

**AVISON  
YOUNG**

Office Spaces For Lease

**23 Toronto Street**  
**25 Toronto Street**  
**55 Adelaide Street East**

**Get more  
information**

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55 Adelaide Street E



25 Toronto Street

23 Toronto Street

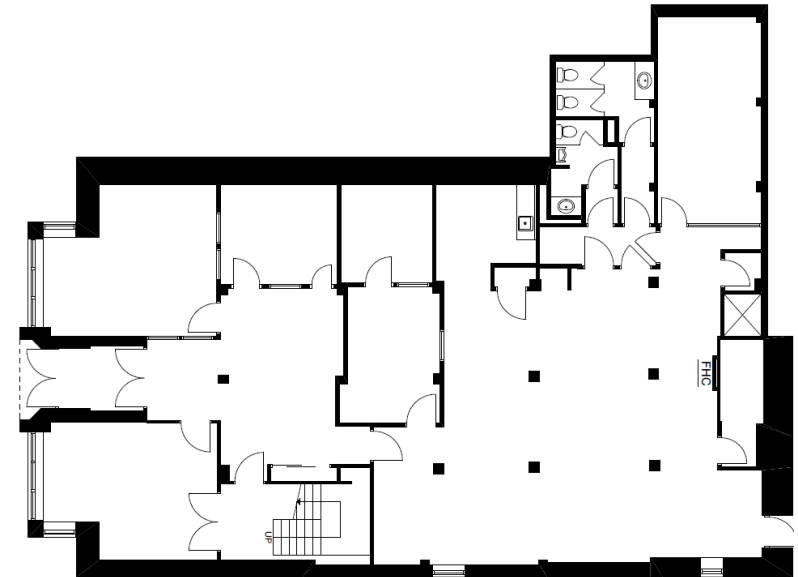
# 23 Toronto Street

Office space for lease

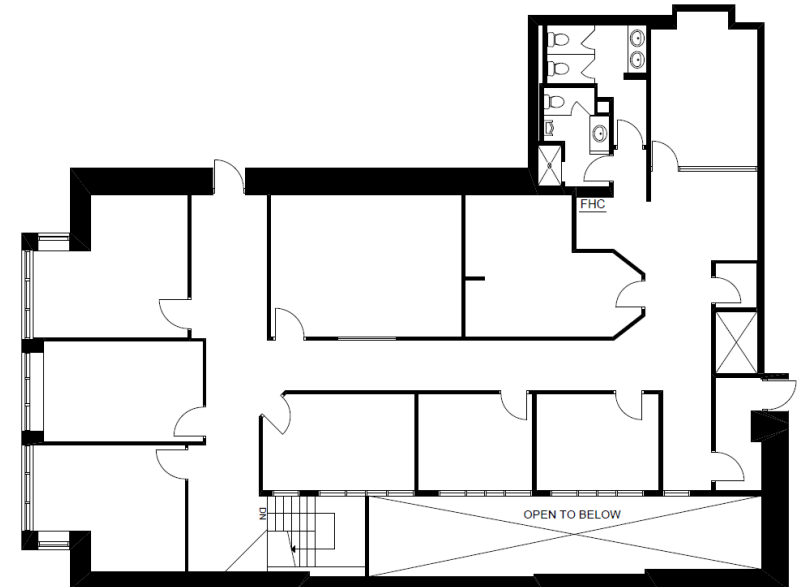
Full Building Opportunity



Discover a rare opportunity to lease a 7,500 SF standalone building in the heart of Toronto's Financial District. Located steps from King and Yonge, this property is ideal for retail, office or flagship showroom use.



1st Floor



2nd Floor

## AREA

1st Floor: 3,722 sf  
2nd Floor: 3,801 sf  
**Total: 7,523 sf**

## ASKING RATE

Contact listing agent

## ADDITIONAL RENT

\$18.74 psf

## OCCUPANCY

Immediate

## TERM

Flexible



Landlord to deliver space in base building condition ready for tenant fit-out



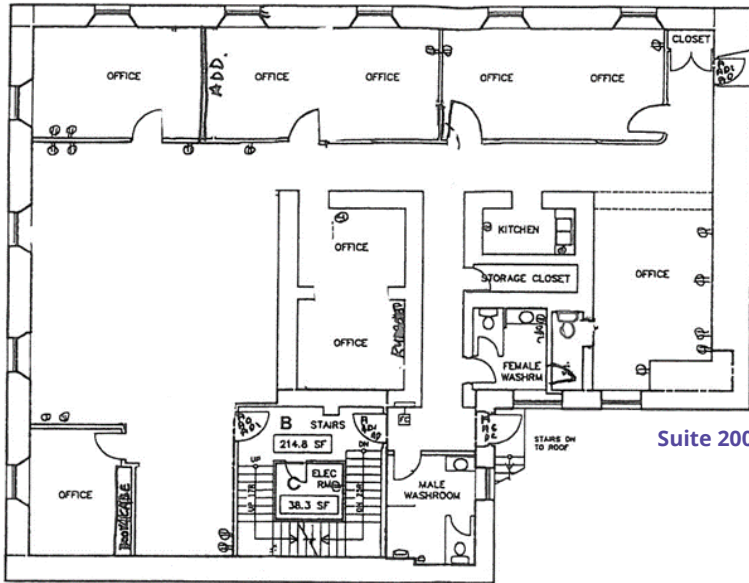
Self contained with private entrance and branding opportunity



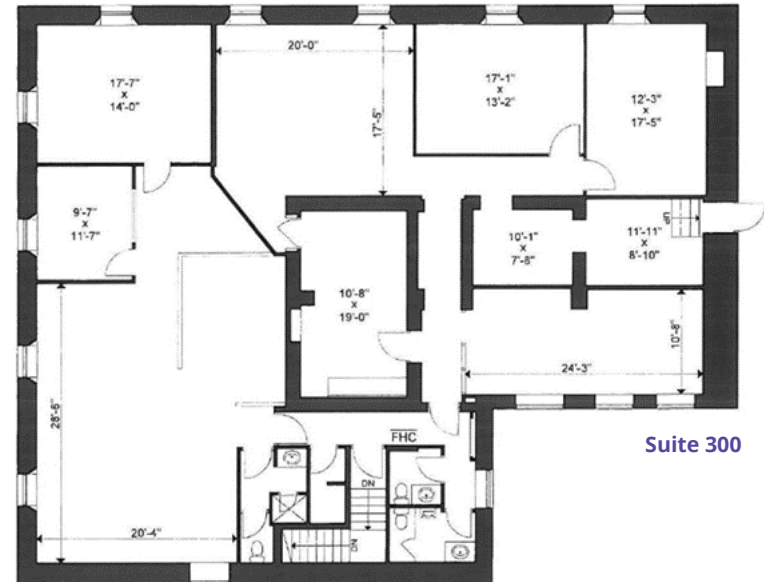
Prime downtown location near Financial Core & St. Lawrence Market



Easy access to TTC subway, PATH system and amenities



Suite 200



Suite 300

## AREA

Suite 200: 3,284 sf  
Suite 300: 3,496 sf  
Basement: 1,300 sf

## ASKING RATE

Contact listing agent

## ADDITIONAL RENT

\$18.74 psf

## OCCUPANCY

Immediate

## TERM

Flexible

### Suite 200 | 3,284 sf

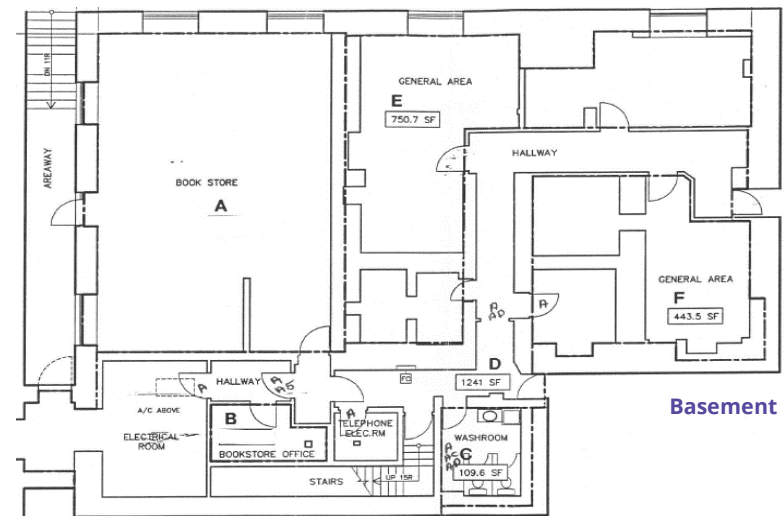
A spacious, full-floor opportunity featuring corner exposure, 11-foot ceilings, and abundant natural light. The open layout provides versatility for a range of workspace configurations, ideal for modern office users

### Suite 300 | 3,496 sf

This bright corner unit, full-floor suite features 11-foot ceilings and a flexible layout ideal for a variety of professional uses

### Basement | 1,300 sf

Walk-out basement space with signage opportunity. Built-out with boardroom, office and kitchenette



Basement



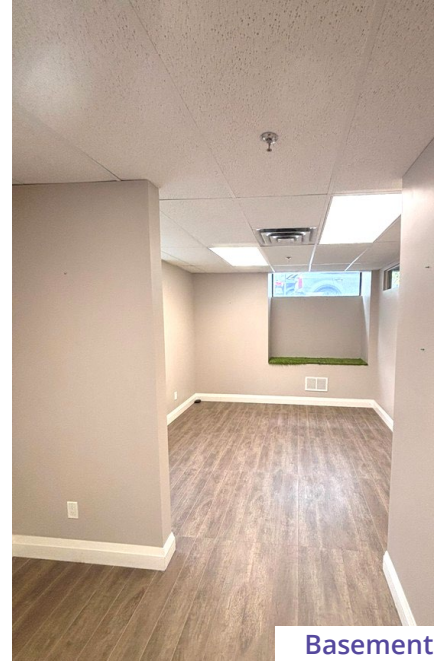
Suite 200



Suite 300



Suite 300



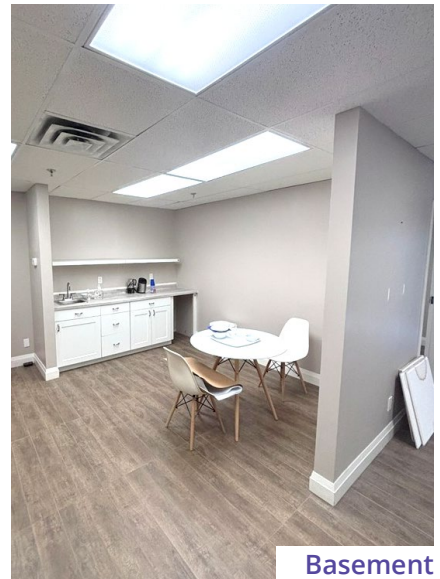
Basement



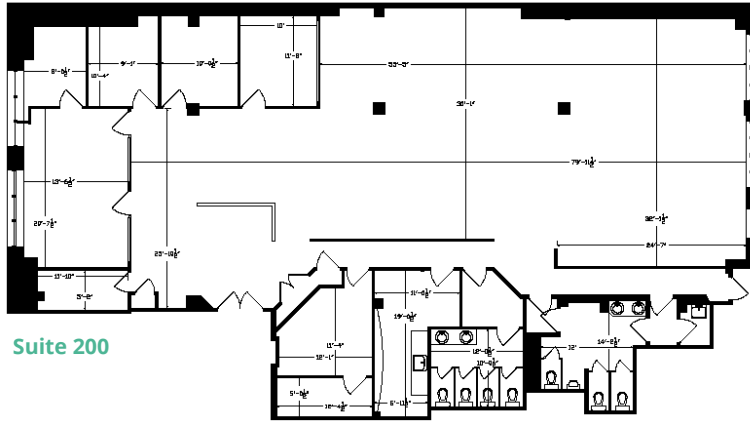
Suite 200



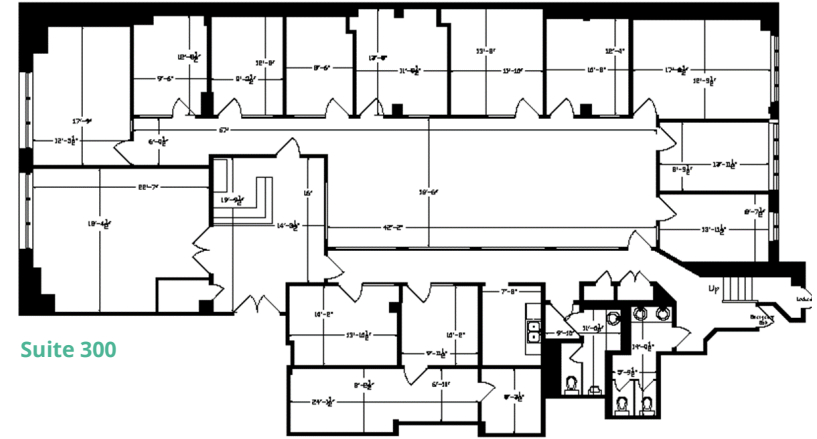
Basement



Basement



Suite 200



Suite 300

## AREA

Suite 200: 4,439 sf  
 Suite 300: 4,459 sf  
 Suite 400: 4,475 sf

## ASKING RATE

Contact listing agent

## ADDITIONAL RENT

\$18.74 psf

## OCCUPANCY

Immediate

## TERM

Flexible

## Suite 200 | 4,439 sf

Currently base building conditions

## Suite 300 | 4,459 sf

Former law office with reception, 10 perimeter offices, boardroom, at entry, and a kitchenette/ lounge- ideal for professional or legal users

## Suite 400 | 4,475 sf

Future **Model Suite**. Bright open-concept suite with modern finishes. Delivered unfurnished and ready for customization



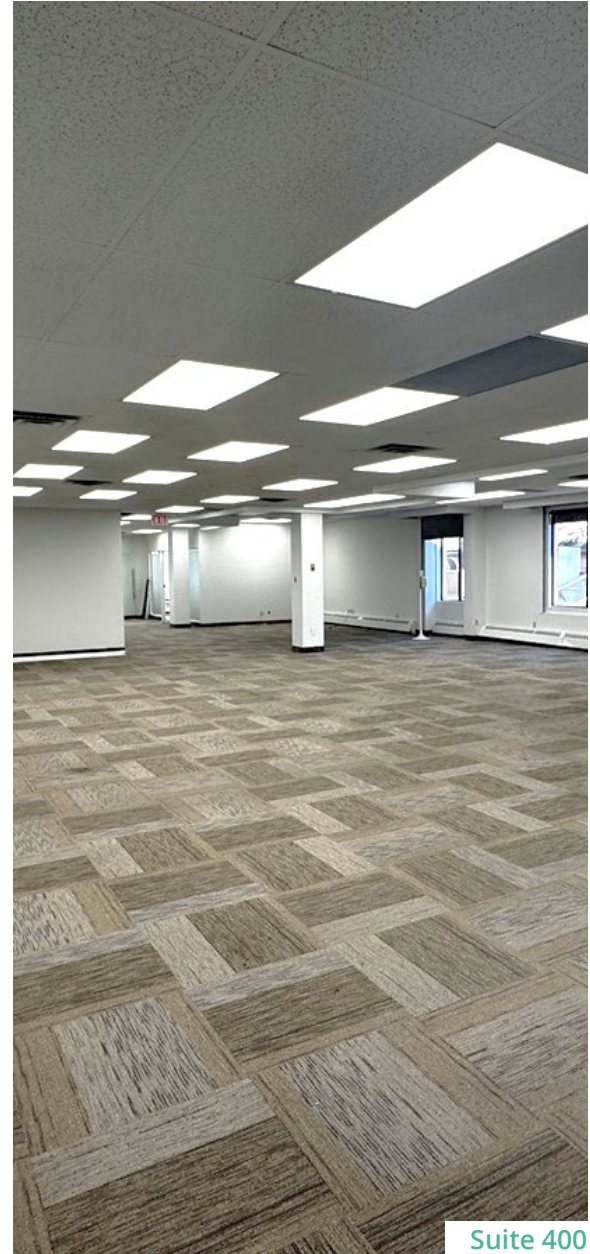
Suite 400



Suite 300



Suite 400



Suite 400



Suite 300



Suite 400



Suite 400

AREA AMENITIES

# Everything to offer within a short walking distance of the properties

23 Toronto St 25 Toronto St 55 Adelaide St E

**Eat**

- 1 Terroni
- 2 Laylak
- 3 Carisma
- 4 OEB Breakfast Co
- 5 Versus Coffee
- 6 Pearl Diver
- 7 Gyu-Kaku Japanese BBQ
- 8 Craft Beer Market
- 9 Piano Piano
- 10 aKin
- 11 The Corner Place
- 12 Cantina Mercatto

**Wellness**

- 1 Atmana Spa
- 2 BeHot Yoga
- 3 Wellington Healthcare
- 4 Shoppers Drug Mart




**Shop**

- 1 Winners
- 2 St. Lawrence Market

**Play**

- 1 Hockey Hall of Fame
- 2 Museum of Illusions
- 3 The Berczy Tavern
- 4 The Reservoir Lounge

**Transit**

-  Subway Stations
-  TTC Line 1
-  Union Station



100



100



93

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## Get more information

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