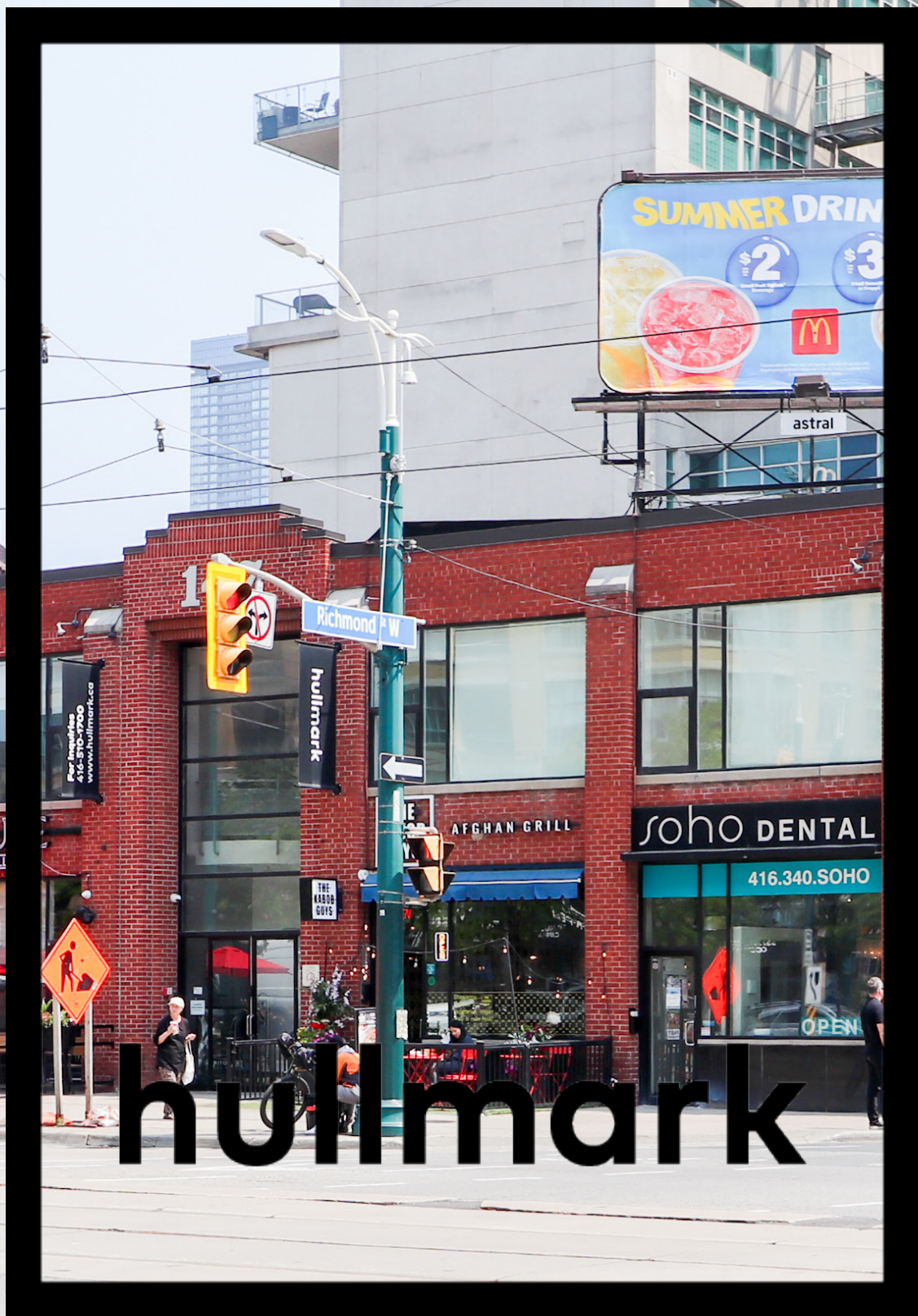


Office Space
For Lease

147 Spadina Avenue
Toronto, ON



Overview

Located at the bustling corner of Spadina Avenue and Richmond Street West, 147 Spadina Avenue offers a rare opportunity to lease turnkey office space in the heart of Toronto's Entertainment District. Just steps from the Queen and Spadina streetcar, the property provides easy connections to multiple subway stations, Toronto's Financial Core, and the Union Station transit hub.

Surrounded by an abundance of nearby amenities - including restaurants, grocery options, fitness studios, and cafés - 147 Spadina sits between two of Toronto's most vibrant retail corridors, King Street West and Queen Street West, offering a dynamic mix of convenience and entertainment.

Unit 202



Highlights

- Walk-up brick and beam building
- Institutionally managed turnkey office space
- Easily accessible and only 10-minutes from Union Station



Offerings

Term: Flexible

Asking Net Rent: Contact Hullmark Asset Management Team

Additional Rent: \$20.75 (est. 2025 CAM + Tax)

Available Space:

Suite 202: 1,560 SF

Suite 203: 1,578 SF - furnished

Suite 204: 1,690 SF

Suite 206: 816 SF

Suite 206A: 400 SF



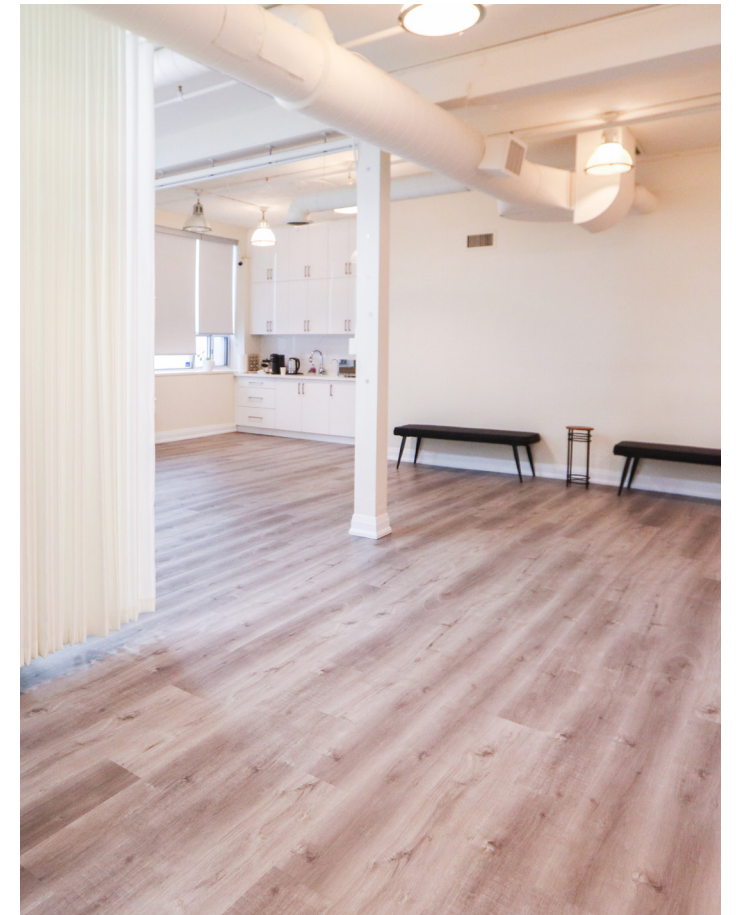
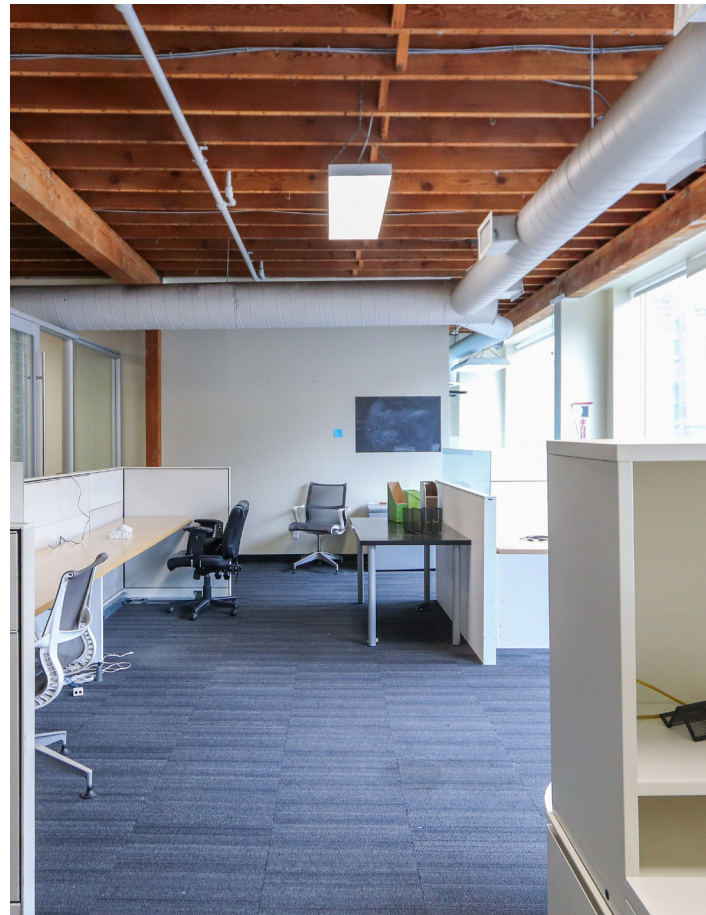
Property Photos

Unit 203



Property Photos

Unit 204



Property Photos

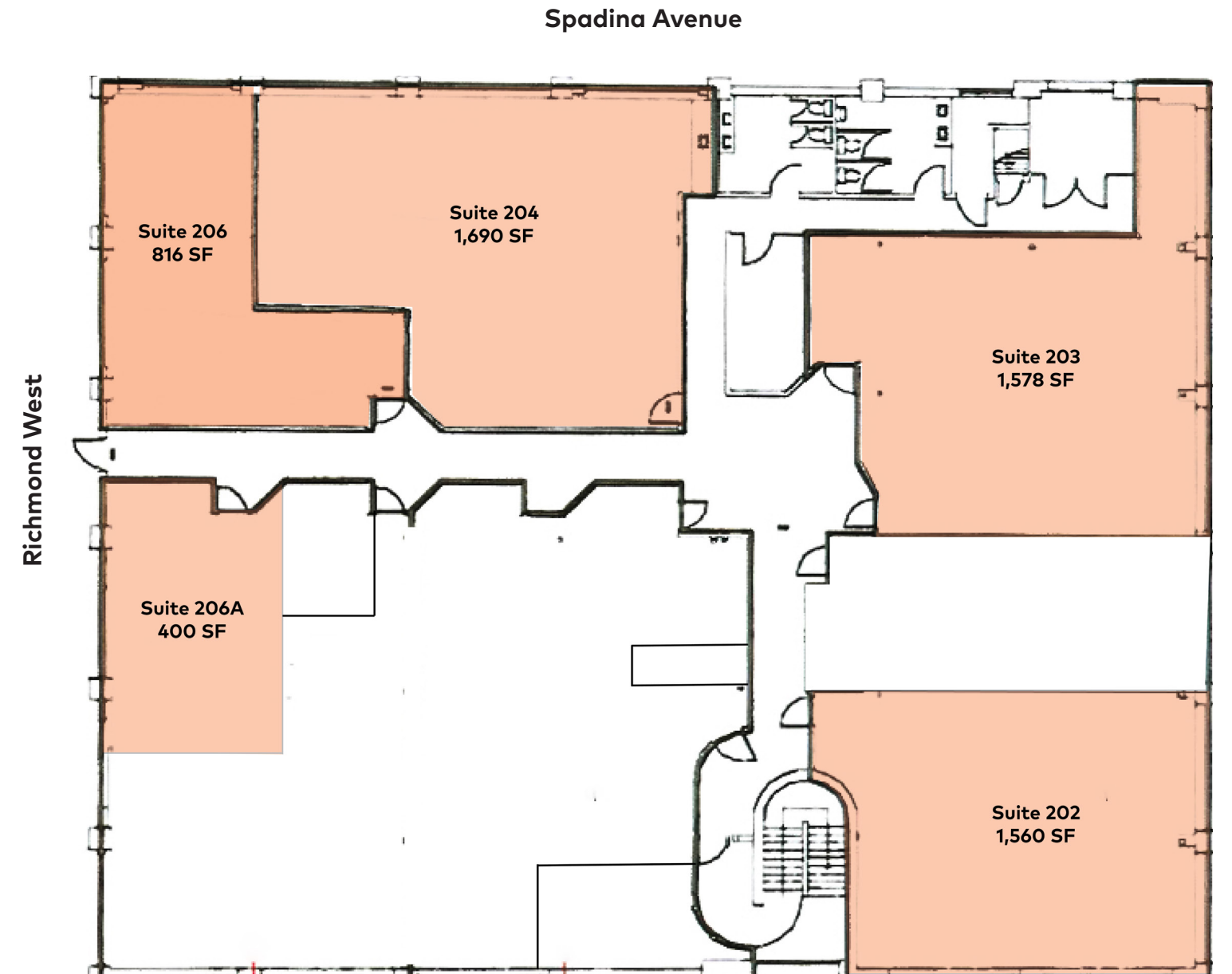
Unit 206



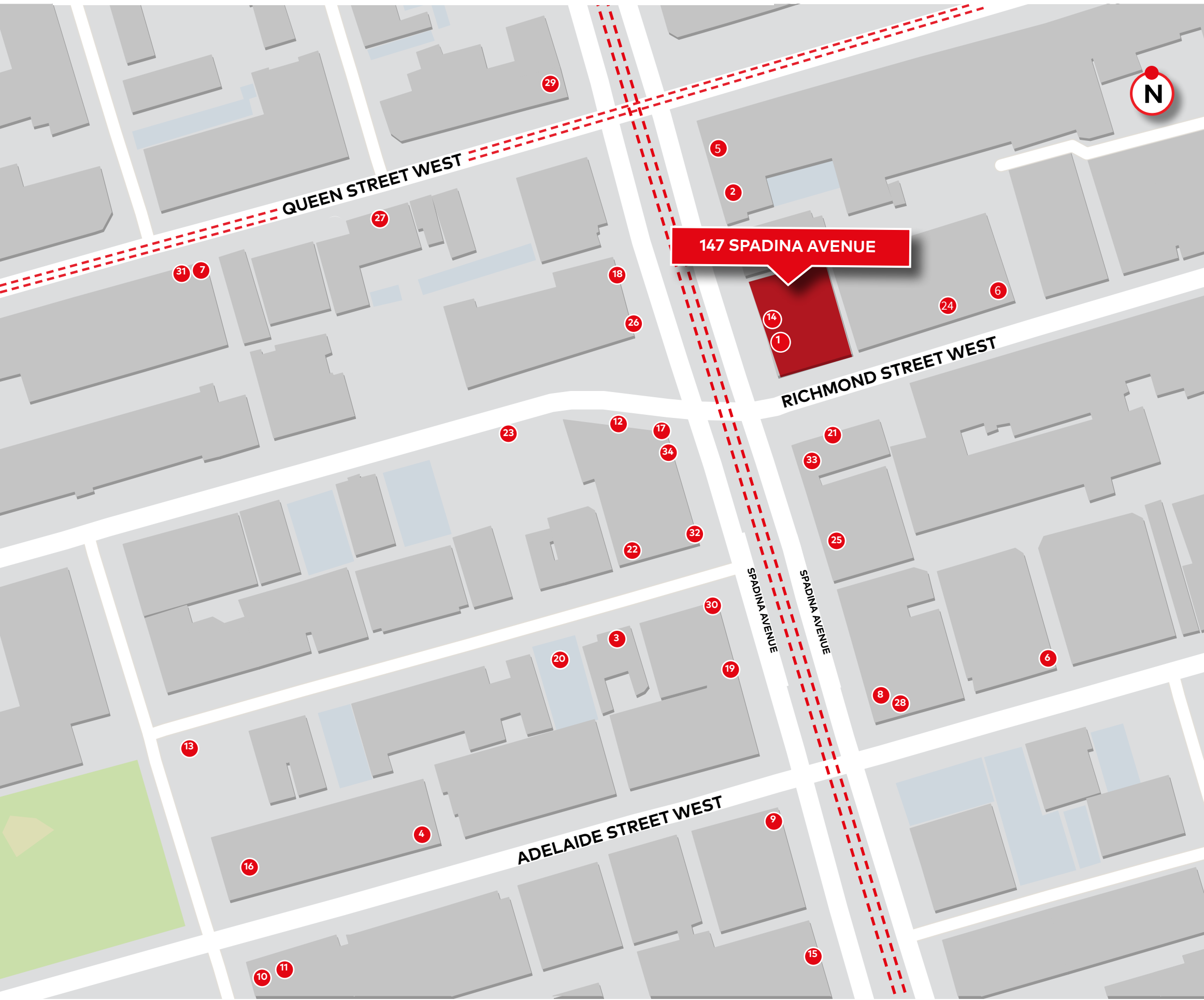
Unit 206A



Floor Plan



Neighbouring Amenities and Retailers



LEGEND

- 147 Spadina Avenue
- TTC Streetcar Line
- N Daily Ridership 40,000

AREA AMENITIES

- | | |
|------------------------------|----------------------------|
| 1. Georgian House | 18. Le Gourmand |
| 2. Alo + Aloette | 19. Livestock |
| 3. Avenue Open Kitchen | 20. Dog World Resort & Spa |
| 4. Barre3 | 21. Mary Brown's |
| 5. Tim Hortons | 22. Pi Co. |
| 6. Buna's Kitchen | 23. Pilot Coffee Roasters |
| 7. ImPerfect Fresh Eats | 24. Tea Choice |
| 8. Canada Post | 25. SPINCO |
| 9. Dollarama | 26. Starbucks |
| 10. Nutbar | 27. Cha Time |
| 11. Othership | 28. Tim Hortons |
| 12. Freshii | 29. McDonald's |
| 13. Alder | 30. The Detox Market |
| 14. Fusaro's Italian Kitchen | 31. Urban Outfitters |
| 15. HomeSense | 32. What A Bagel |
| 16. Impact Kitchen | 33. Wide Open |
| 17. Kupfert & Kim | 34. Yoga Tree |



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