

Lennard:

# 192 Spadina Avenue

Private Offices and Coworking Spaces Available

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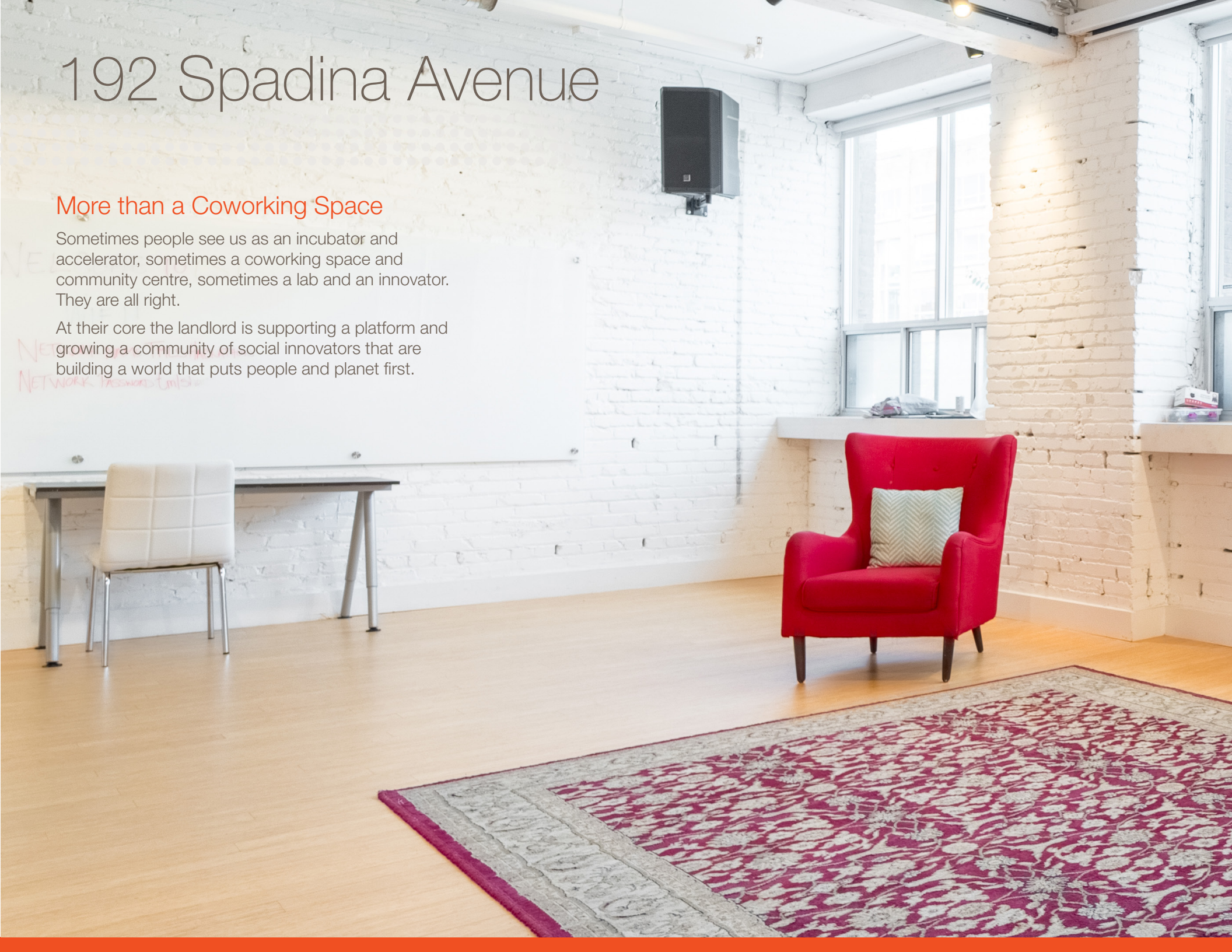


# 192 Spadina Avenue

## More than a Coworking Space

Sometimes people see us as an incubator and accelerator, sometimes a coworking space and community centre, sometimes a lab and an innovator. They are all right.

At their core the landlord is supporting a platform and growing a community of social innovators that are building a world that puts people and planet first.



# 192 Spadina Avenue

## Membership & Space Options

- Private window offices for up to 1 to 14 people
- Open team tables for 3-6 people (offices without walls)
- Dedicated desks for 1-2 people
- Hot desks for individuals
- Flexible terms and conditions

## Property Highlights

- Renovated brick and beam
- 7 event spaces
- 3 community kitchens
- 7 bookable meeting rooms
- 10 phone booths
- Accessible entrances and lift
- Freight and passenger elevators
- Ample natural light and “great vibes”

## Membership Perks



Community activation workshops



Virtual and In-Person Events



Accessible washrooms on each floor



Wireless internet



24/7 access



Mailing services



Promotion of member business, job openings, and events to network of 75K people



Furniture and lockers available



Printing and photocopying



Coffee and tea



Discounted services from landlord partners  
Discounted private event space



Private Office



Bookable Multi-Purpose Room



Bookable Meeting Room - 4<sup>th</sup> Floor




Open Collaboration Area - 4<sup>th</sup> Floor

**Lennard:**

# 192 Spadina Avenue

## Leasing Opportunities

 Building Storey  
**6 Storeys**

 Building Size  
**64,000 SF**

 Available  
**Immediate**

 Typical Floorplate  
**10,600 SF**

Suite	Usable SF	Gross Rent	Available	Features	# Workstations
216	360 SF	\$2,400	April 30, 2026	Window	4-6
305	157 SF	\$1,500	May 1, 2026	Interior	3-4
307	151 SF	\$1,500	Immediate	Interior	3-4
310	67 SF	\$900	Immediate	Interior	1-2

Gross rent includes hydro, utilities, internet

## Also Available:

### Dedicated Desk – \$550/month

- 24/7 access
- Lockable storage cabinet
- Access to all common amenities
- Supportive community of entrepreneurs and businesses

### Hot Desk – \$249/month

- 24/7 access to the building and common amenities
- Opportunity to join a collaborative community
- Build your skills
- Connect with a national network of leaders, innovators, and collaborators



Over 18,000 SF of community spaces including event space, meeting rooms, open collaboration, kitchens and common areas

# 192 Spadina Avenue

## Event Spaces

Event Space	Floor	Capacity	Square Footage	Availability	Starting Price	Members Starting Price
CCFE Solution Salon	5th Floor	32 People	770 SF	Monday through Thursday afternoon	\$145/hr	\$100/hr
Suite 101	1st Floor	100 People	1,291 SF	Monday to Sunday	\$195/hr	\$175/hr
Atrium	Ground Floor	100 People	1,000 SF	Monday to Friday, 5pm onwards; Saturday and Sunday, all day	\$145/hr	\$125/hr
Lounge	Ground Floor	200 People	2,000 SF	Monday to Friday, 5pm onwards; Saturday and Sunday, all day	\$195/hr	\$175/hr



Our event spaces bring together landlord members and the community at large to foster connections, innovation and growth. Event spaces can accommodate large groups up to 220 people or intimate gatherings. Landlord spaces have hosted everything from book signings to Annual General Meetings to weddings!



CCFE Solution Salon



Suite 101



Atrium



Lounge



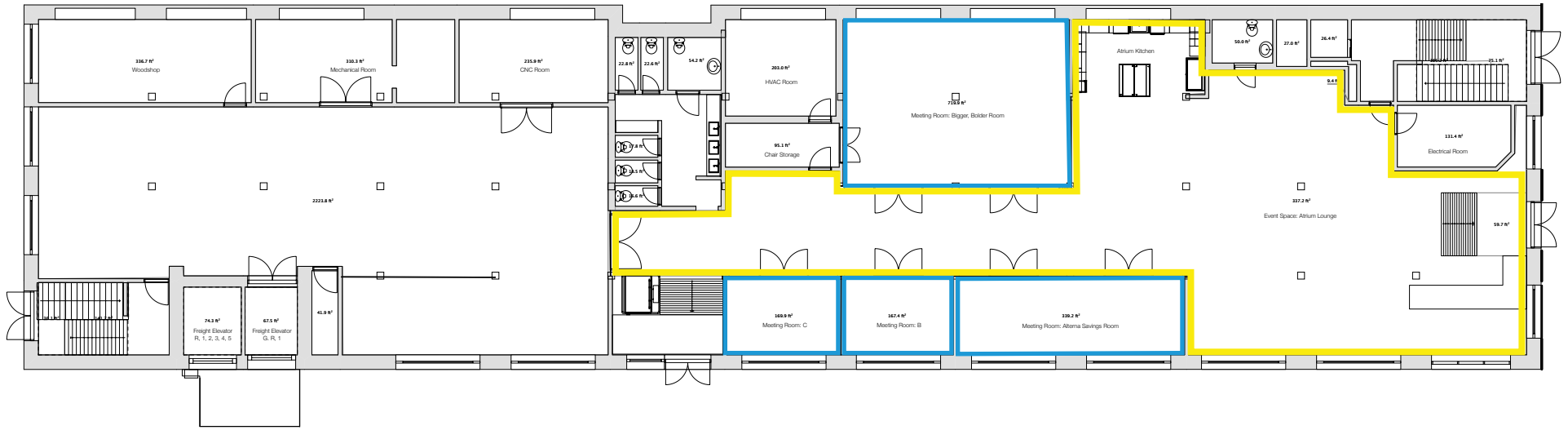
Landlord members receive a 50% discount on event space rental rates



Features accessible kitchen, washrooms, large TV monitors, projectors and AV sound system

# 192 Spadina Avenue

## Main Floor

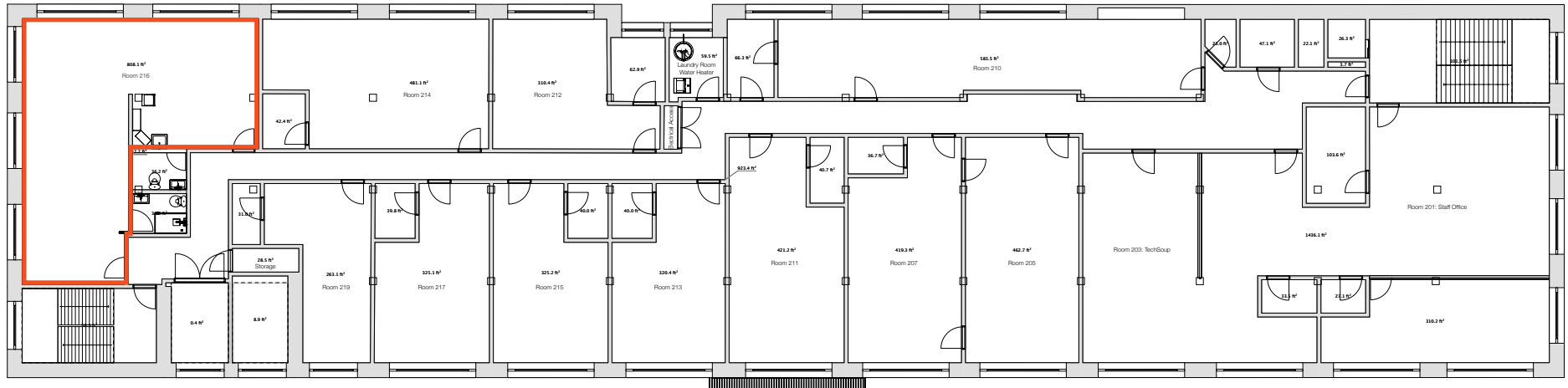


■ Office   ■ Meeting Room   ■ Multi-Purpose Lounge & Event Space

- Meeting Room C – 6 person
- Meeting Room B – 8 person
- Alterna Savings Room – 8 person
- The Bigger, Bolder Room – 25 person

# 192 Spadina Avenue

## Second Floor



■ Office   
 ■ Meeting Room   
 ■ Hot Desk

Suite	Type	Workstations	Square Feet	Monthly Rent
216	Window, Kitchen, Washroom	4-6	360 SF	\$2,400

# 192 Spadina Avenue

## Third Floor



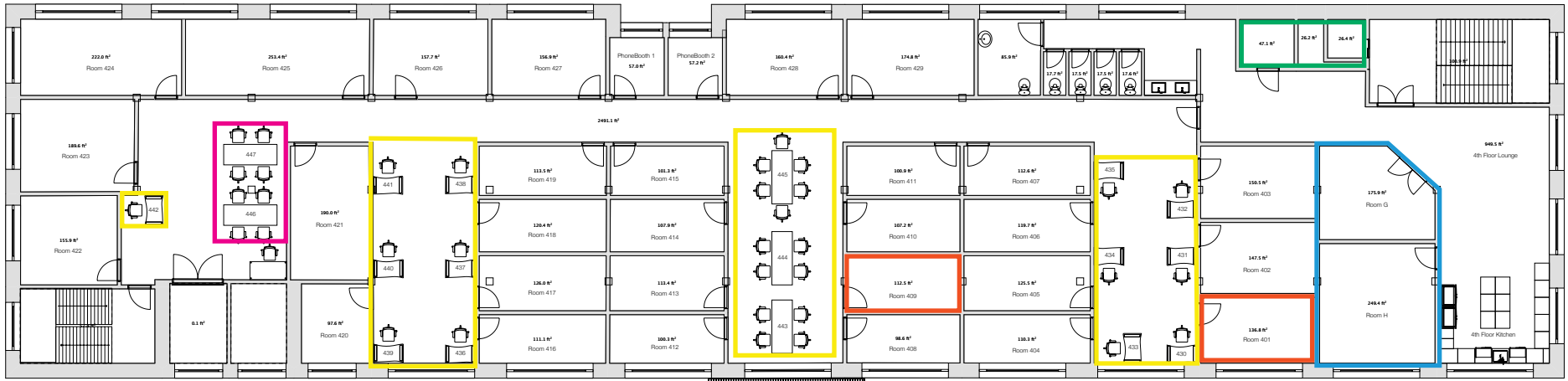
■ Office   
 ■ Meeting Room   
 ■ Dedicated/Hot Desk   
 ■ Phone Booths

- Viola Desmond Room - 30 Person

Suite	Type	Workstations	Square Feet	Monthly Rent
305	Interior	3-4	165 SF	\$1,500
310	Interior	1-2	76 SF	\$900

# 192 Spadina Avenue

## Fourth Floor



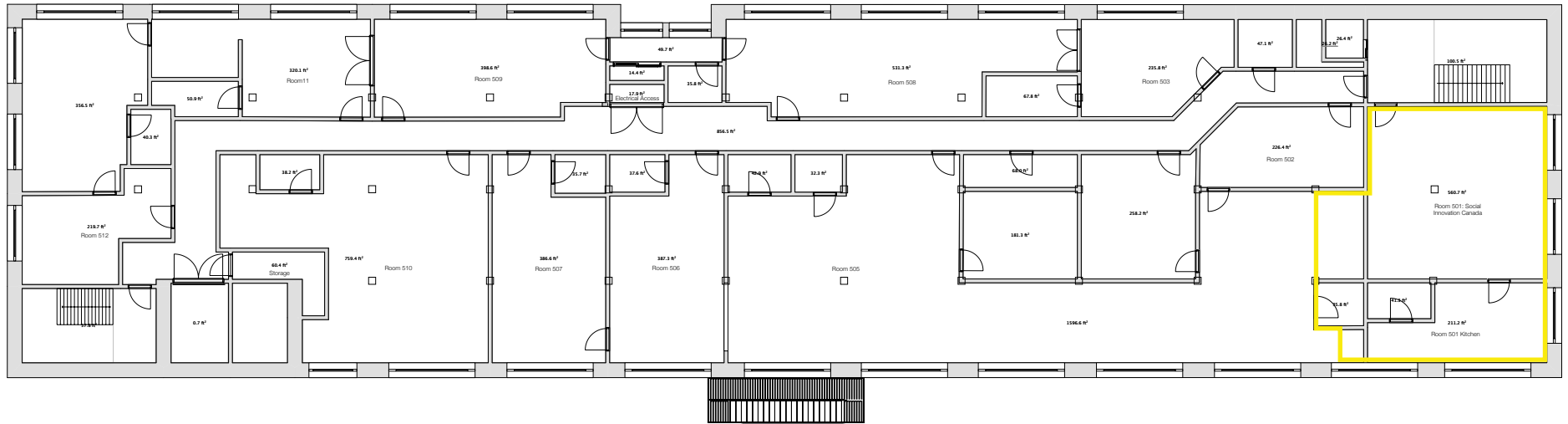
■ Meeting Room   
 ■ Dedicated/Hot Desk   
 ■ Open Team Table   
 ■ Phone Booths   
 ■ Office

- Room G – 8-10 person
- Room H – 10 person

Suite	Type	Workstations	Square Feet	Monthly Rent
401	Window	1-3	158 SF	\$1,400
409	Interior	2-3	124 SF	\$1,200

# 192 Spadina Avenue

## Fifth Floor



Office Meeting Room CCFE

# 192 Spadina Avenue



## Location Highlights

- Immediate access to 510 Spadina and 501 Queen Streetcars
- Short streetcar ride to Osgoode TTC Station (9 min) and Spadina TTC Station (15min)
- Steps to Entertainment District, Kensington Market, Queen West and King West Village
- Countless restaurants and retailers within walking distance

## Parking:

- 1 min walk to numerous parking spots
- Free and paid street parking on Spadina Avenue and adjacent streets

# 192 Spadina Avenue



Accessible Entrance - Main Floor



Community Kitchen - Main Floor



Bookable Meeting Room - Main Floor



Community Kitchen - Main Floor



Open Collaboration Area - Main Floor

# 192 Spadina Avenue



Private Office 105



Private Office 105



Private Office 105



Private Office 110



Private Office 110

# 192 Spadina Avenue



Suite 207



Suite 207



Suite 210



Suite 210



Suite 210

# 192 Spadina Avenue



Private Office 215



Private Office 218



Private Office 218



Private Office 218

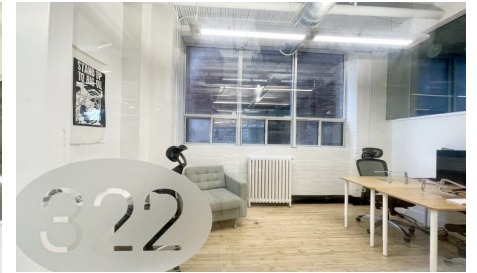
# 192 Spadina Avenue



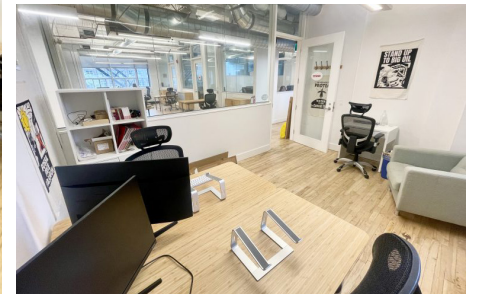
Suite 317



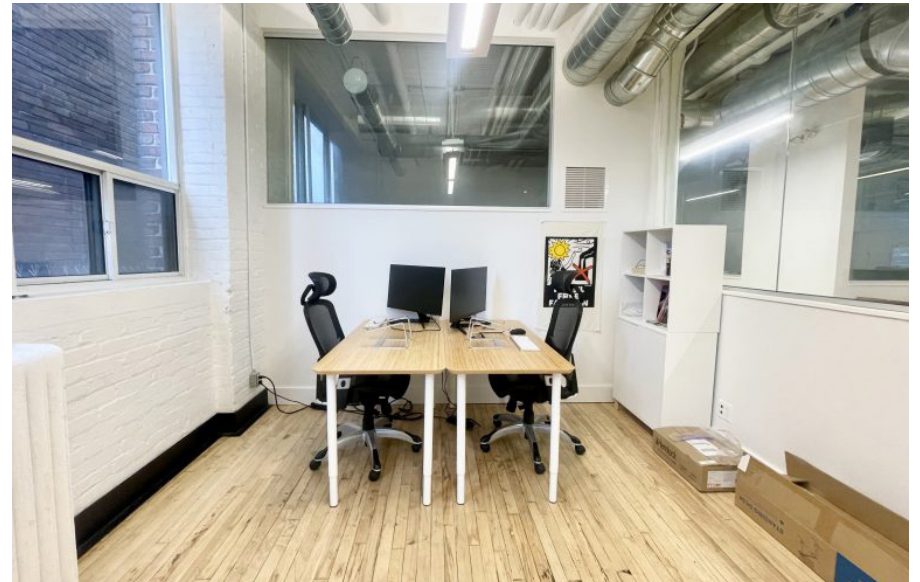
Suite 322



Suite 322



Suite 322



Suite 322

# 192 Spadina Avenue



Dedicated Desks – 4th Floor



Private Office 407



Private Office 410



Common Space – 4th Floor



Community Kitchen – 4th Floor

# 192 Spadina Avenue



Suite 417



Suite 417



Suite 417

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