



215 Spadina Avenue



CBRE



Iconic Downtown West Building

# Brick & Beam

The Robertson Building at 215 Spadina was originally home to the James Robertson Company, manufacturers and distributors of plumbing fittings and fixtures. The building was constructed in 1911 to be the heart of the company's operations and included the main showroom for their products.

The building's original Douglas fir post and beam construction, brick work, and wood floors are in keeping with the industrial style of the time. These features now provide the ideal environment for creative ideas to take shape.

# Certification



## BOMA Best Silver

BOMA Best Silver is awarded to buildings that have met the BEST Practices and have achieved between 50 and 79% on the questionnaire.

# Availability Summary



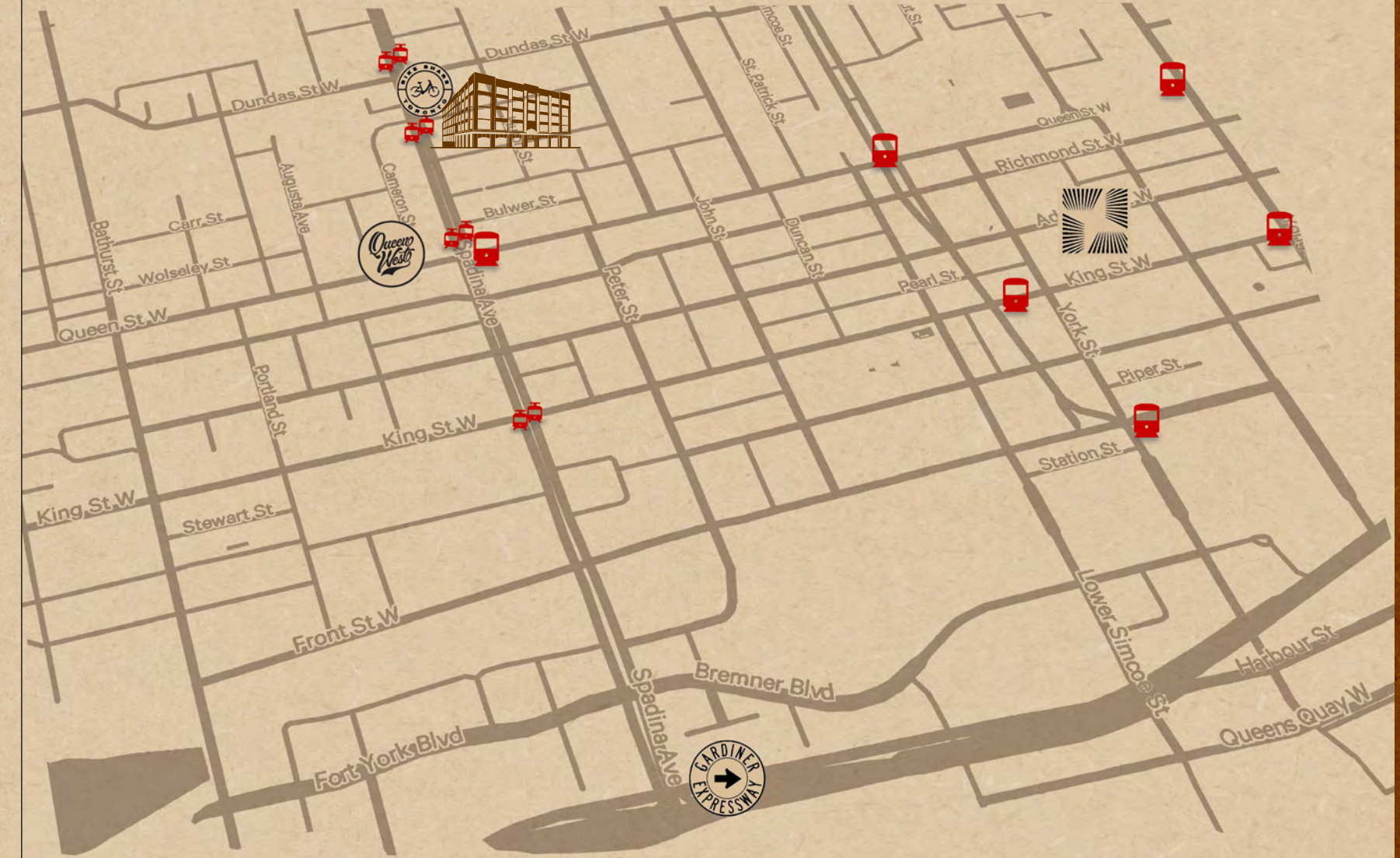
Suite	Sq. Ft.	Availability
200	14,543	Immediate
200A	5,275	Immediate
200B	4,459	Immediate
200C	4,809	Immediate
500	8,178	Immediate
550	1,853	Immediate
560	1,173	Immediate
570	2,056	Immediate
B05	1,171	Immediate
B103	750 (office/retail)	Immediate

**Net Rent:**  
Please contact listing agent

**Additional Rent:**  
\$19.92 / sq. ft. (2026 Estimate)

**Parking:**  
\$275 per month per stall.

## 215 Spadina Avenue





 Financial District | 5 min.

 Gardiner Express HWY | 5 min.

 BikeShare | 1 min.

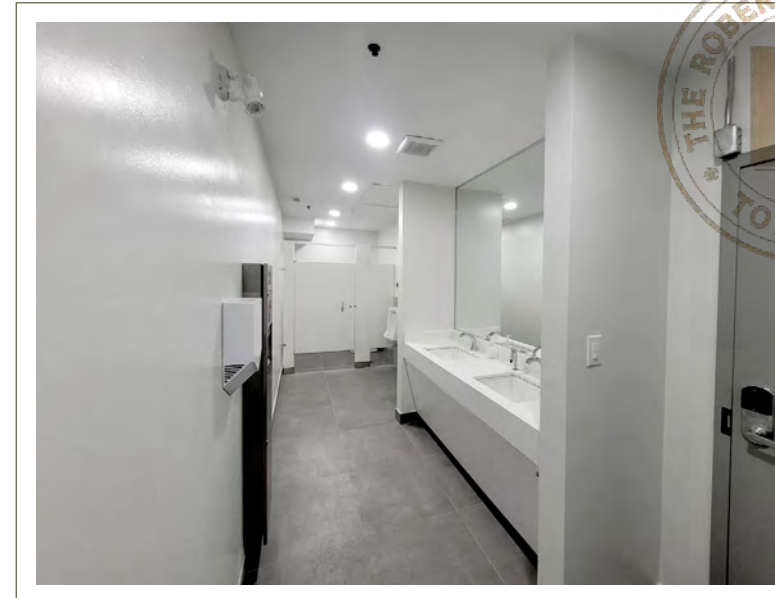
 StreetCar | 1 min.

 Osgoode Station | 5 min.  
 Ontario Line Queen-Spadina Station | 3 min.

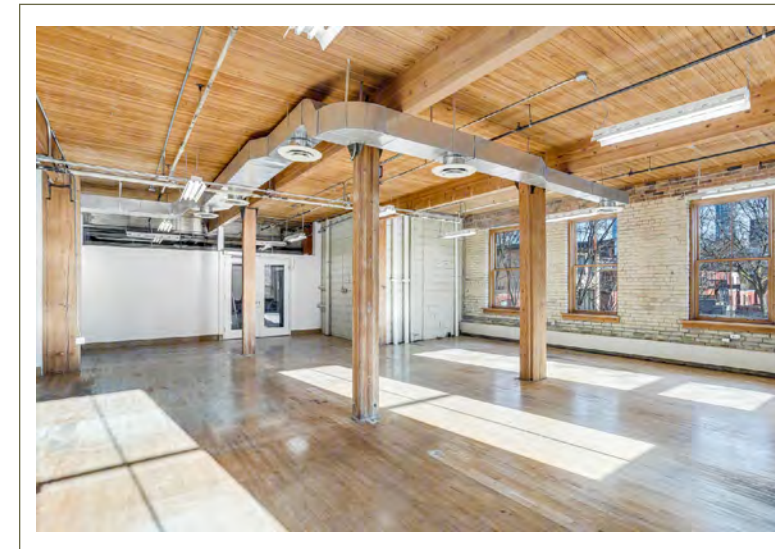
 Queen West Neighbourhood | 1 min.

# Renovations & Improvements

- HVAC Replacements
- Exterior Brick/Mortar repair
- The replacement of the wooden framed windows with aluminum framed windows on floors 1 - 3 (North, East, South face)
- Ground Floor, 2nd and 3rd floor Washroom Refurbishments
- Addition of Exterior Cornice
- Exterior Canopy Replacement
- Cooling Tower Overhaul

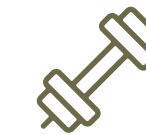


2023 Ground floor washroom refurbishments.



The replacement of wooden frame windows with aluminum frames.

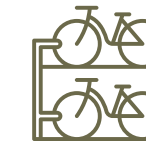
# Amenities



- **Tenant Amenity Gym**



- **Showers available on most floors**



- **Bike Storage**



- **New HVAC System on 4<sup>th</sup> & 5<sup>th</sup> Floors**



- **Card Access**



- **Parking On-Site** (Ask for availabilities)



Washrooms



Tenant Gym



Bike Storage

# Amenities

direct access to incredible local amenities, restaurants, parks, and public parking



Canada's largest independent music shop with sprawling rows of new & used records, CDs, movies & hip T-shirts.



Founded in 2006, Dark Horse espresso was among the city's first cafes to offer freshly roasted coffee.

## Eco-Friendly

Green Roof



360° Views



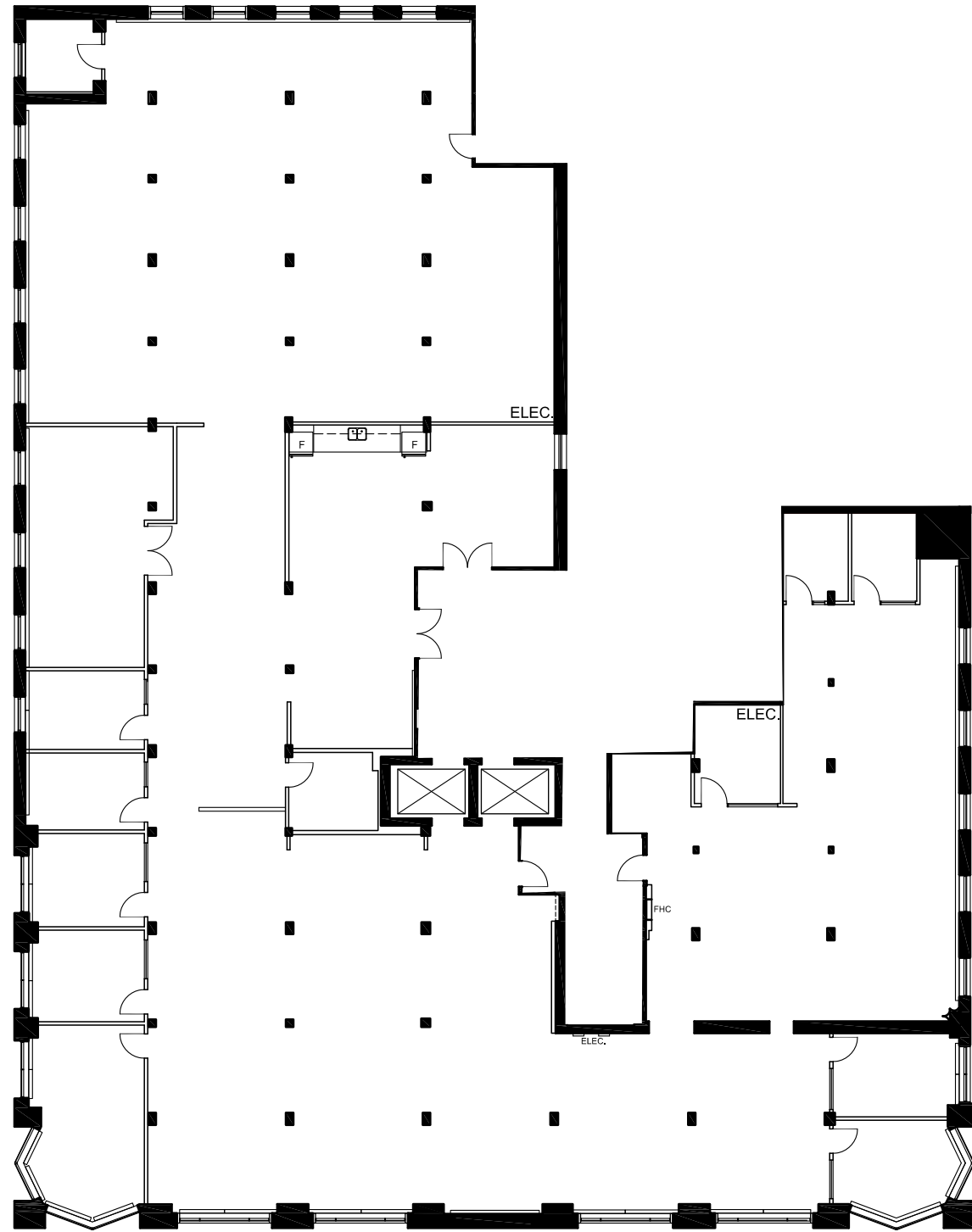
Solar Power Panels



# Rooftop Views

all-season roof top patio with unmatched views of the city





As-built Floor Plan

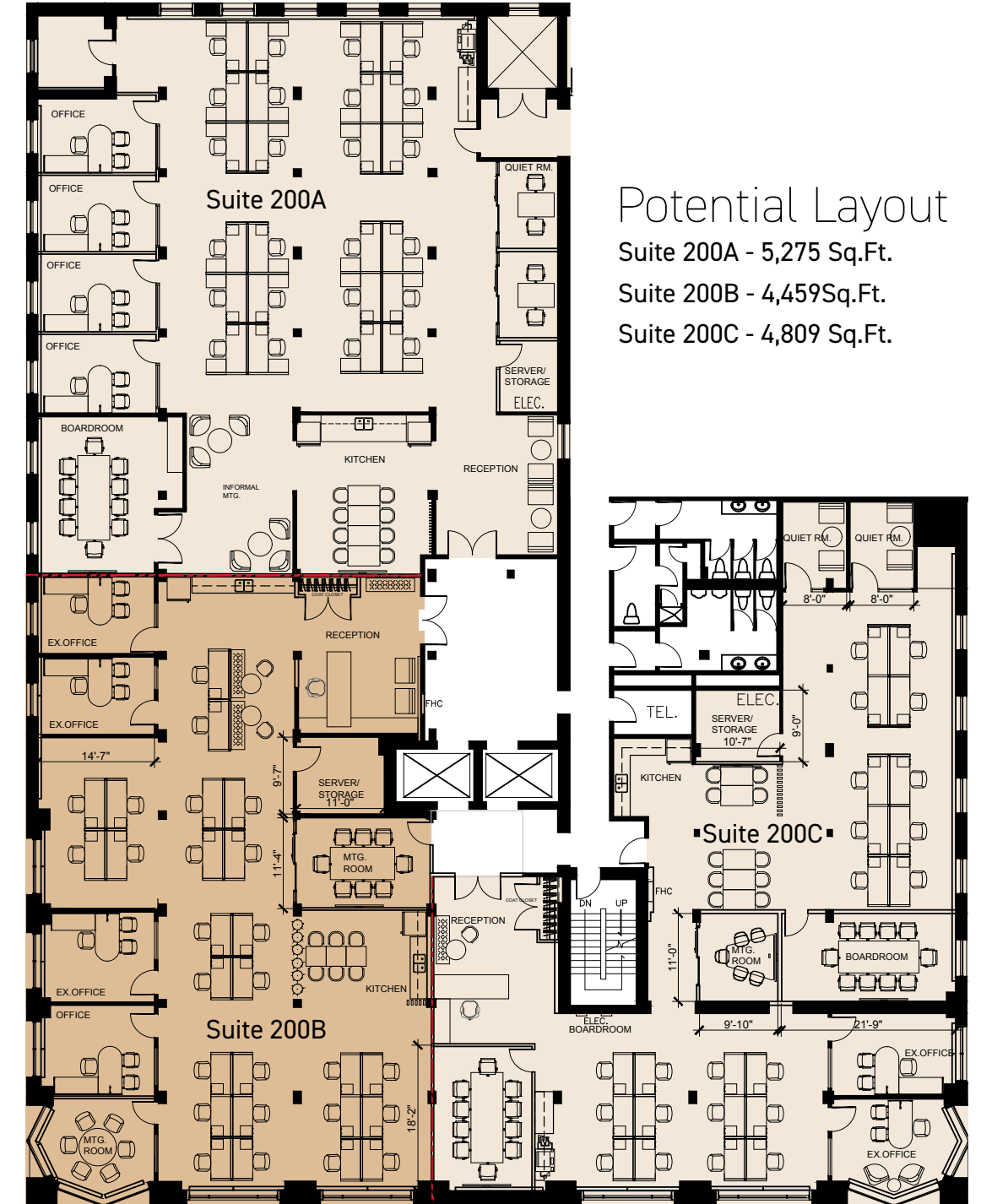
# suite 200

Second Floor | 14,543 sq. ft. | Available Immediately



# suite 200

Second Floor | 14,543 sq. ft. | Available Immediately  
Divisible in 3 units



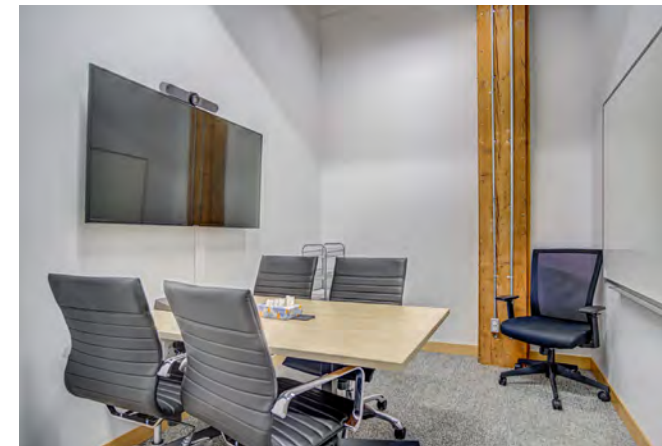
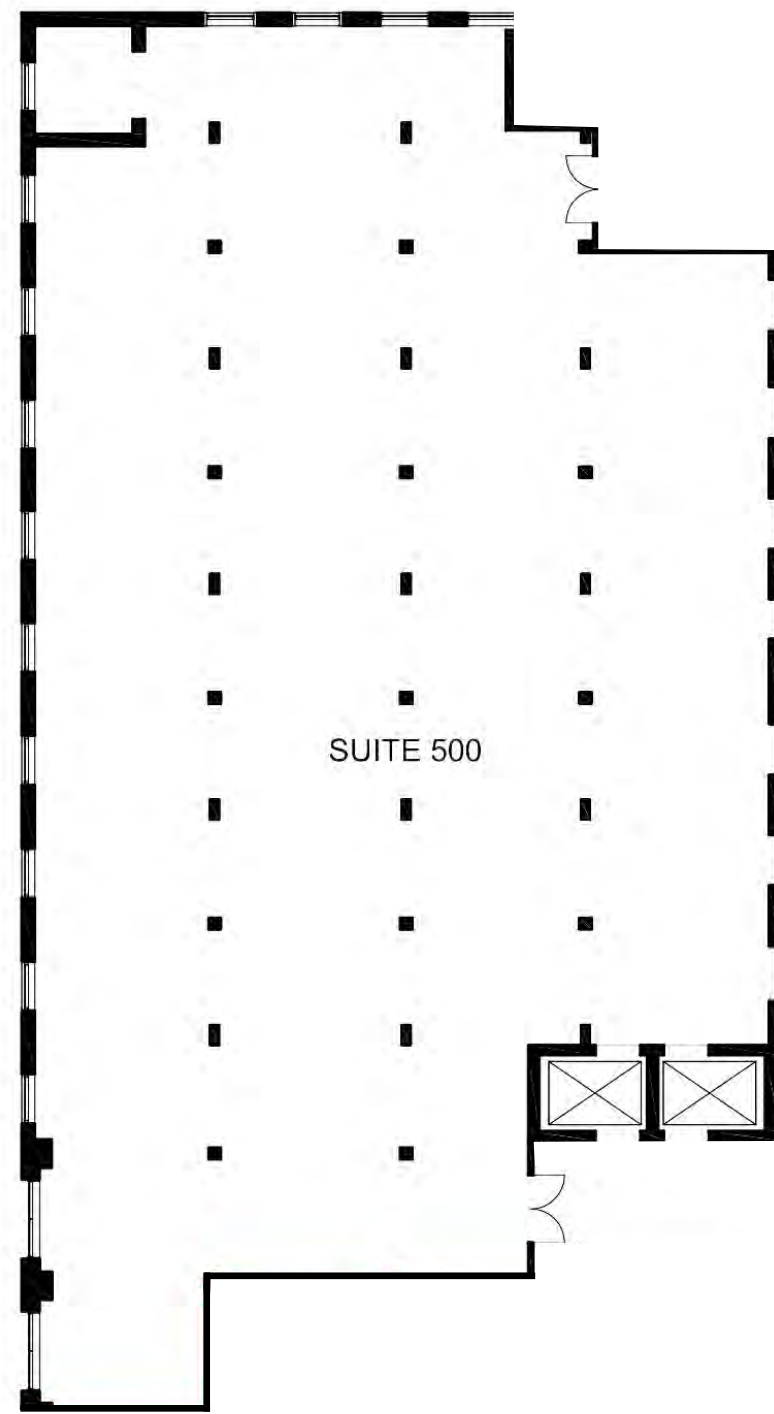
## Potential Layout

- Suite 200A - 5,275 Sq.Ft.
- Suite 200B - 4,459 Sq.Ft.
- Suite 200C - 4,809 Sq.Ft.

# suite 500

Fifth Floor | 8,178 sq. ft. | Available Immediately

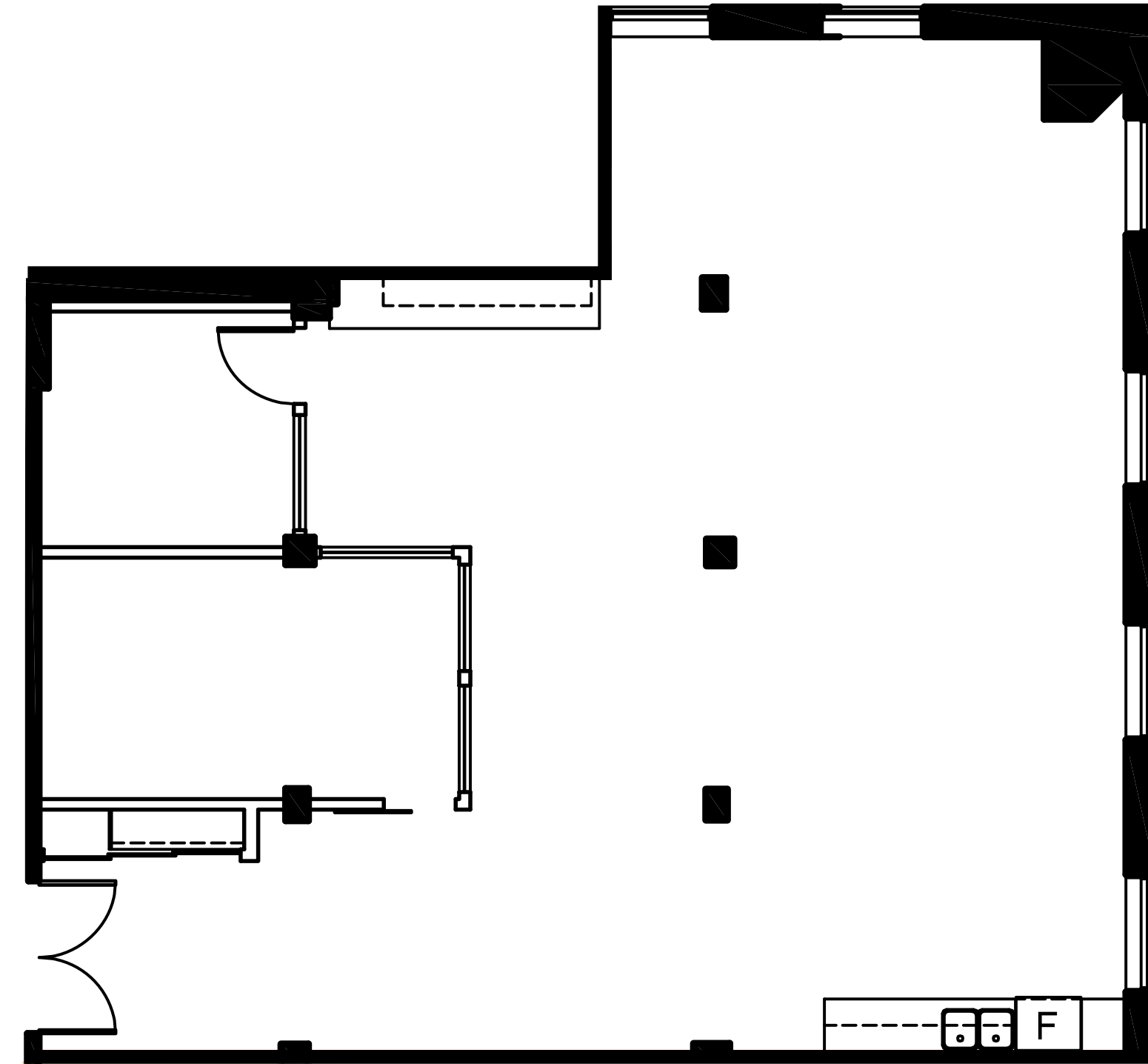
As-built Floor Plan

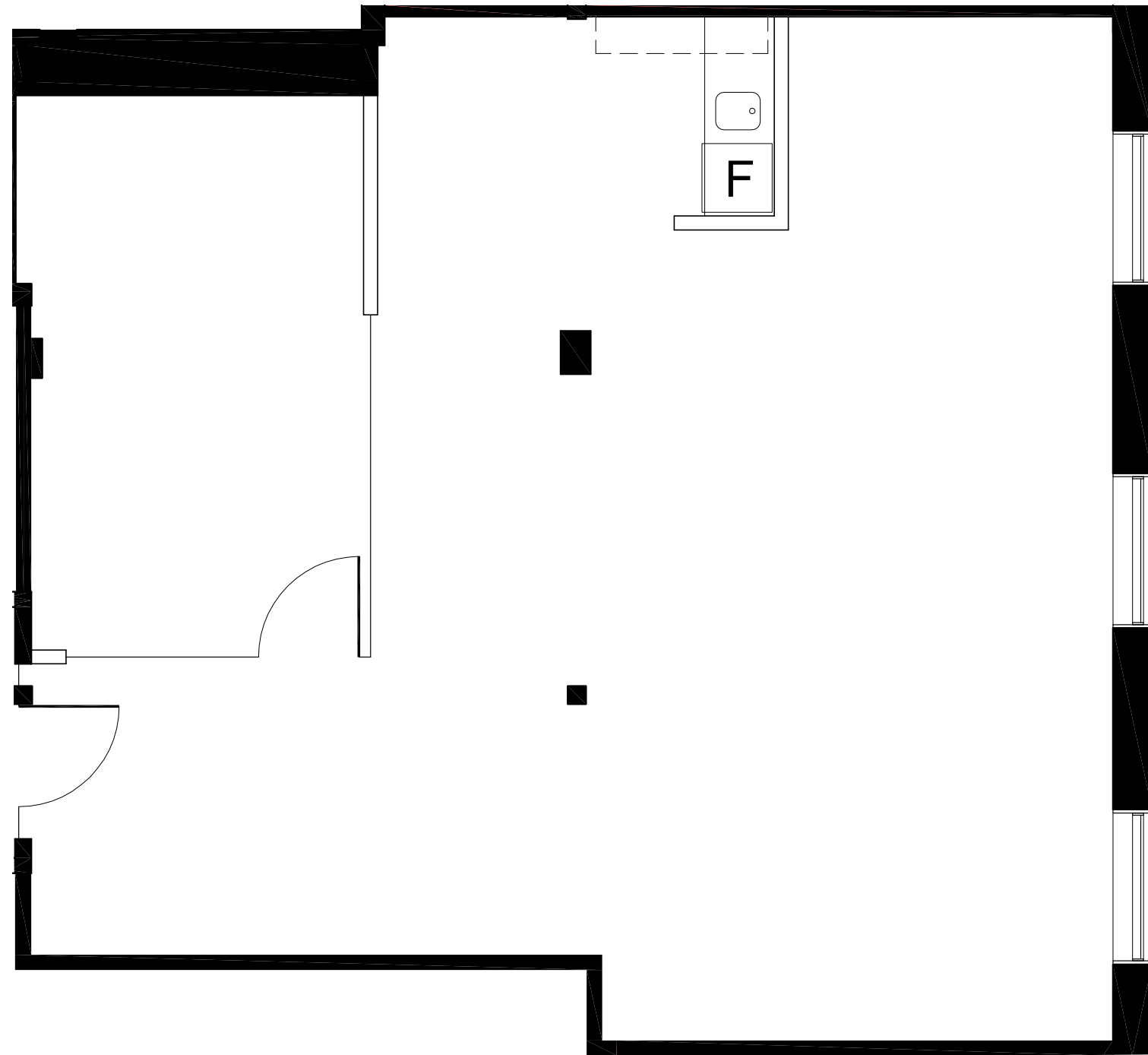


# suite 550

Fifth Floor | 1,853 sq. ft. | Available Immediately

As-built Floor Plan

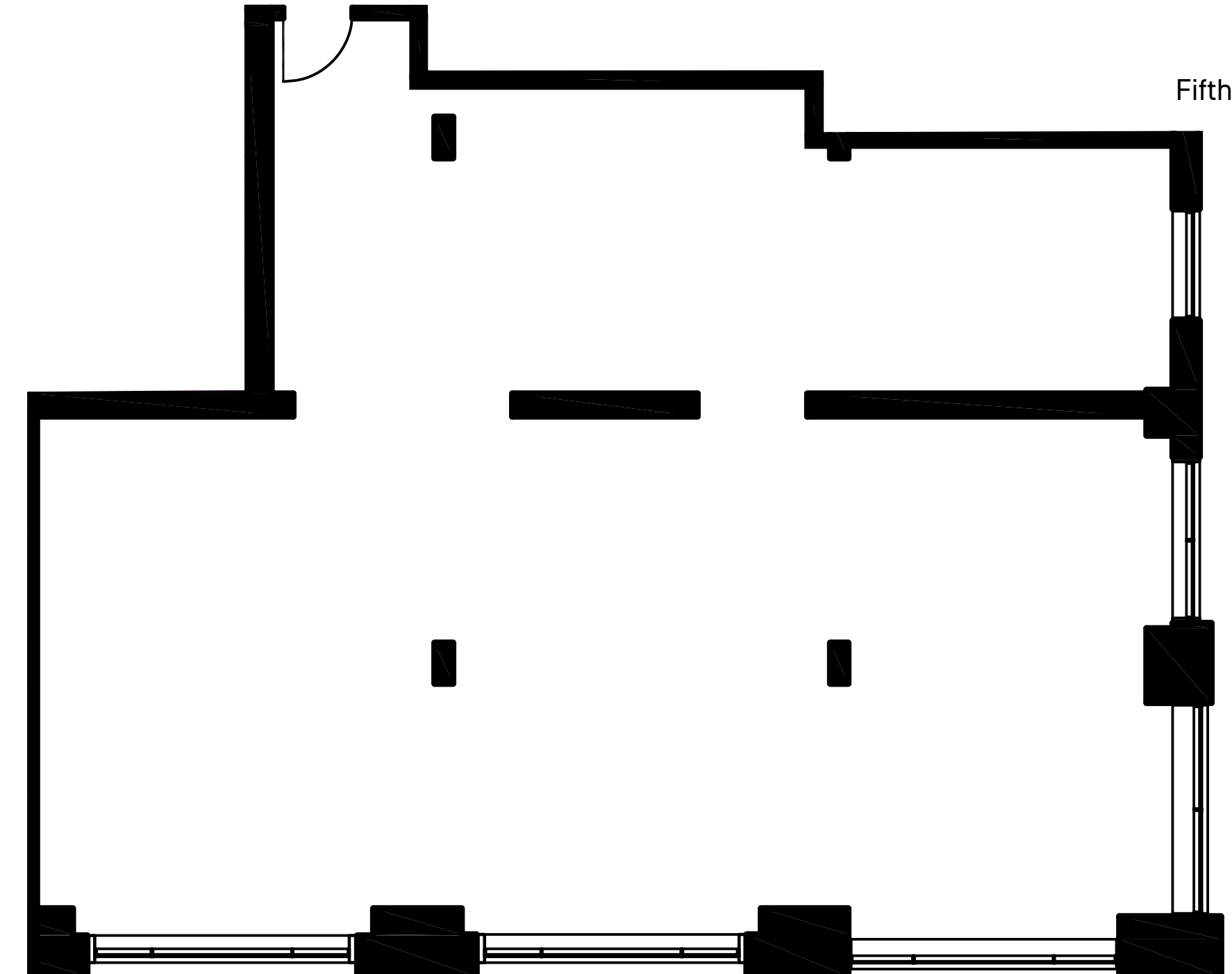




# suite 560

Fifth Floor | 1,173 sq. ft. | Available Immediately

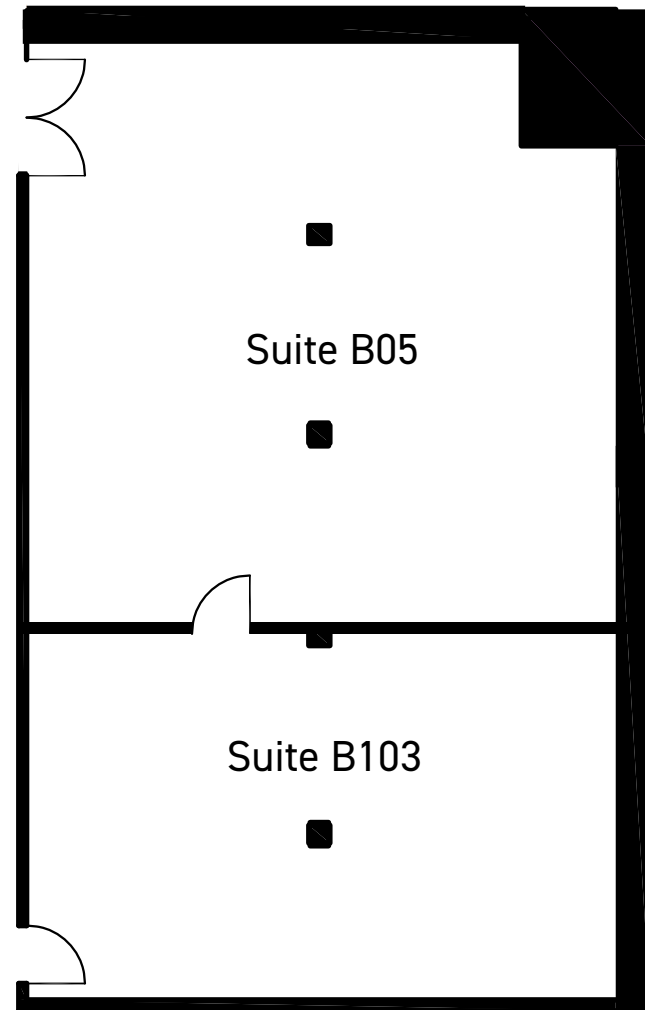
As-built Floor Plan



# suite 570

Fifth Floor | 2,056 sq. ft. | Available Immediately

As-built Floor Plan



Floor Plan

**suite b05**  
1,171 sq. ft. | Available Immediately

**suite b103**  
750 sq. ft. | Available Immediately

Full Gallery + Virtual Tour

**basement**



Where Creative Ideas Take Shape





# 215 Spadina Avenue

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