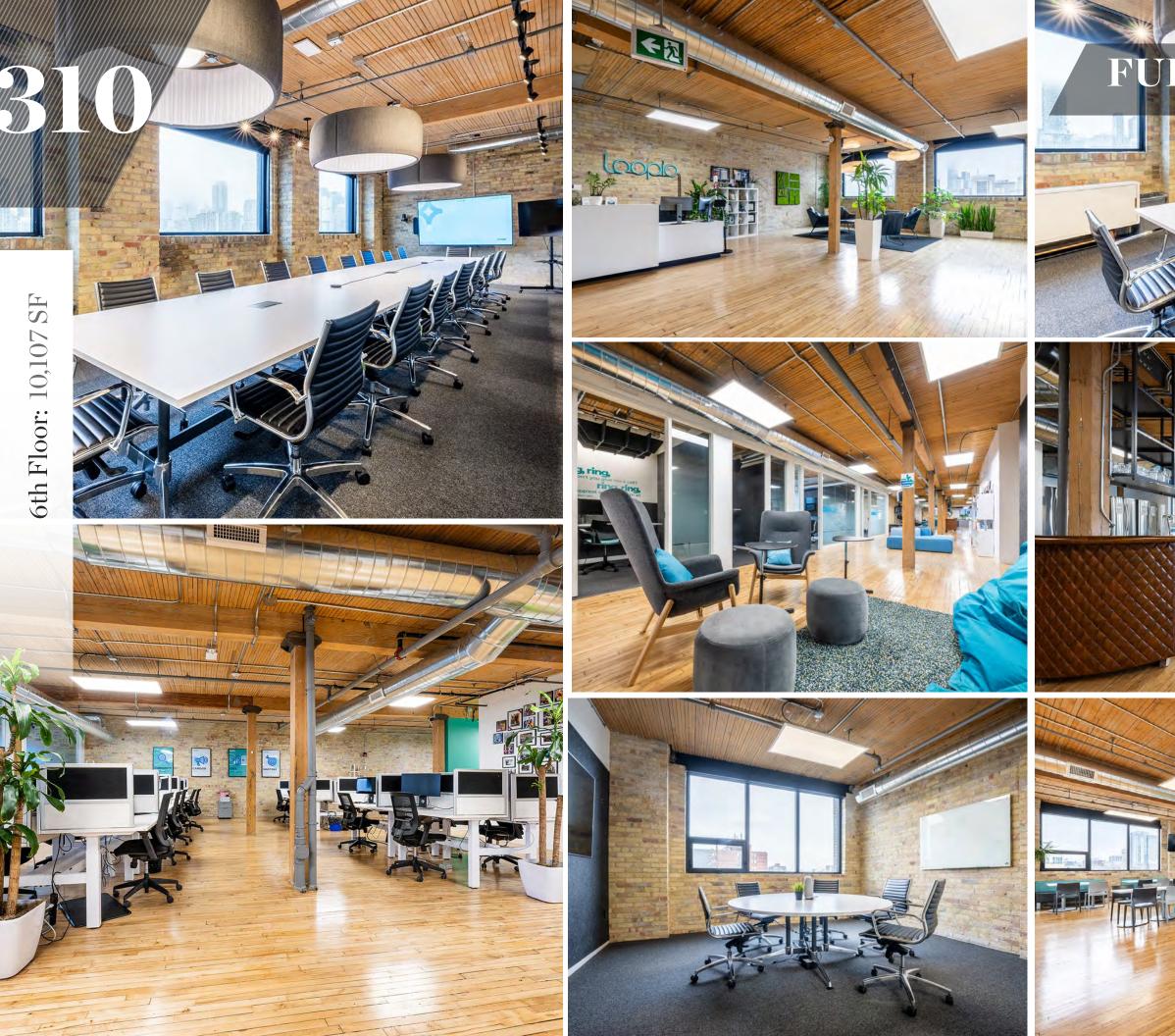






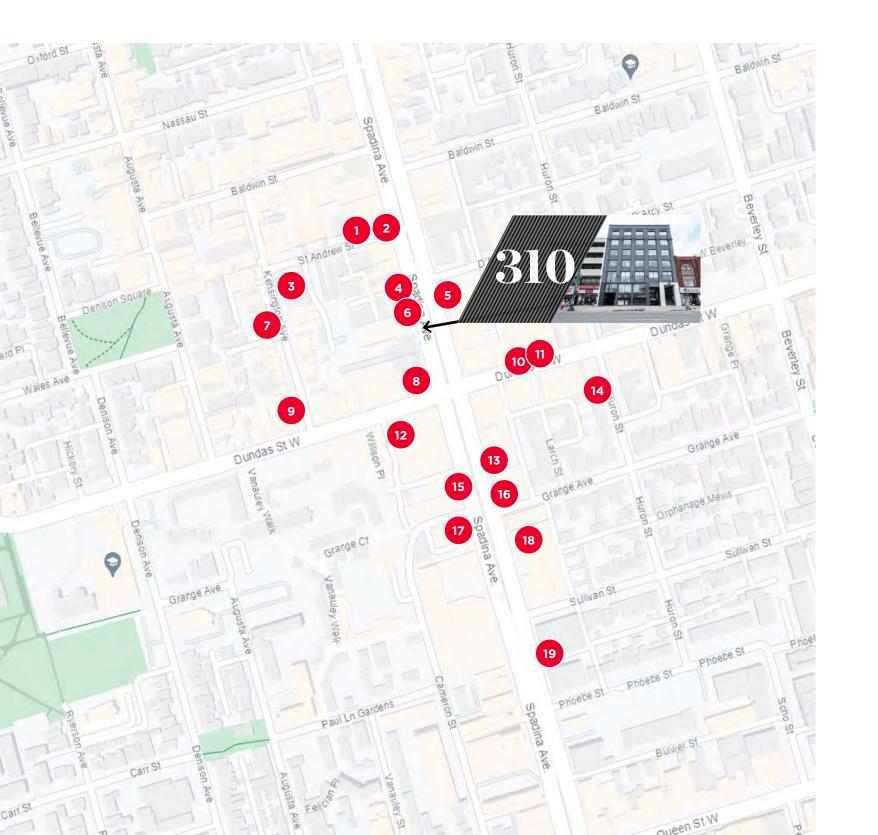






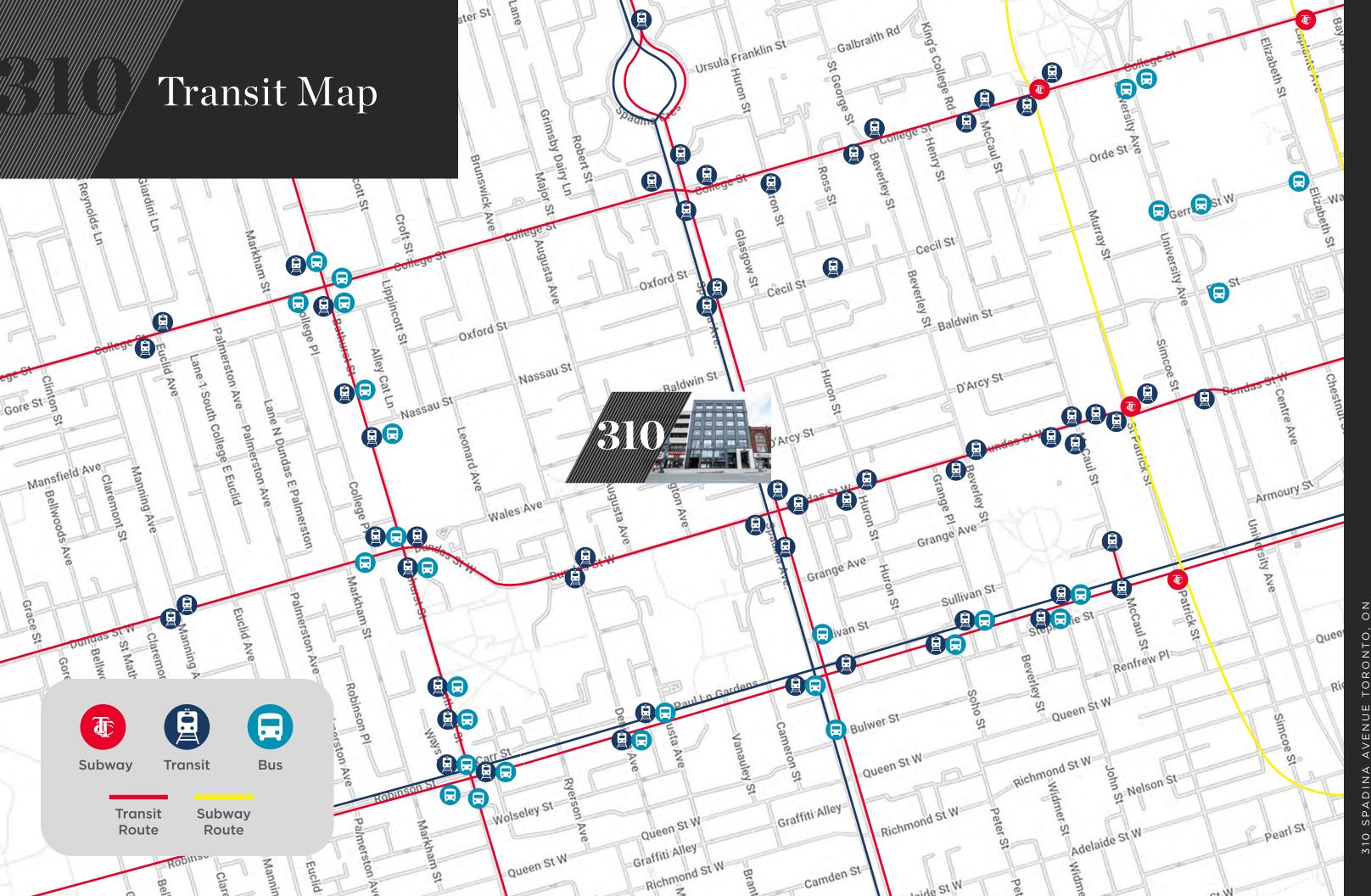


## Amenities Map



### **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



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