



380 Wellington Street West | Spadina & Wellington | Toronto, ON

Freestanding Office Building For Lease

Prominent Downtown West location with building signage and parking across from The Well

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Property Overview

380 Wellington Street West presents a rare opportunity to occupy a freestanding office building in a prominent Downtown West location with building signage, on-site parking and two floors of built out space.

Ideally located just west of Spadina on Wellington, the property is easily accessible via the King and Spadina streetcars, Gardiner Expressway and directly across from The Well's numerous amenities.

The space features a mix of open area and private offices, boardrooms, kitchen and lounge areas and is naturally lit with skylights and windows.



Address 380 Wellington Street West

Rentable Area 13,040 SF over 2 floors

Available December 1, 2026

Asking Lease Rate Contact Listing Agents

Additional Rent \$17.03 PSF (2026)
Excluding Hydro & In-Suite Janitorial



[Click to View the Virtual Tour](#)





Property Highlights



Amenity Rich Area

Countless restaurants, cafes, bars and pubs, theatres and art venues, and hotels throughout Downtown West



Building Signage

Rare opportunity for exclusive signage in a high traffic area



Ample Parking

Front and rear parking on-site for employees and clients



Transit Access

Steps from King & Spadina streetcars, short drive from Union Station & Gardiner Expressway, and nearby future Ontario Line stations



Prime Location

Situated in the heart of Downtown West, across from The Well

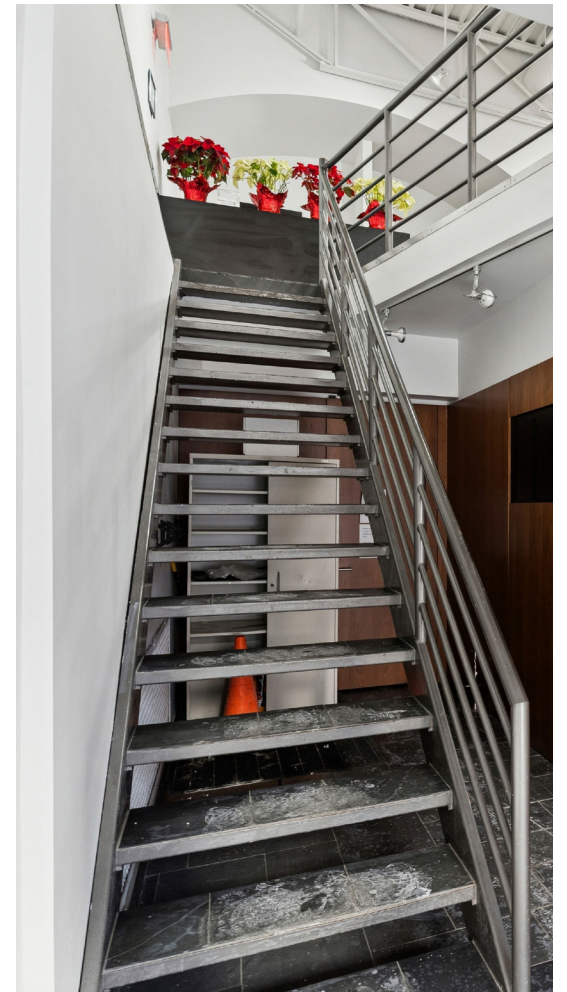


High Quality Office Space

Two floors of fully built out space with high-end finishes and efficient layouts

Property Photos

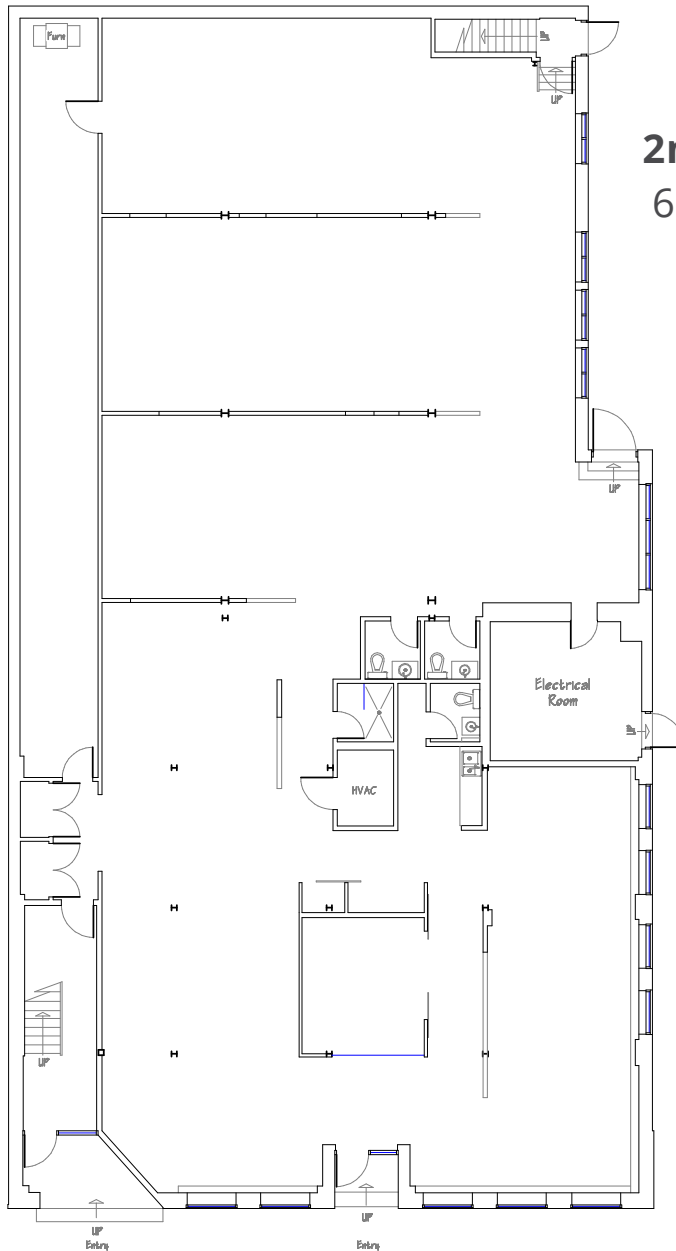




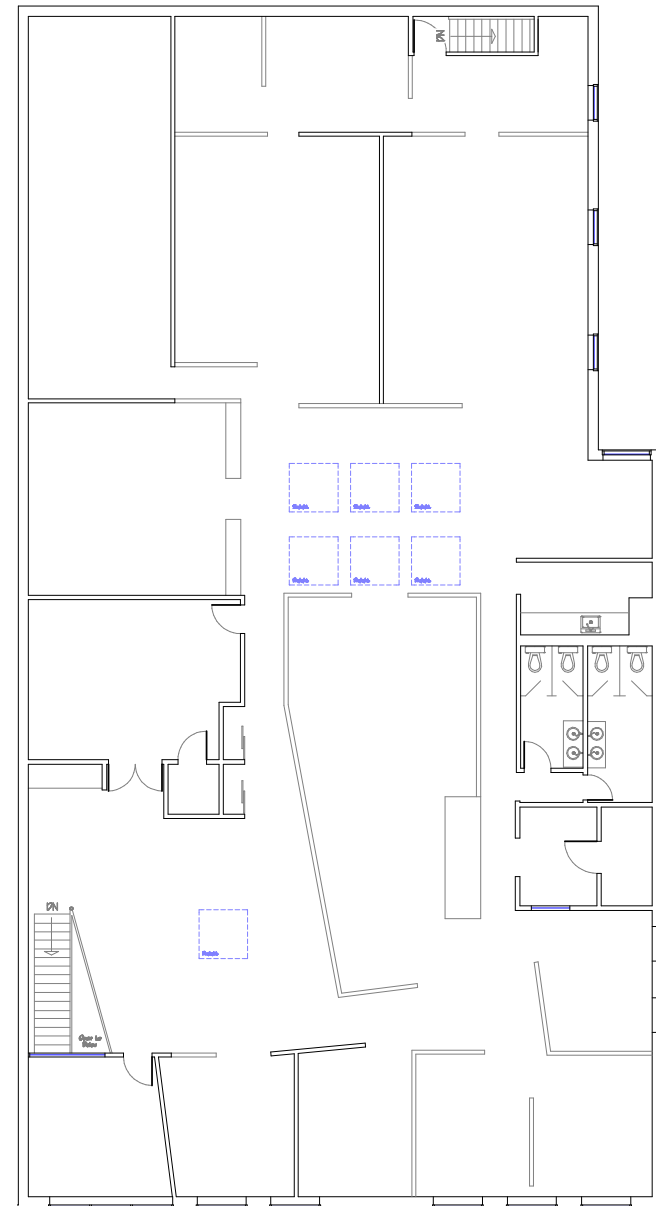
380 Wellington St W - Floorplans



1st Floor
6,520 SF



2nd Floor
6,520 SF



Wellington Street West

Location

205,793

Total Population

471,768

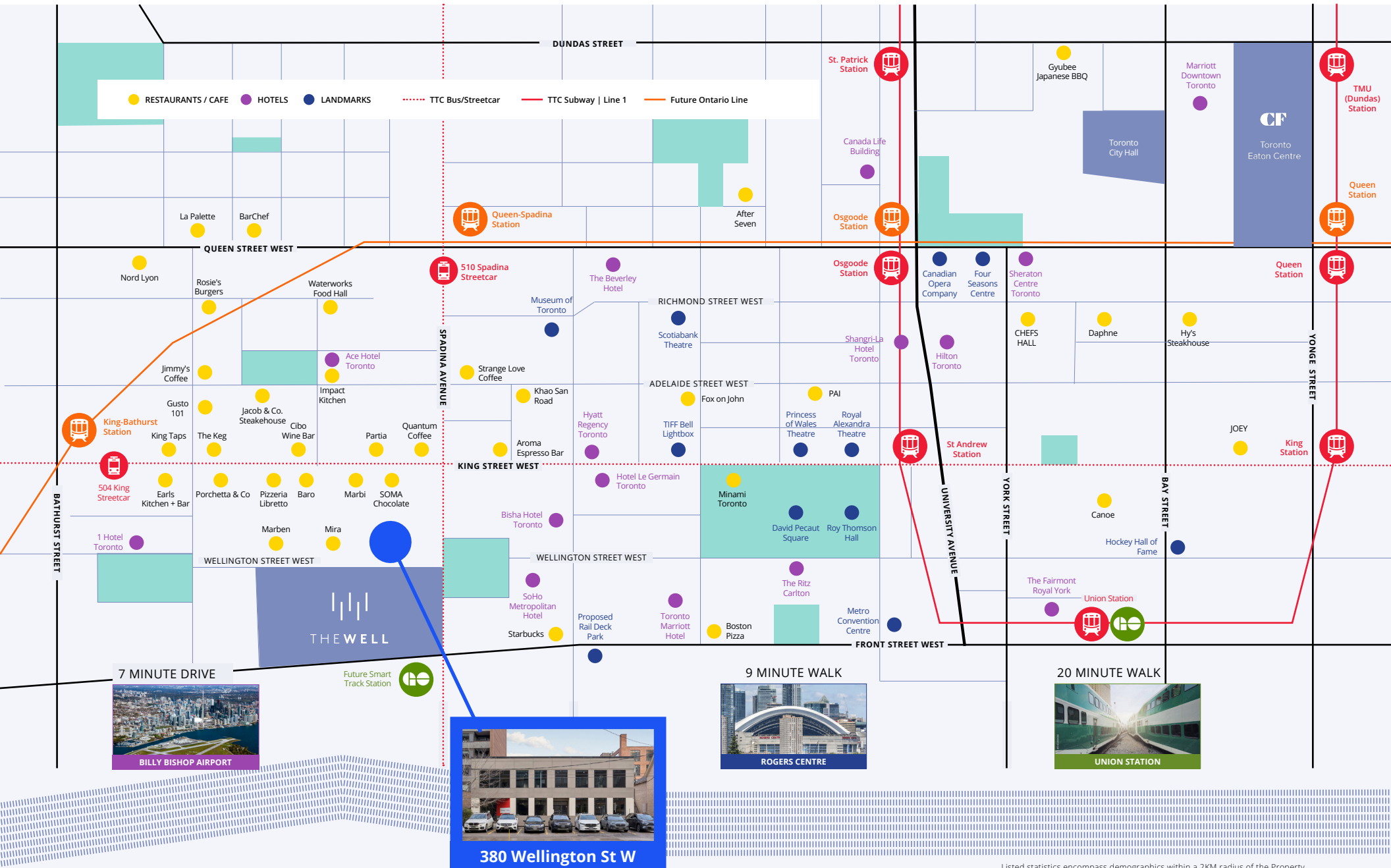
Total Daytime
Population at Work

\$143,786

Average Household
Income

33.4

Median Age



Listed statistics encompass demographics within a 2KM radius of the Property. Source: Colliers Hydra, 2025.



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