

FOR LEASE | NEW LANDMARK SINGLE TENANT OFFICE BUILDING
346 SPADINA AVENUE TORONTO | ON

SEMI-GROSS RENTAL
RATE OF \$52.00 PSF/YR



ENTIRE BUILDING OPPORTUNITY



METROPOLITAN
COMMERCIAL

DETAILS

Location	Spadina Avenue at St. Andrew Street. Gateway to Kensington Market.
Building Details	Single tenant building of approximately 27,849 SF (Not divisible) Lower Level: 7,973 SF 1 st Floor: 8,067 SF 2 nd Floor: 8,032 SF 3 rd Floor: 3,777 SF
Semi-Gross Rent	\$52.00 PSF/YR
Additional Rent	Utilities (Hydro, Gas, Water, and In-Suite Janitorial)
Term	5-10 Years
Possession	Immediate

FEATURES

- Newly renovated brick and beam building with modern exterior finishes.
- Landlord is seeking a single tenant to occupy the entire building.
- Interior staircase smoothly connects all 4 levels and the building is serviced with a handicap elevator.
- Lots of exposed brick and combination of polished concrete and hardwood floors.
- New HVAC, windows, doors, washrooms. Potential for rooftop outdoor amenity space.
- Massive first party signage available facing Spadina Ave., and also St. Andrews St.
- TTC 501 streetcar to Spadina station and plenty of paid parking lots in the area.
- Building is wired for Fibre Optics provided by Beanfield.



346 SPADINA AVENUE | FOR LEASE





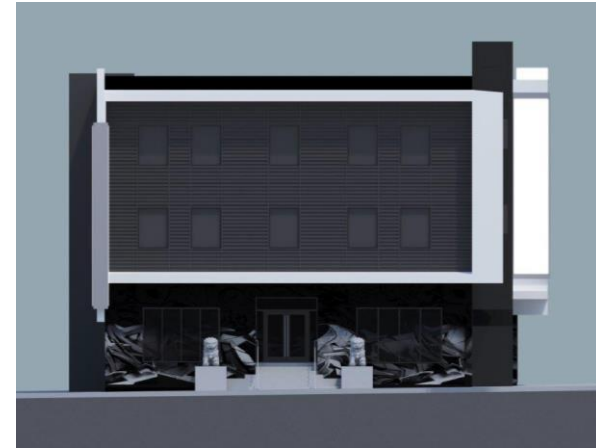
Night accent lighting



St. Andrew St. looking east

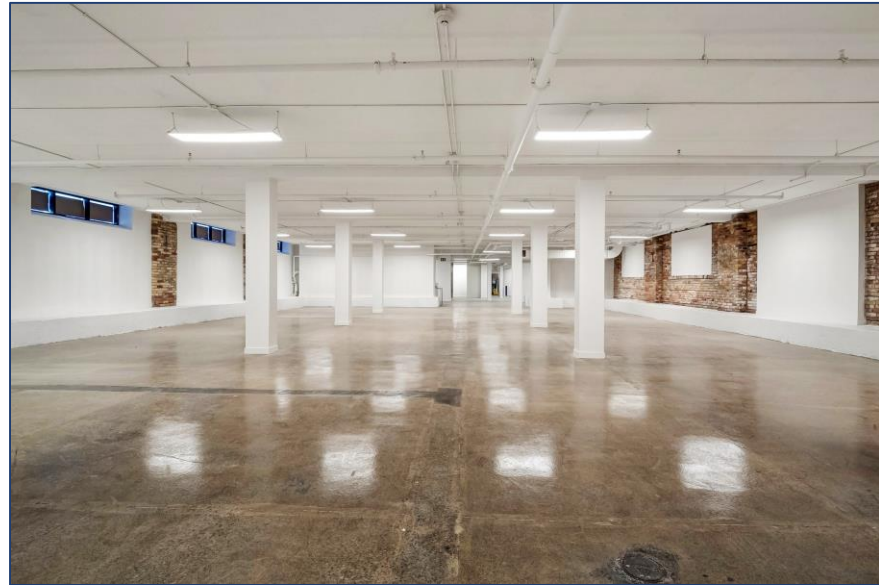
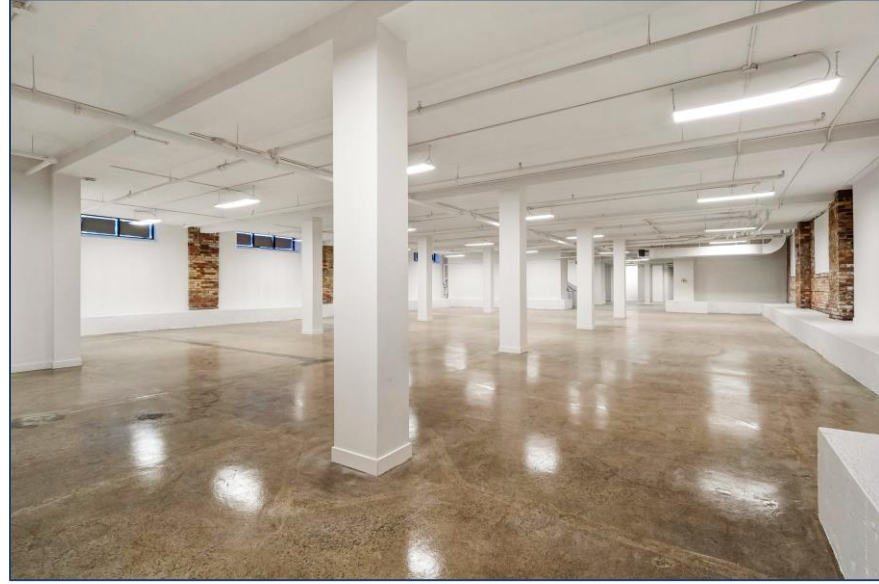
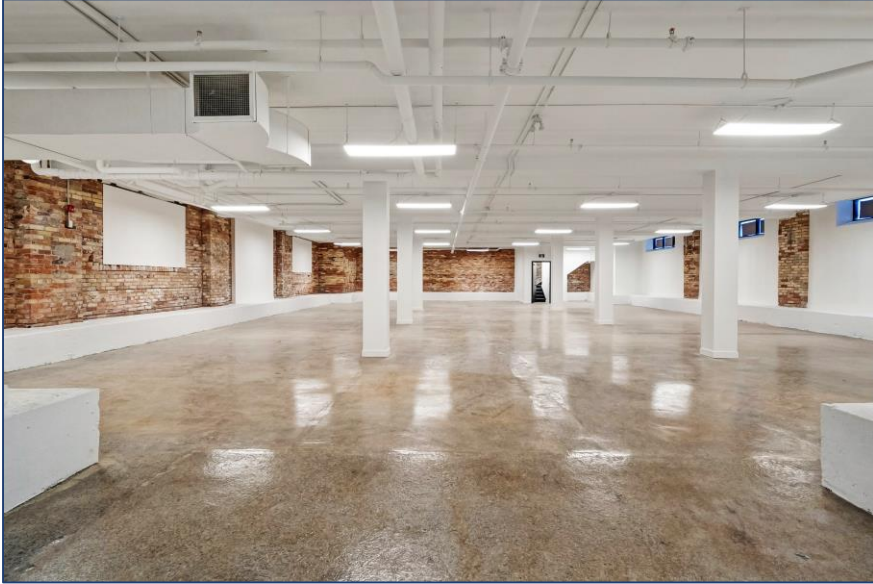


St. Andrew St. looking south



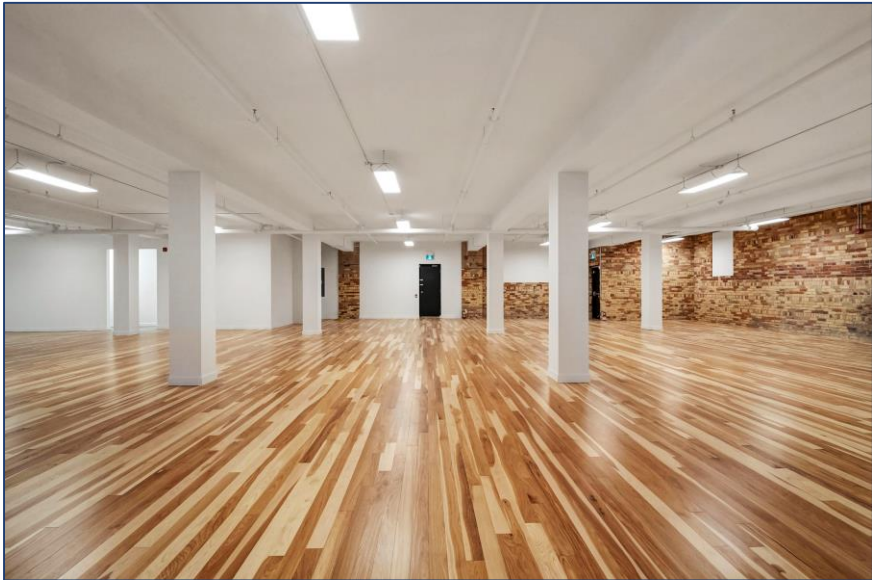
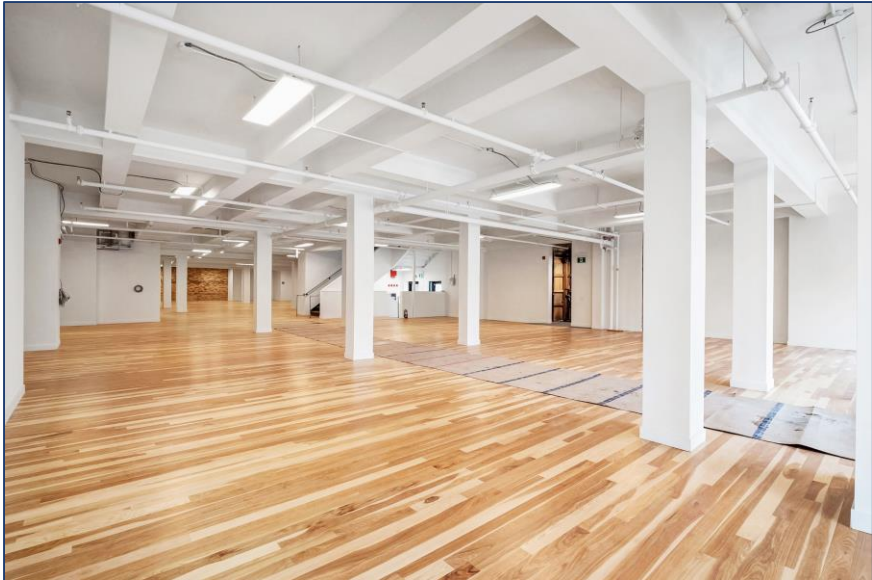
Spadina Ave. looking west

LOWER LEVEL



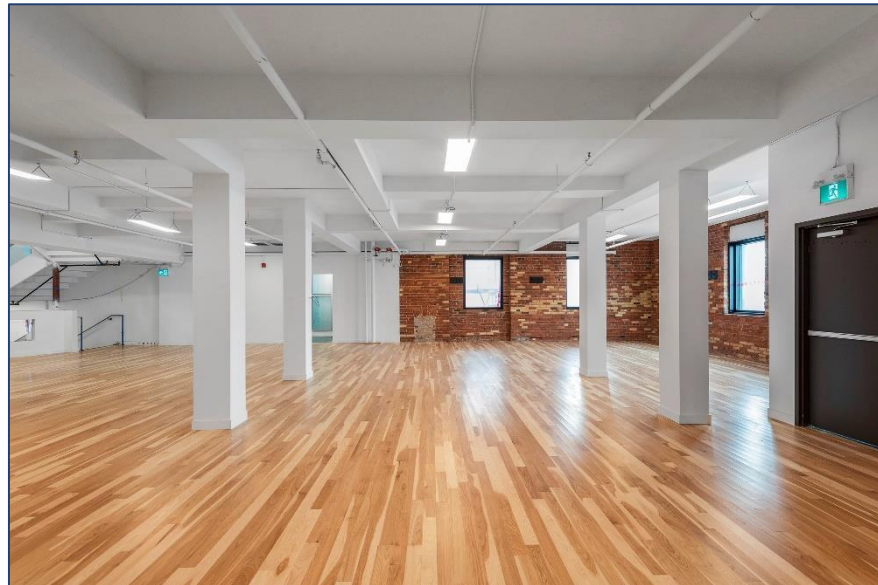
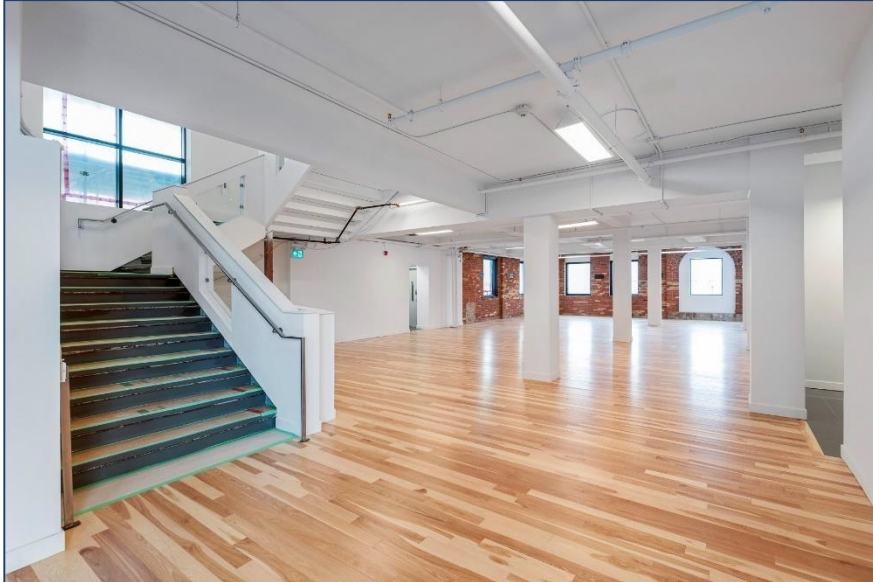
INTERIOR PHOTOS

FIRST FLOOR



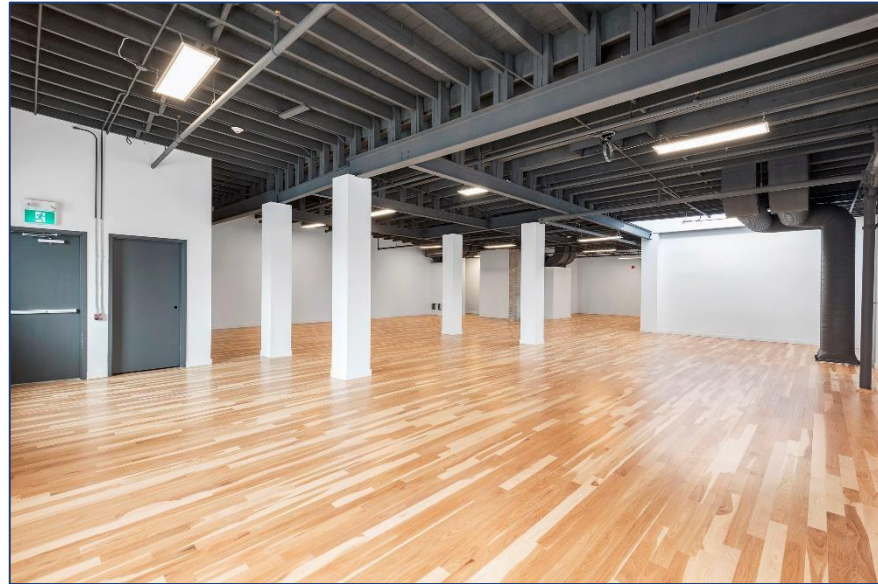
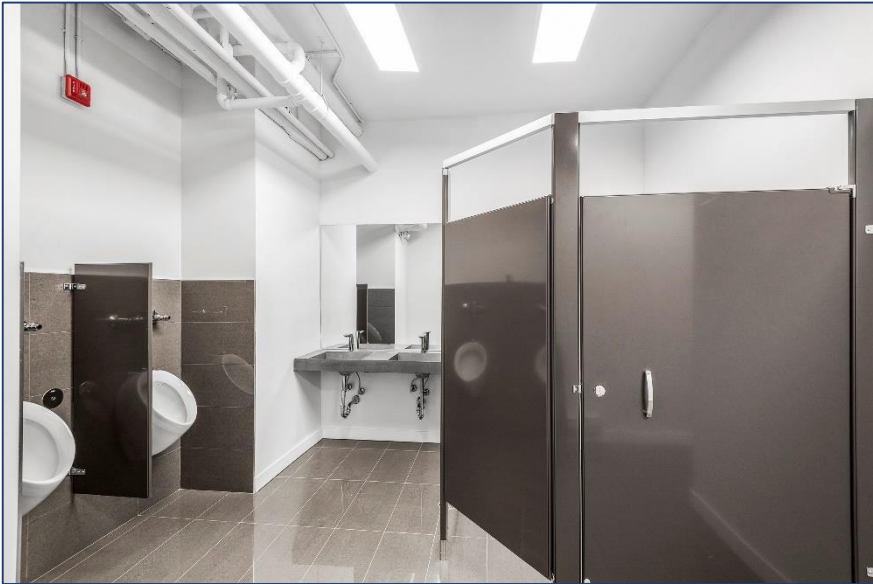
INTERIOR PHOTOS

SECOND FLOOR



INTERIOR PHOTOS

THIRD FLOOR



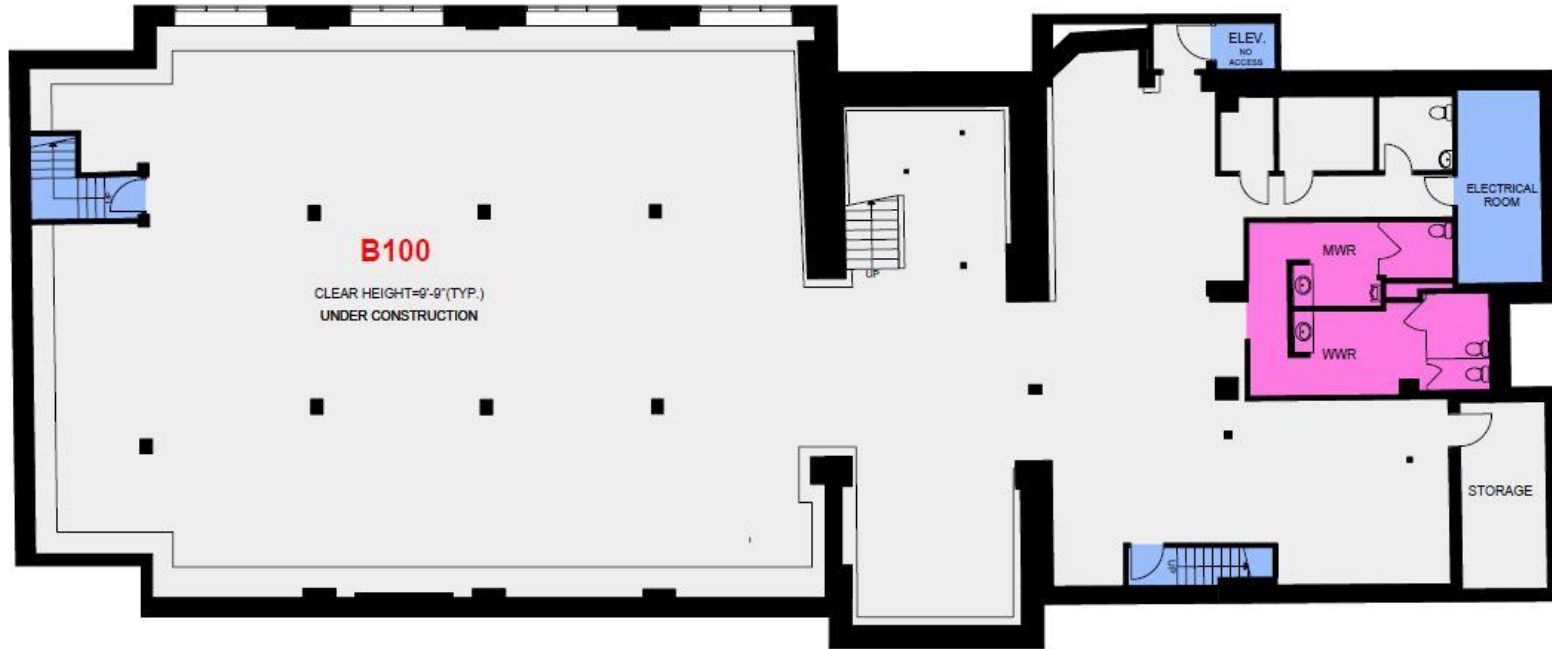
INTERIOR PHOTOS

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LOWER LEVEL – 7,973 SF

CEILING HEIGHT – 9’9” FT



FLOOR PLAN



FIRST FLOOR – 8,067 SF
CEILING HEIGHT – 8'-10" FT



FLOOR PLAN



SECOND FLOOR – 8,032 SF

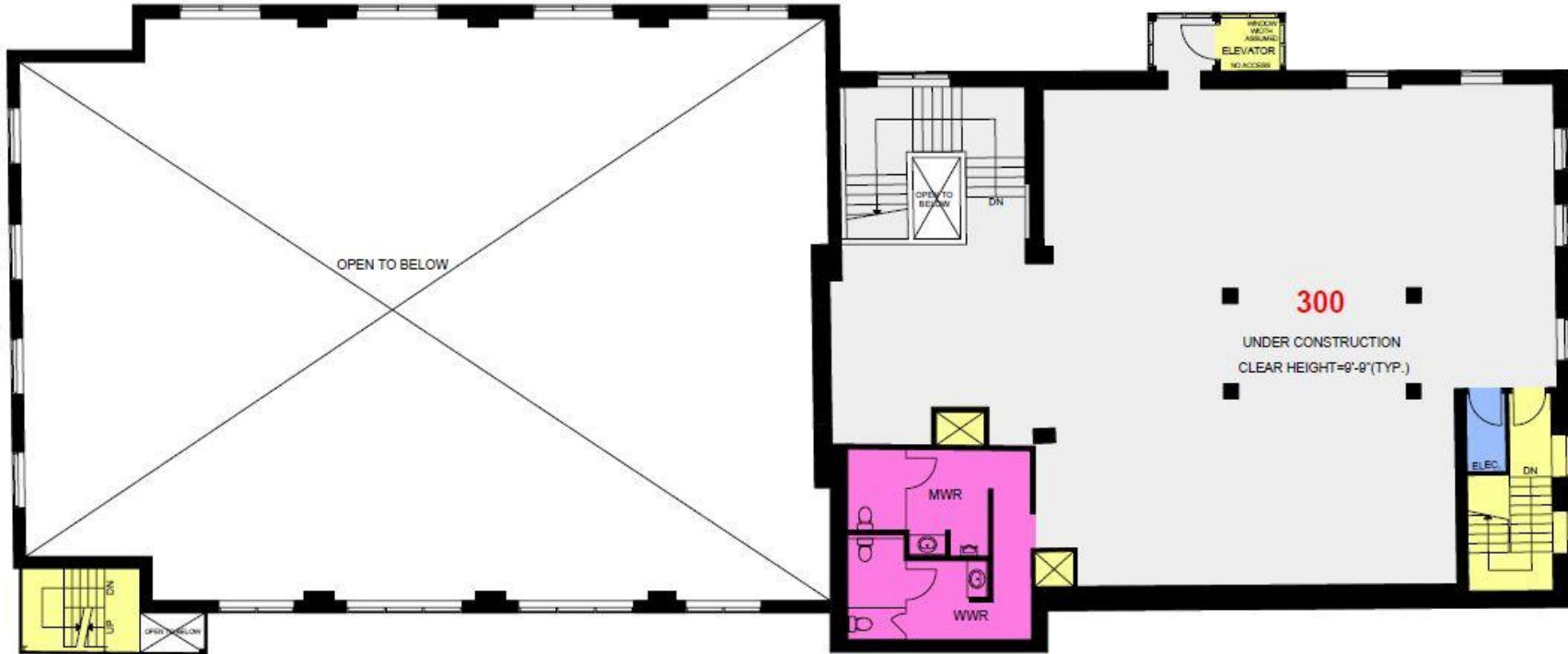
CEILING HEIGHT – 15'-2" FT

CEILING HEIGHT – 9'-1" FT



FLOOR PLAN

THIRD FLOOR – 3,777 SF
CEILING HEIGHT – 9'9" FT





METROPOLITAN COMMERCIAL

626 King St West, Suite 302
Toronto, ON
M5V 1M7

www.metcomrealty.com

CONTACT:

MING ZEE
Principal, Broker of Record
416.703.6621 ext. 222
ming.zee@metcomrealty.com