

OFFICE SPACES FOR LEASE

23 Toronto Street 25 Toronto Street 55 Adelaide Street East

Get more information

Jordan Morrison*

Vice President

+1 416 939 5592

jordan.morrison@avisonyoung.com

Jesse Fragale*

Vice President

+1 416 895 1422

jesse.fragale@avisonyoung.com

Sarah Ball*

Associate

+1 647 252 4163

Sarah.ball@avisonyoung.com

*Sales Representative

23

TORONTO STREET

FULL BUILDING



25

TORONTO STREET

MULTI-SUITE



55

ADELAIDE STREET E

MULTI-SUITE



23

TORONTO STREET

FULL BUILDING OPPORTUNITY

1st Floor	3,722 SF
2nd Floor	3,801 SF
Total	7,523 SF

- Standalone building
- Private entrance & branding
- Retail / Office / Showroom
- Immediate fit-out

25

TORONTO STREET

SUITE AVAILABILITY

Suite 200	3,284 SF
Suite 300	3,496 SF
Basement	3,496 SF

- 11-ft ceilings
- Corner exposure, natural light
- Walk-out basement w/ signage
- Full-floor suites

55

ADELAIDE STREET E

SUITE AVAILABILITY

Suite 200	4,439 SF
Suite 300	4,459 SF
Suite 400	4,475 SF
<u>Retail</u>	4,167 SF

- Open concept to private offices
- Former law office (Suite 300)
- Model Suite ready (Suite 400)
- Professional users

Office & Retail

55 Adelaide Street East

Old Toronto / St. Lawrence, Toronto

Three distinct suites for every professional user type — open concept, private office, and a brand-new Model Suite with modern finishes.



Property Overview

55 Adelaide Street East

SUITE	SIZE	OVERVIEW
Suite 200	4,439 SF	Base building condition
Suite 300	4,459 SF	Former law space, 10 perimeter offices, boardroom
Suite 400	4,475 SF	Model Suite — bright open-concept, modern finishes, unfurnished
Retail	4,167 SF	Fully Fixtured restaurant space – Retail Brochure

Additional Rent: \$18.74 psf (Office Space) & \$18.50 psf (Retail)

Occupancy: Immediate

Term: 1 to 10 years



Floor Plans



Suite 200

4,439 SF

Base building space



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 user



Suite 400

4,475 SF

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

FULL BUILDING OPPORTUNITY

23 Toronto Street

Financial District, Toronto

A rare standalone 7,523 SF building steps from King & Yonge — private entrance, branding opportunity, ideal for flagship office, retail or showroom.





FULL BUILDING

23 Toronto Street

23 Toronto Street

Full Building Opportunity

A rare opportunity to lease a 7,500 SF standalone building in the heart of Toronto's Financial District. Steps from King & Yonge — ideal for retail, office or flagship showroom use.

1ST FLOOR
3,722 SF

2ND FLOOR
3,801 SF

TOTAL
7,523 SF

ADDITIONAL RENT
\$18.74 psf

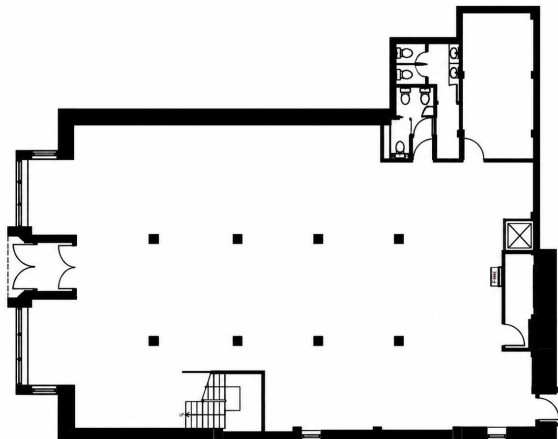
OCCUPANCY
Immediate

TERM
Up to 10 years

Contact listing agent for asking rate.

Floor Plans

TOTAL BUILDING 7,523 SF



1st Floor

3,722 SF

Open layout in Base Building Condition, direct street access, suitable for retail, showroom or office



2nd Floor

3,801 SF

Open layout in Base Building Condition, rooms have been demised

25 Toronto Street

Financial District, Toronto

Brick and Beam full-floor suites with 11-foot ceilings, corner exposure and abundant natural light — plus a walk-out basement with signage opportunity.



Property Overview

25 Toronto Street

SUITE	SIZE	OVERVIEW
Suite 200	3,284 SF	Full floor, Brick & Beam space, 5 offices
Suite 300	3,496 SF	Full floor, Brick & Beam space, 4 offices
Basement	1,300 SF	Walk-out, boardroom, office, kitchenette

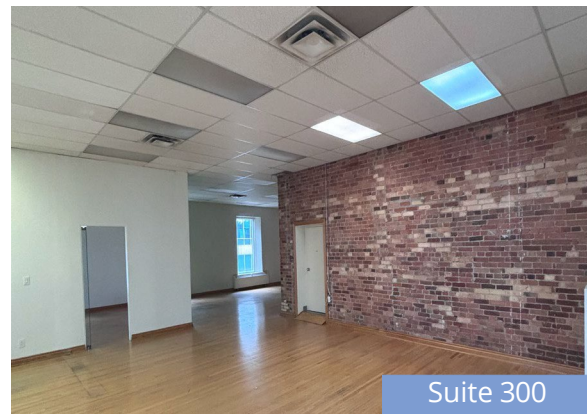
Additional Rent: \$18.74 psf

Occupancy: Immediate

Term: 1 to 10 years

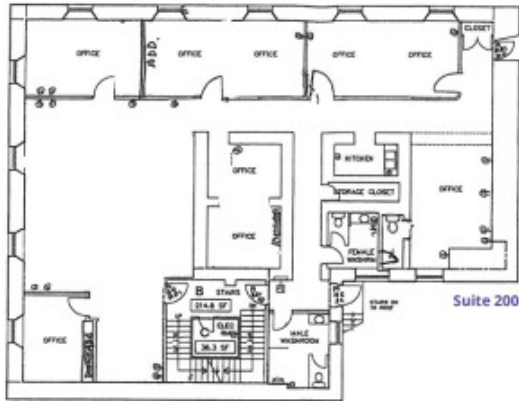


Suite 200



Suite 300

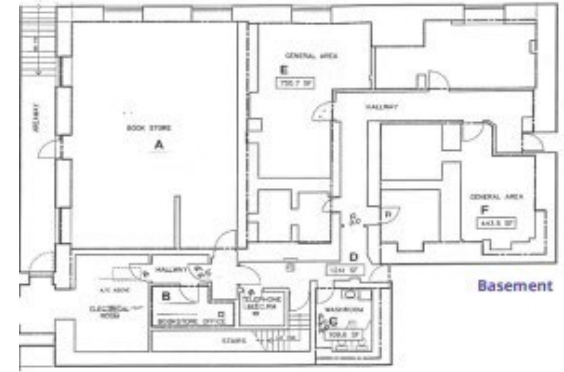
Floor Plans



Suite 200



Suite 300



Basement

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

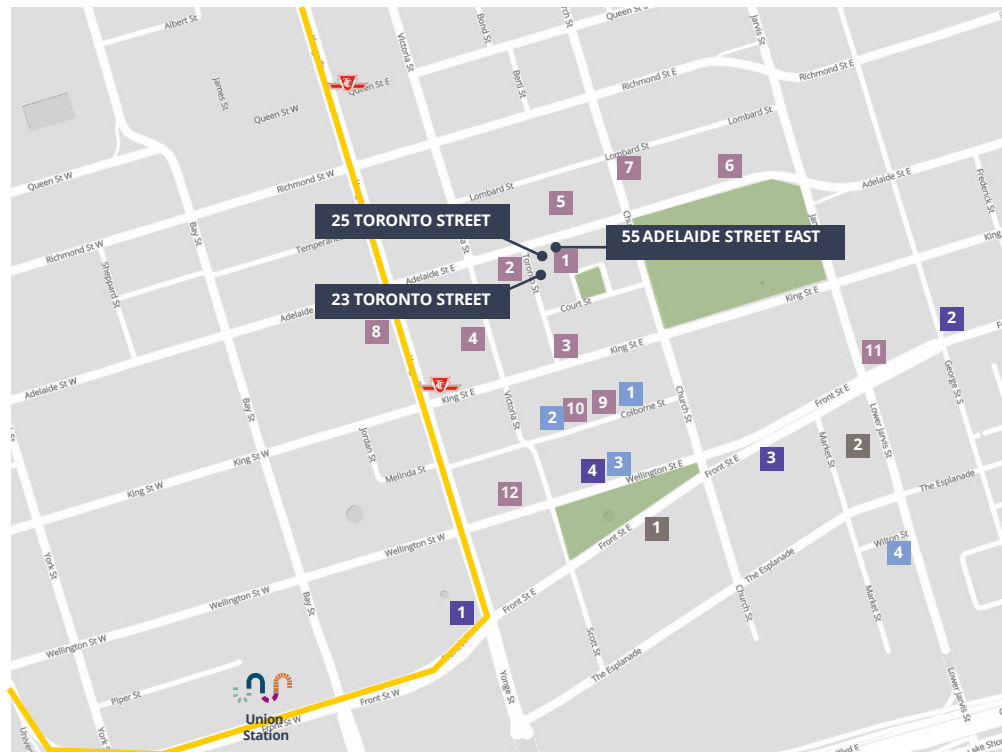
This bright corner unit, full-floor suite features 11-foot ceilings and a flexible layout ideal for a variety of professional uses

Basement

1,300 SF

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

Everything at Your Doorstep



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
- Union Station
- TTC Line 1

100

Walk Score

100

Transit Score

93

Bike Score