

FOR LEASE | NEWLY RENOVATED OFFICE BUILDING

346 SPADINA AVENUE

TORONTO | ON



METROPOLITAN
COMMERCIAL



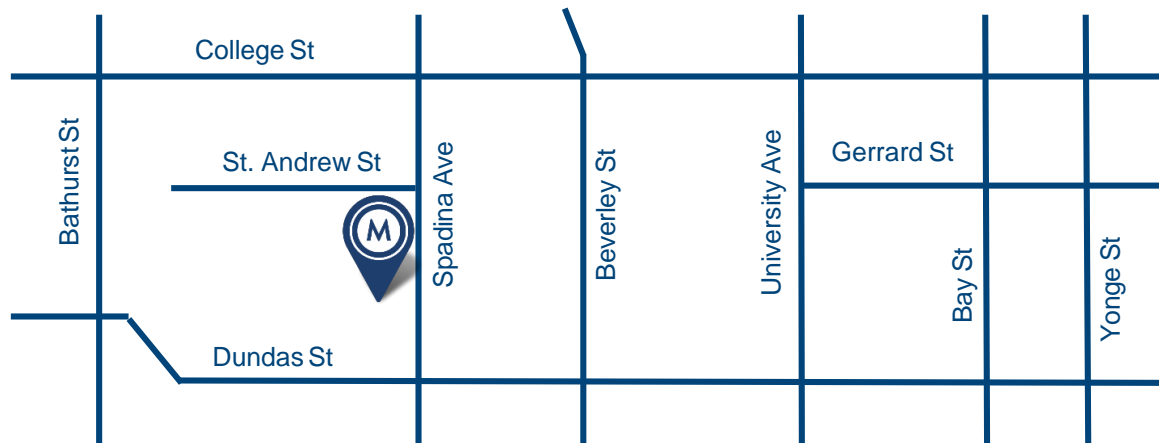


DETAILS

Location	Spadina Avenue at St. Andrew Street. Gateway to Kensington Market.
Building Details	Single tenant building of approximately 28,000 SF (Not divisible) Lower Level: 7,787 SF 1 st Floor: 7,962 SF 2 nd Floor: 7,991 SF 3 rd Floor: 3,798 SF
Net Rental Rate	Contact Listing Agent
TMI	\$13.80 PSF/YR plus Utilities.
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.



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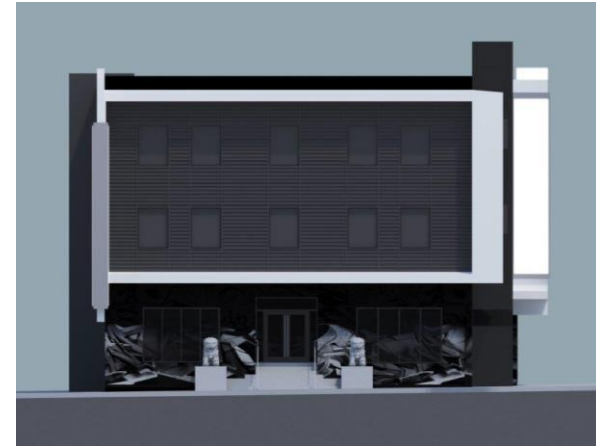
Night accent lighting



St. Andrew St. looking east

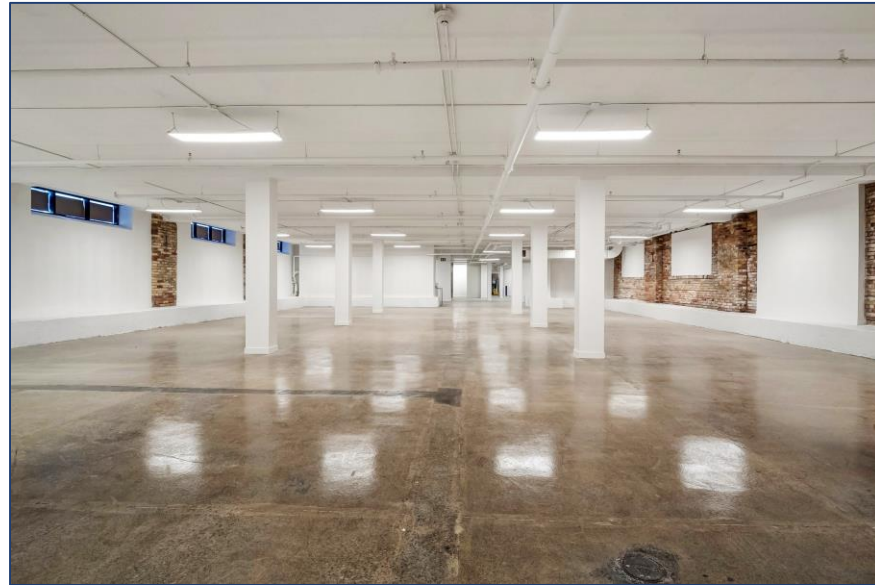
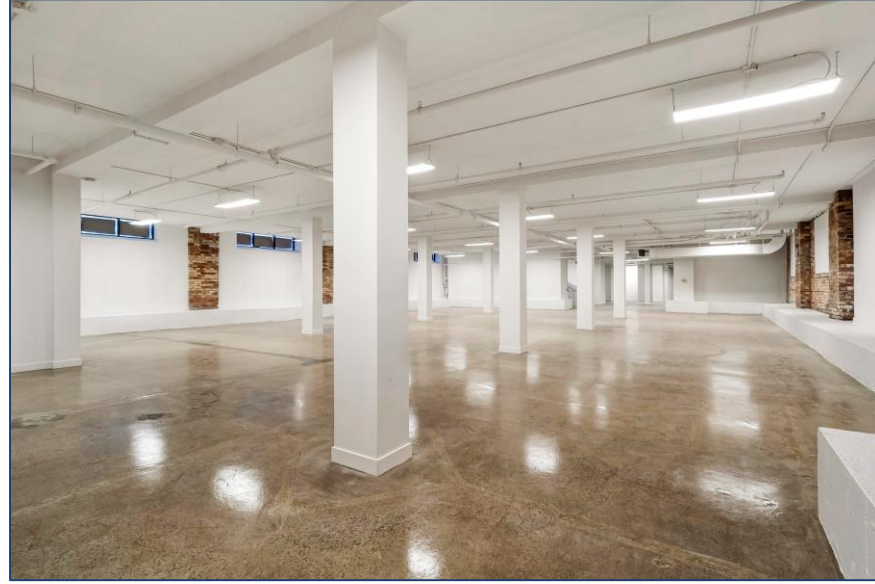
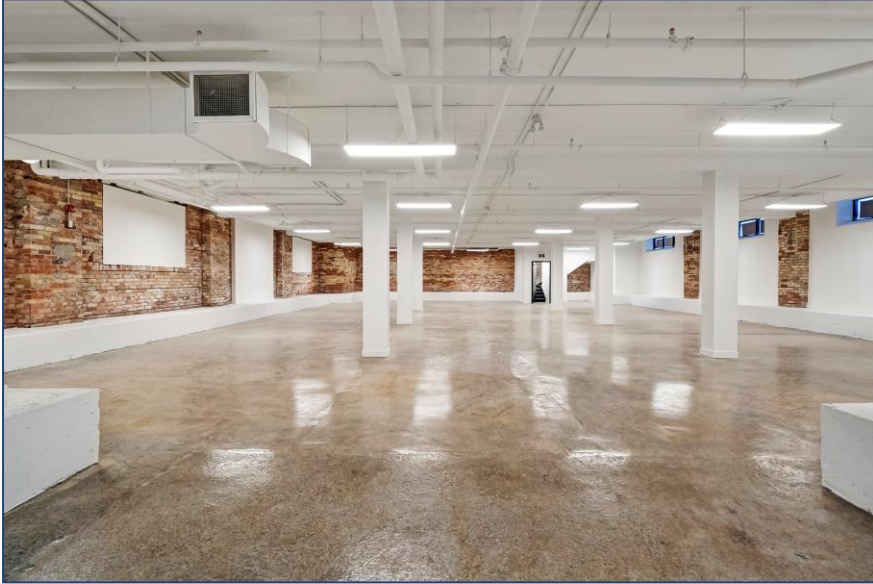


St. Andrew St. looking south



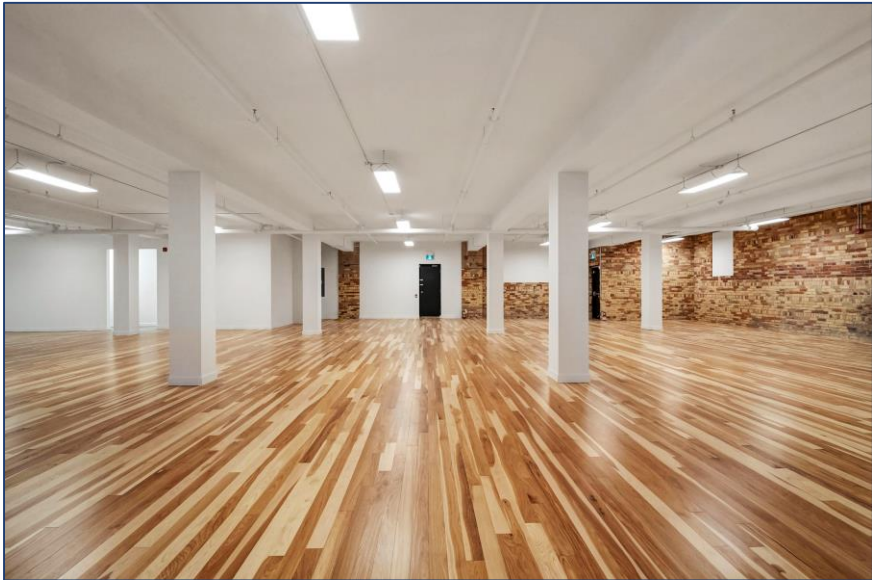
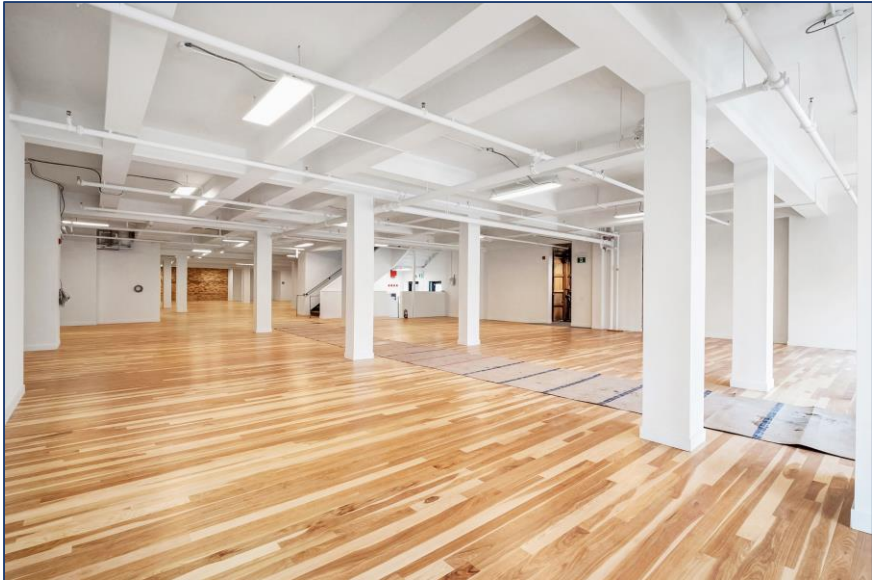
Spadina Ave. looking west

LOWER LEVEL



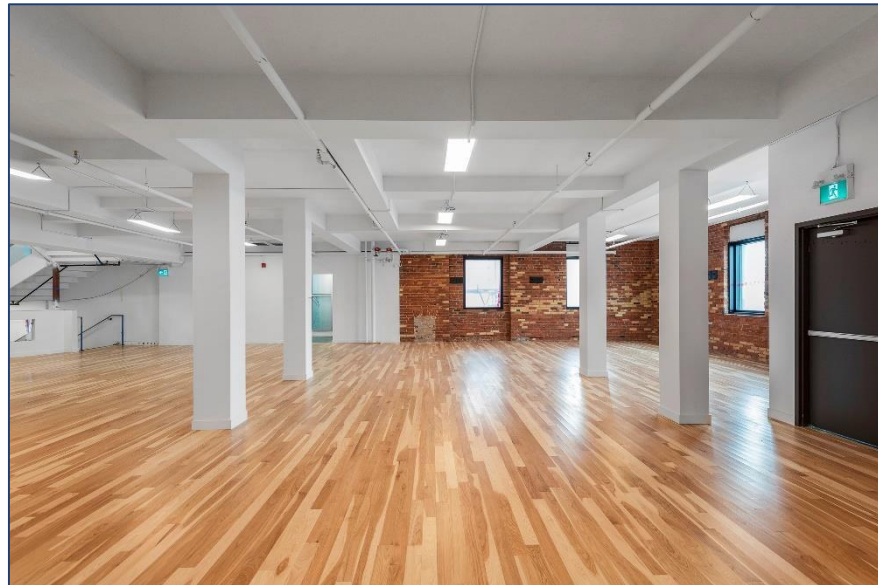
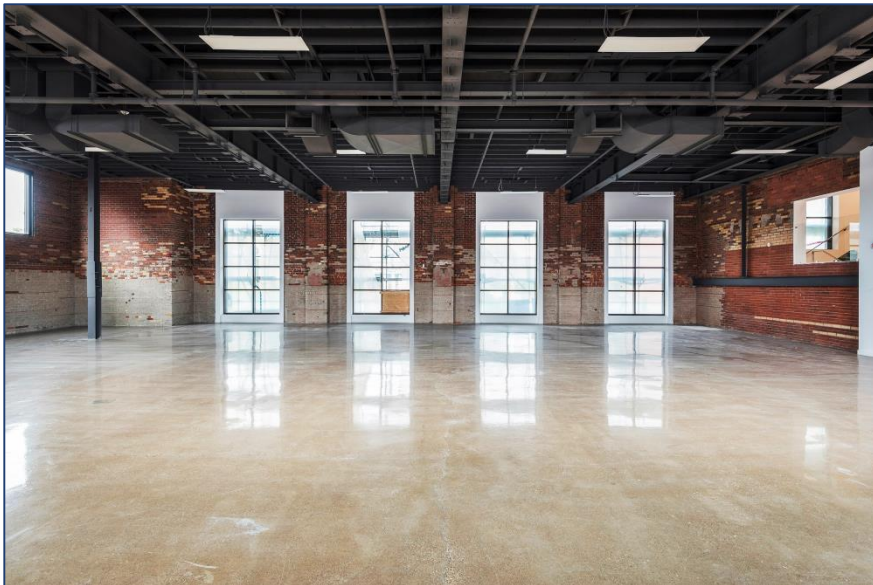
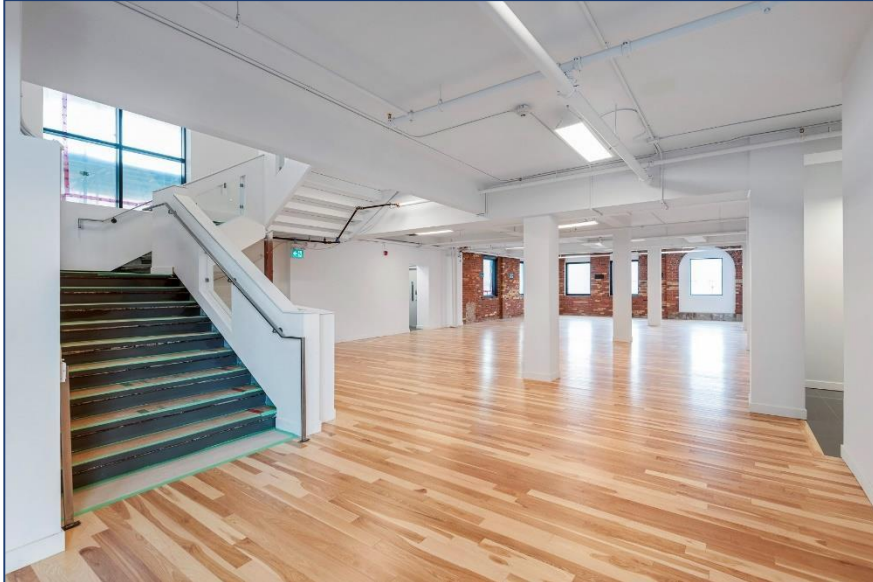
INTERIOR PHOTOS

FIRST FLOOR



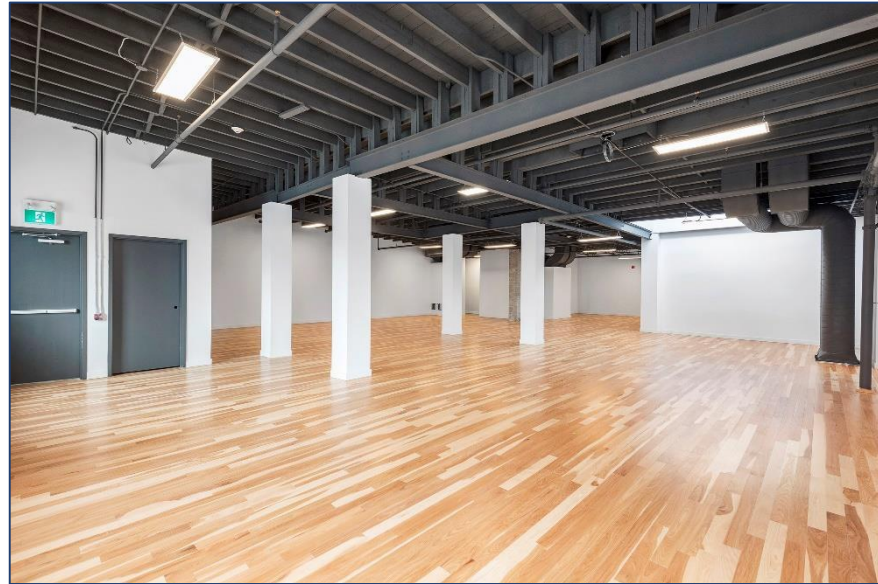
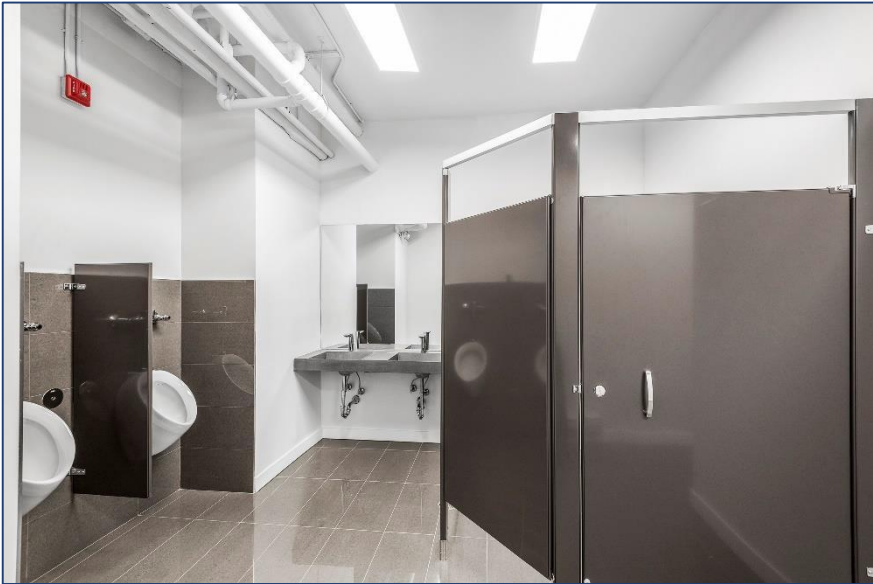
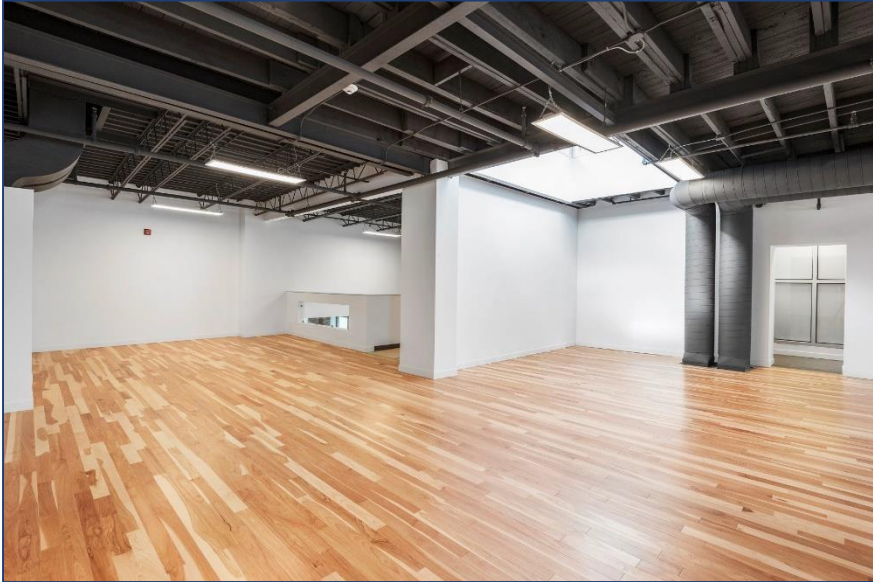
INTERIOR PHOTOS

SECOND FLOOR



INTERIOR PHOTOS

THIRD FLOOR



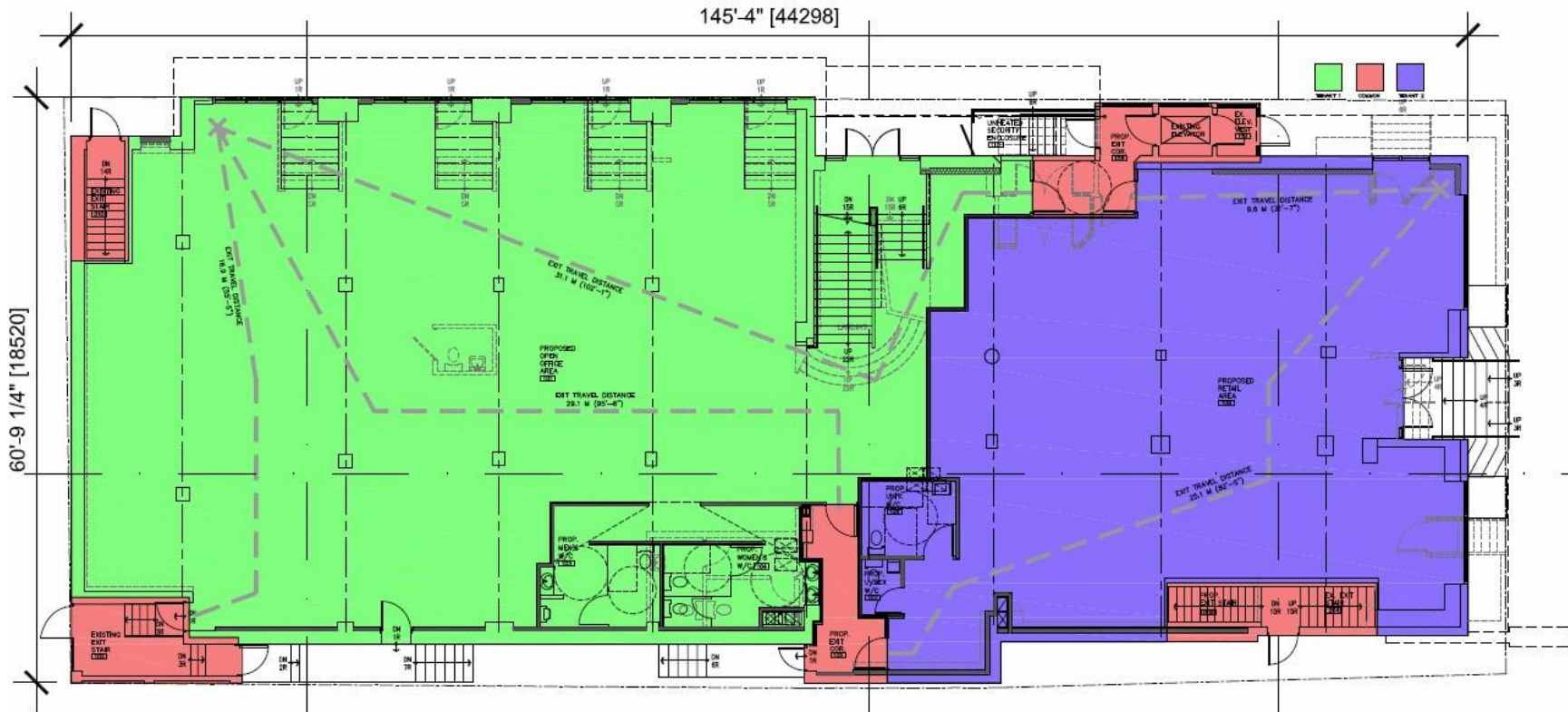
INTERIOR PHOTOS

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FIRST FLOOR

CEILING HEIGHT – 10'-8" FT



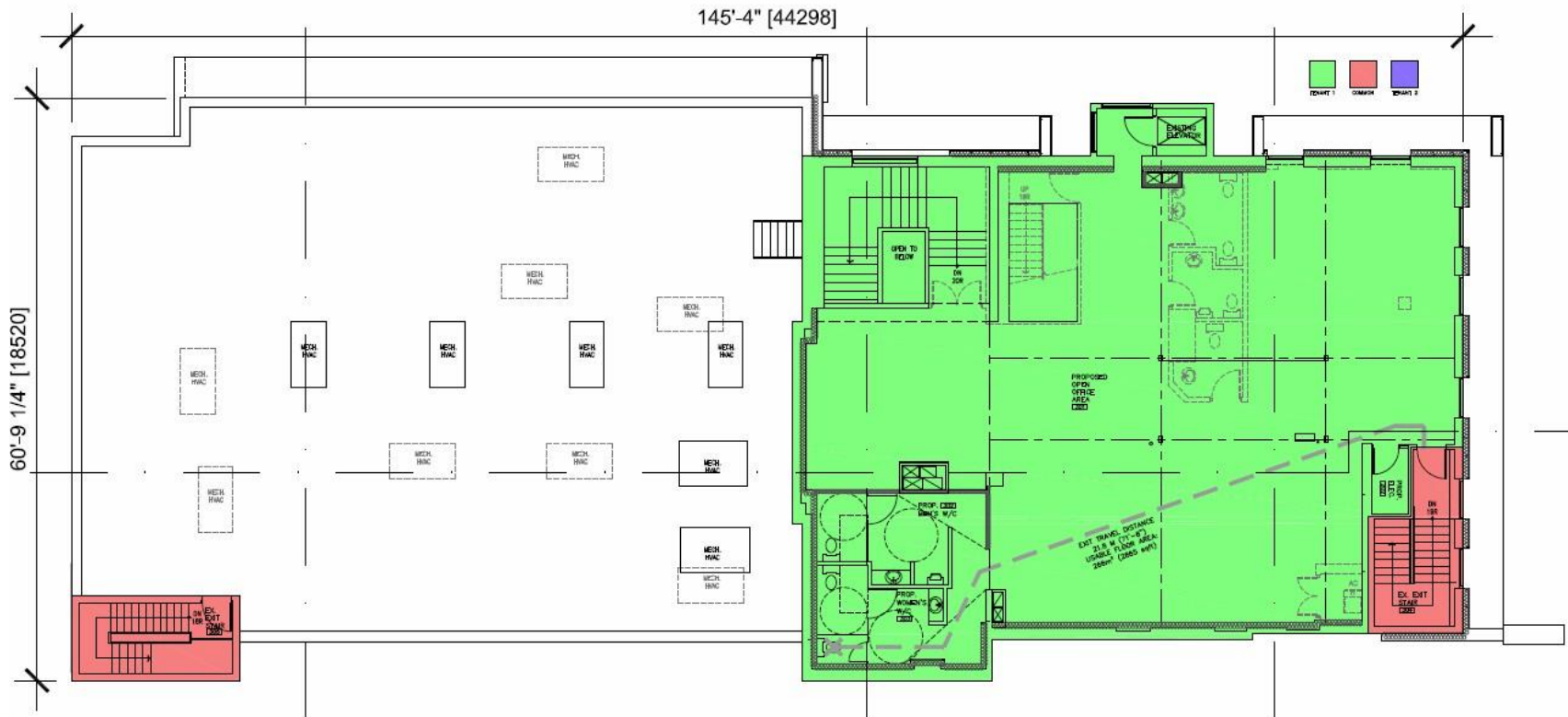
7,962 SF

FLOOR PLAN



THIRD FLOOR

CEILING HEIGHT – 10'-3"-11'10" FT



3,798 SF

FLOOR PLAN



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