

Prime Street front Brick
and Beam Office Building

196 Spadina Avenue Toronto, ON

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196 SPADINA AVE

Toronto, ON

Roxborough Realty is proud to present an opportunity to lease a premium brick-and-beam office building in the Downtown Core. Upgraded with HVAC, a freight elevator, and reinforced concrete flooring, the timeless architecture offers the efficiencies of a modern office space! The lofty 11' ceilings and ample operable windows allow natural light and fresh air to flow throughout the building. Public transportation is easily accessible at the doorstep making this location a convenient commute or walk to work.

196 Spadina Ave. is in the heart of a vibrant urban setting. The neighbourhood is undergoing transformative gentrification and growth, with over 10,000 residential units in development, ideal for living and working. The Property boasts easy access to transportation and upscale dining, entertainment, and cultural and recreational amenities. This office location is ideal for cultivating organizational culture, creativity, engagement, and productivity.

196 SPADINA AVE

Toronto, ON

Partial or Full Building Leasing Opportunity

Property Data

Gross Floor Area (SF) ± 4,849 SF 2nd Floor
 ± 4,849 SF 3rd Floor
 ± 4,849 SF 4th Floor
 ± **14,547 SF- Full Office**

Frontage ± 55 feet

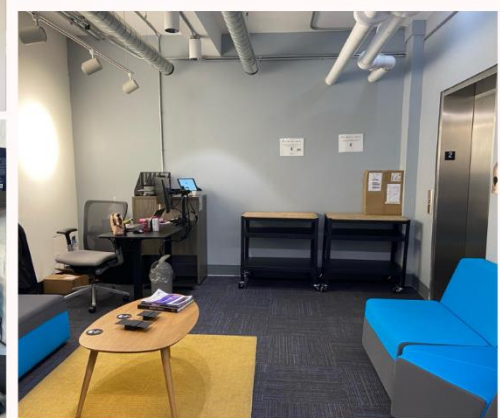
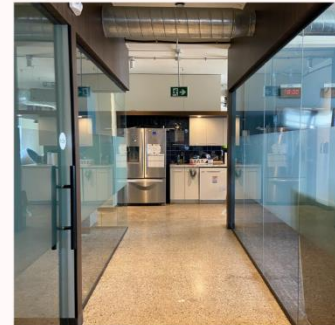
Parking 2 parking spaces in the rear of the building

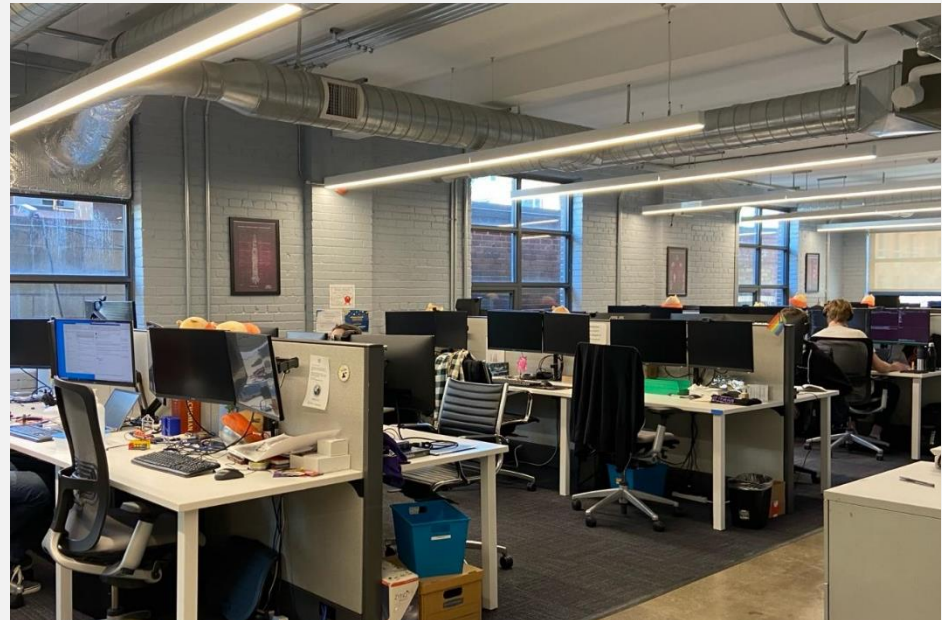
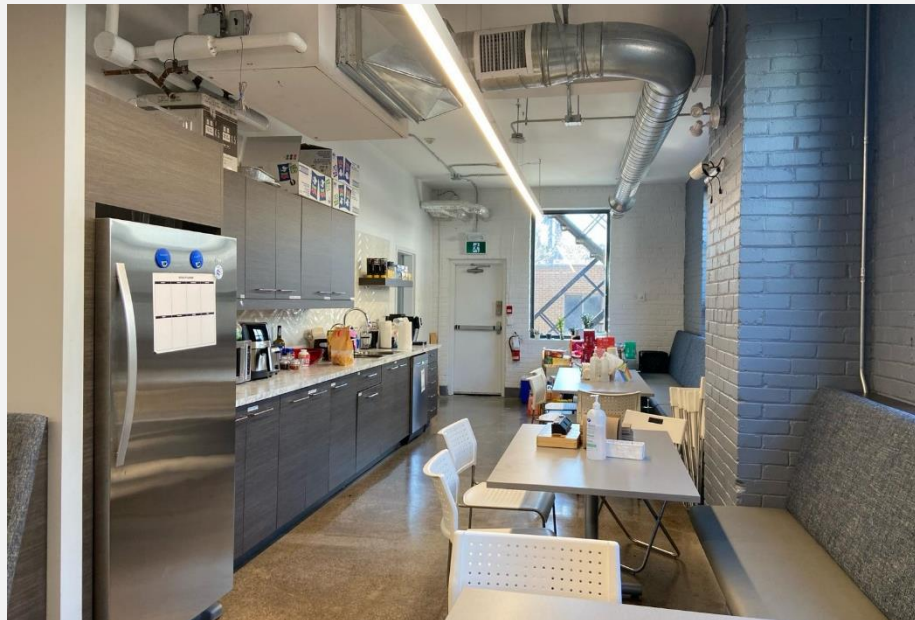
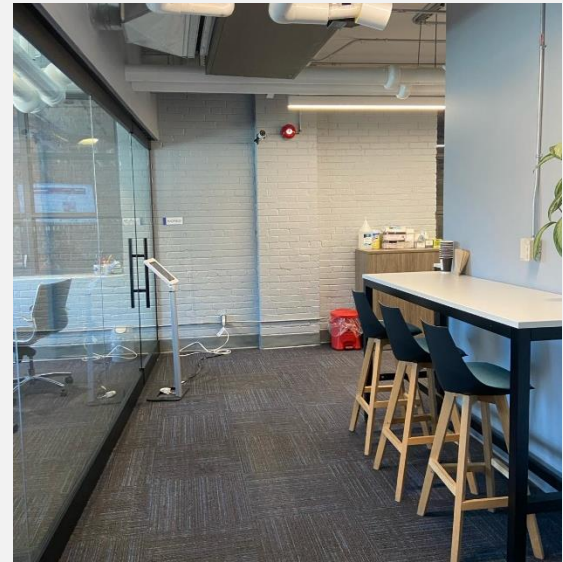
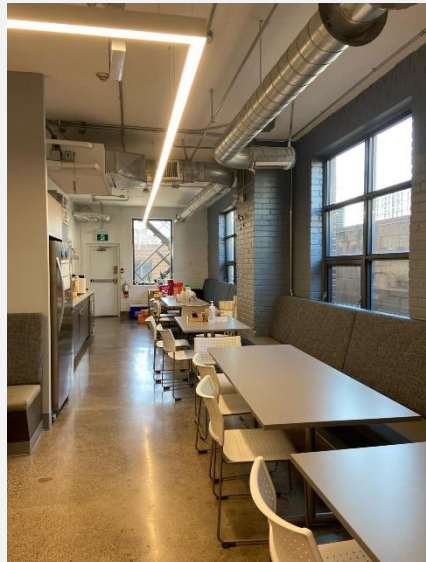
Net Rent Please contact for more information.

TMI (\$ per SF) ± \$15.00

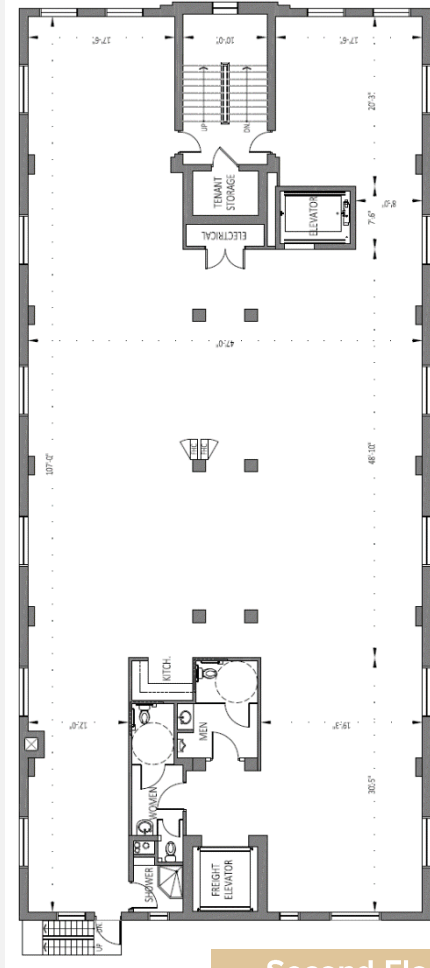
Zoning CR 5.0 (c2.5; r4.0) SS2 (x2346)

Available July 1, 2024

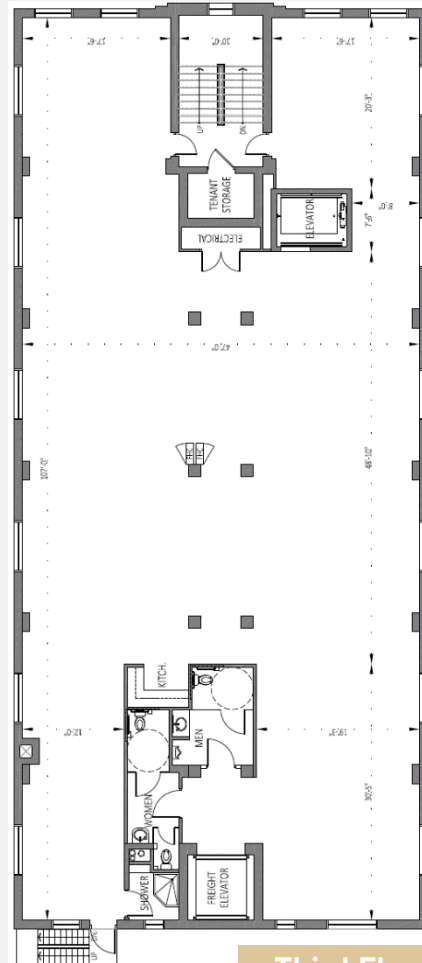




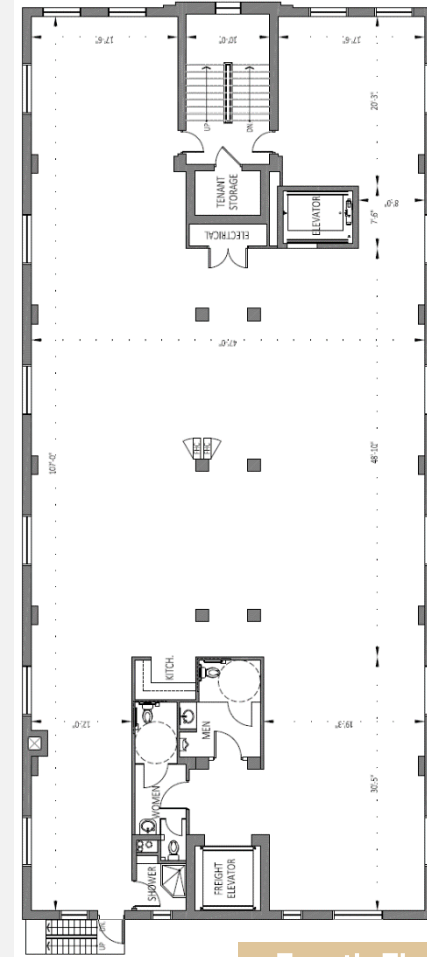
Floor Plans



Second Floor



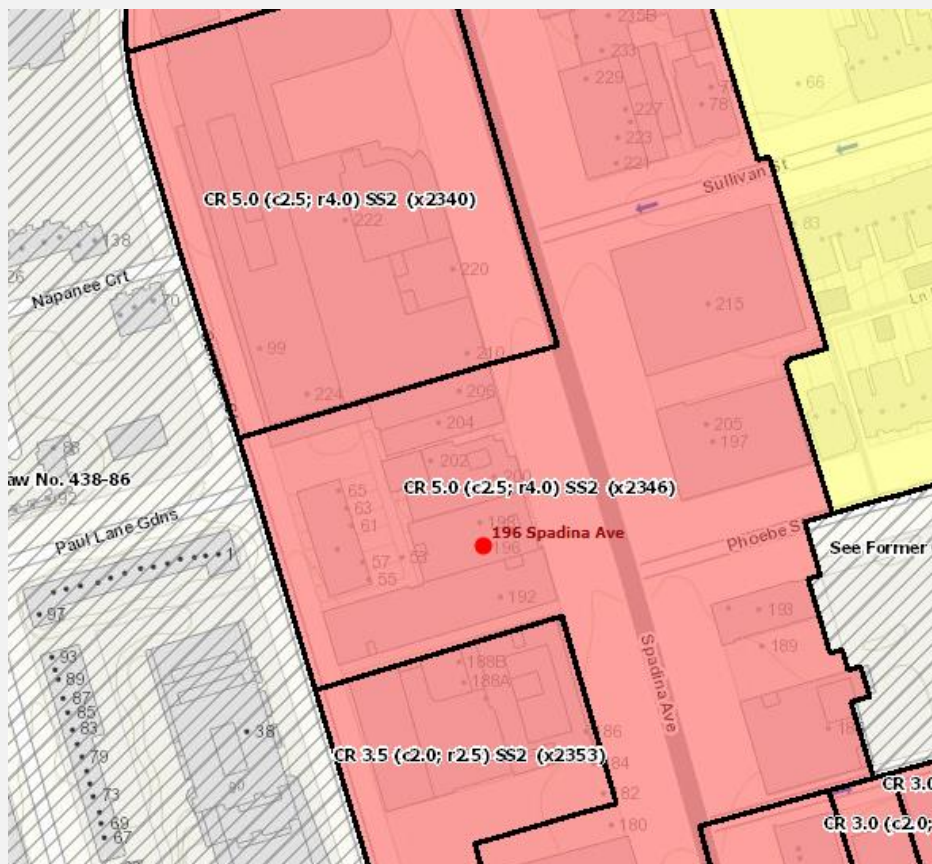
Third Floor



Fourth Floor

CITY OF TORONTO

40.10.20 PERMITTED USES



(A) In the CR zone, the following uses permitted under the letter "c" in the zone label to in regulation 40.5.1.10(3)(A)(i):

- ❖ Ambulance Depot
- ❖ Art Gallery
- ❖ Artist Studio
- ❖ Automated Banking Machine
- ❖ Community Centre
- ❖ Courts of Law
- ❖ Education Use
- ❖ Financial Institution
- ❖ Fire Hall
- ❖ Library
- ❖ Massage Therapy
- ❖ Medical Office
- ❖ Museum
- ❖ Office
- ❖ Park
- ❖ Passenger Terminal
- ❖ Performing Arts Studio
- ❖ Personal Service Shop
- ❖ Pet Services
- ❖ Police Station
- ❖ Post-Secondary School
- ❖ Production Studio
- ❖ Religious Education Use
- ❖ Software Development and Processing
- ❖ Veterinary Hospital
- ❖ Wellness Centre

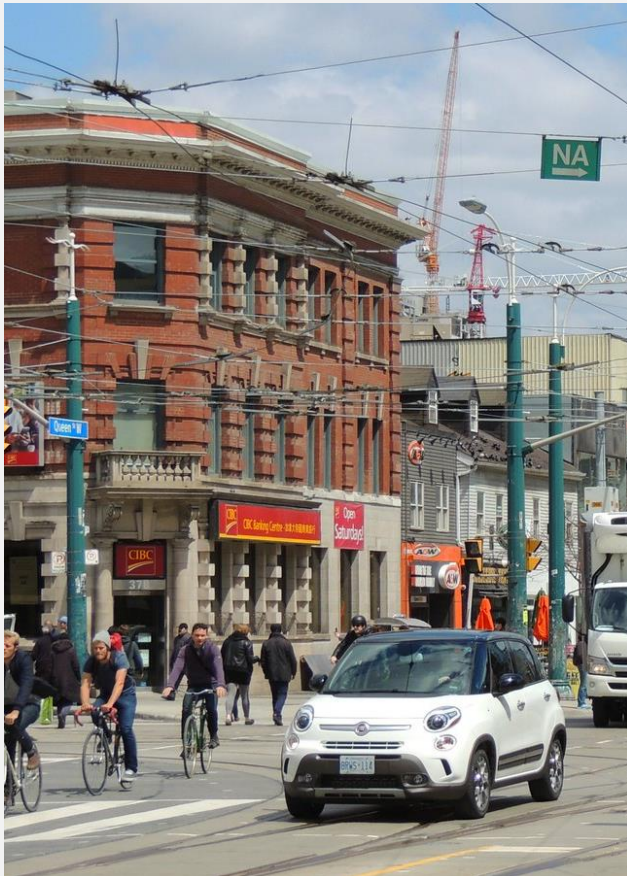
(B) In the CR zone, the following uses permitted under the letter "r" in the zone label to in regulation 40.5.1.10(3)(A)(ii):

- ❖ Dwelling Unit in a permitted building
- ❖ Hospice Care Home
- ❖ Municipal Shelter
- ❖ Nursing Home
- ❖ Religious Residence
- ❖ Residential Care Home
- ❖ Respite Care Facility
- ❖ Retirement Home
- ❖ Student Residence

For more zoning information please visit:

https://www.toronto.ca/zoning/bylaw_amendments/ZBL_NewProvision_Chapter4_0_10.htm

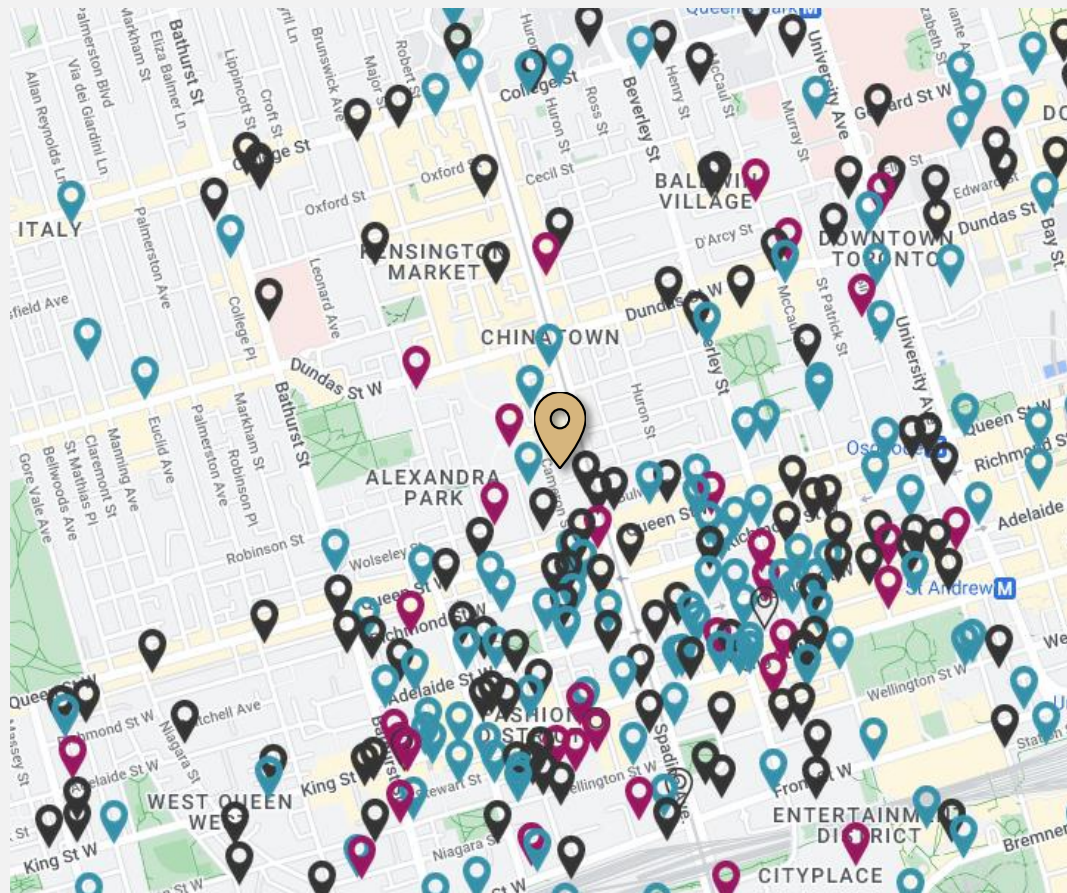
Traffic Avenues







The traffic around 196 Spadina Ave is significantly influenced by its central location in one of Toronto's most frequented areas. Chinatown, right at its doorstep, is a major draw for both locals and tourists, creating a constant stream of foot and vehicle traffic seeking out its various shops and restaurants. The property's placement between Dundas Street and Queen Street West, two of the city's main thoroughfares, further contributes to the high volume of passersby, encompassing a mix of shoppers, business professionals, and students.

Spadina Avenue itself is a key artery in Toronto's transportation network, notable for its streetcar line which provides an efficient public transit route that runs north and south through the city. This connectivity not only makes 196 Spadina Ave easily accessible but also ensures it benefits from the high visibility that comes with being on one of Toronto's most prominent streets.

Residential Developments



-  Subject Property
-  Pre-Construction
-  Construction
-  Completed

The area surrounding 196 Spadina Ave is currently witnessing an unprecedented surge in residential development. Within just a 1-kilometer radius of the Subject Property, over 10,000 residential units have been recently delivered, are under construction, or are poised in preconstruction phases. The significant activity in residential and commercial development allows the Subject Property to be positioned for a strong future development opportunity as the area continues to intensify.



Population
5km radius

205,178

Children
0-19 years

22%

Youth
20-34 years

24%

Working Age
35-54 years

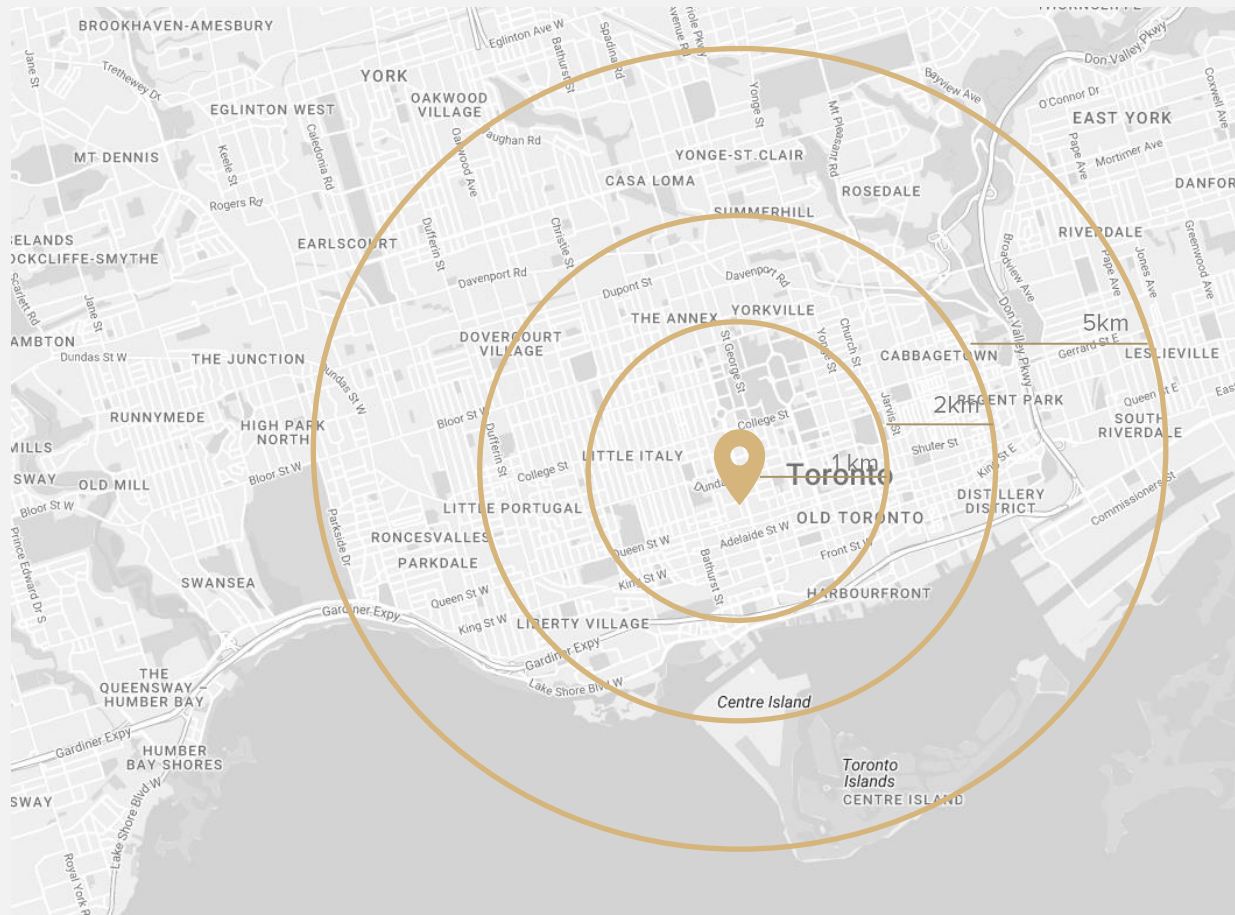
25%

Pre-Retirement
55-64 years

12%

Seniors
65+ years

17%



Drive Times

Chinatown
1 minutes | 0.3 km

Art Gallery of Ontario
3 minutes | 0.7 km

CN Tower
5 minutes | 1.5 km

Yonge – Dundas Square
5 minutes | 1.8 km

TD Tower (Financial District)
6 minutes | 1.9km km

Don Valley Parkway
10 minutes | 3.1 km

Contact for More Information

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[ROXBOROUGHREALTY.CA](https://www.roxboroughrealty.ca)