

# 10 Lower Spadina Avenue

Turnkey  
Sublease –  
Full 7th Floor



For more  
information

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**AVISON  
YOUNG**



# 10 Lower Spadina Avenue

## Office For Sublease

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### Availability:

Full 6th Floor – 9,245 sf **LEASED**

Full 7th Floor – 9,245 sf



### Asking Rate:

Contact Listing Agents



### Additional Rent:

\$25.49 psf



### Occupancy

30 Days

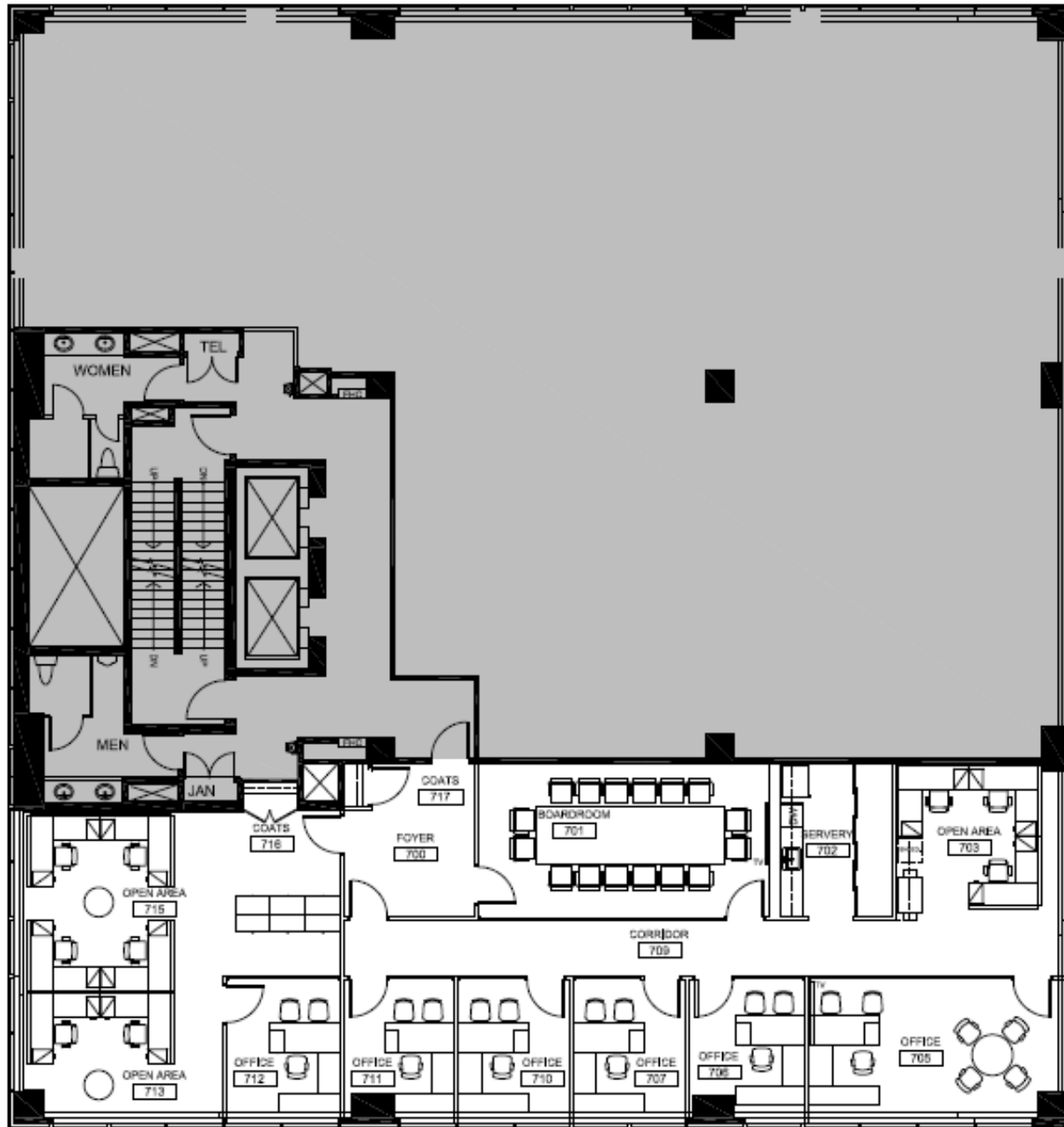


### Sublease Expiry:

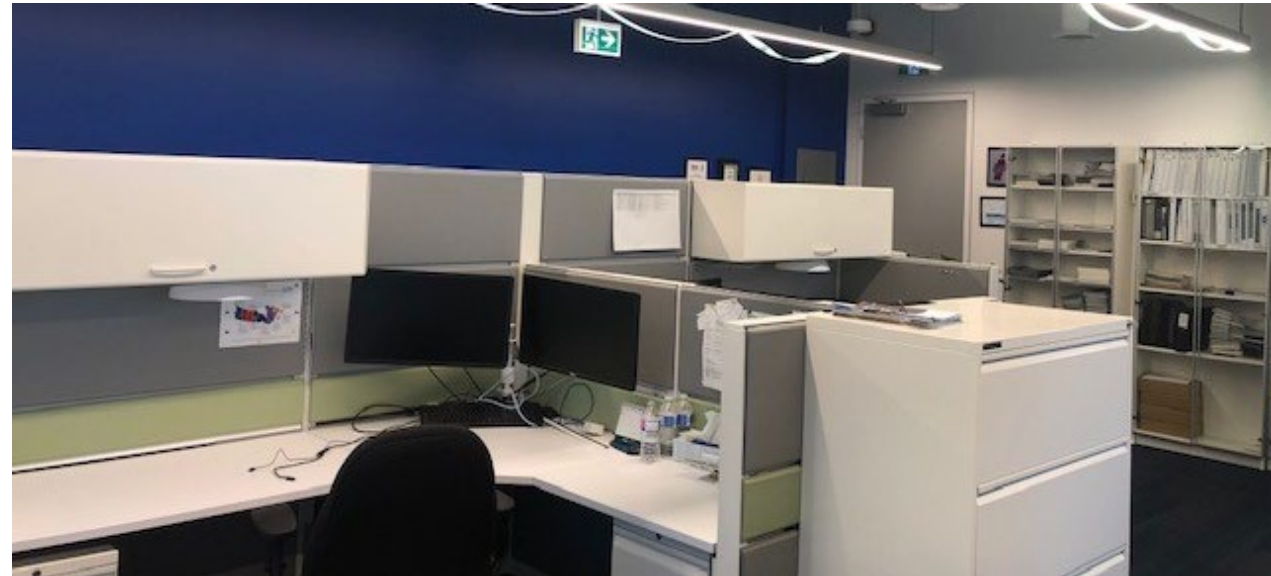
August 30, 2028

### Highlights:

- Full 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

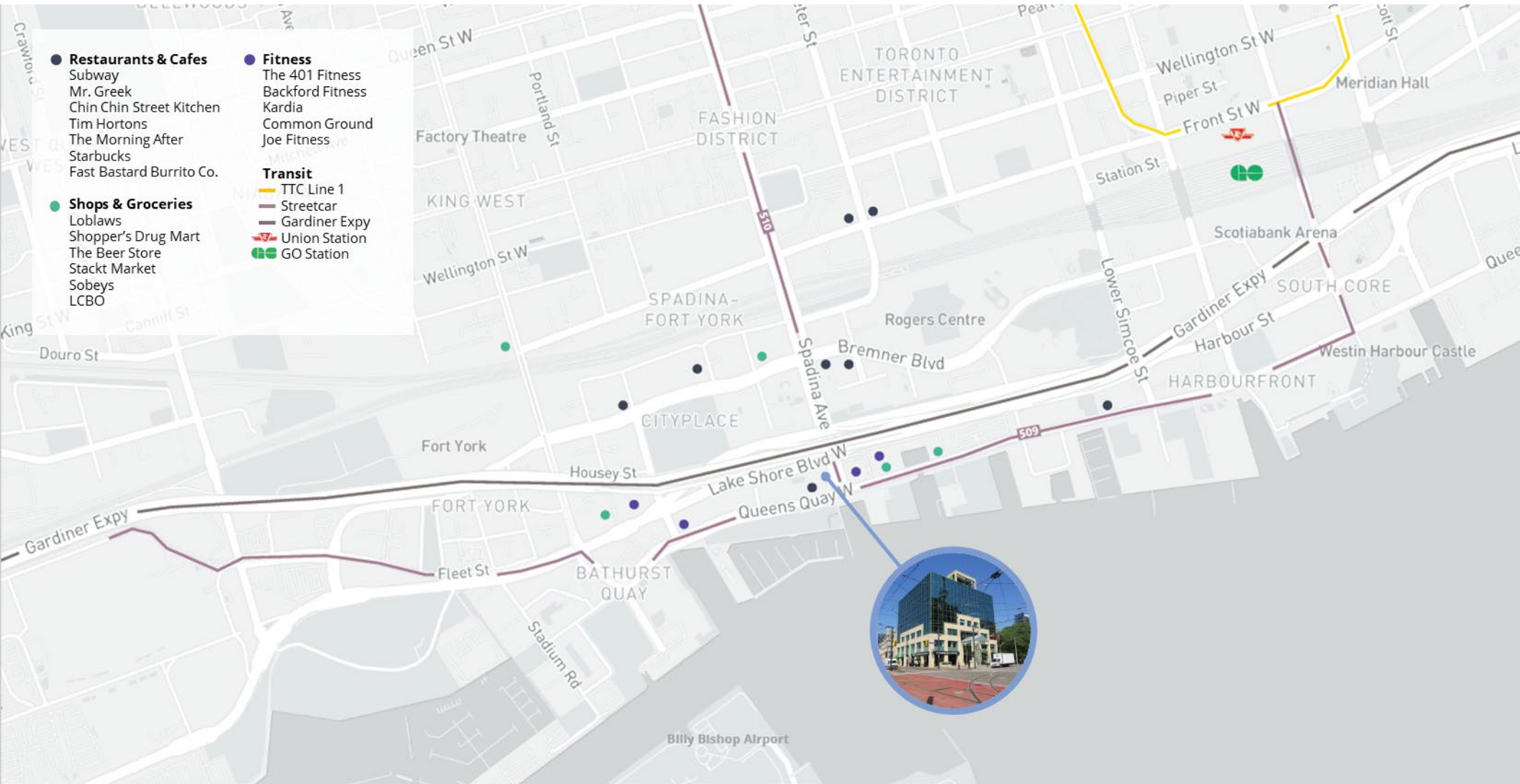


7TH FLOOR



# In the area

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