



# STEELE BRIGGS BUILDING

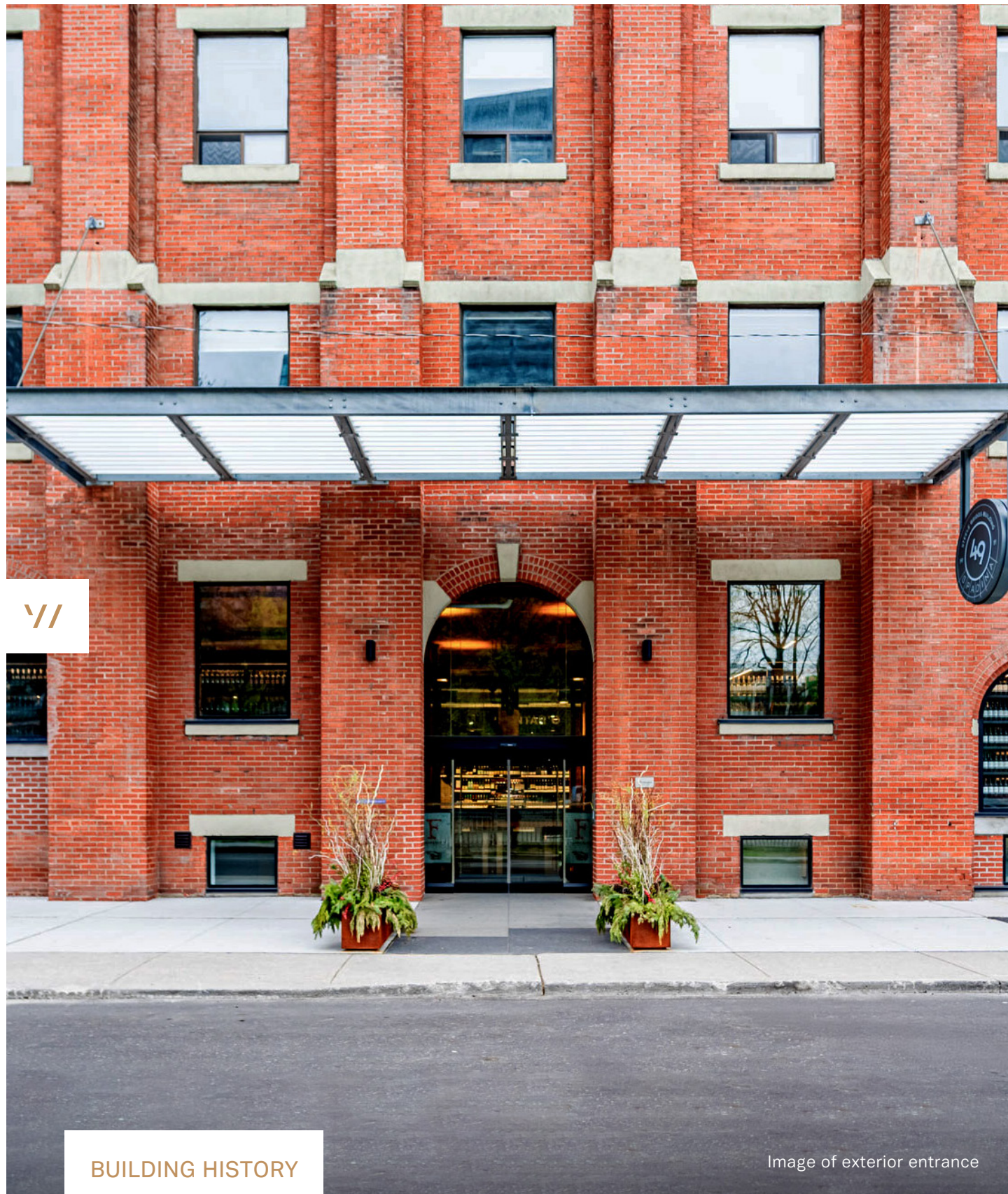
at 49 SPADINA AVE.



FOR LEASE

WOLFE CORP

CBRE



## BUILDING HISTORY

Image of exterior entrance

Built in 1911 this building was originally used as a commercial warehouse for the Steele Briggs Seed Company who shipped seeds across Canada. The Steele Briggs Seed Company was founded by Richard Steele and Sylvester Briggs originally purchasing 49 Spadina as a warehouse to consolidate their operations into one building. They occupied the building until the late 1970s, at which point the building was sold to WolfeCorp and converted to a commercial office building. [Click here to learn more.](#)

## CURRENT BUILDING FEATURES



### BUILDING SERVICES AND FEATURES

- On-site property Management.
- Touchless Building Entry.
- Monthly Sani-Defense common area deep clean and ongoing sanitization program.
- 15-minute building park and drop zone along Clarence Square.



### BUILDING HIGHLIGHTS

- Ideally located, overlooking Clarence Square Park.
- 15,000 sq.ft. of single tenant floorplates.
- Change rooms, shower facilities and 40 weather protected bike stalls.
- Enclosed weather-protected loading dock.
- Gender neutral washrooms and single user female powder rooms.



### BOUTIQUE BRANDING & SIGNAGE OPPORTUNITIES

- Unique opportunity to showcase your brand in the newly built office and retail lobby.



### HERITAGE

- Architectural details of the building remain today, including the original timber, high ceilings and red brick exteriors, stone window details and large oak doors.

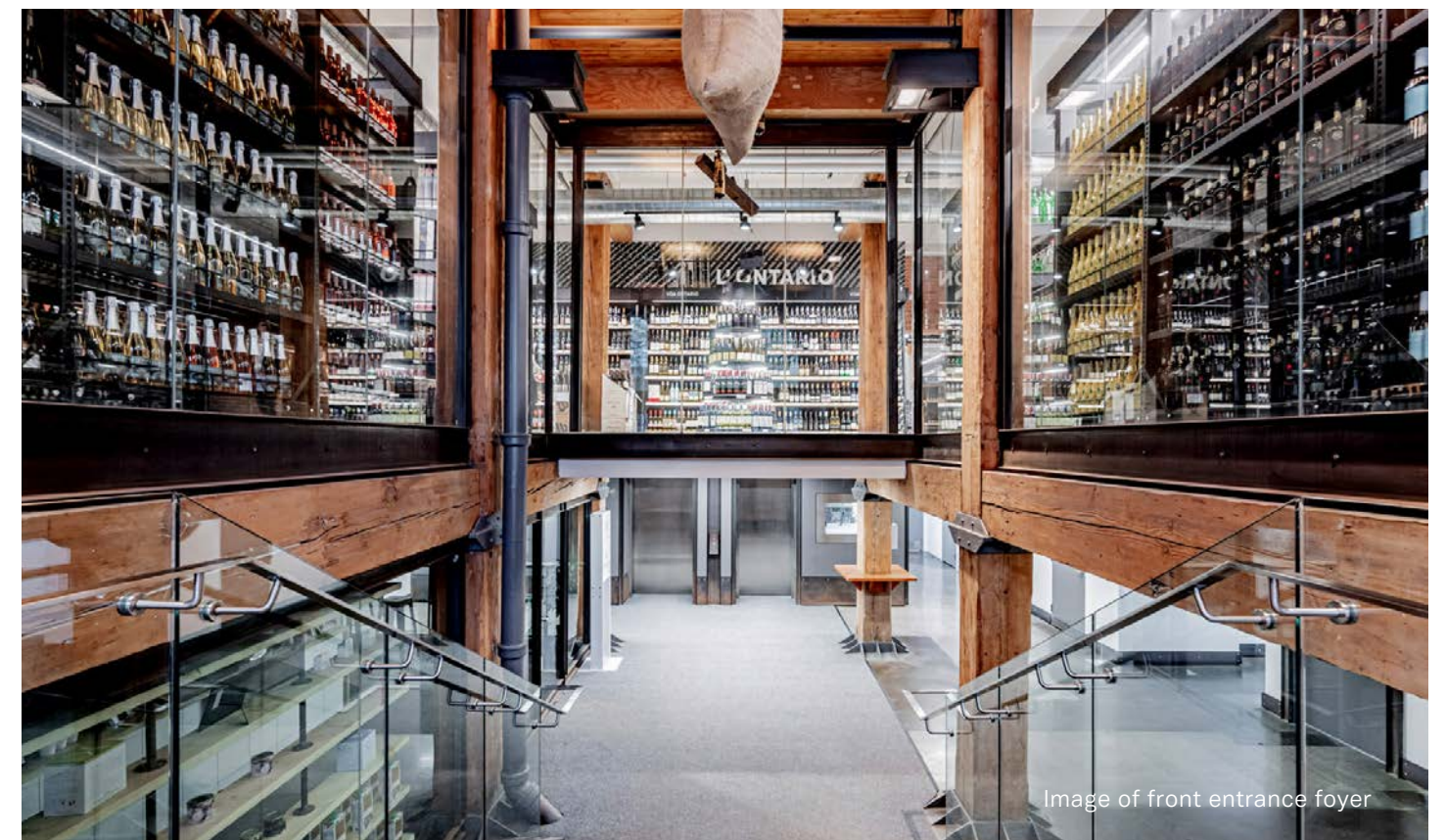


Image of front entrance foyer

# THE OFFERING



## ABOUT

Located in the heart of the King-Spadina neighbourhood, 49 Spadina is a brick and beam heritage building that has been modernized and repurposed from a light industrial structure to a best-in-class mixed-use building. Built in 1911, 49 Spadina features original beams, high ceilings and oak floors. Situated in one of the city's most walkable and bike-friendly communities, the building is within close proximity to Rogers Centre, Bisha Hotel, Soho House and some of the best restaurants in the city. 49 Spadina is also the home of the new LCBO King West Flagship Store.

## AVAILABILITIES

**Net Rent:** Please contact listing agents  
**Additional Rent:** \$26.77 (2026 estimate, including hydro)

### 49 SPADINA AVE.

Suite	Size	Availability	Comments
401	1,218 sq.ft.	Immediate	Modern brick and beam space, move-in ready
501	9,184 sq.ft.	October 1st, 2026	Contiguous Block up to 13,374 sq.ft.
502	4,190 sq.ft.	October 1st, 2026	Contiguous Block up to 13,374 sq.ft.

13,374 SQ. FT.

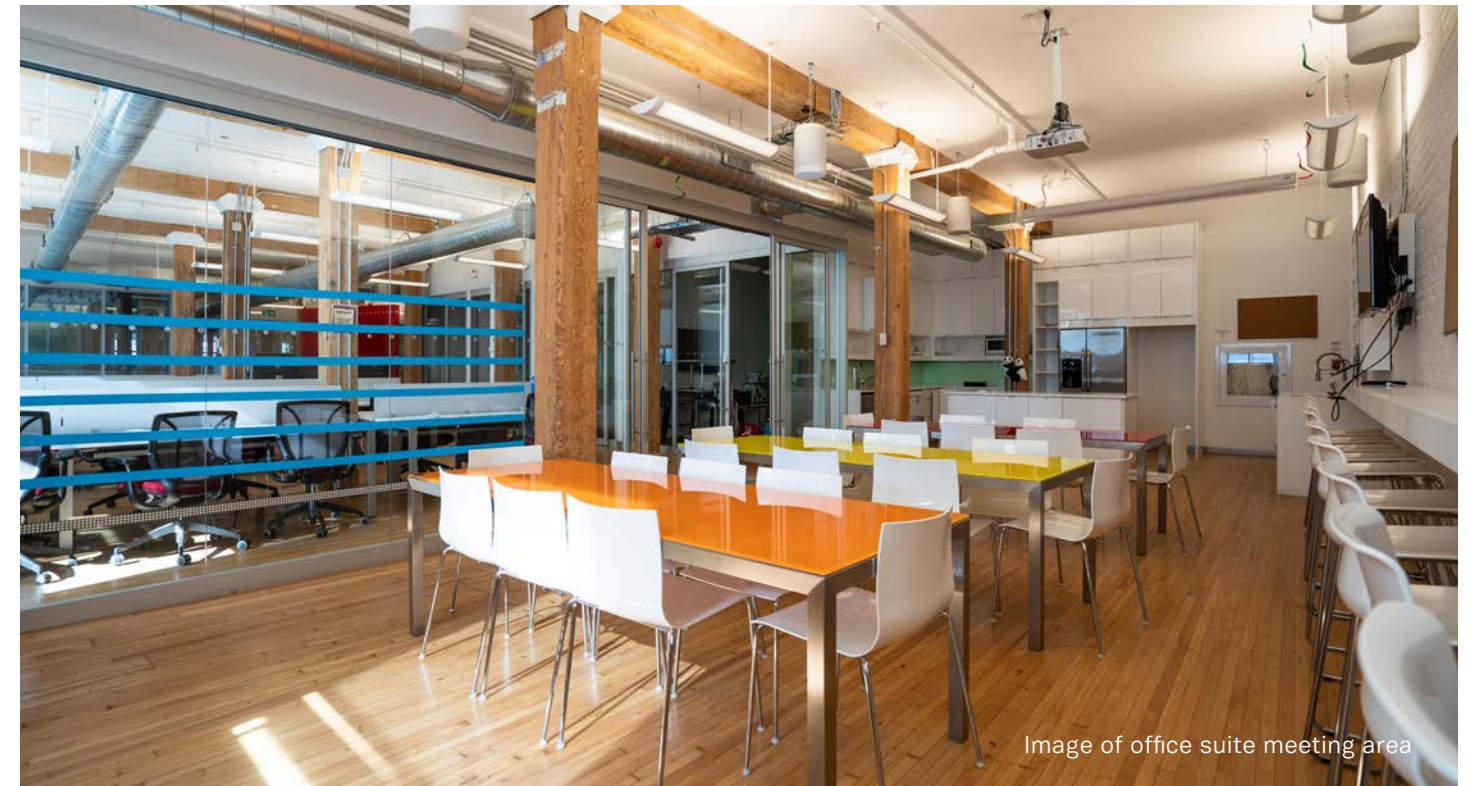
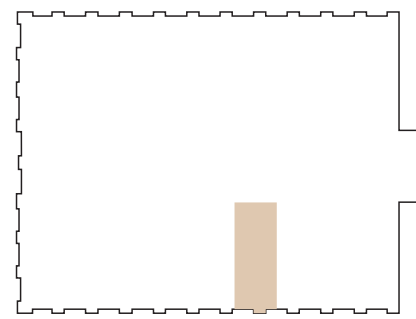
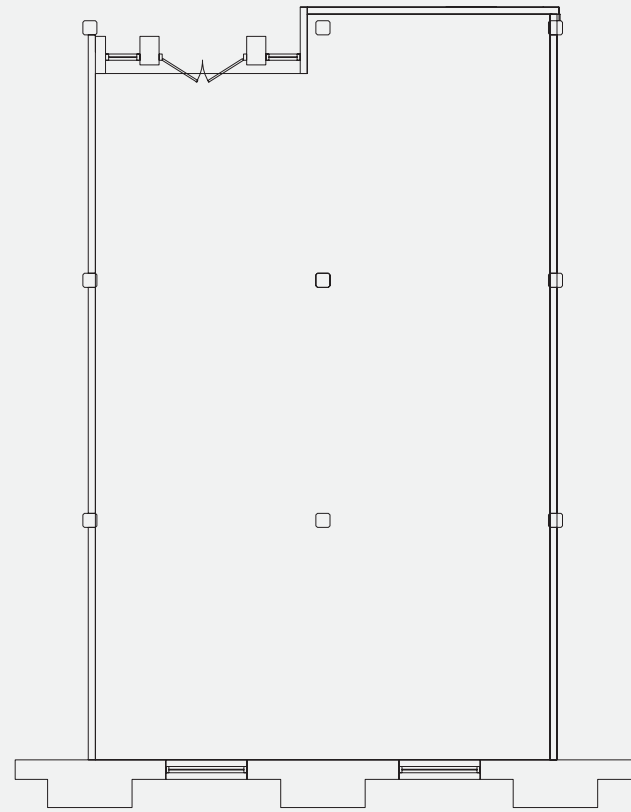


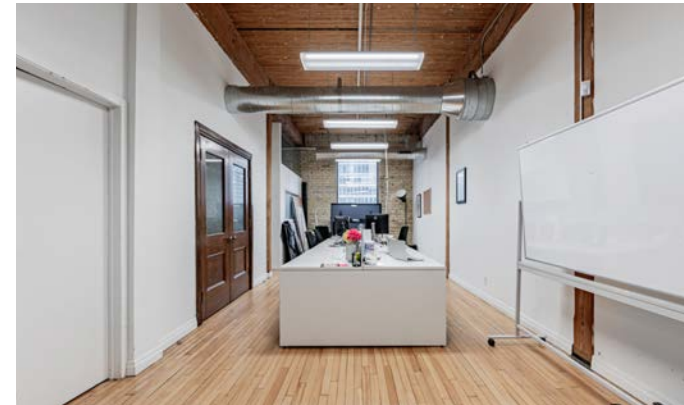
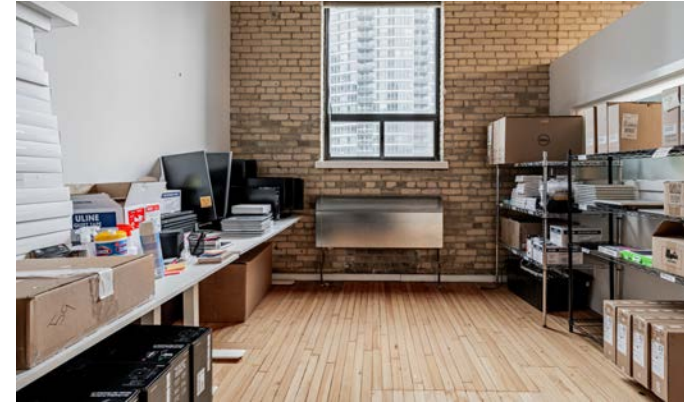
Image of office suite meeting area

# FLOOR PLAN - SUITE 401

1,218 sq.ft. - Immediate



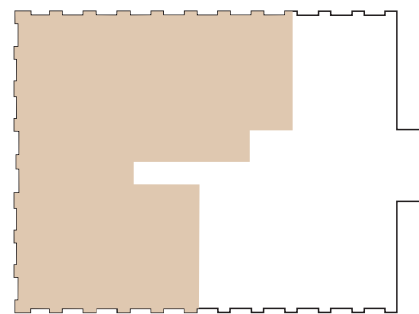
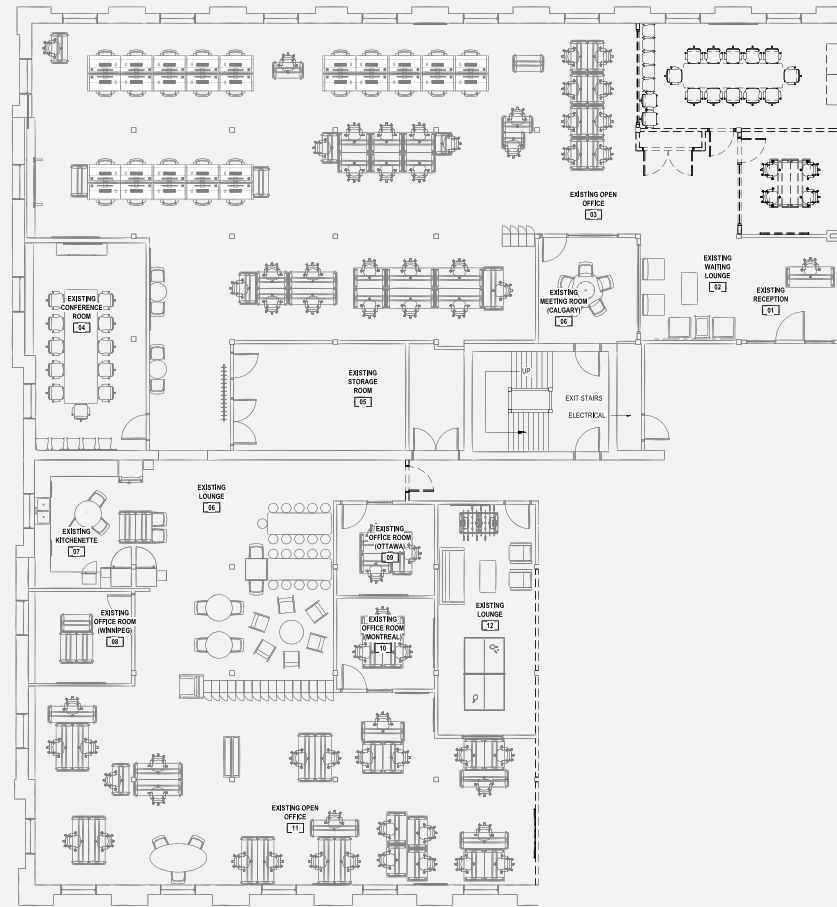
4TH FLOOR



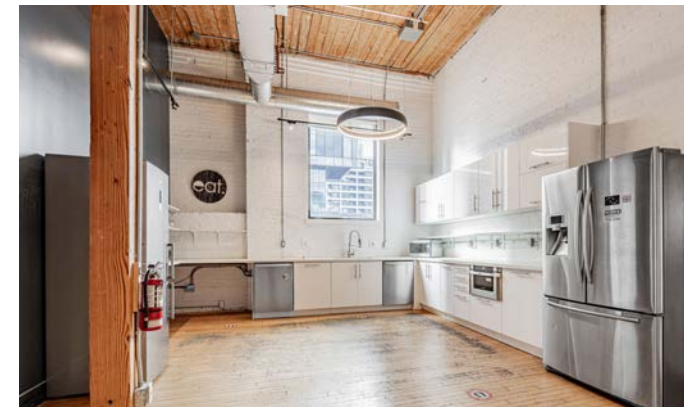
SUITE 401

# FLOOR PLAN - SUITE 501

9,184 sq.ft. - *CONTIGUOUS* - October 1st, 2026

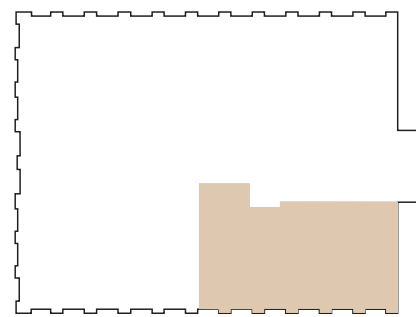
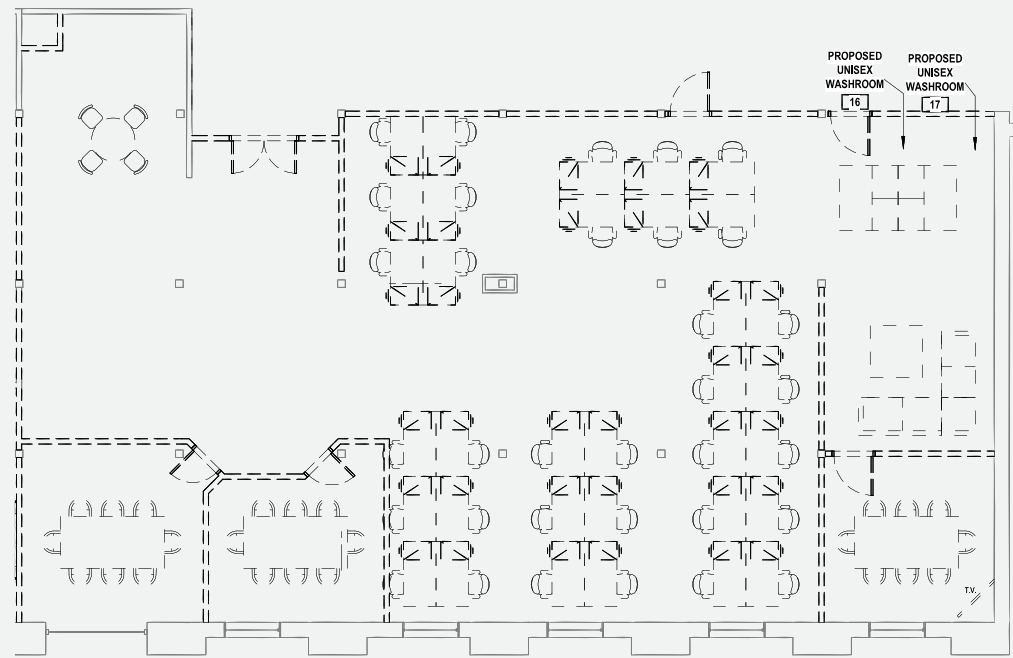


5TH FLOOR

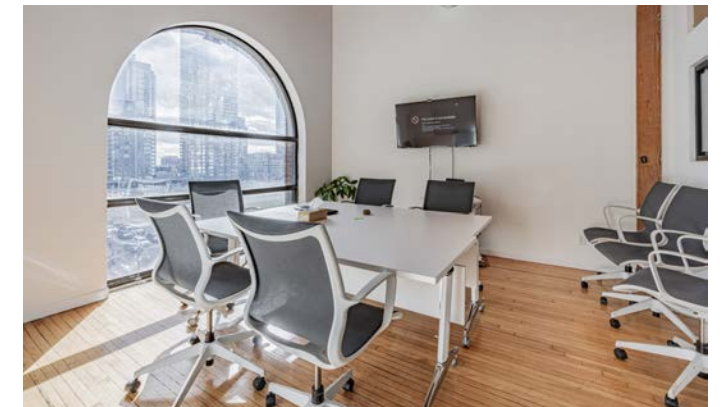


# FLOOR PLAN - SUITE 502

4,190 sq.ft. - *CONTIGUOUS* - October 1st, 2026



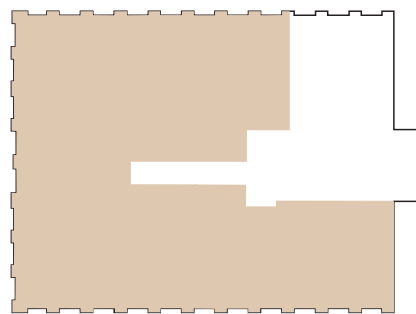
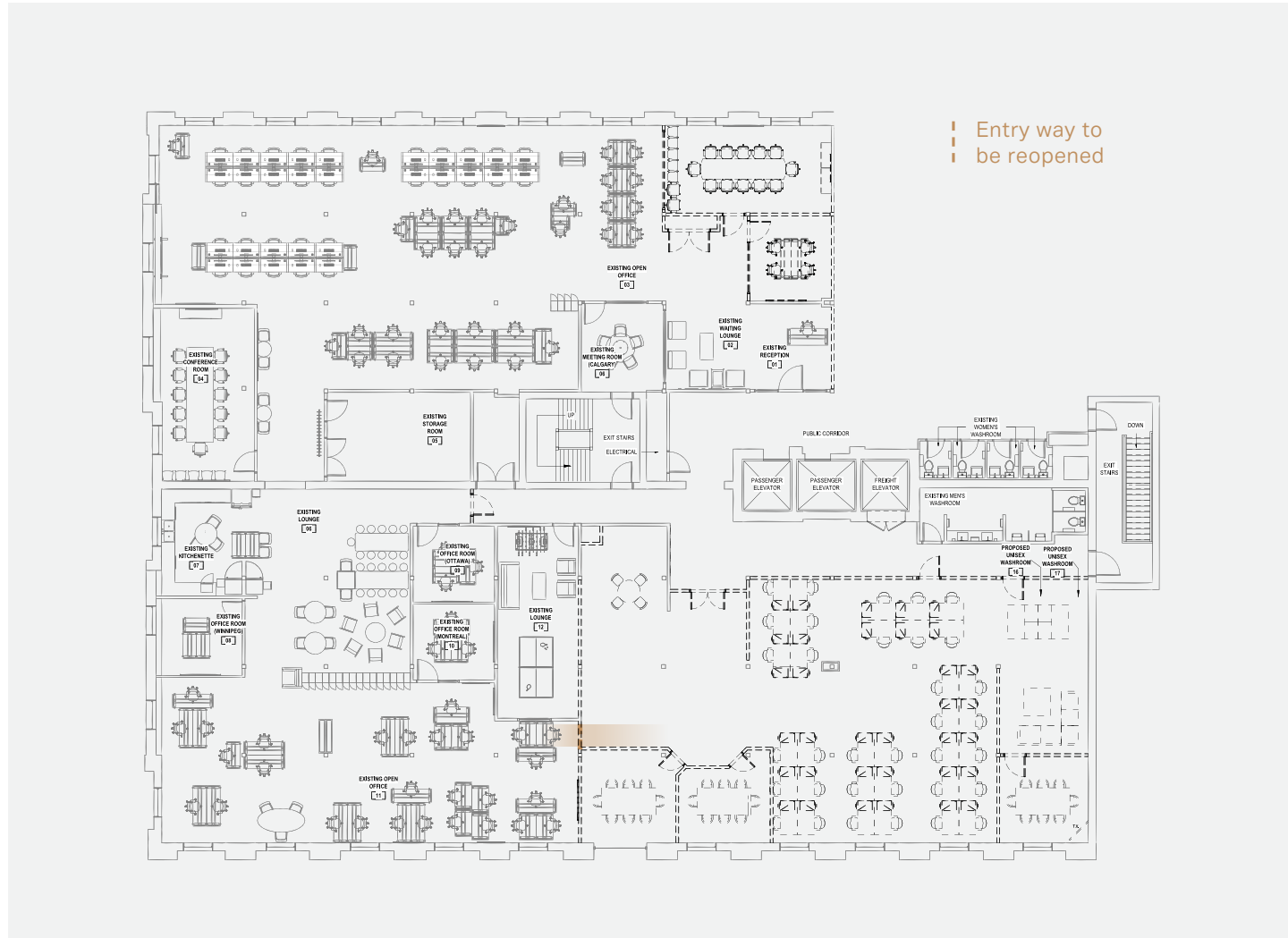
5TH FLOOR



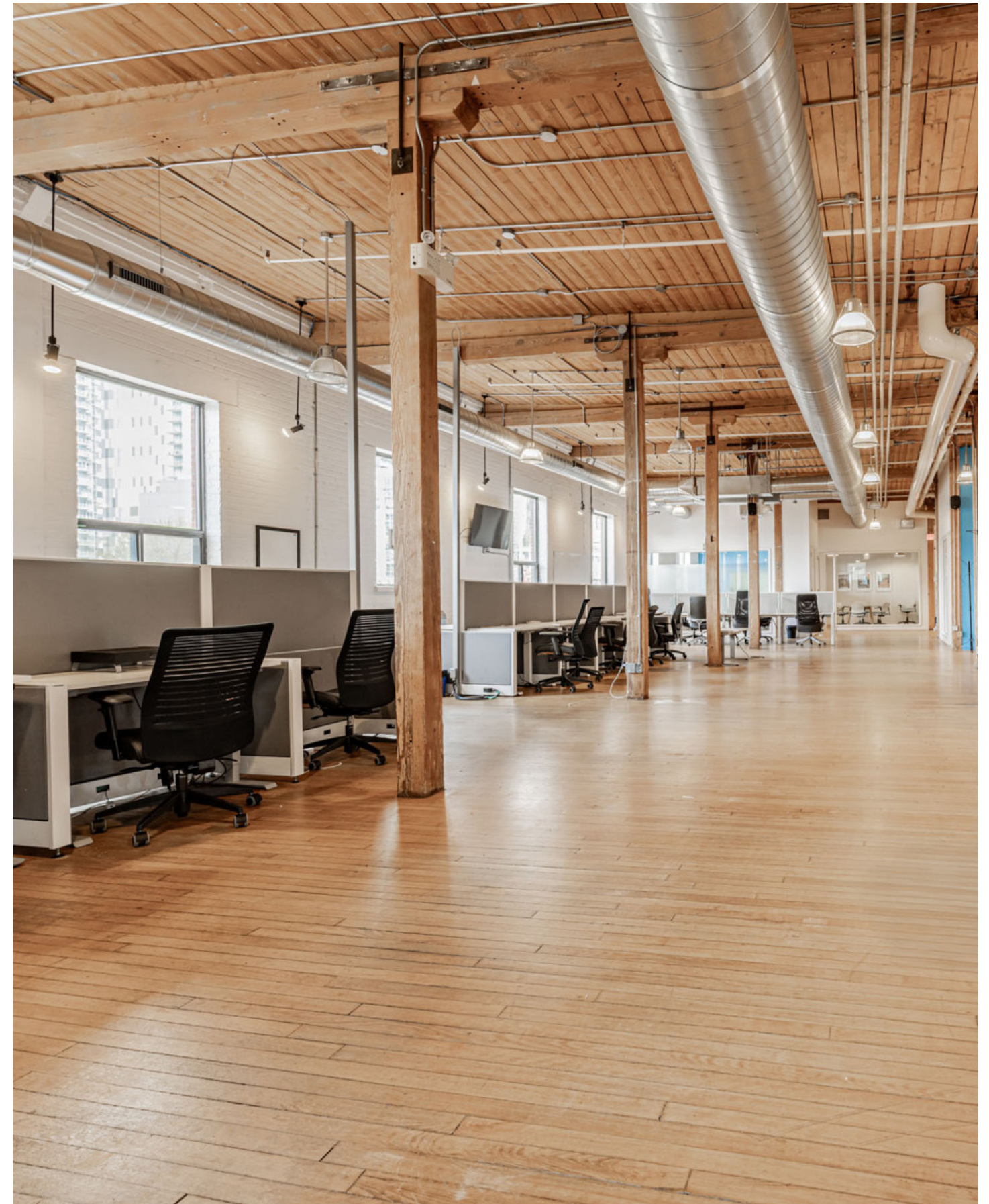
SUITE 502

# FLOOR PLAN - SUITE 501 & 502

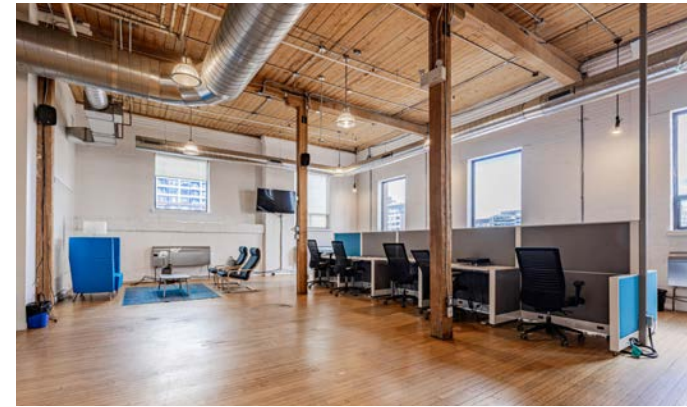
13,374 sq.ft. - *CONTIGUOUS* - October 1st, 2026



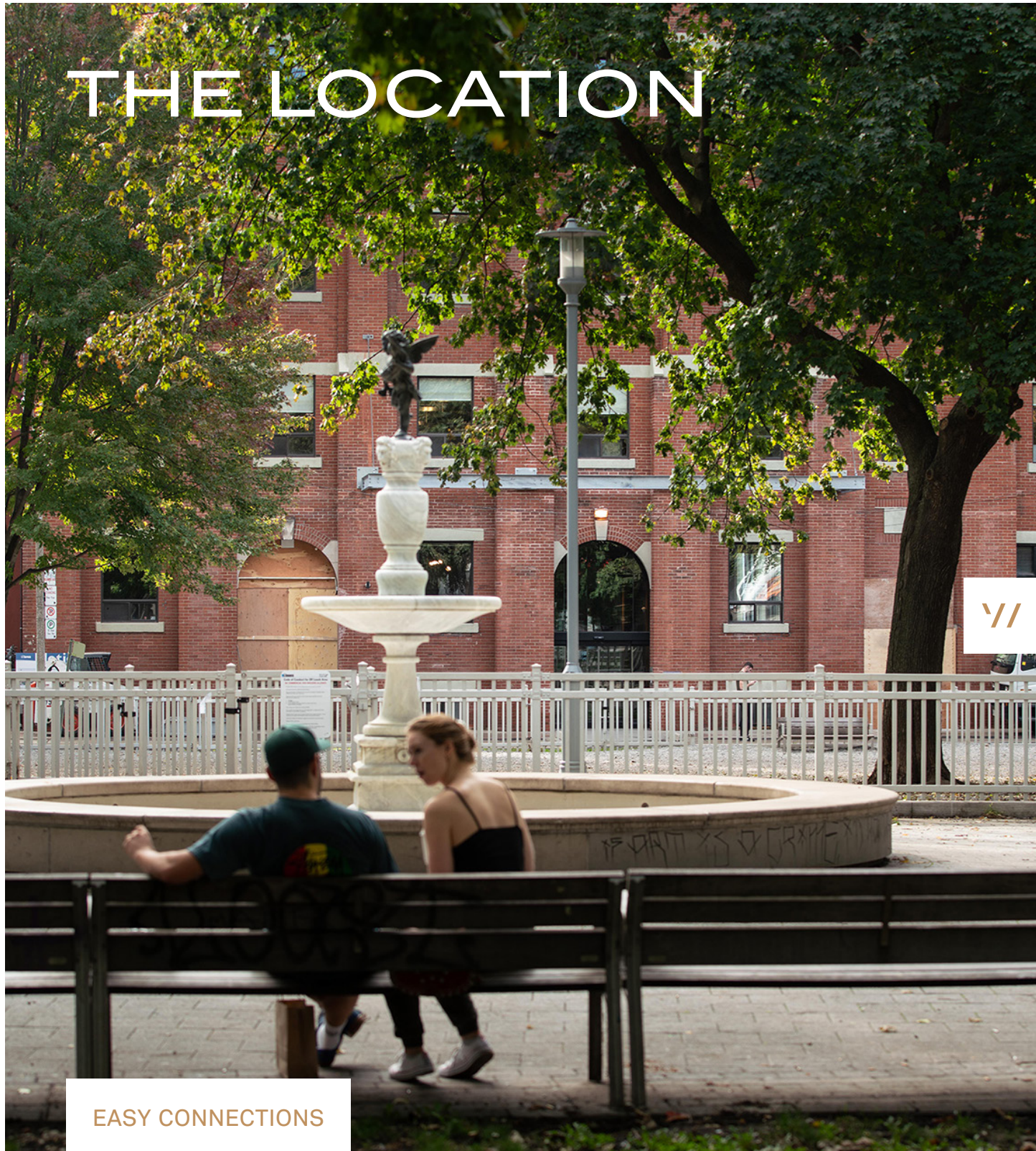
5TH FLOOR



SUITE 501



# THE LOCATION



## EASY CONNECTIONS

-  2 minute walk to 510 Spadina Streetcar
-  Walking distance to Financial District
-  2 minute walk to 504 King Streetcar
-  4 blocks from Gardiner Expressway
-  6 minute drive to Billy Bishop Airport
-  Spadina-Front GO Station announced by Metrolinx located immediately south



STACKT MARKET



GUSTO 101

## SURROUNDING AREA

Located at the intersection of Spadina and Front, the Steele Briggs Building is situated in the heart of Toronto's Downtown West.

Surrounded by some of the city's best restaurants, independent coffee shops and boutique retailers Downtown West is a vibrant live, work and play neighbourhood.

With the likes of: Stackt Market, Laissez Faire, 1 Hotel, Gusto 101, Farm Boy, Dasha, Bisha Hotel, Patria, Jimmy's Coffee, and the Rogers Centre as key tenants.



1 HOTEL



FARM BOY

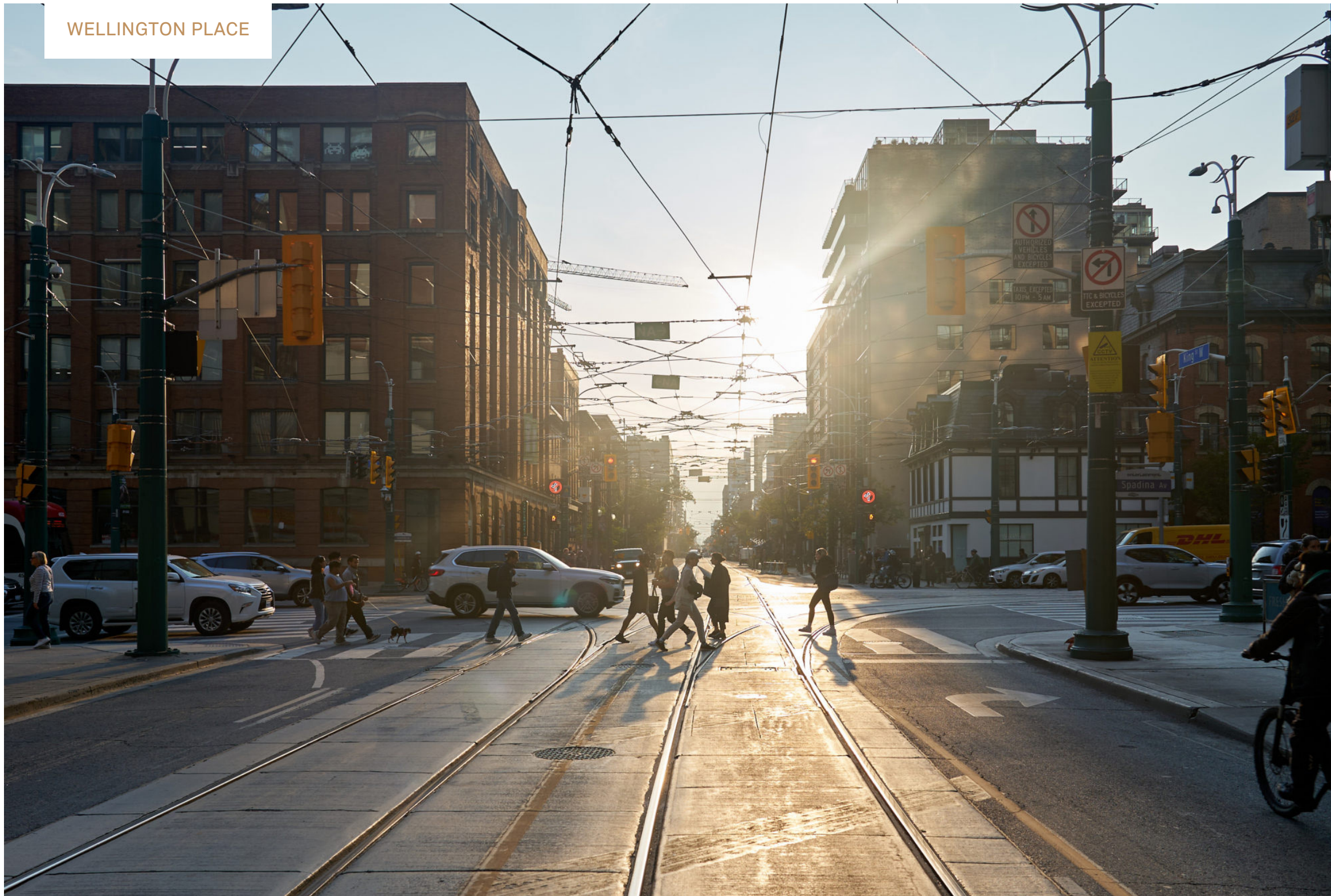


LAISSEZ FAIRE



DASHA

WELLINGTON PLACE



#1

RANKED NEIGHBOURHOOD IN TORONTO FOR MOST NEWLY CONSTRUCTED HOUSING (BUILT 2018 OR AFTER).

#1

RANKED NEIGHBOURHOOD IN TORONTO FOR TRANSIT.

#1

RANKED NEIGHBOURHOOD IN TORONTO FOR THE HIGHEST CONCENTRATION OF POST SECONDARY GRADUATES.

[SOURCE: TORONTO LIFE - MAGAZINE](#)

WELLINGTON PLACE is a great fit for the many affluent young professionals who populate the area. It's close to just about everything: the necessities, like hospitals and groceries, as well as the fun stuff, like bars and restaurants (it has the most per capita in the city).

Contributing to the area's explosive expansion is the Well, downtown's new residential and retail mega-complex, which has added more condos, shops, restaurants and gyms to an already robust mix.

OVERALL SCORE

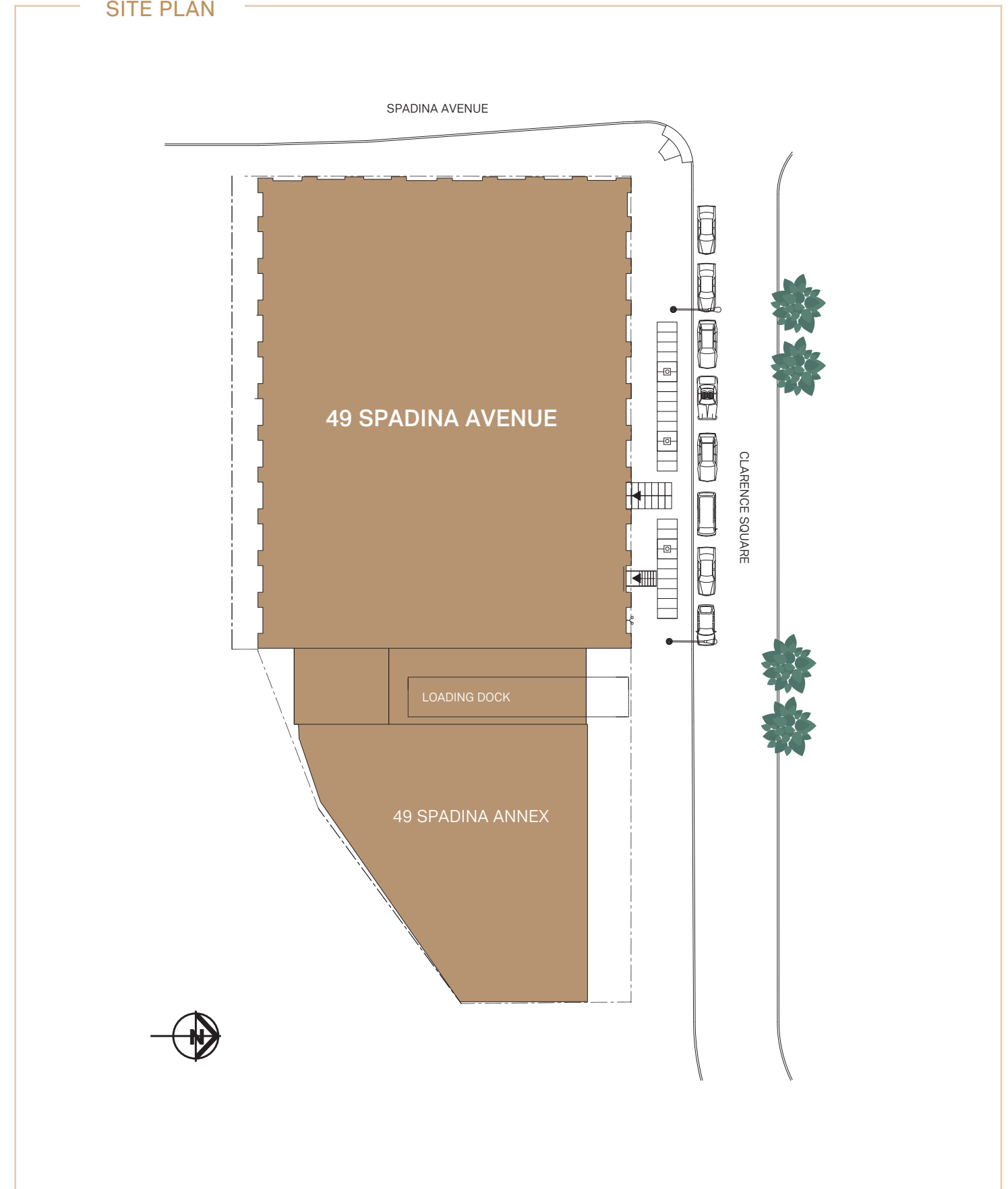
89.3

# THE SITE



Image of front entrance foyer

## SITE PLAN



# WOLFECORP



LEADERSHIP

“We have reimagined the workspace by adapting the industrial architecture of an earlier era with modern interiors and technologies. The results are unique urban spaces that foster ideas and inspire creativity.”

Co-founders Richard & Jeffrey Wolfe

WOLFECORP

MEET WOLFECORP

## ABOUT US

WolfeCorp is a real estate development, investment and management company that has been part of the evolving and dynamic King- Spadina neighbourhood in Toronto for more than 30 years.

## WE BELIEVE IN OUR BUILDINGS

We are proud stewards of our heritage buildings and are focused on creating spaces that foster ideas, inspire creativity and promote health, wellness and collaboration.

## REIMAGINING THE WORKPLACE

Our brick and beam buildings have attracted many users seeking original features such as high ceilings, natural light, and exposed structures combined with modern mechanical and electrical systems and amenities to support a variety of uses.

[Click here to learn more](#)

# IDEAS NEED SPACE <sup>®</sup>

# STEELE BRIGGS BUILDING

at 49 SPADINA AVE.



FOR MORE INFORMATION, PLEASE CONTACT:

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