

FOR LEASE

The Bank of Upper Canada Building

252-264 Adelaide Street East

Boutique office and retail leasing
opportunity in a heritage building



**252-264 Adelaide Street
East**

A rare opportunity to lease office and retail space within the historic Bank of Upper Canada Building. Located in Toronto's vibrant downtown east, steps to King East and St. Lawrence Market, this iconic heritage building offers a truly boutique 'brick and beam' experience for your business.

Beautifully restored heritage building

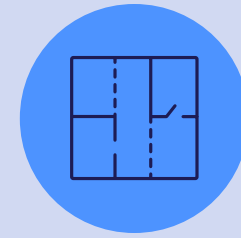
Situated in Toronto's downtown east, located in the old town district and steps to the bustling St. Lawrence Market area, the Bank of Upper Canada Building is a 4 storey, 41,995 sq.ft. Property located at the high-visibility corner of Adelaide St. East and George Street. Featuring high ceilings, exposed brick and beam construction, and a variety of unique leasing options fostering a warm and creative environment.



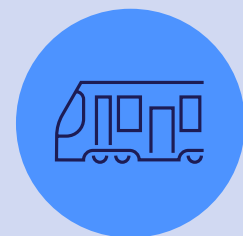
Extensively restored building



Character brick and beam interiors located in a historic building



High ceilings and open-concept layouts



Close to TTC streetcar and subway connections



Immediate access to numerous nearby restaurants



Excellent access to the DVP via Richmond & Adelaide Streets



Net Rent: Contact Listing Agent
Additional Rent: \$25.56 PSF (2026)

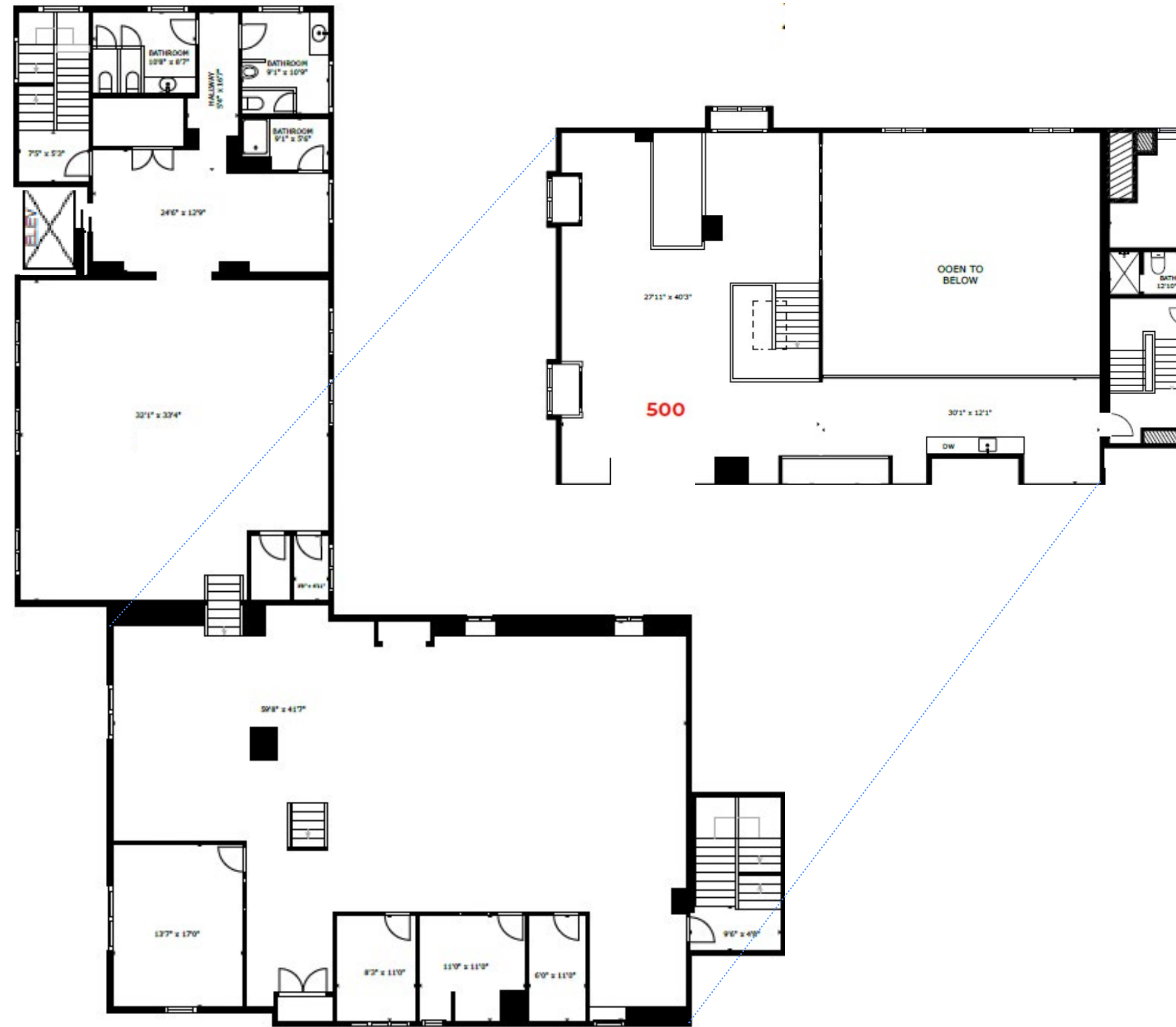
Available Space

Premises	Area (S.F.)
252 Adelaide Street E 300 + Mezzanine	6,221
252 Adelaide Street E 200	4,250
252 Adelaide Street E 100	3,558
252 Adelaide Street E B01	3,073
256 Adelaide Street E 101	3,015
256 Adelaide Street E B102	3,309
Premises	Area (S.F.)
258 Adelaide Street E 402	1,774
258 Adelaide Street E 302	995
258 Adelaide Street E 300	961
264 Adelaide Street E 200	2,746
264 Adelaide Street E 100	1,404
264 Adelaide Street E B01	1,815



AVAILABILITIES

FLOOR PLAN



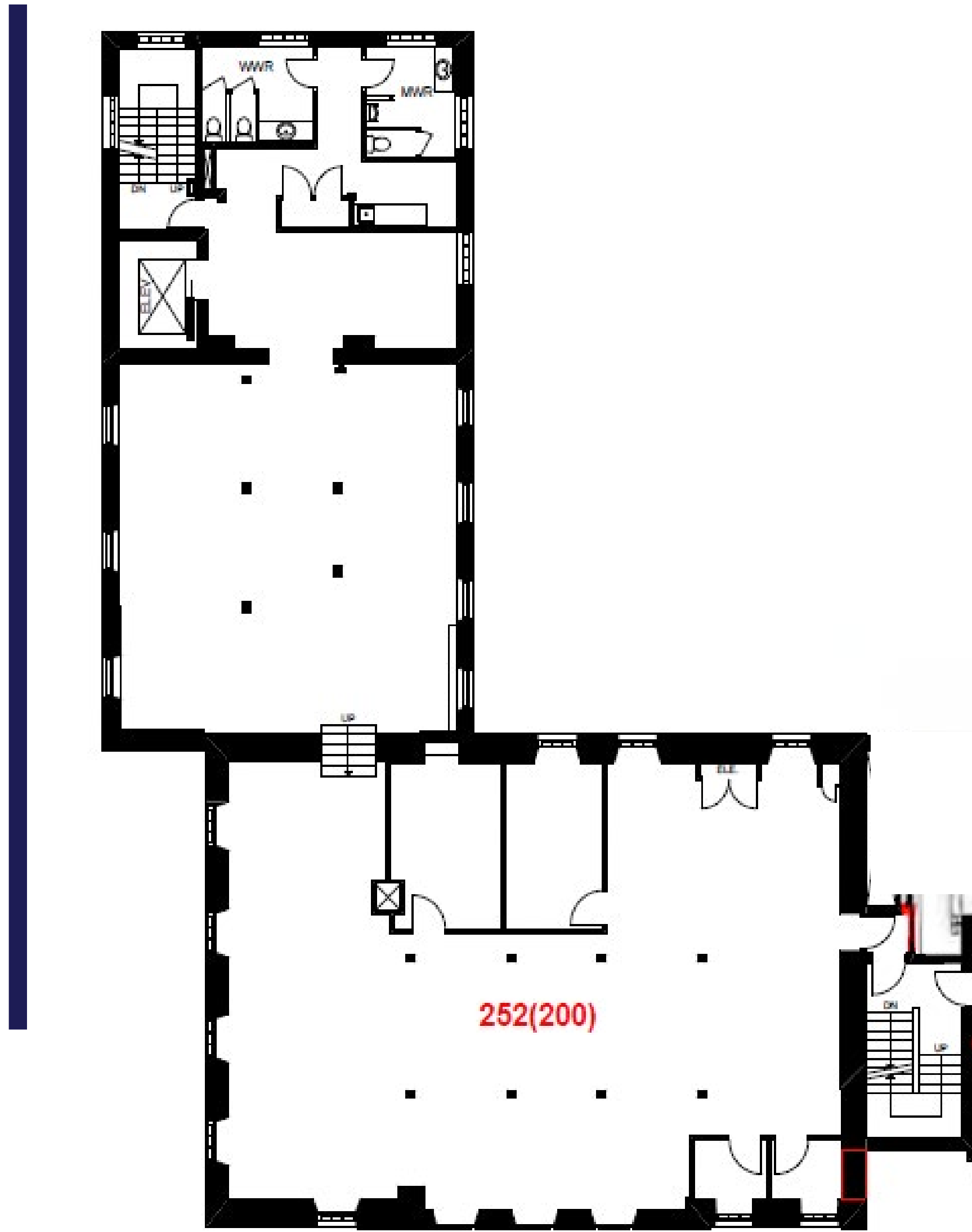
252 Adelaide Street

*Suite 300 +
Mezzanine*

6,221 SF

*Unique open plan area with large mezzanine.
Built out with offices and meeting rooms,
kitchenette and open area. High ceilings and
abundant natural light. Ideal for creative office
space or event space.*

FLOOR PLAN



252 Adelaide Street

Suite 200

4,250 SF

Office premises, built out with open concept area, meeting rooms and kitchenette. Abundant natural light.

FLOOR PLAN



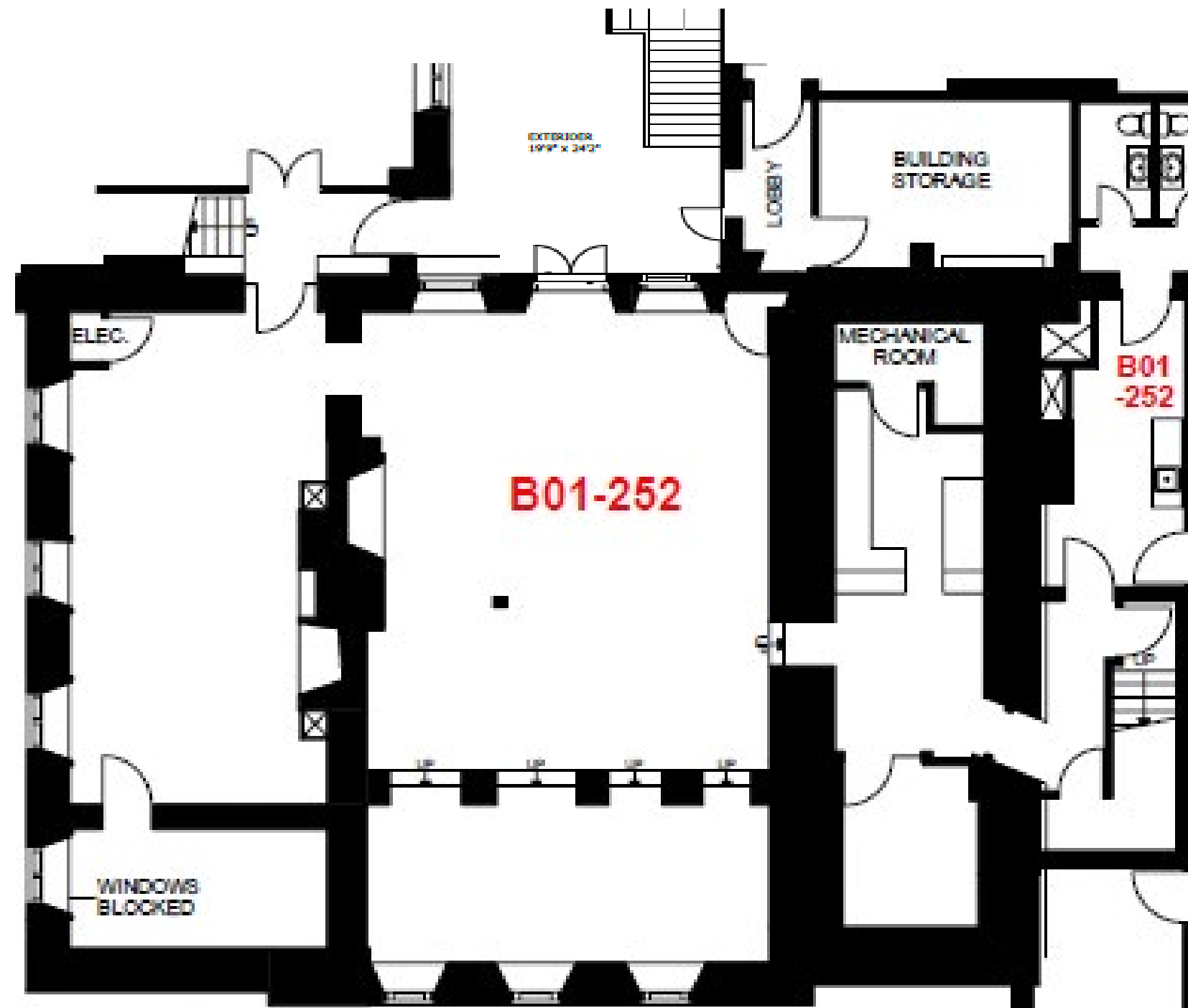
FLOOR PLANS

252 Adelaide Street

Suite 100

3,558 SF

Ground floor retail opportunity with prominent exposure at the corner of Adelaide St. E. and George St. Direct street front access, high ceilings and open floor plan.

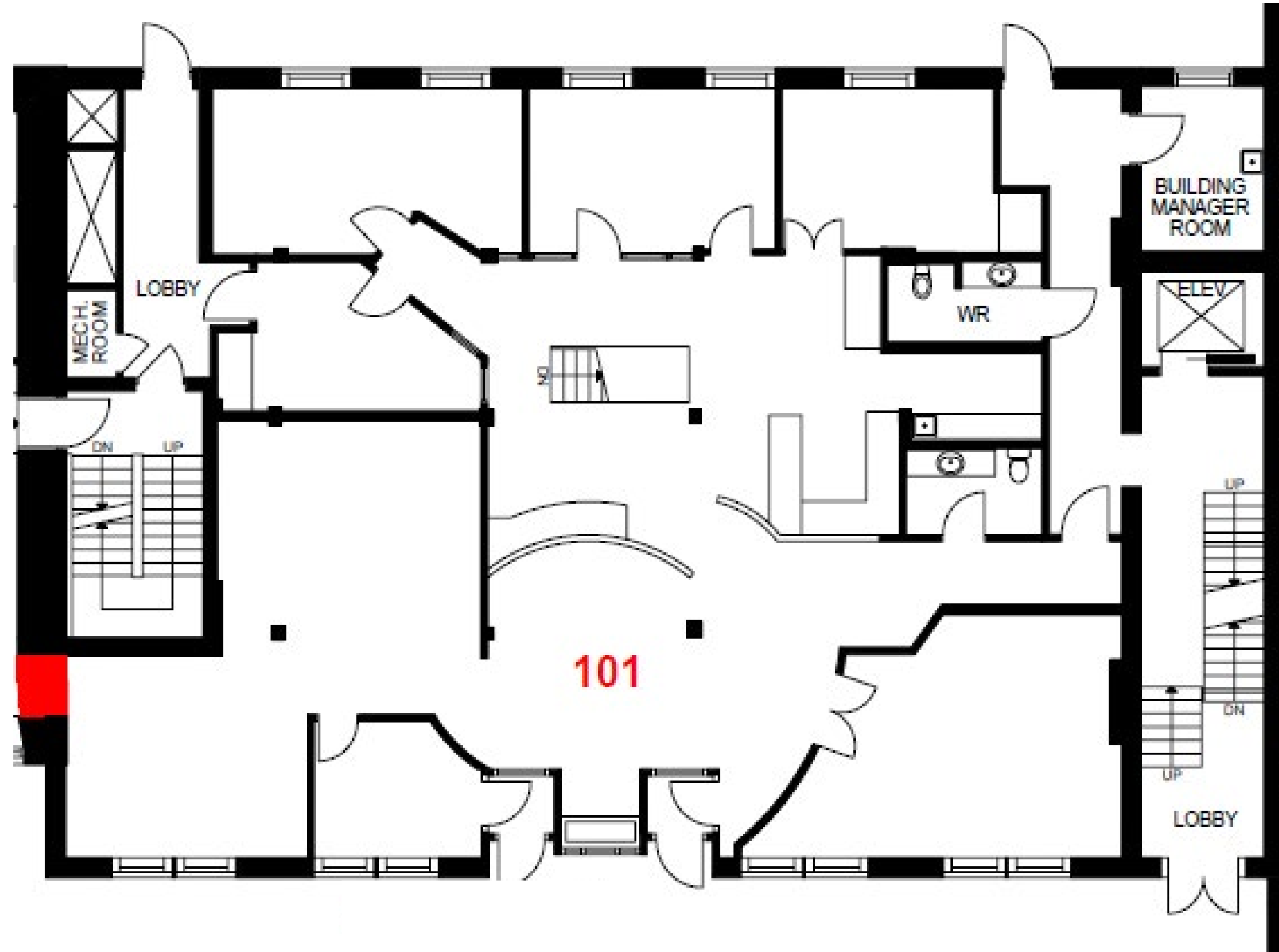


252 Adelaide Street

Suite B01

3,073 SF

Unique garden level opportunity, ideal for retail or food & beverage. Exposed brick throughout, natural light and direct access from courtyard.



256 Adelaide Street

Suite 101

3,015 SF

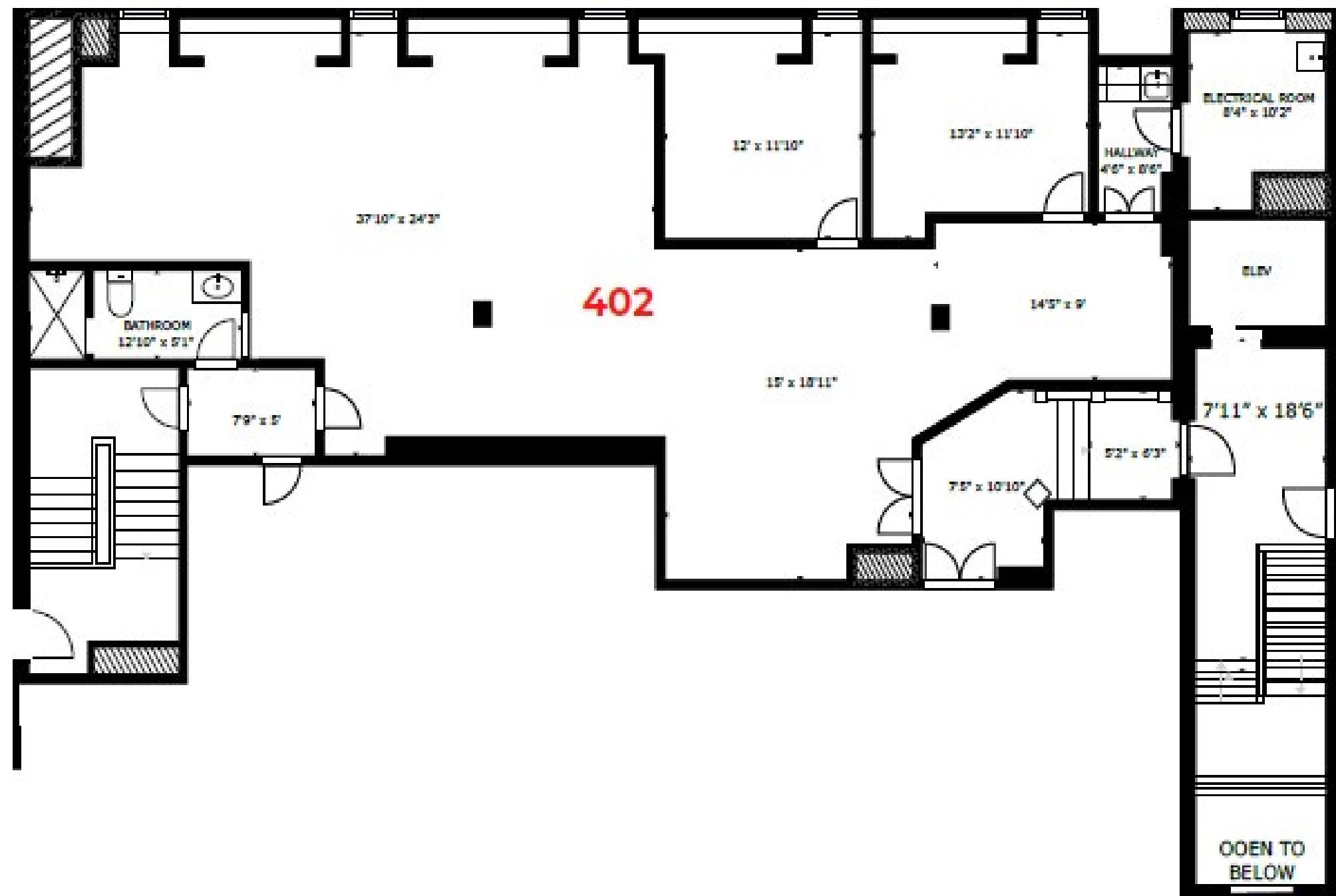
*Ground floor retail or office opportunity.
Build out with mix of open area and meeting
spaces, reception and kitchenette. High ceilings
throughout and internal stair connection to lower
level Suite B102.*



256 Adelaide Street

Suite B102
3,309 SF

Garden level unit with access directly off Adelaide St. E.. Built out with a variety of enclosed spaces, with kitchenette, internal stair connection to ground floor Suite 101.



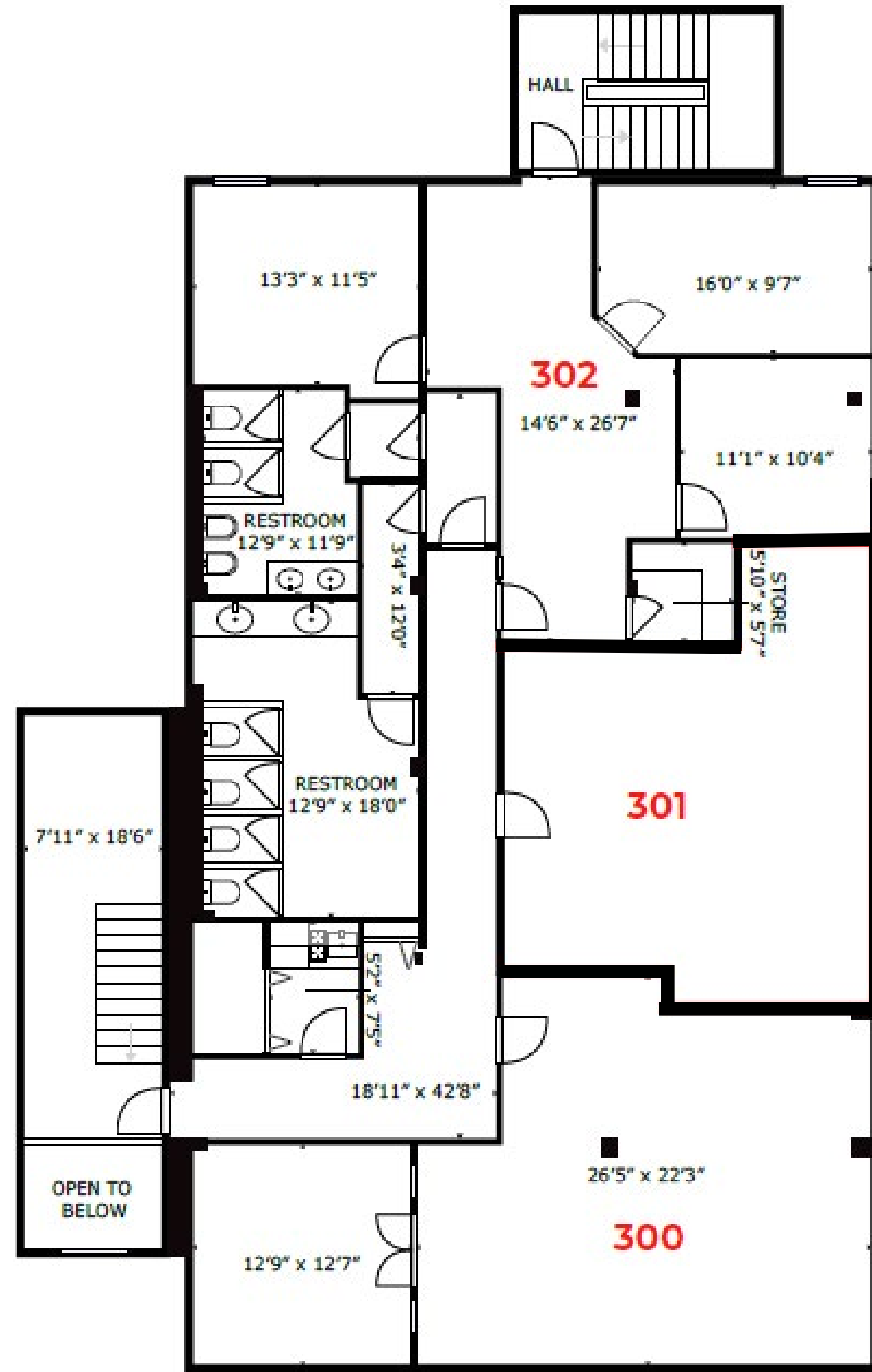
258 Adelaide Street

Suite 402

1,774 SF

Built out - predominately open concept with two meeting rooms and kitchenette. High ceilings and abundant natural light. Ideal for office space for creative or tech users.

FLOOR PLAN



258 Adelaide Street

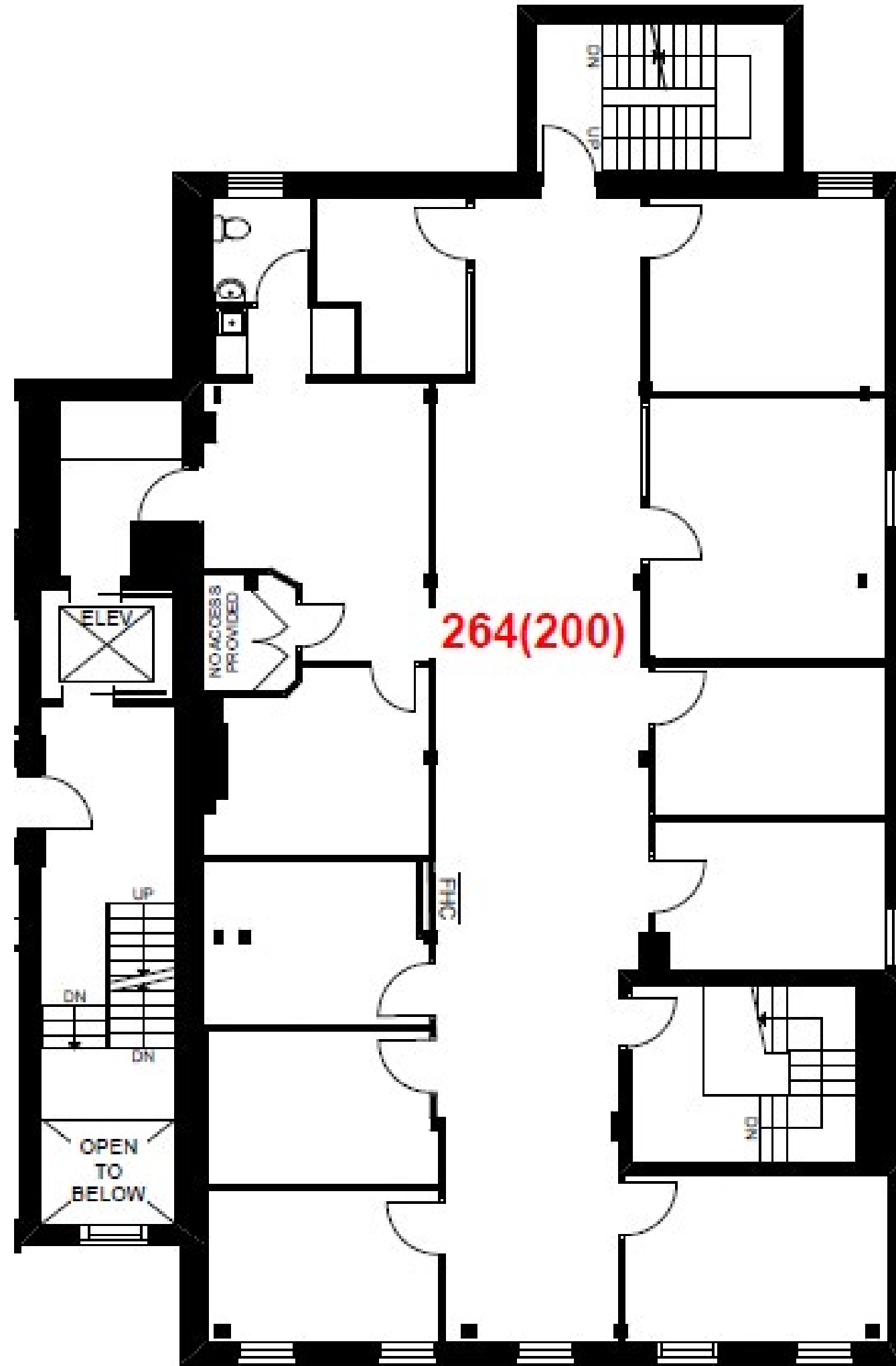
Suite 300 - 961 SF

Suite 302 - 995 SF

Suite 300 - Boutique space featuring exposed brick - open concept with one meeting room. South-facing with excellent natural light.

Suite 302 - Boutique space featuring exposed brick - built out with enclosed offices and meeting rooms.

FLOOR PLAN



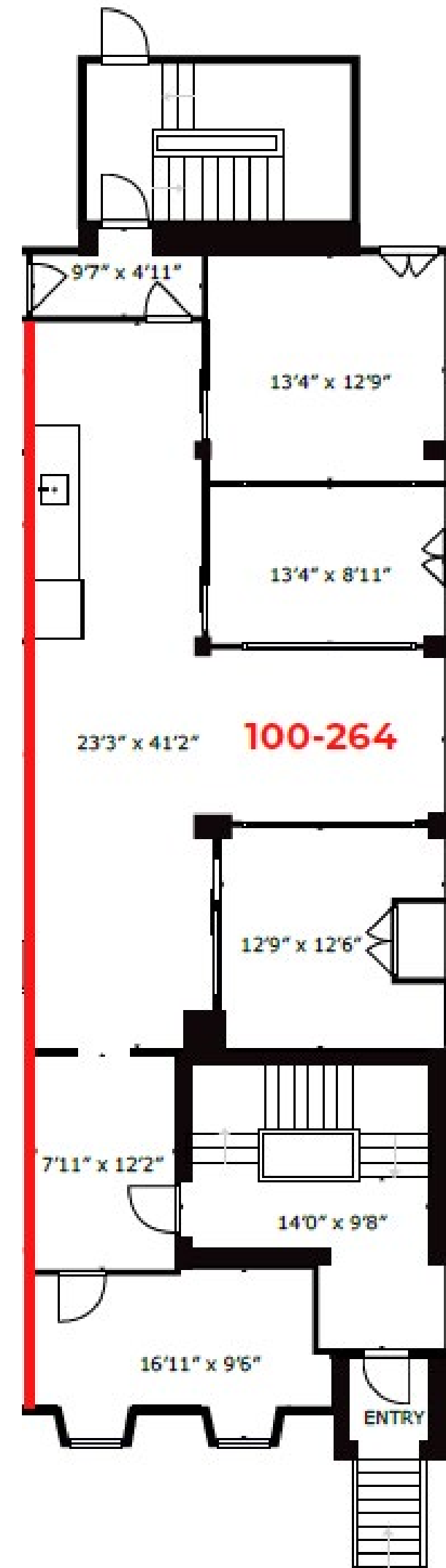
264 Adelaide Street

Suite 200

2,746 SF

Full floor office premises - built out with a variety of offices and meeting rooms, kitchenette and private washroom. Exposed brick and other visible heritage elements.

FLOOR PLAN

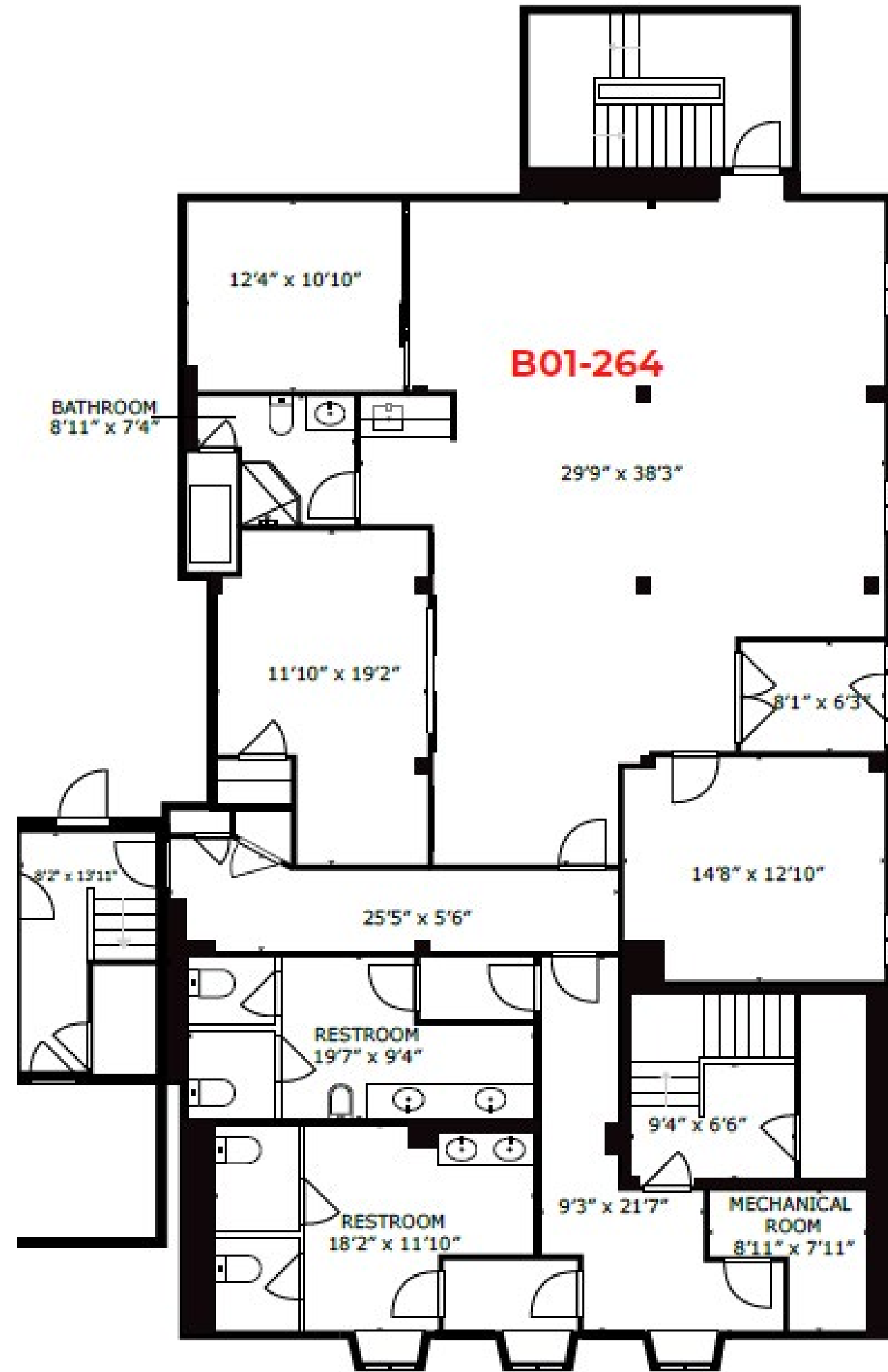


264 Adelaide Street

Suite 100

1,404 SF

Ground floor retail or office opportunity - built out with meeting rooms and kitchenette.



264 Adelaide Street

Suite B01

1,815 SF

Garden level unit with direct access from the east side of the building. Predominately open concept with meeting rooms, kitchenette and private washroom with shower.

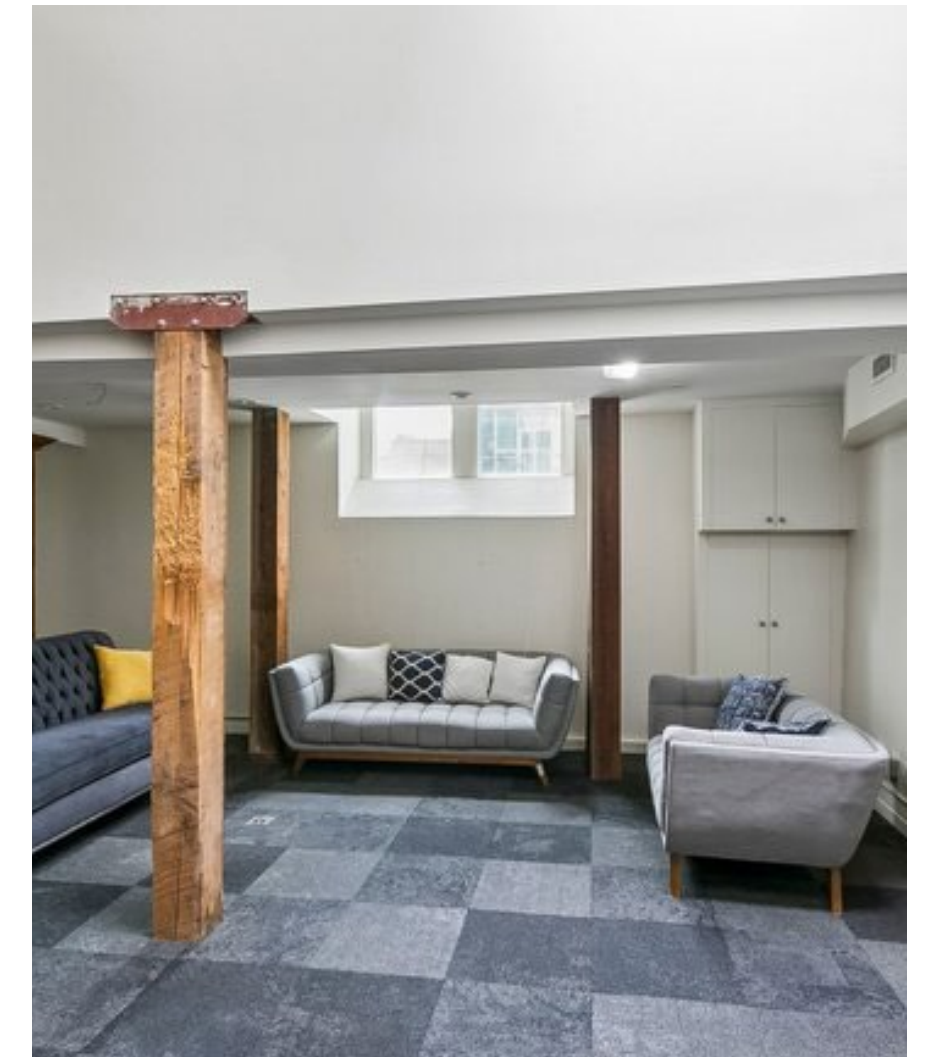
Suite 200

252 Adelaide Street



Suite 300

252 Adelaide Street



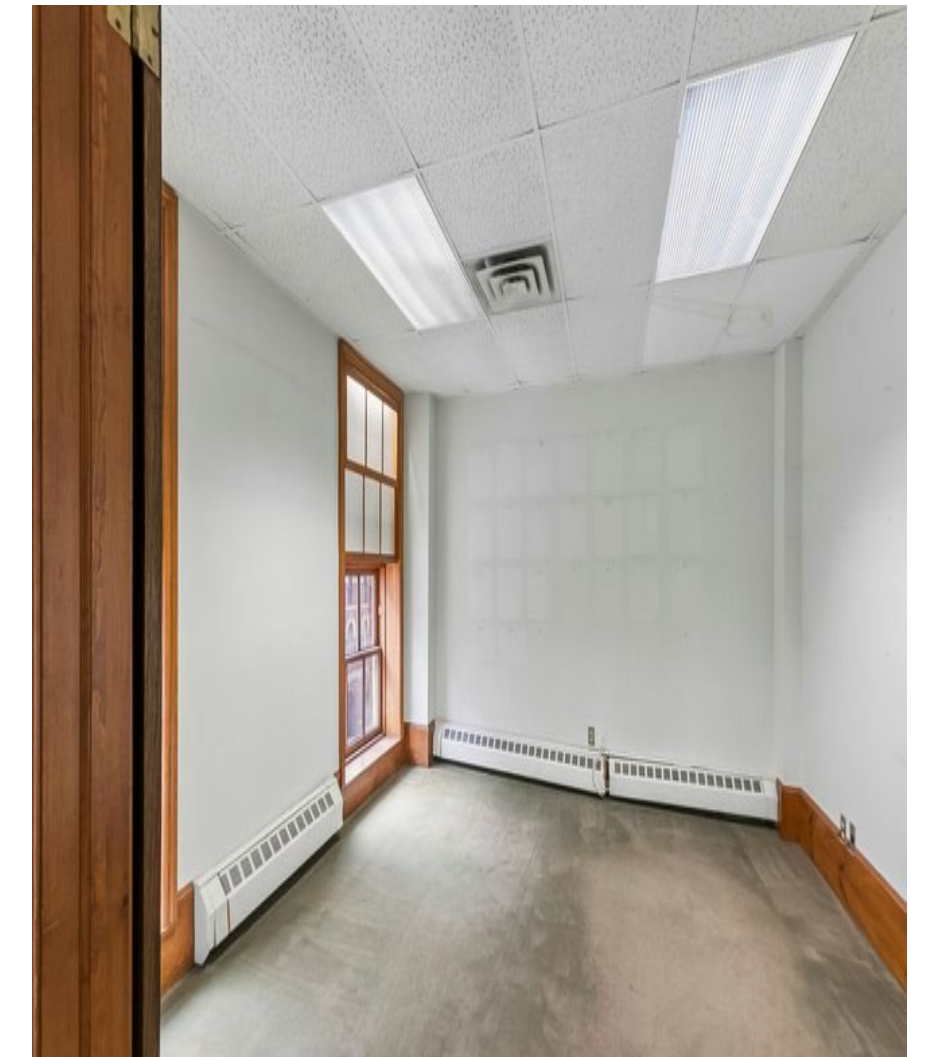
Suite 402

258 Adelaide Street



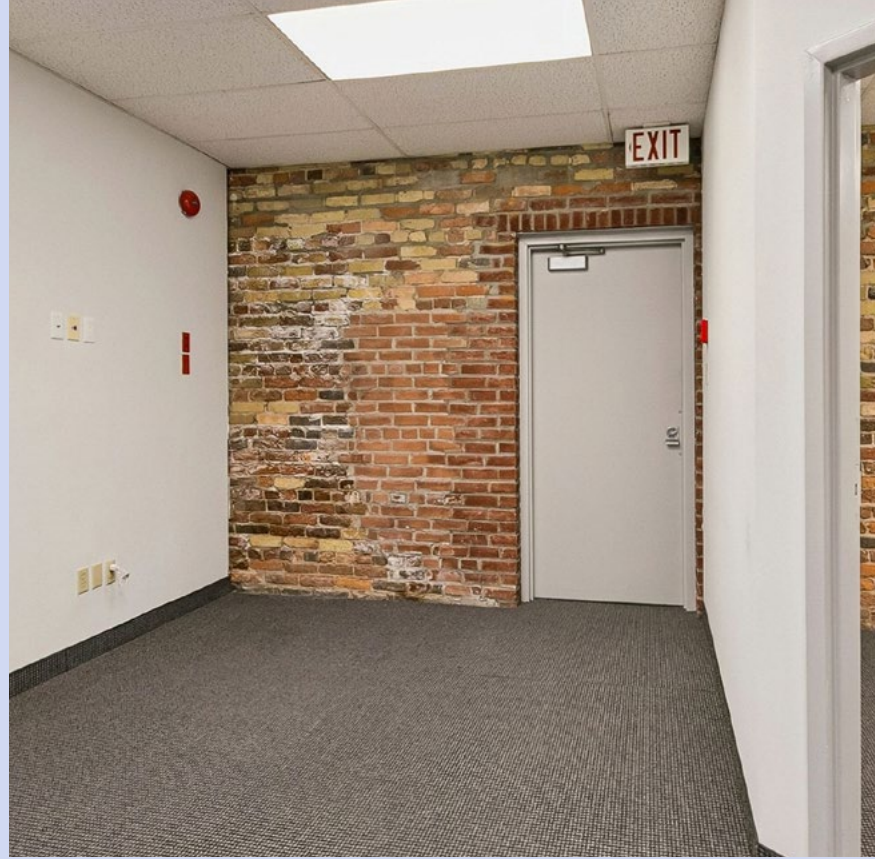
Suite 300

258 Adelaide Street



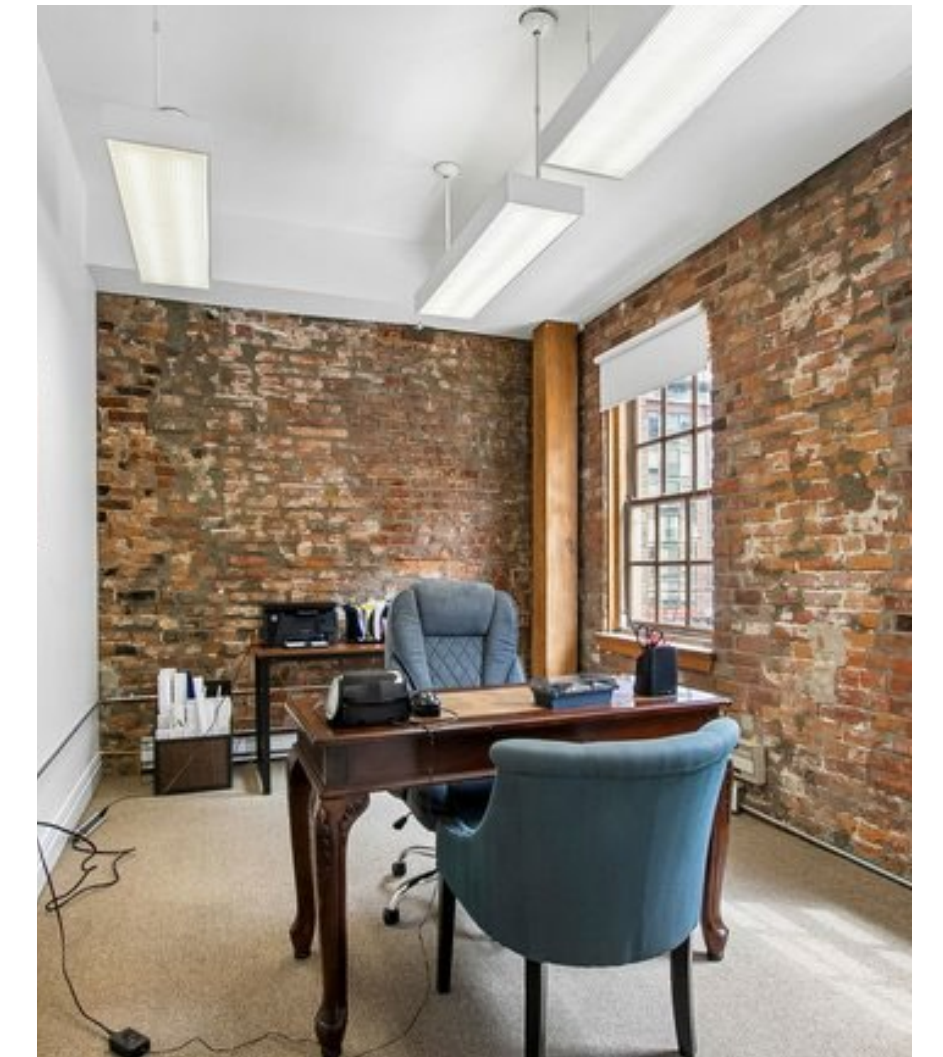
Suite 302

258 Adelaide Street



Suite 200

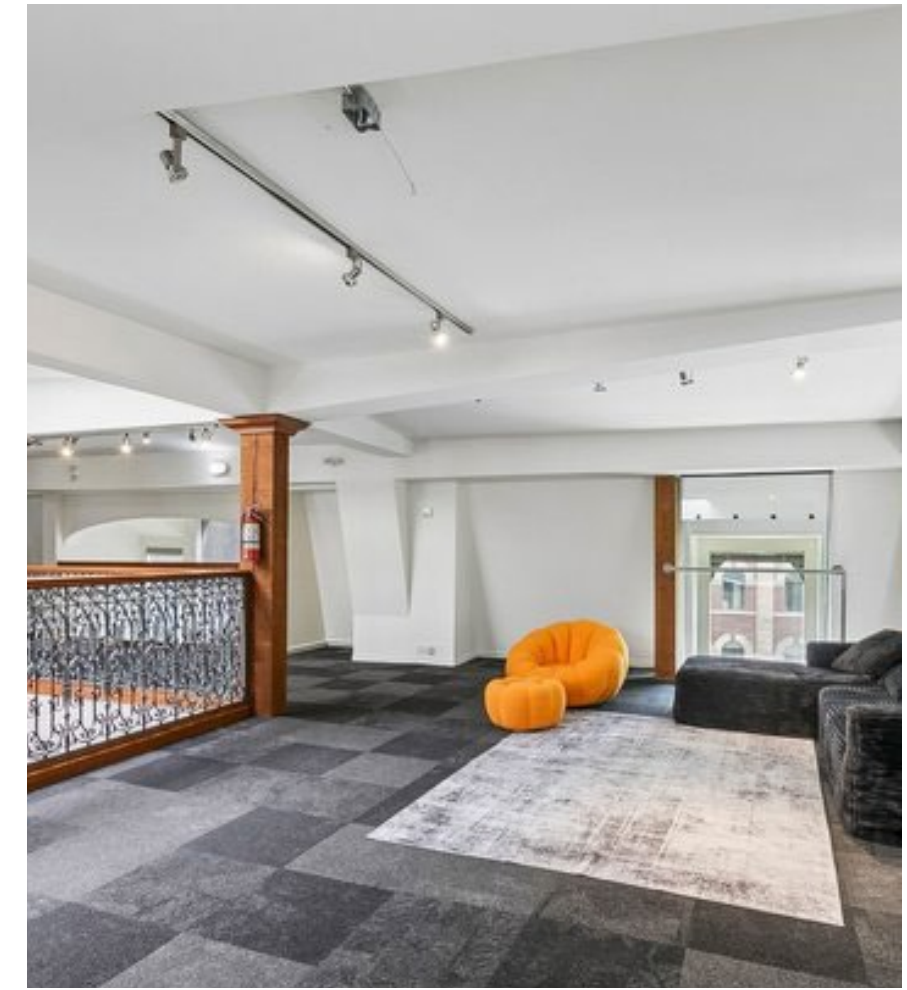
264 Adelaide Street



GALLERY

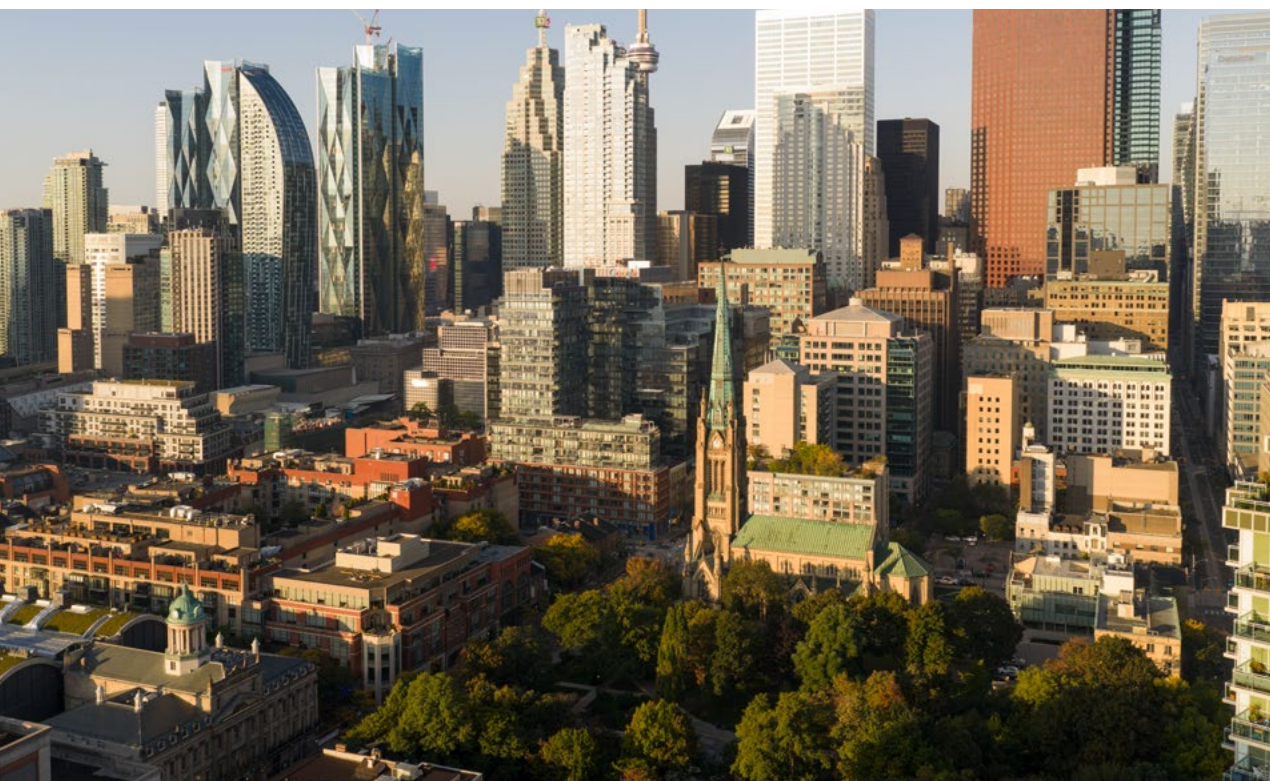


GALLERY

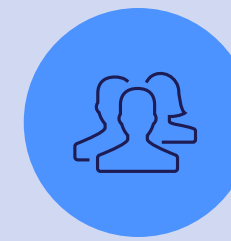


Toronto's Downtown East

Ideally positioned in the heart of Toronto's dynamic Downtown East, 252-264 Adelaide Street East offers immediate access to a thriving commercial, residential, and cultural hub. The neighbourhood is walkable, transit-connected, and surrounded by a diverse mix of dining, retail, wellness, and professional services, delivering daily convenience for teams and clients alike.



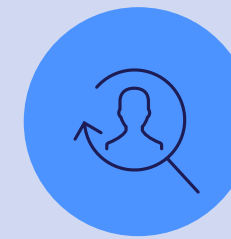
Demographics within a 5 km Radius



Population: 632,347



Average Household Income: \$161,485



Median Age: 35.3



Workforce Population: 393,347



Employment Rate: 92.4%

Neighbouring Amenities

Set in one of downtown Toronto’s most vibrant and fast-evolving districts, 252–264 Adelaide Street East is surrounded by thriving residential communities, destination shopping and dining, and an expanding hub of creative and professional workplaces. Exceptional foot traffic, seamless transit connections, and standout visibility contribute to a lively, high-impact environment.

Drinks & Dining

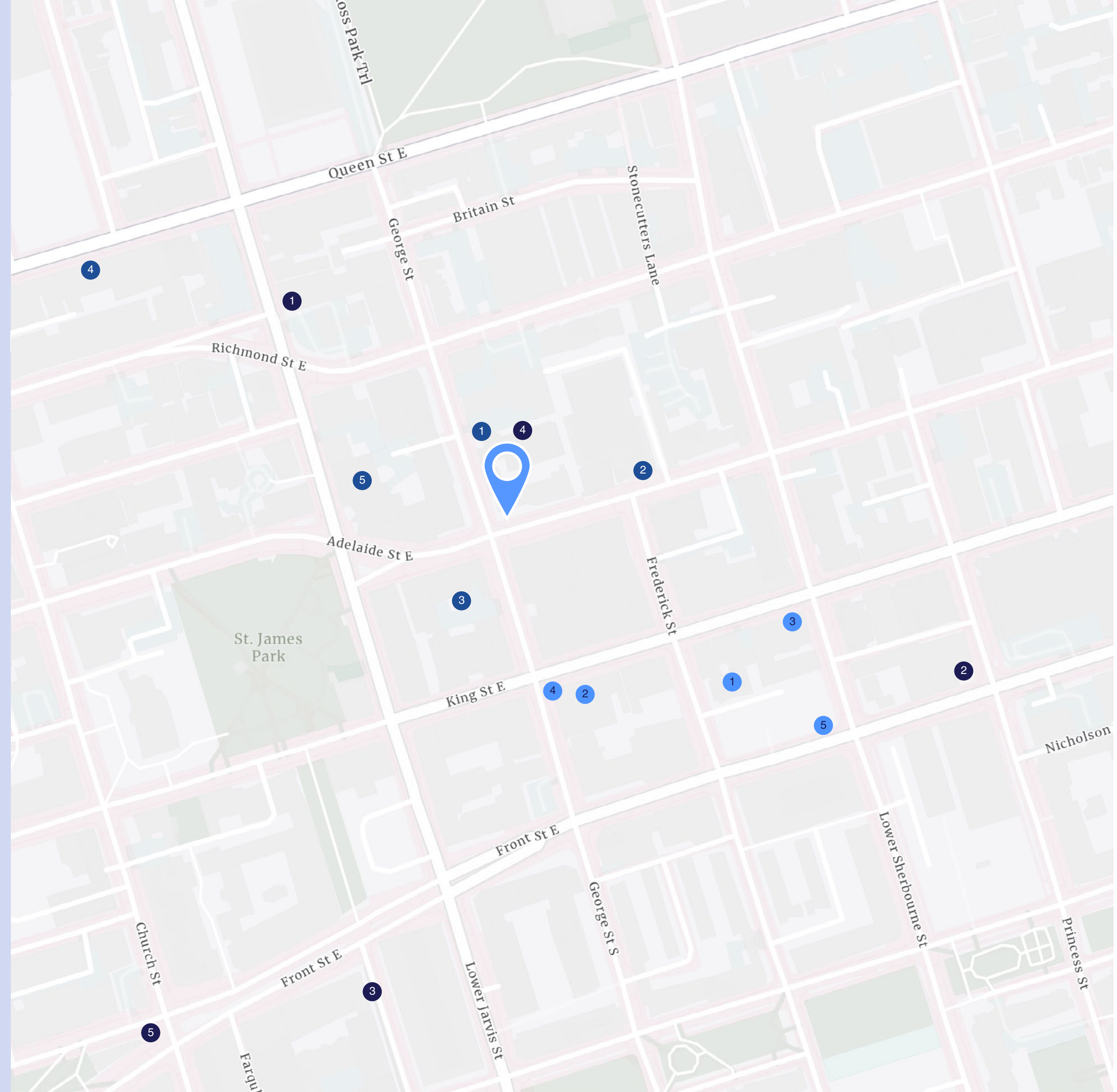
- 1 Neo Coffee
- 2 Petit Dejeuner
- 3 Ardo Restaraunt
- 4 Lima Charlie’s
- 5 COBS Bread

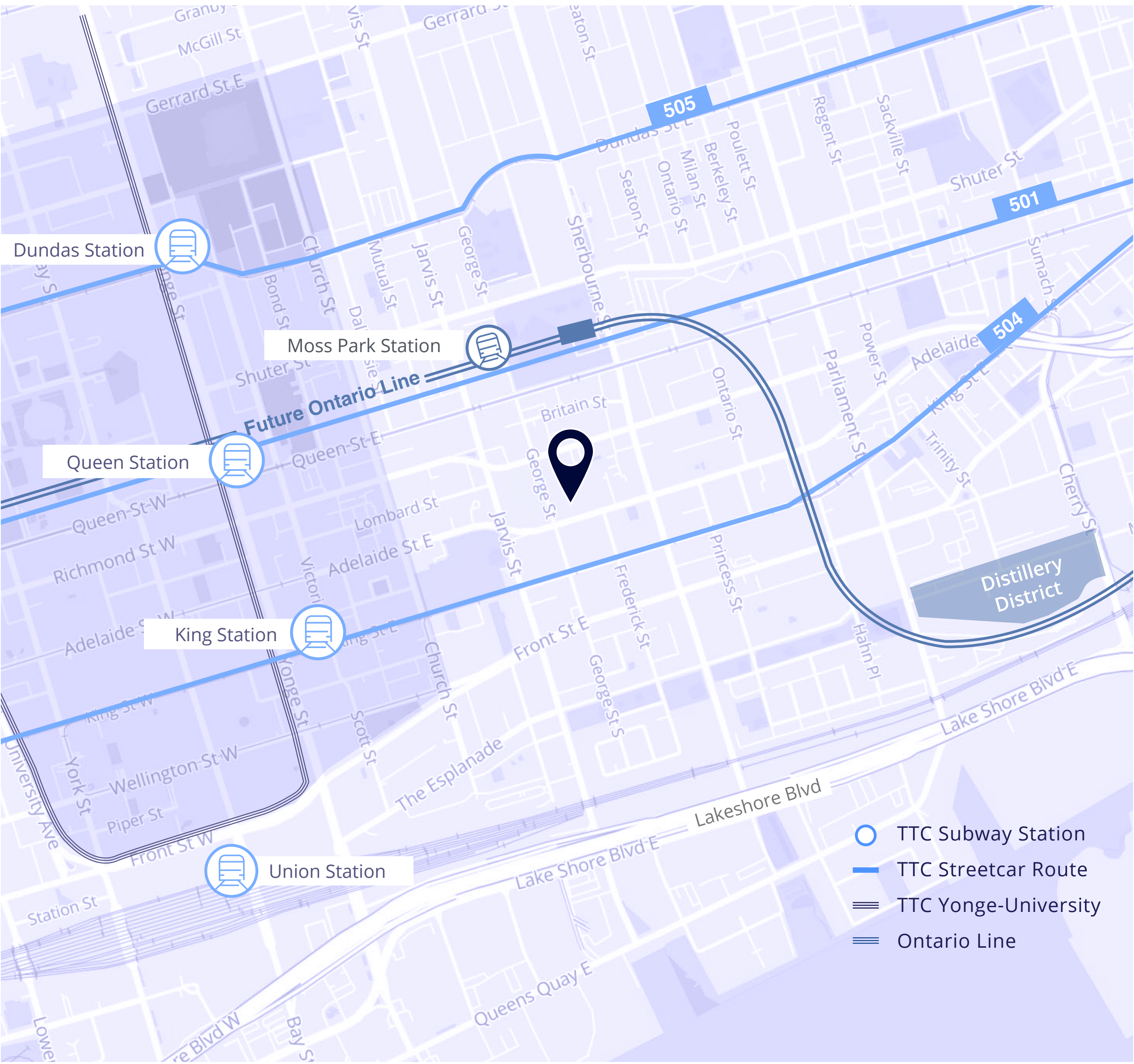
Health & Fitness

- 1 Massage Matters
- 2 The Yoga Lounge
- 3 6S Fitness +
- 4 Sweetgrass Spa Toronto
- 5 Hand & Stone Spa

Everyday Essentials

- 1 Petro- Canada
- 2 No Frills
- 3 St Lawrence Market
- 4 Canada Post
- 5 Rexall





Downtown East Transit

252- 264 Richmond Street East offers exceptional accessibility for commuters and pedestrians alike, with proximity to major transit routes, TTC subway and streetcar lines, and key downtown destinations.

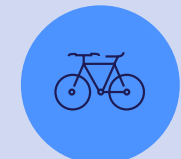
Connectivity	Distance	Drive Time
DVP	1.9 km	6 mins
Pearson Airport	27 km	40 mins
Billy Bishop Airport	3.4 km	14 mins
Highway 401	14.8 km	40 mins
Queen Street Station	350 m	1 mins
King Station	550 m	3 mins
Union Station	1.7 km	8 mins
Dundas Station	350 m	4 mins



100
Walk Score



100
Transit Score



98
Bike Score

CONNECTIVITY



Accelerating success.

*Jason Cowie**

Associate Vice President

+1 416 479 5240

Jason.cowie@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc., Brokerage. *Sales Representative.

