



FOR LEASE

310 Spadina
Avenue

OFFICE SPACE

DETAILS

LOCATION

Located on Spadina Ave just north of Dundas St W in the Chinatown and Kensington Market district. [Click Here For Map](#)

AVAILABLE SUITES

Entire 2nd Floor: 9,910 SF
Unit 201: 4,625 SF
Unit 202: 5,285 SF
Unit 203: 1,967 SF
Unit 204: 3,319 SF

Lower Level (Unit 102): 4,439 SF

Entire 4th Floor: 9,910 SF
Unit 401: 4,625 SF
Unit 402: 5,285 SF
Unit 403: 1,967 SF
Unit 404: 3,319 SF

RENTAL RATE

Call Agents to Discuss

ADDITIONAL RENT

\$13.10 PSF (2022) Tenant pays for hydro and in suite janitorial

TERM

5-10 Years

POSSESSION

Immediate

FEATURES

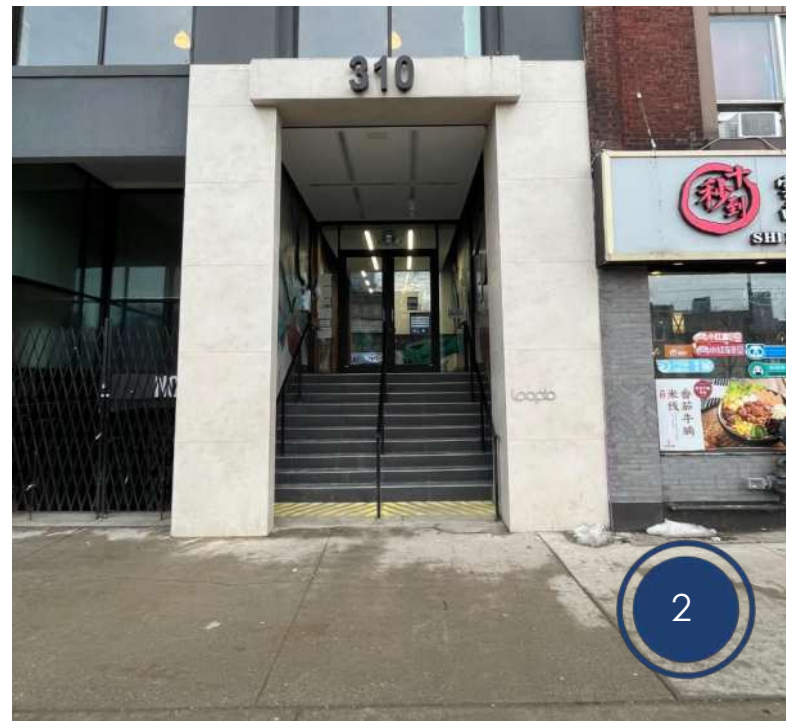
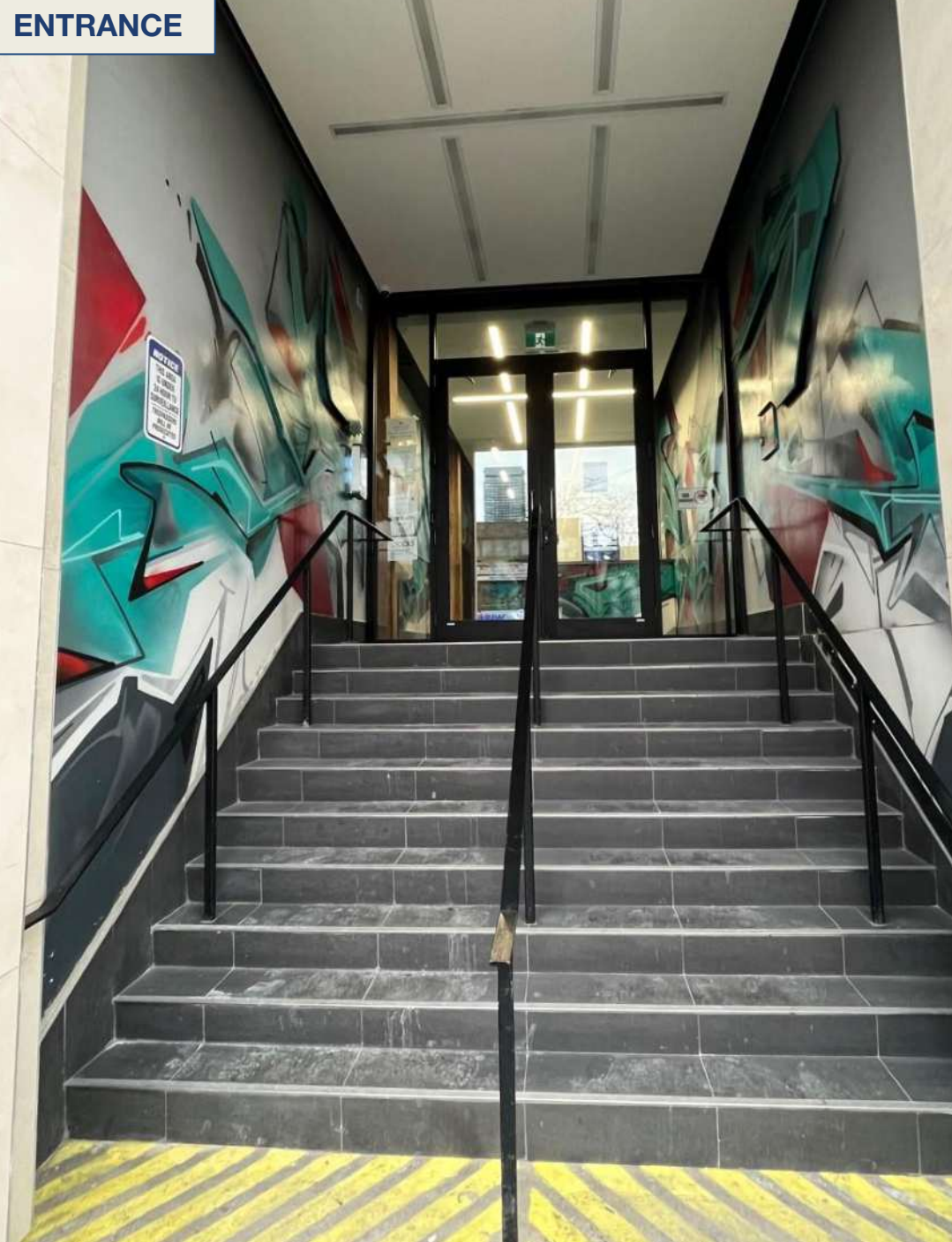
310 Spadina Ave is a great opportunity for office space in the heart of Chinatown. Being located in a vibrant urban node there are plenty of amenities, restaurants, and public parking in the area. It is also steps to the Spadina streetcar stop. The building is a recently renovated brick and beam building with restored original wood beams and brick. It has original restored hardwood floors, as well as new windows, HVAC, mechanicals, and private washrooms in the suites. It is very well connected with access to Beanfield's high speed fiber internet services, and also offers outdoor space and bicycle parking onsite.

Fourth and second floor are turn-key spaces with some furniture available.



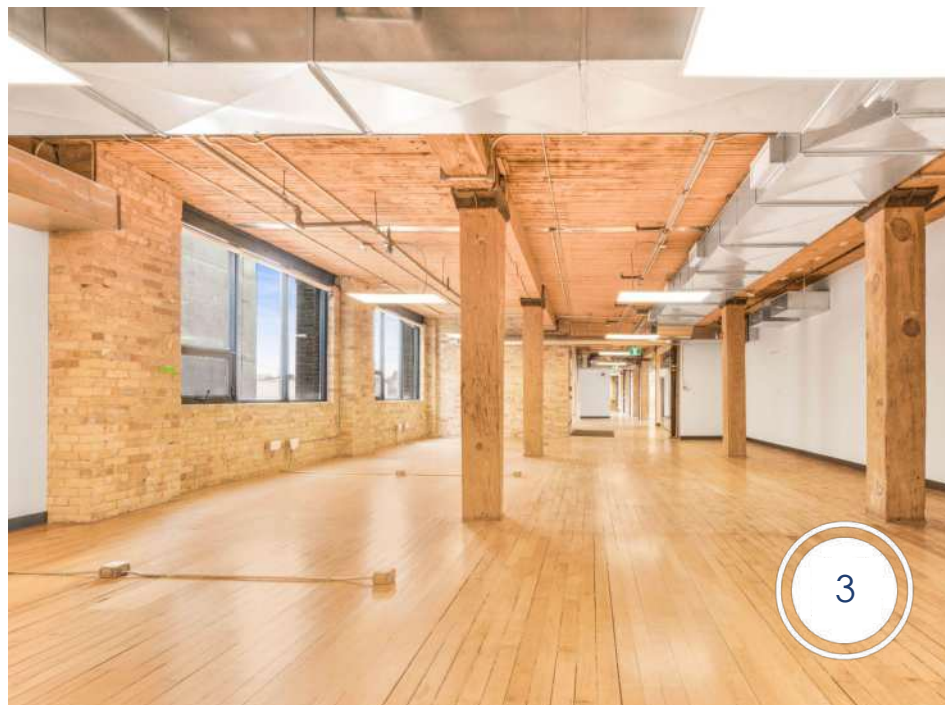
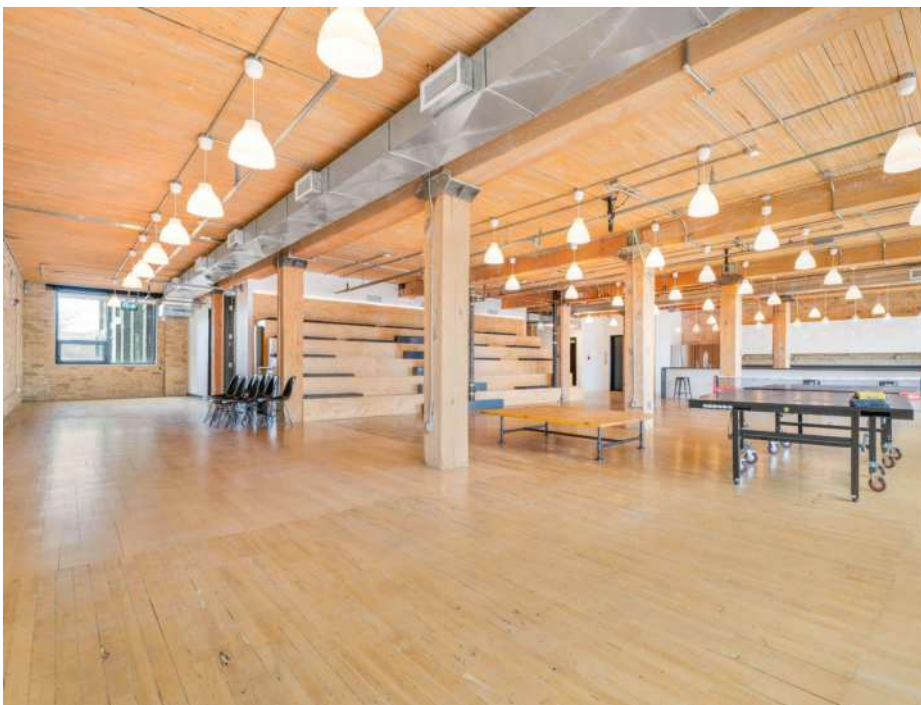
METROPOLITAN
COMMERCIAL

ENTRANCE



SECOND FLOOR

[VIDEO
TOUR](#)





LOWER LEVEL

VIDEO
TOUR

5

ABOUT THE AREA



Chinatown is a standout location of culture and experience in Toronto, being the second largest in the entirety of North America second only to New York. It is known for its shops and restaurants that are rich in Asian tradition, showcasing a mixture of old neighbourhood staples and new venues that pay tribute to the area. The streets are filled with pedestrians, aided by the frequent streetcars heading to and from the Spadina TTC station.

The University of Toronto is one of the world's most elite Universities. Its downtown campus is located just North East of 310 Spadina Ave. The downtown campus alone has a student population of 61,690 individuals that heavily contributing to Spadina Avenue's busy pedestrian population.

Kensington Market is known as the most vibrant and diverse neighbourhood in Toronto, making it a popular destination for both tourists and locals. This area is heavy in pedestrian traffic which makes it the perfect location for its array of unique shops and restaurants, live music, street performances, and art installations.

El Mocambo is an example of a neighbourhood staple located 464 Spadina Avenue that gives the area the rich culture it is known for. It is a live music venue that has been open since 1948 and has hosted a number of legends such as the Rolling Stones, Blondie, Jimi Hendrix, Meatloaf, U2, etc.



CONNECTIVITY



BIKE SCORE OF **100**

- Ample bike storage
- Multiple Toronto Bike Share stations available

GOOGLE
MAPS



TRANSIT SCORE OF **97**

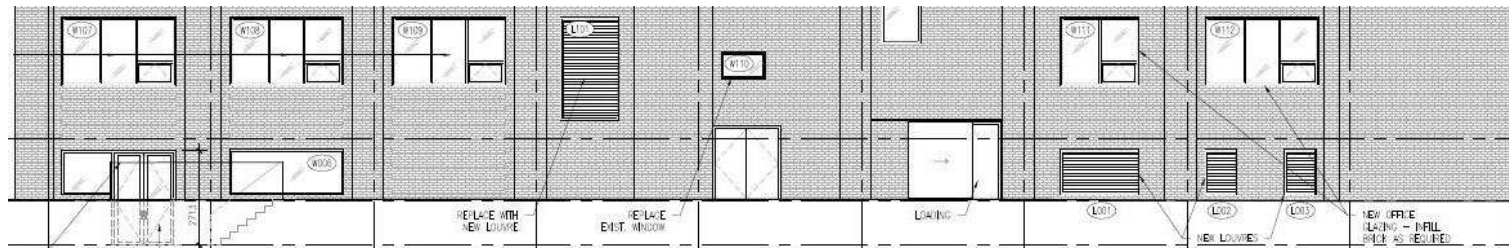
- A two minute walk from major TTC stop (access to Spadina routes)



WALK SCORE OF **99**

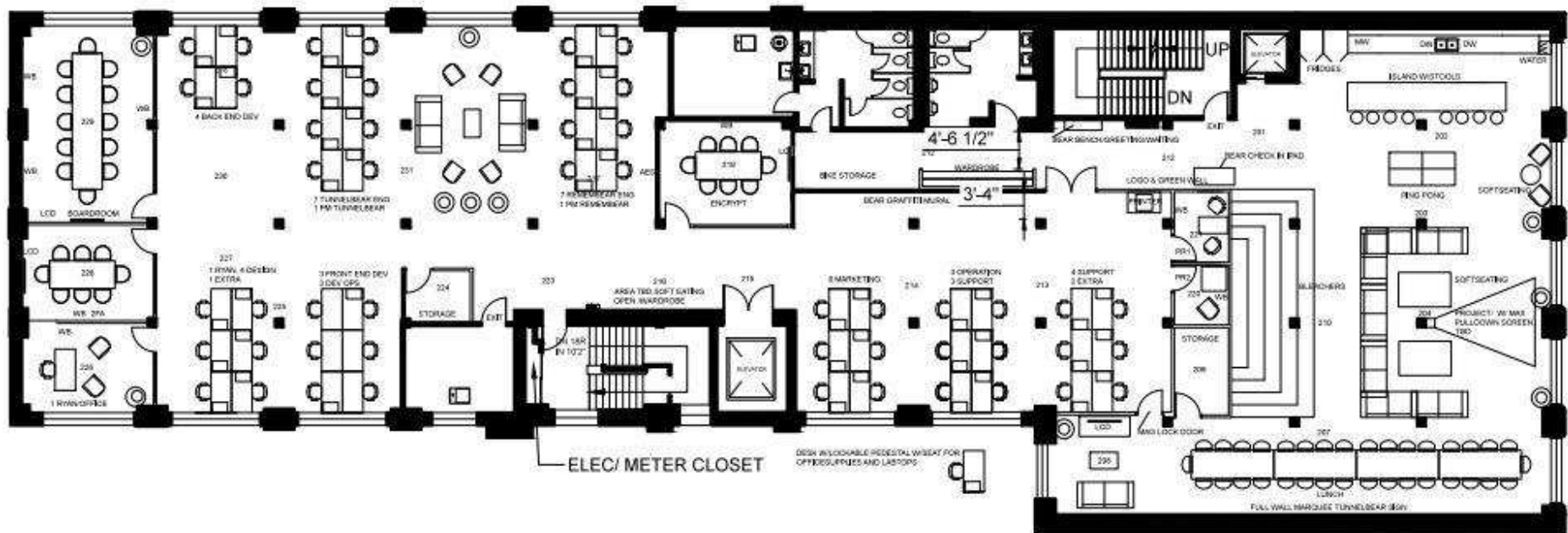
- Located in a pedestrian-friendly area within walking distance of downtown amenities, transit, parking, shopping and entertainment

CEILING HEIGHT - 9'6" ft



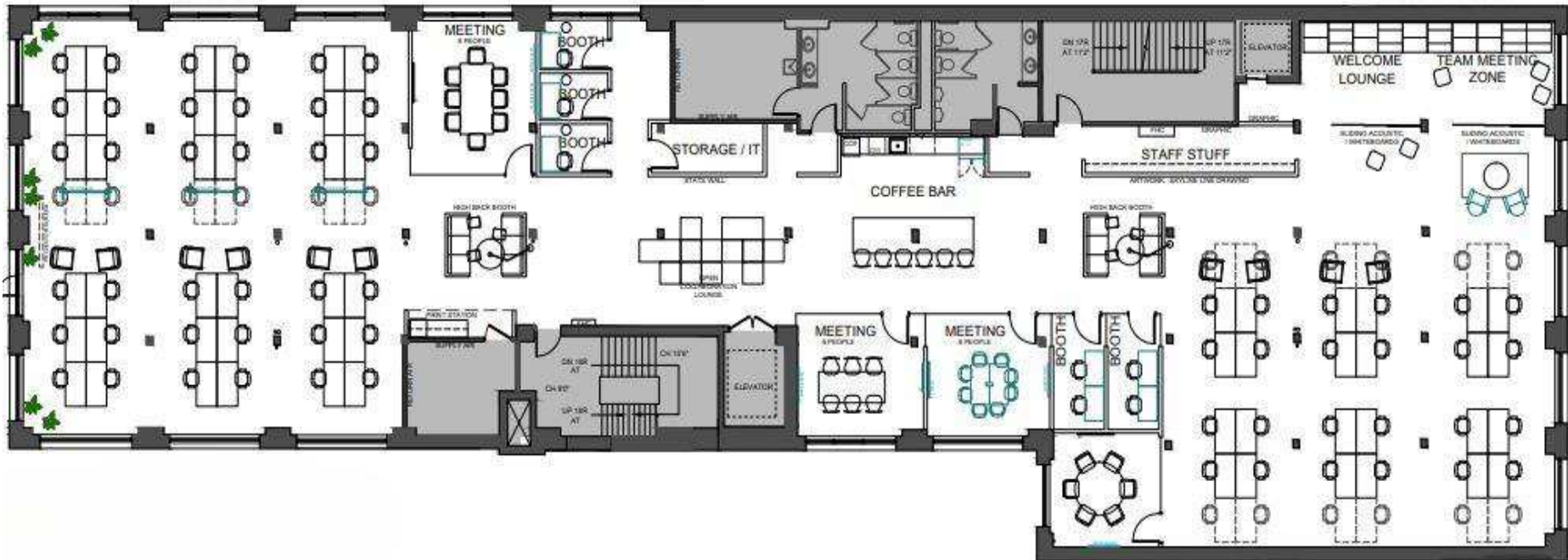
FLOOR PLAN

SECOND FLOOR



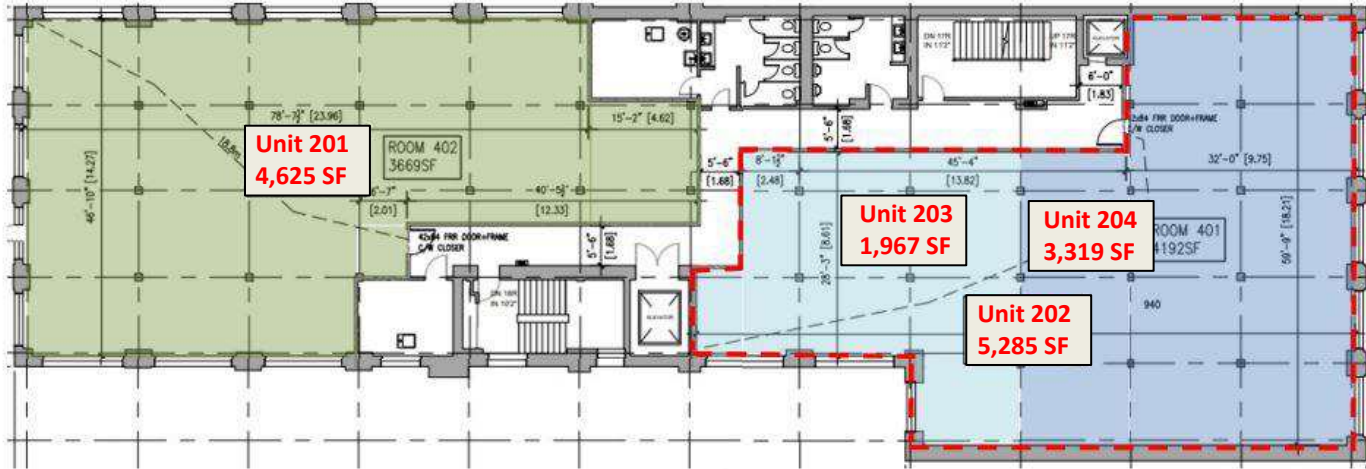
FLOOR PLAN

FOURTH FLOOR



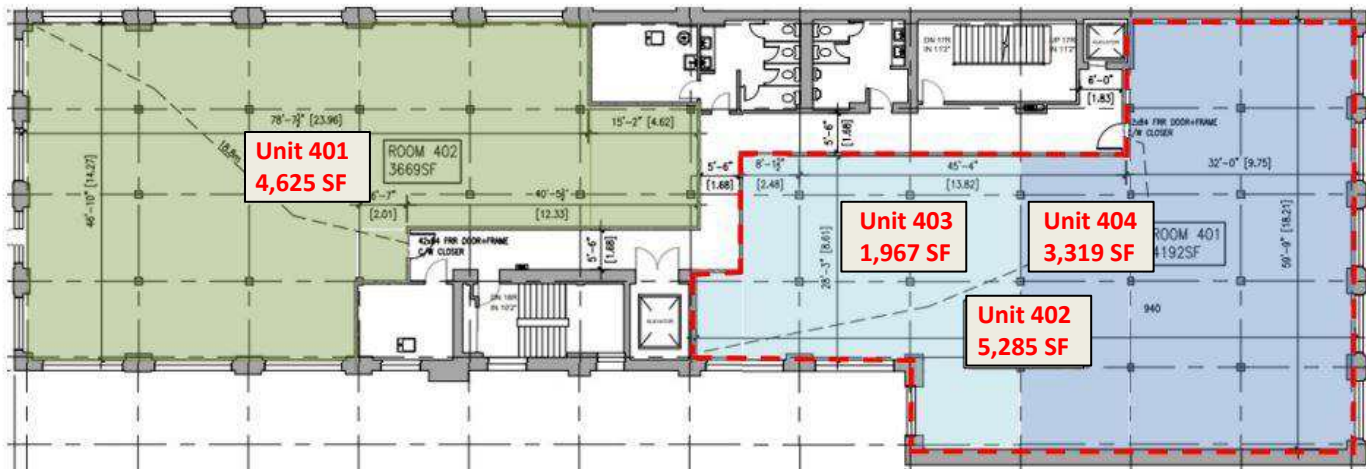
FLOOR PLAN

DIVISIBLE



Entire floor: **9,910 SF**
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 Unit 203 & 403: **1,967 SF**
 Unit 204 & 404: **3,319 SF**

**Entire 2nd Floor
9,910 SF**



Entire 4th Floor
9,910 SF

ADVISORS

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