



FOR SUBLEASE | 119 Spadina Ave, Toronto | ON

Smart, loft-style sublease in King West

A stunning art deco tower with terrific amenities, including immediate transit access and the best coffee scene in Toronto, this 5,300 SF sublease is the perfect space to establish an office worth showing off to all - clients, employees, and investors alike.

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Accelerating success.

High-quality finishes and exceptional views in Toronto’s trendiest neighbourhood.



Rooftop Terrace



12th Floor of Building



Public Transit Streetcar, Bus



Fibre-Optic Enabled



Walk Score™ 99



Fitness Facility On-Site



Security 24-Hour, Key Card Access



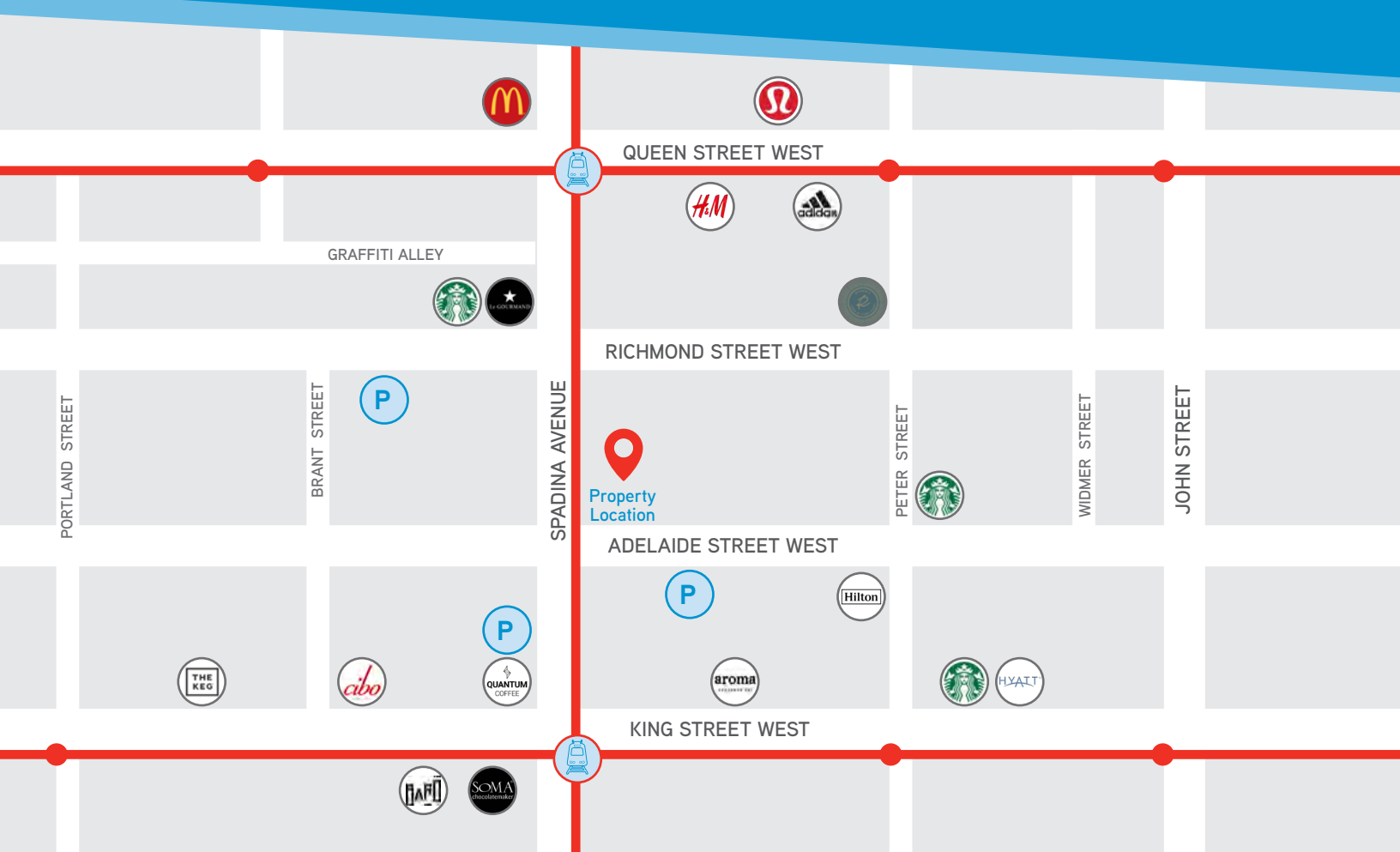
Upgraded HVAC Facilities

THE OFFER

With gleaming hardwood floors, high ceilings, and operable windows, the bones of this suite compete almost equally with its character. The suite itself is fitted to the highest degree of finish - accent colours, bright open workspaces, and light oak wood creates a professional, welcoming environment. With beautiful interiors, stunning rooftop terrace and premier location, this 12-story property remains one of the most sought after buildings of its kind. The location is well-catered for by Toronto’s best - restaurants, bars, coffee, and retail, all capped off with terrific transit access via the 510, 504, and 501 streetcars.

DISTANCE

Nearest Parking Garage	2 min. walk
Pearson Int’l Airport	20 min. drive
Gardiner Expy Access	5 min. drive
Nearest Subway Stop	10 min. walk



Additional Information

LOCATION

King Street West is one of Toronto’s trendiest neighbourhoods to work, live and play within. With terrific local restaurants, coffee, and nightlife, the area attracts young professionals and new families, generating plenty of buzz and activity. Many tech giants and startups call the area home, such as nVidia and Shopify, and other sectors enjoy great exposure as well.

IMPROVEMENTS

With gleaming hardwood floors, high ceilings, and operable windows, the bones of this suite compete almost equally with its character. The suite itself is fitted to the highest degree of finish - accent colours, bright open workspaces, and light oak wood creates a professional, welcoming environment. The Balfour Building stands as one of Toronto’s finest examples of Art Deco style. With its beautiful interiors, stunning rooftop terrace and premier location, this 12-story property remains one of the most sought after buildings of its kind.

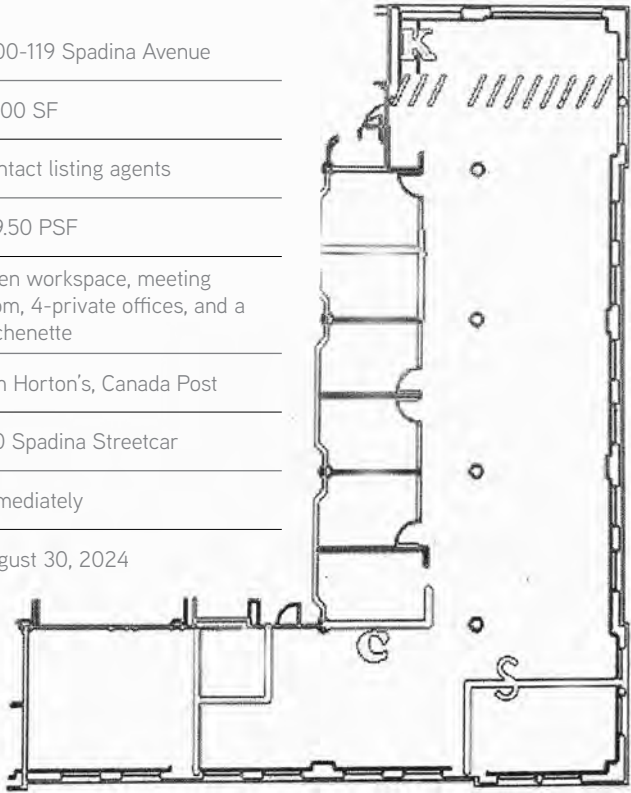
SUBLEASE HIGHLIGHTS

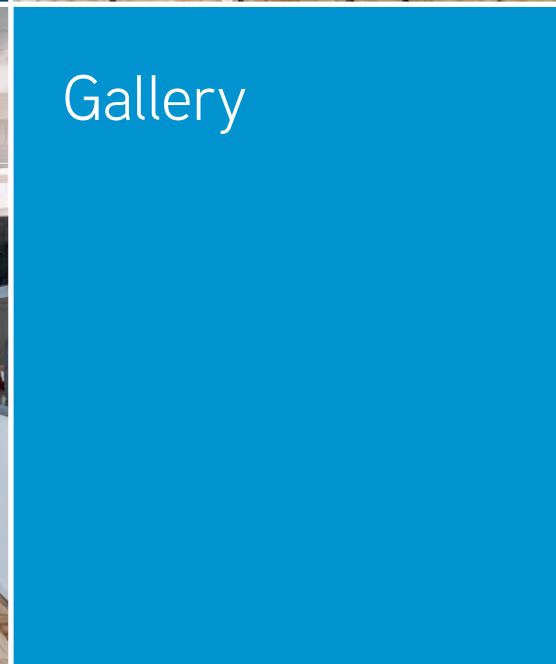
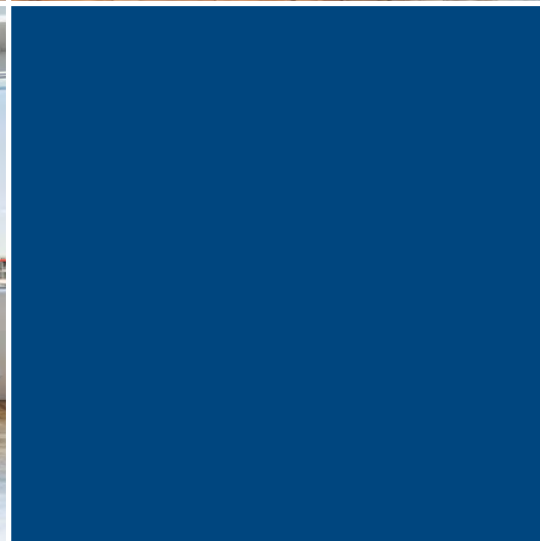
- Gleaming hardwood floors
- Energy-efficient building systems
- Barrier-free access
- High-speed internet
- Modernized elevators
- Furniture available



Available Space & Costs

Civic Address	1200-119 Spadina Avenue
Sublease Area	5,300 SF
Net Rent	Contact listing agents
Additional Rent	\$19.50 PSF
Buildout	Open workspace, meeting room, 4-private offices, and a kitchenette
In-Building Amenities	Tim Horton’s, Canada Post
Transit	510 Spadina Streetcar
Available	Immediately
Term	August 30, 2024







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