

**AVISON
YOUNG**

For Sublease 10 Lower Spadina Avenue

Get more information

Sarah Owen*

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*Sales Representative

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Details

Available	
Option A	4 th Floor: 9,245 sf
Option B	5 th Floor: 2,000 sf
Option C	5 th Floor: 3,000 sf
Option D	5 th Floor: 4,622 sf
Net Rent	Contact listing agents
Additional Rent	\$22.76 psf (2026 est.)
Occupancy	Immediate
Sublease Expiry	December 30, 2029

Highlights

- Fully furnished and wired, ready to go
- Beautifully built out space with a mix of breakout rooms and open area
- Amazing views overlooking Lake Ontario
- Short commute to Union Station (8 mins. Via 509/510 TTC Streetcar)
- Immediate access to Gardiner Expressway
- Underground parking available



Option A

- Up to 44 desks
- One 14-person meeting room
- Two 4-person meeting rooms
- Six private offices
- Three breakout rooms
- Large kitchen
- Games room
- Collaboration areas
- IT and storage rooms



5th Floor

Option B

2,000 sf

- Up to 18 desks
- One 10-person meeting room
- One 4-person meeting room
- Two phone booths
- Storage
- Shower
- Kitchenette (to be installed upon Subtenant's request)

Option C

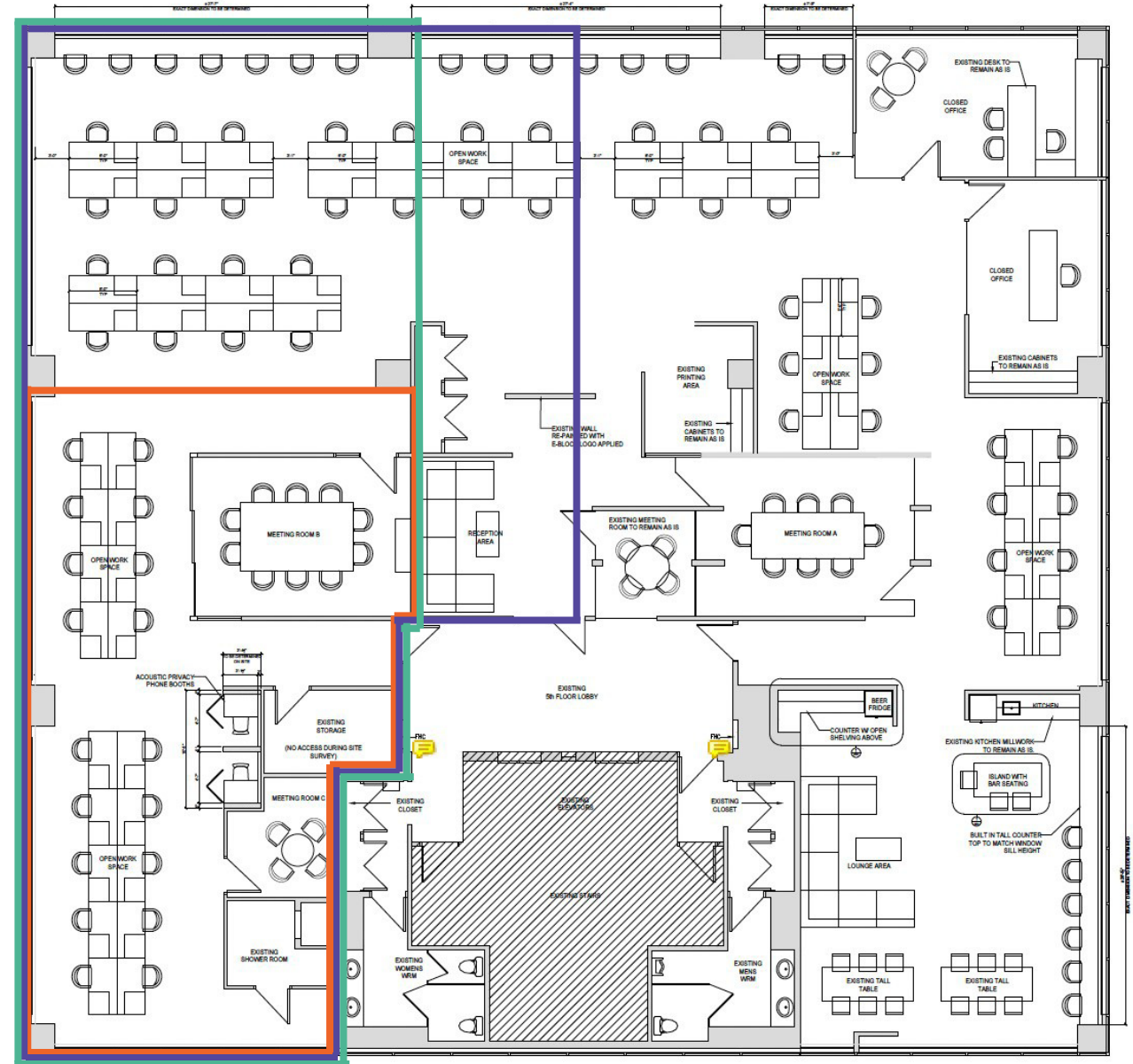
3,000 sf

- Up to 41 desks
- One 10-person meeting room
- One 4-person meeting room
- Two phone booths
- Storage
- Shower
- Kitchenette (to be installed upon tenant's request)

Option D

4,622 sf

- Up to 50 desks
- One 10-person meeting room
- One 4-person meeting room
- Two phone booths
- Storage
- Shower
- Reception
- Kitchenette (to be installed upon Subtenant's request)



10 Lower Spadina Avenue

4th Floor: 9,245 sf



10 Lower Spadina Avenue

5th Floor: 2,000 sf – 4,622 sf



Property Highlights



Completely turnkey opportunity



Amazing views overlooking Lake Ontario



8 minutes to Union Station



Immediate access to Gardiner Expressway



Ample underground parking



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