

# 10 Lower Spadina Avenue

Turnkey  
Sublease –  
Full 6th Floor or  
7th Floor



For more  
information

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**AVISON  
YOUNG**



# 10 Lower Spadina Avenue

## Office For Sublease



**Availability:**

Full 6th Floor – 9,245 sf  
Full 7th Floor – 9,245 sf



**Asking Rate:**

Contact Listing Agents



**Additional Rent:**

\$25.49 psf



**Occupancy**

30 Days

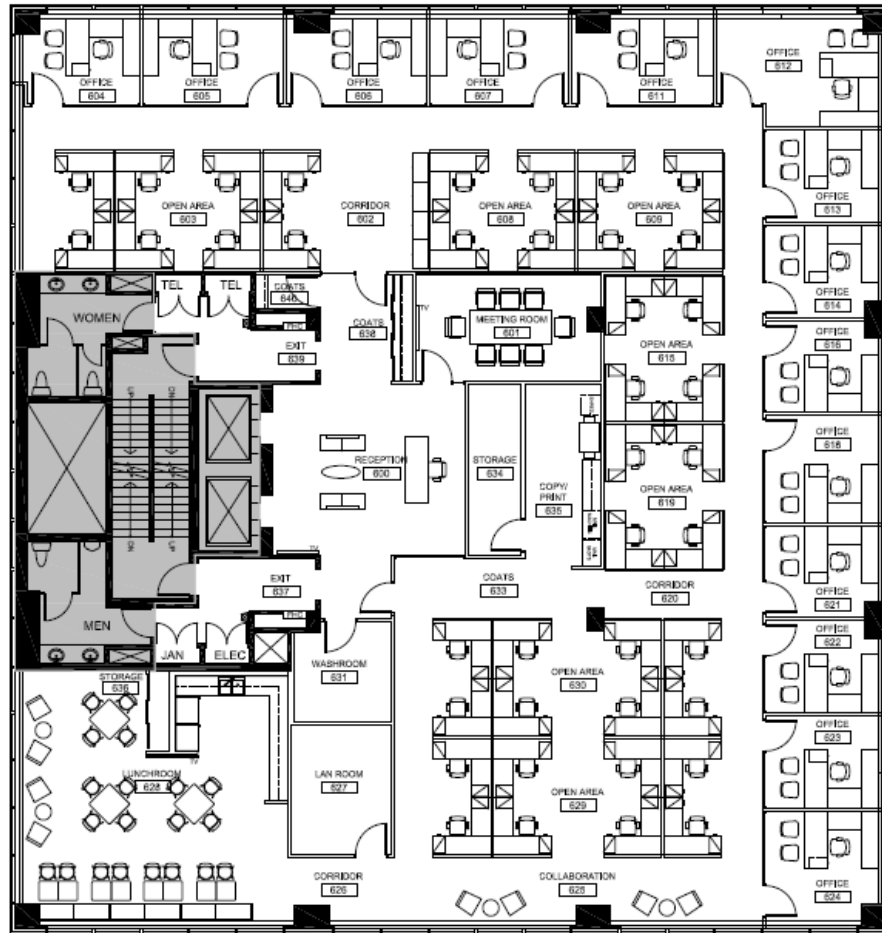


**Sublease Expiry:**

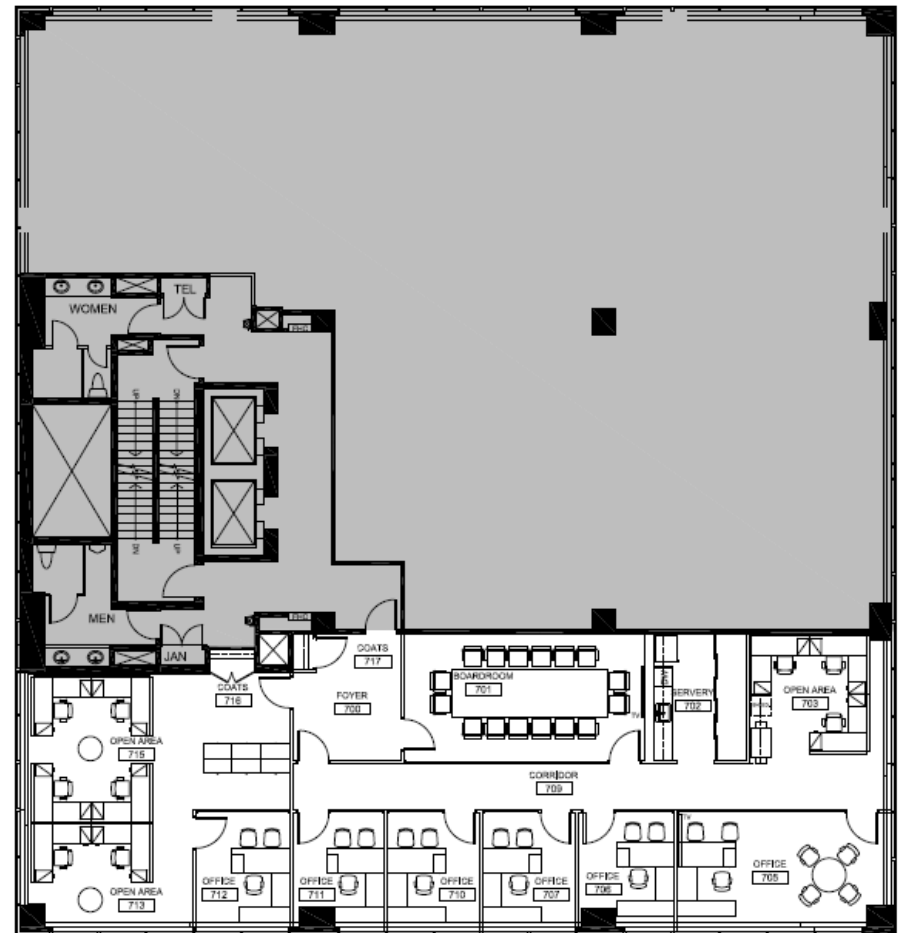
August 30, 2028

**Highlights:**

- Full 6th floor is built out with reception, 12 private offices, 3 meeting rooms, large kitchen and open space
- Full 7th floor is built out with 5 offices, small kitchen, 4 workspaces, and 1 large boardroom
- Furniture is available
- Modern improvements with exposed ceilings
- Incredible views of Lake Ontario
- TTC Streetcar stops directly out front of the building on Queens Quay & Spadina



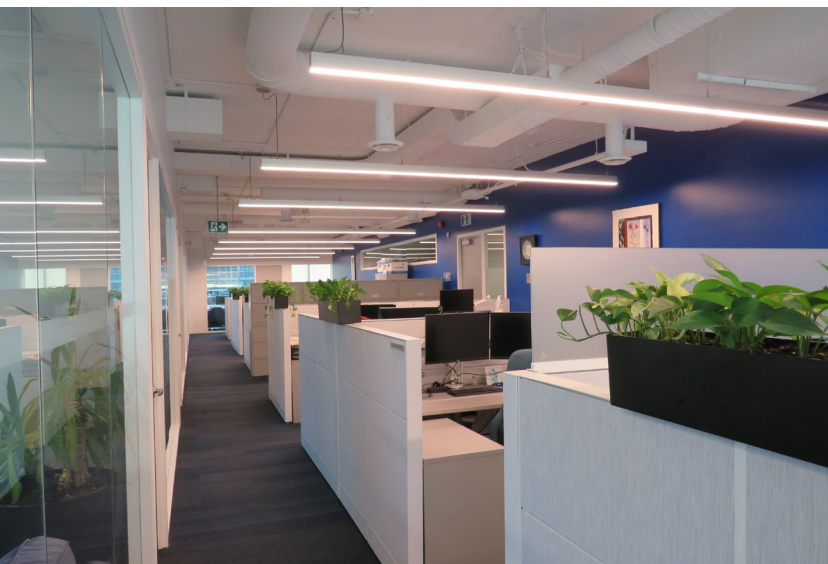
6TH FLOOR



7TH FLOOR

# 10 Lower Spadina Avenue - 6th Floor

Office For Sublease



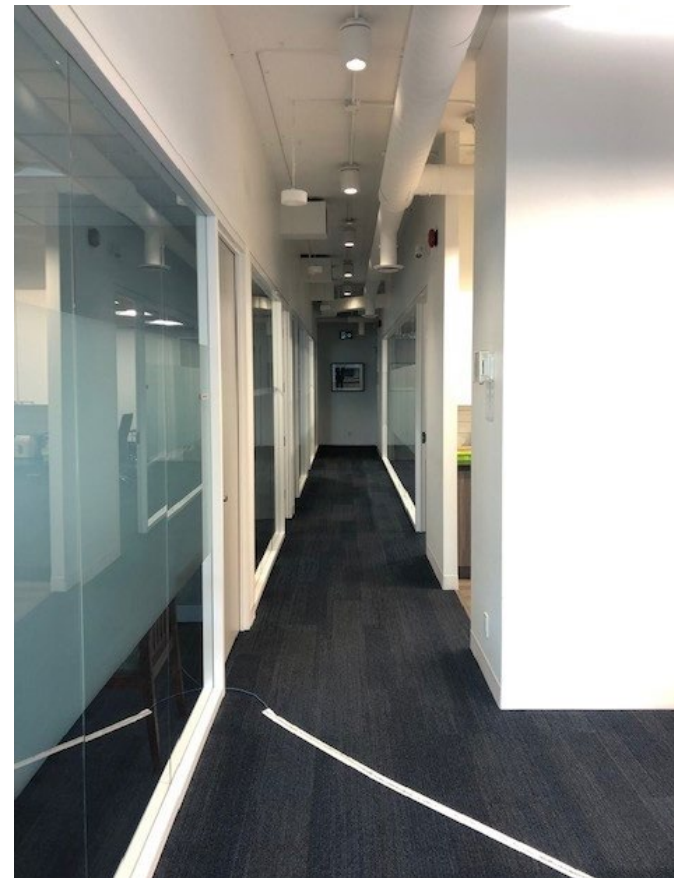
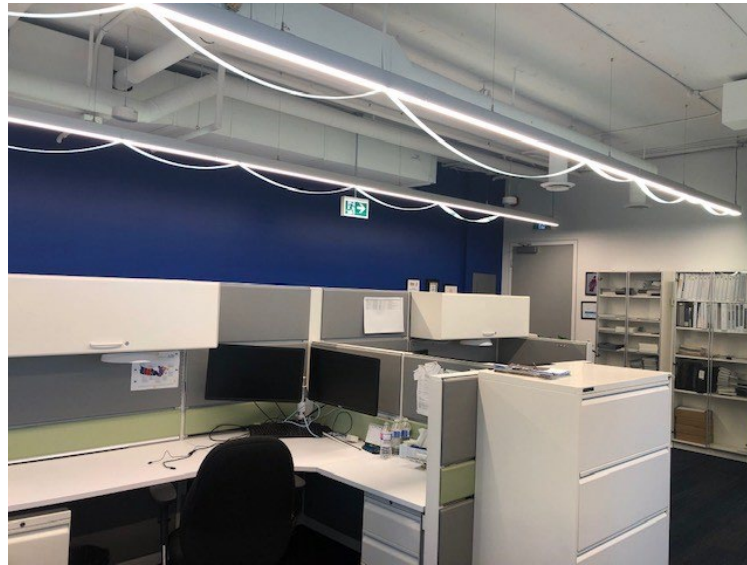
# 10 Lower Spadina Avenue - 6th Floor

## Office For Sublease



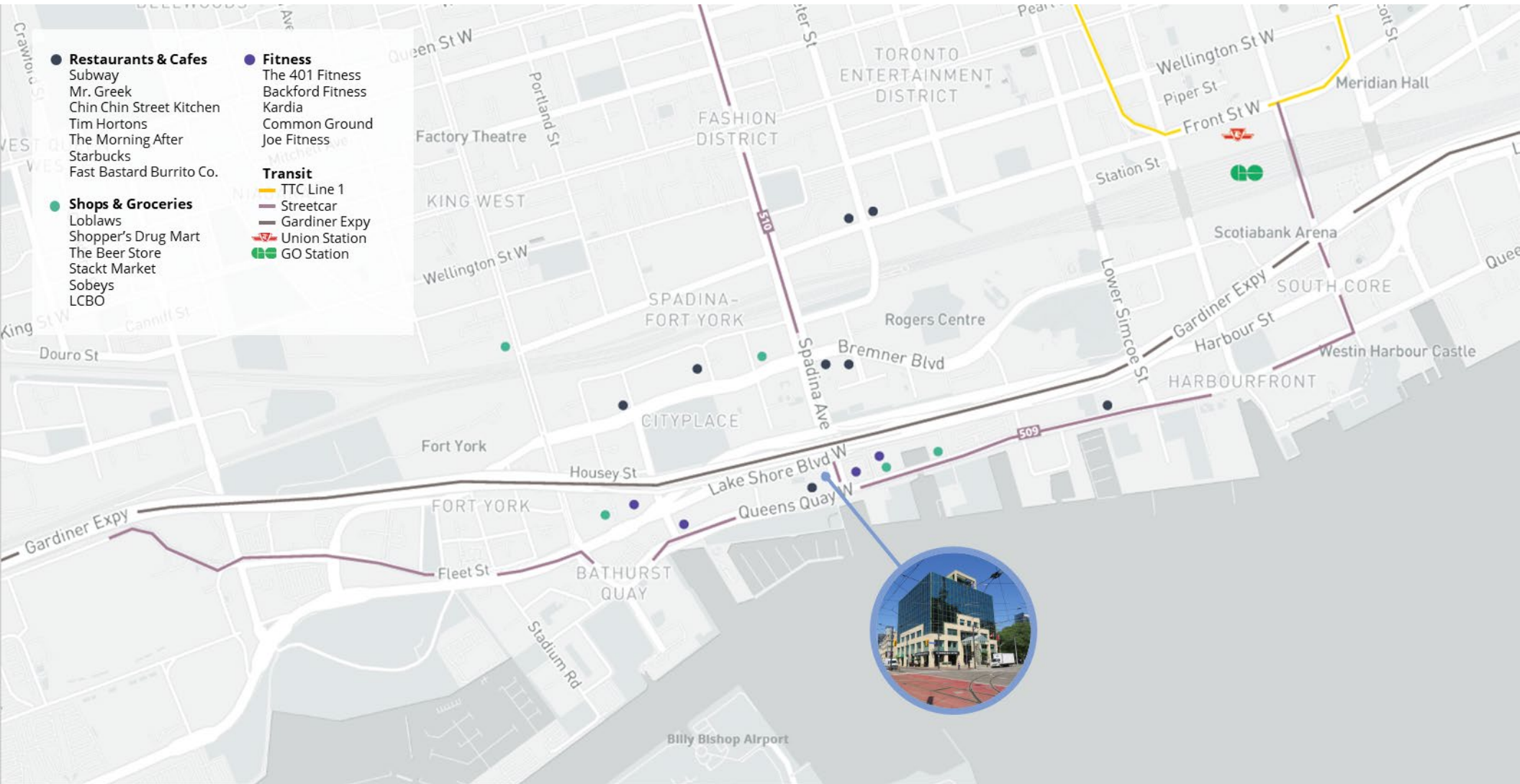
# 10 Lower Spadina Avenue - 7th Floor

## Office For Sublease



# In the area

**Office For Sublease**  
10 Lower Spadina Avenue



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