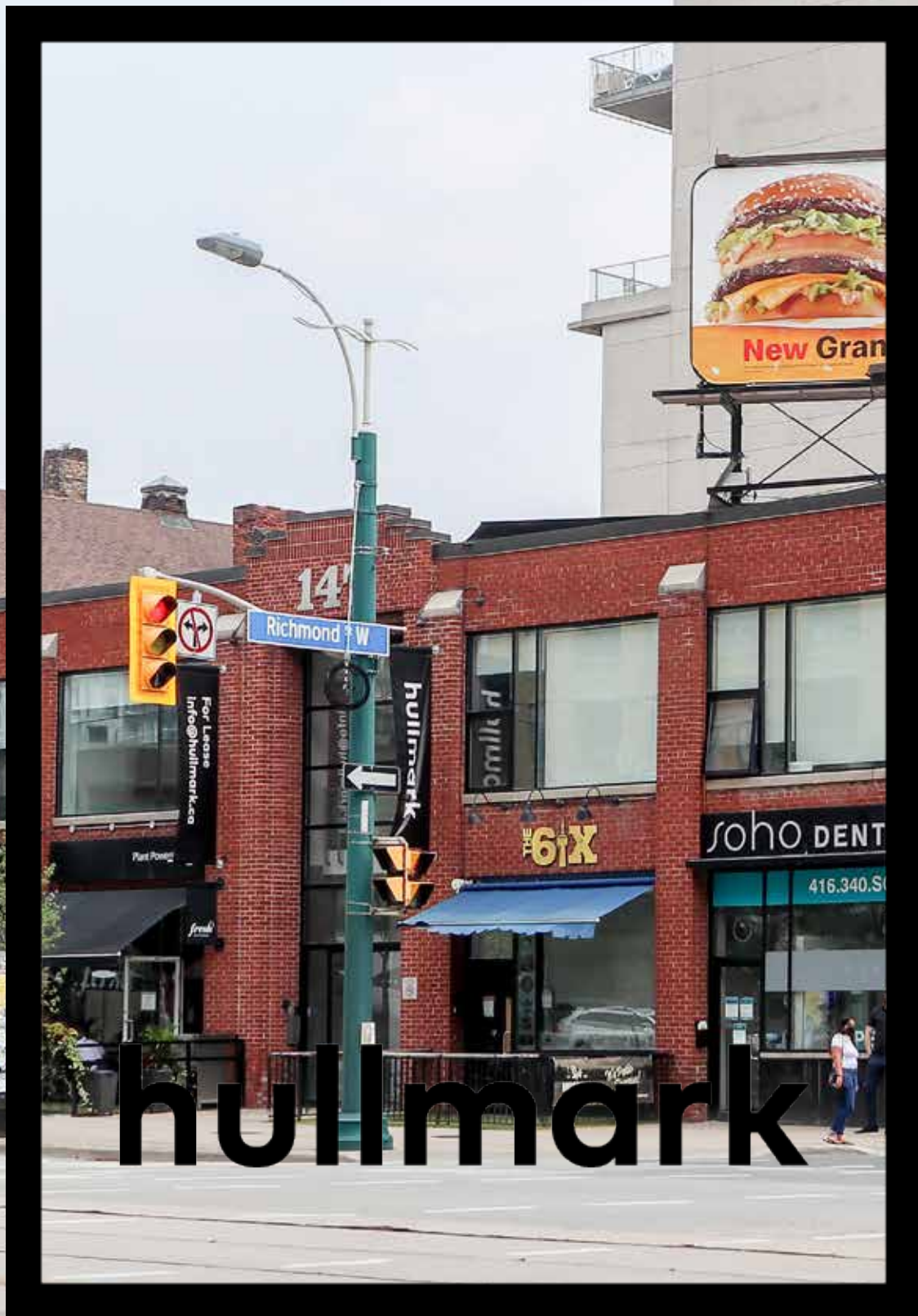


Office Space
For Lease

147 Spadina Avenue
Toronto, ON



Overview

Located on the bustling corner of Spadina Avenue and Richmond Street West, 147 Spadina Avenue offers an opportunity to lease turn-key office space in the heart of Toronto's entertainment district. The property is located only a few steps away from the Queen and Spadina streetcar offering easy connections to several subway stations, Toronto's financial core and Union Station transit hub.

147 Spadina is surrounded by an abundance of amenities, including restaurants, grocery, fitness, and cafes. The property is situated between two of Toronto's most vibrant retail strips, King and Queen Street West offering a variety of entertainment.

Suite 202



Highlights

- Walk-up brick and beam building
- Institutionally managed turnkey office space
- Easily accessible and only 10-minutes from Union Station



Offerings

Term: Flexible

Asking Net Rent: Contact Hullmark Asset Management Team

Additional Rent: \$20.75 (est. 2025 CAM + Tax)

Available Space:

Suite 202: 1,560 SF



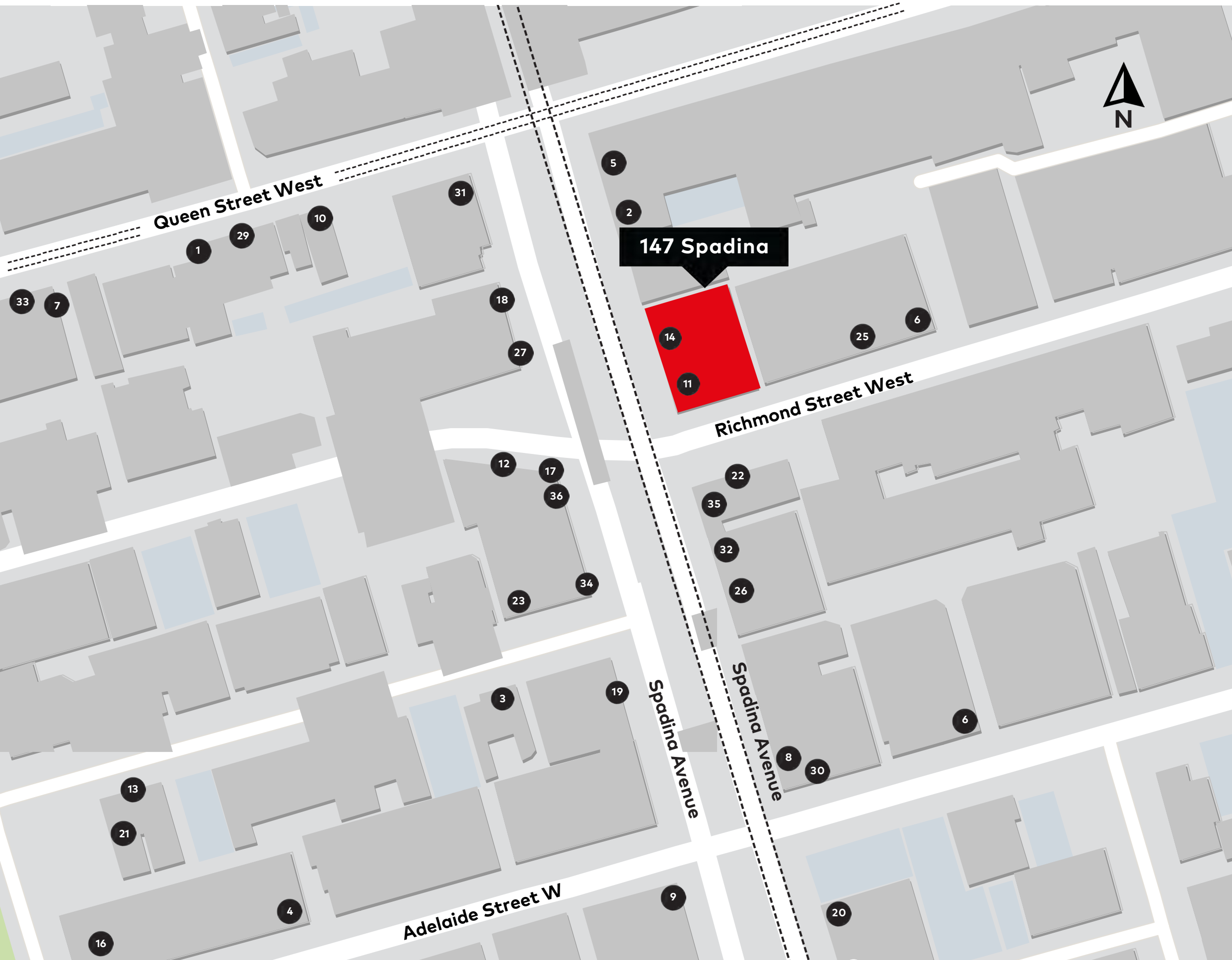
Neighbouring Amenities and Retailers

Legend

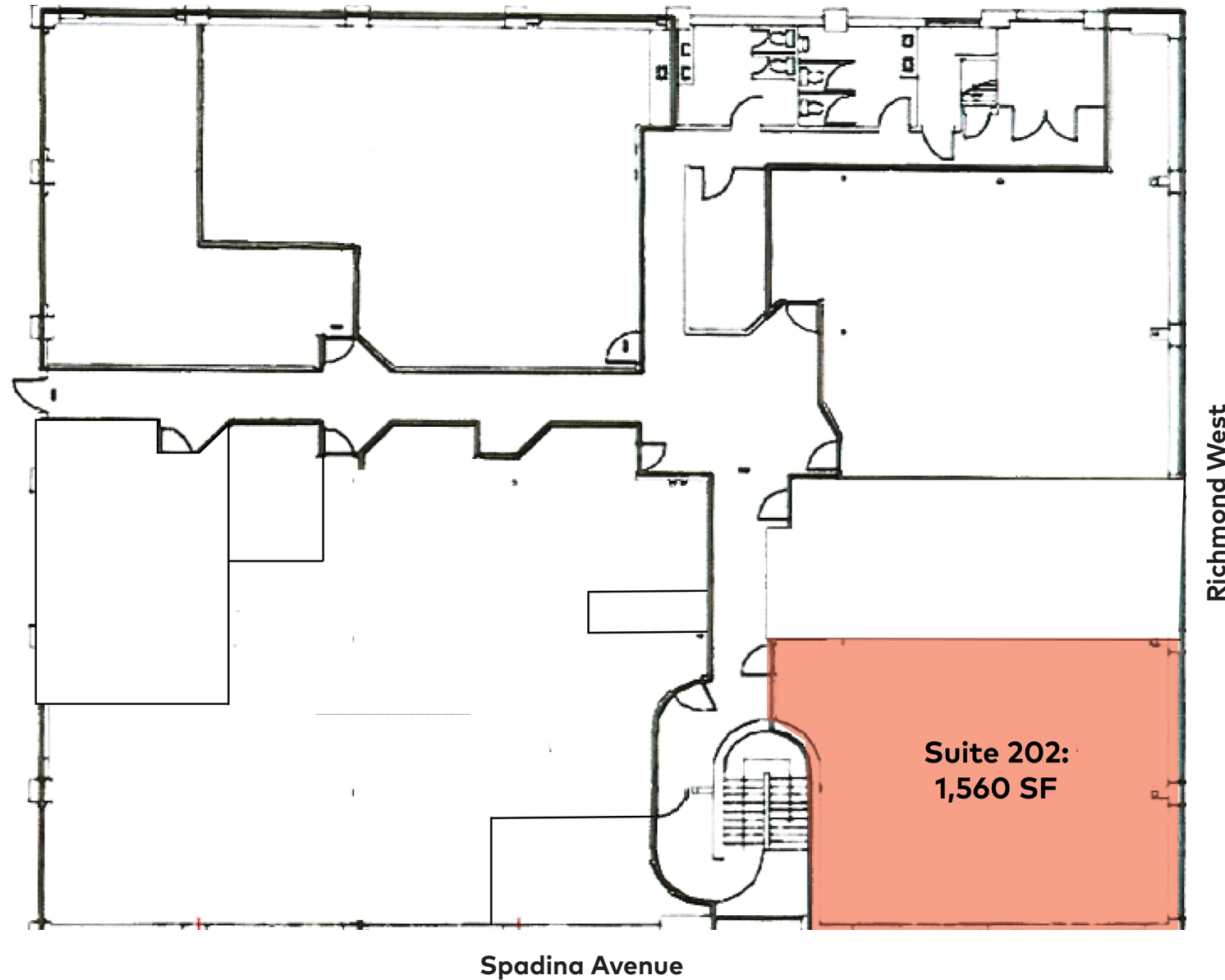
- 147 Spadina Avenue
- TTC Streetcar Line
- Daily Ridership
40,000

Area Amenities

- | | |
|----------------------------------|---------------------------|
| 1. Aji Sai | 19. Livestock |
| 2. Alo + Aloette | 20. Lorne's Coats |
| 3. Avenue Open Kitchen | 21. Old School Muy Thai |
| 4. Barre3 | 22. Paramount |
| 5. Tim Hortons | 23. Pi Co. |
| 6. Buna's Kitchen | 24. Pilot Coffee Roasters |
| 7. Butter Avenue | 25. Sandwich Box |
| 8. Canada Post | 26. SPINCO |
| 9. Dollarama | 27. Starbucks |
| 10. Fancy Franks | 28. Strangelove |
| 11. Georgian House (coming soon) | 29. The Burger's Priest |
| 12. Freshii | 30. Tim Hortons |
| 13. Fuel Training Club | 31. TD Canada trust |
| 14. Fusaro's Italian Kitchen | 32. Ultra Lighting |
| 15. Home Sense | 33. Urban Outfitters |
| 16. Impact Kitchen | 34. What A Bagel |
| 17. Kupfert & Kim | 35. Wide Open |
| 18. Le Gourmand | 36. Yoga Tree |



Floor Plan



hullmark

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