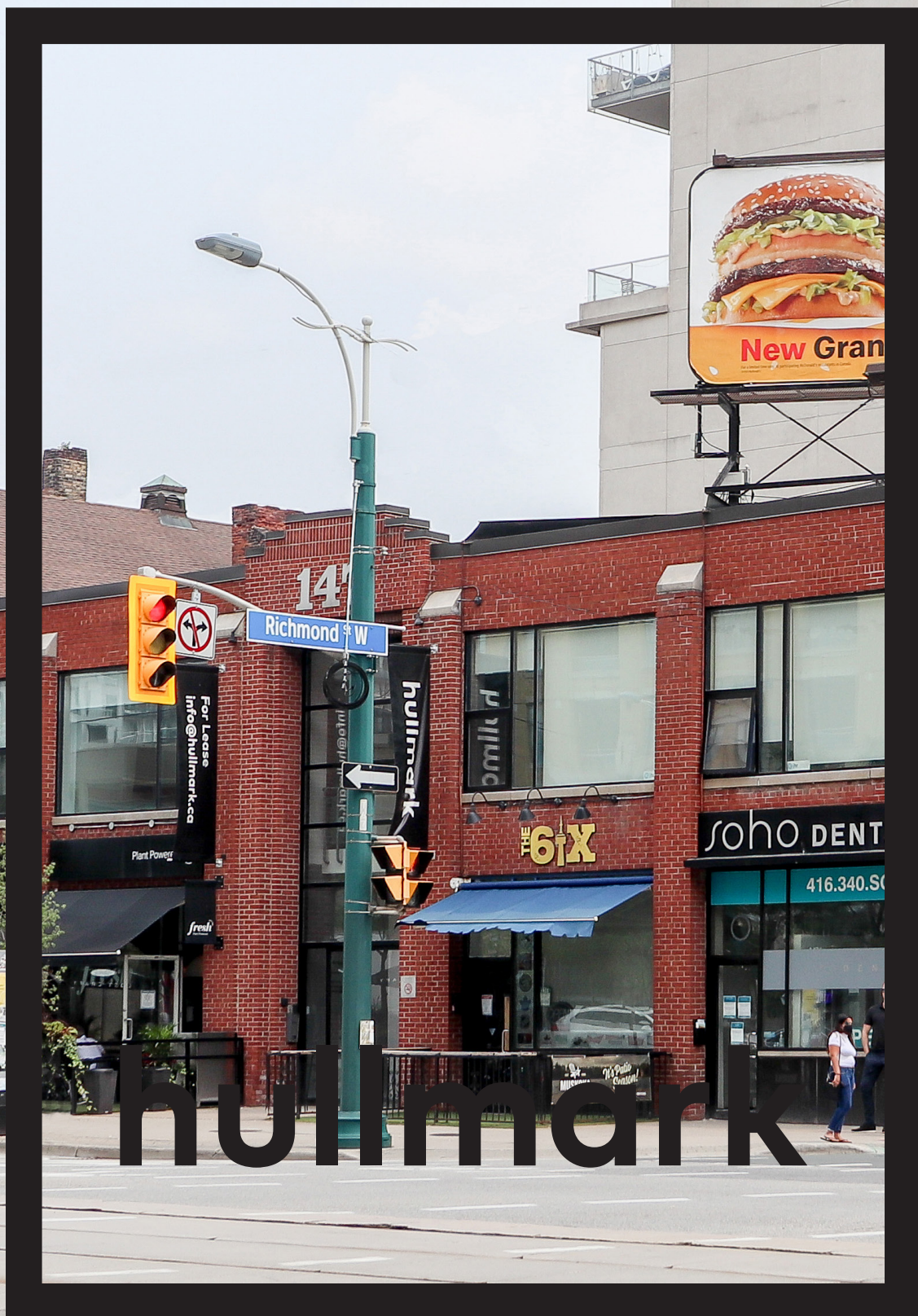


Office Space  
For Lease

147 Spadina Avenue  
Toronto, ON



hullmark

## 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.

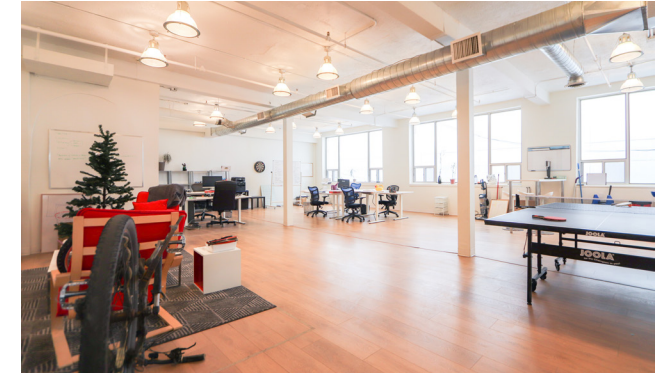
147 Spadina is surrounded by an abundance of amenities, including restaurants, grocery, fitness, and cafes. The property is situated between two of Toronto's most vibrant retail strips, King and Queen Street West offering a variety of entertainment.

### Unit 204



## Highlights

- Walk-up brick and beam building
- Institutionally managed turnkey office space
- Easily accessible and only 10-minutes from Union Station
- Excellent co-tenancies including several tech startups



## Offerings

**Term:** Flexible

**Asking Net Rent:** Contact Hullmark Asset Management Team

**Additional Rent:** \$20.00 (est. 2023 CAM + Tax)

**Available Space:**

**Suite 201:** 3,733 SF - furnished

**Suite 204:** 1,690 SF

**Suite 206:** 816 SF

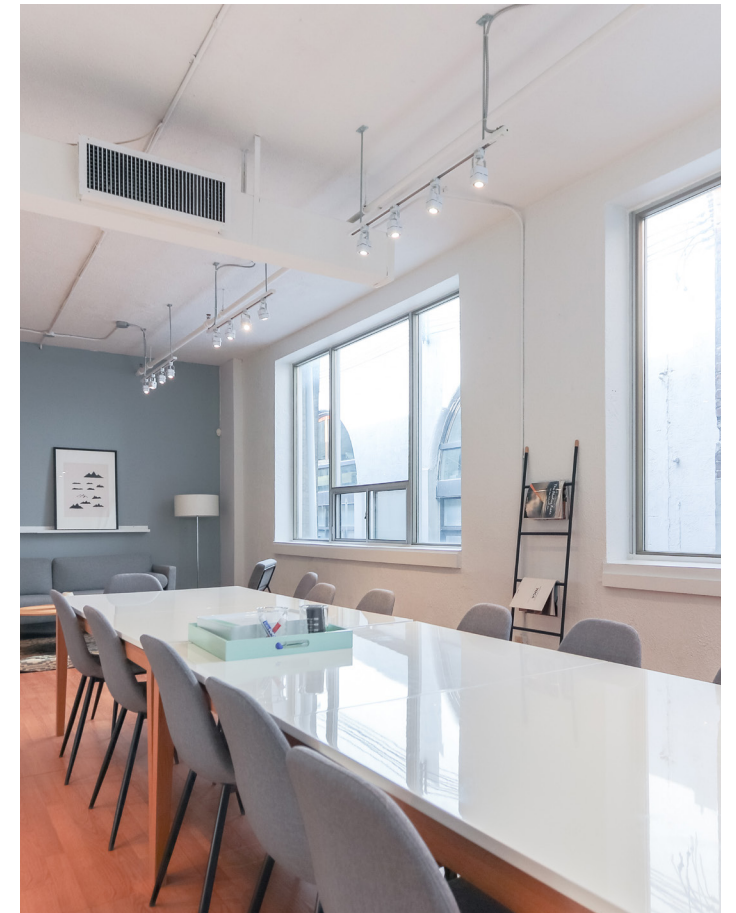
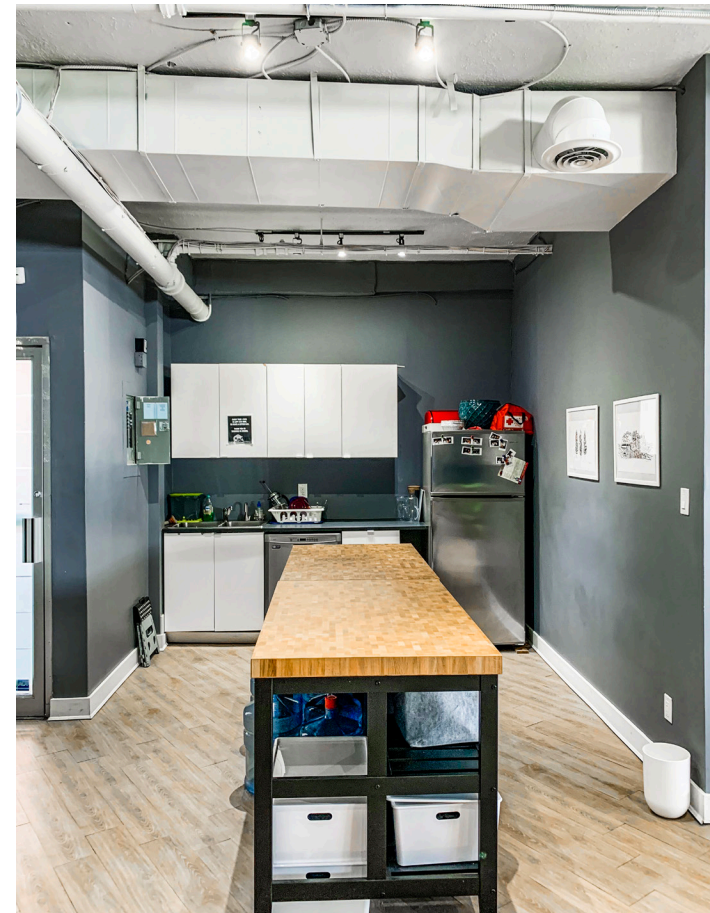
**Suite 207:** 580 SF



## Property Photos



## Property Photos

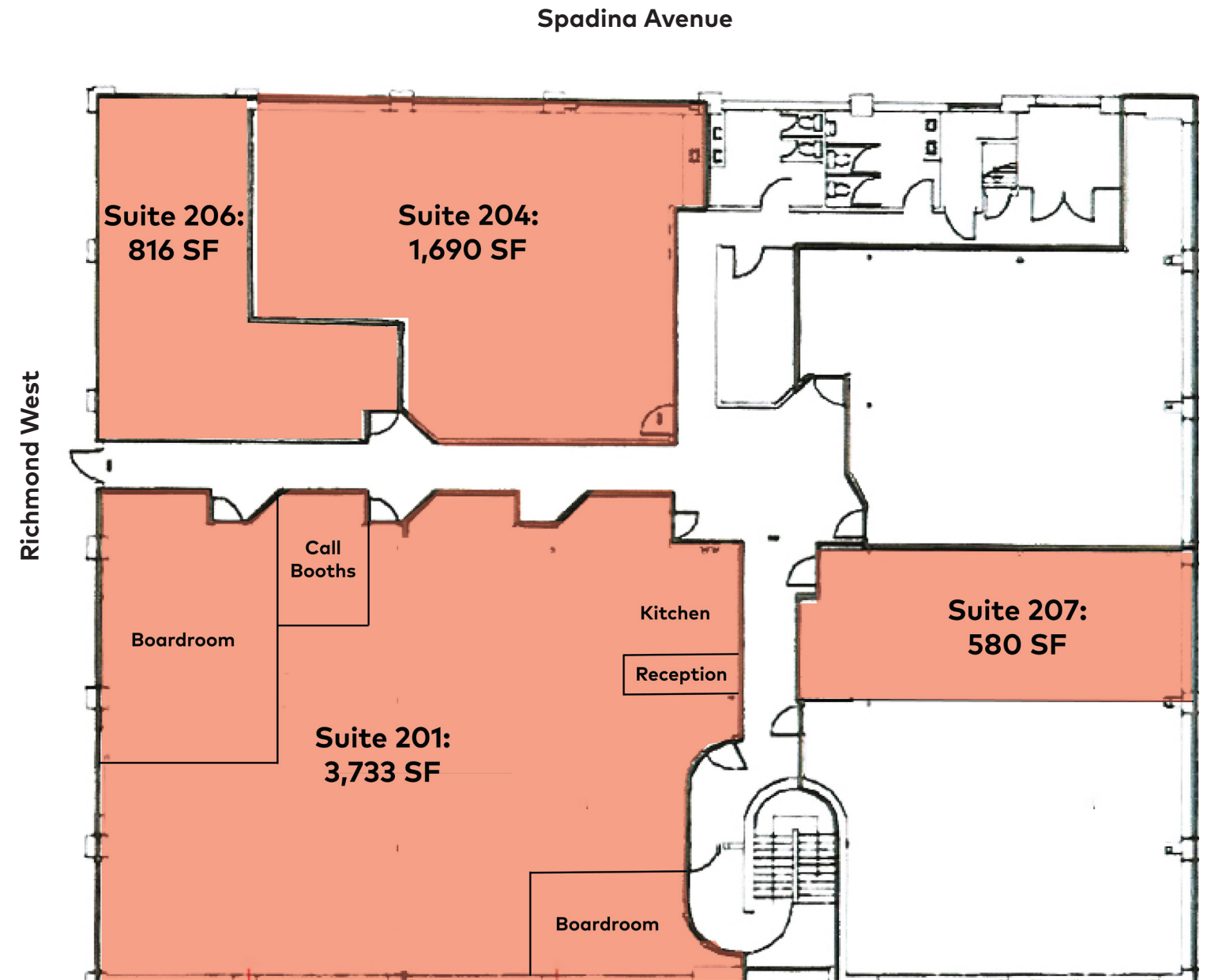


# Property Photos

Unit 207



# Floor Plan



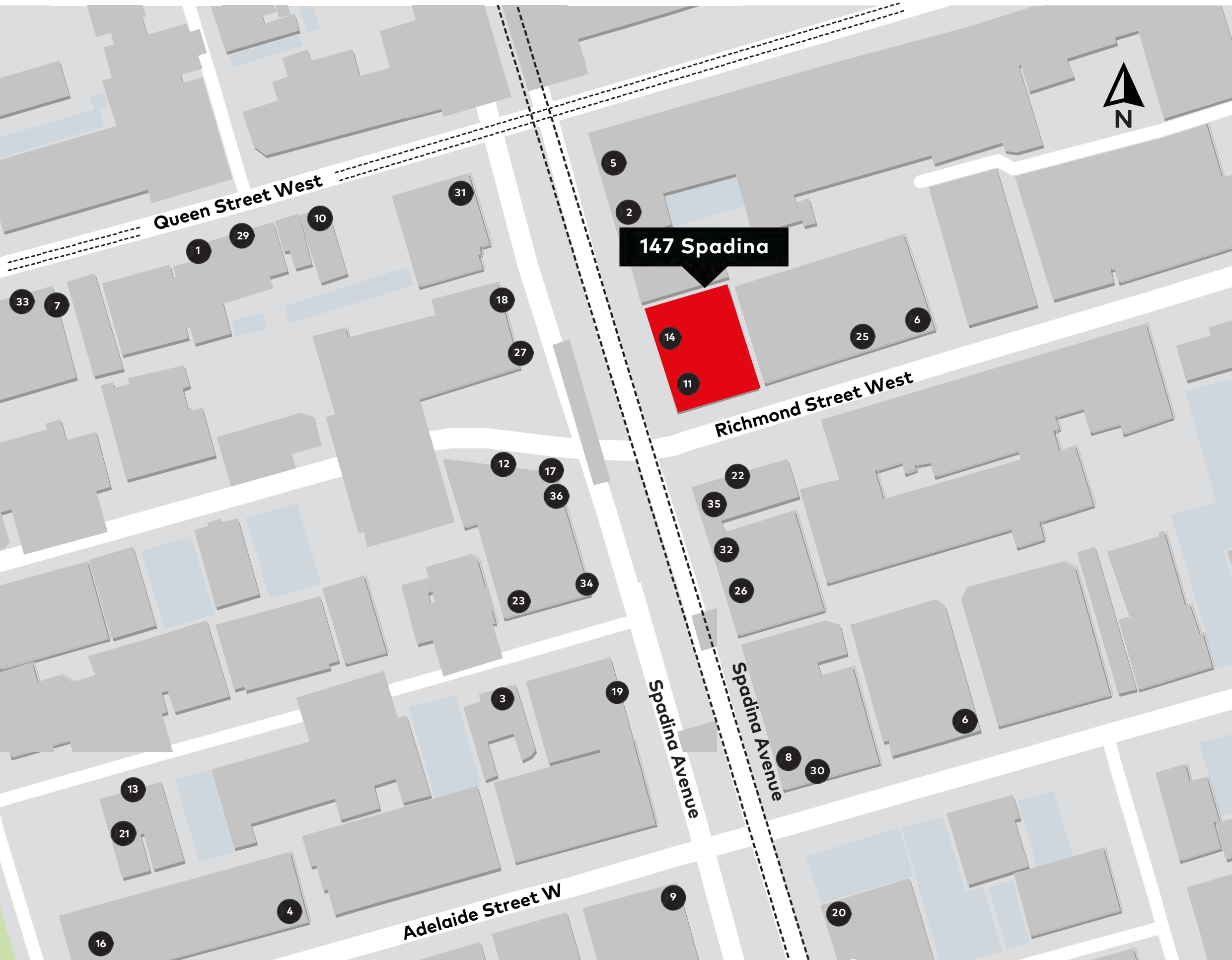
# Neighbouring Amenities and Retailers

## 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. Basil Box                 | 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. Fresh                    | 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             |





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