



# Premium Shared Office Space For Sublease

**Fully Furnished Office Space Available**  
*Including Access to Shared Amenities*

**Suite 600 – 99 Spadina Avenue, Toronto**





# 99 Spadina Avenue

Brick & Beam Office Space in the Entertainment District

99 Spadina Avenue is a character-rich office building offering a dynamic work environment in the heart of downtown Toronto.

Blending historic charm with modern functionality, the property features impressive ceiling heights, expansive windows, and classic architectural details that create an inspiring and light-filled workplace.

Its versatile layouts are well suited for professional firms, creative teams, and collaborative office users seeking both flexibility and authenticity.

Situated in the vibrant Entertainment District, 99 Spadina Avenue benefits from exceptional connectivity, with easy access to public transit, and an array of nearby amenities including cafés, restaurants, and services.

## Location

- North-East corner of Spadina Avenue and Adelaide Street W.

## Building Features

- Renovated 2000 and 2001
- Exceptional Ceiling Heights
- Original Hardwood Floors
- 1 Passenger Elevator
- 1 Freight Elevator

## Telecom Providers

- Beanfield
- Bell

## Additional Rent

- \$24.83 PSF

Includes Utilities

Excludes In-Suite Janitorial

# Property Features : Suite 600

Fully Furnished Turnkey Suite

Shared Amenities Include:

- Reception
- 1 Large 8-10 Person Boardroom
- 1 4-Person Meeting Room
- In-Suite Washrooms
- Kitchen/Café Lounge
- Private Patio



**Availability**  
Immediately



**Term Expiry**  
Flexible Term Length



**Asking Price**  
Contact Sublisting Agent(s)



## Exclusive West Area

Approximately 1,995 SF

Open Workspace with 47 Desks

Opportunity for a Private Entrance with Signage

## Exclusive East Area

Approximately 1,083 SF

Open Workspace with 23 Desks

*\*Opportunity to sublease either the West Area or the East Area, flexible layouts available.*



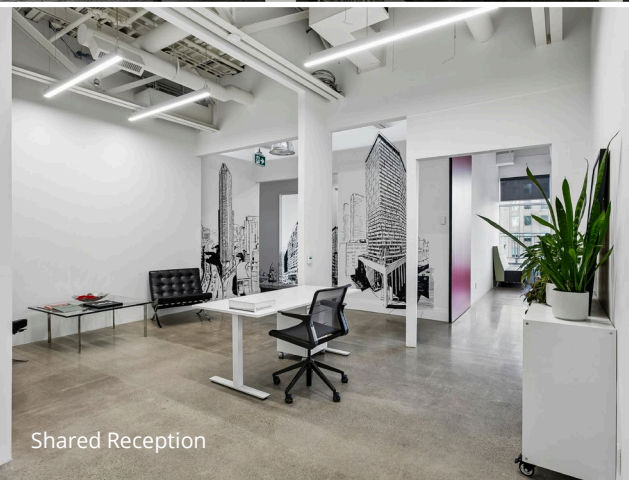
Exclusive West Area



Entrance



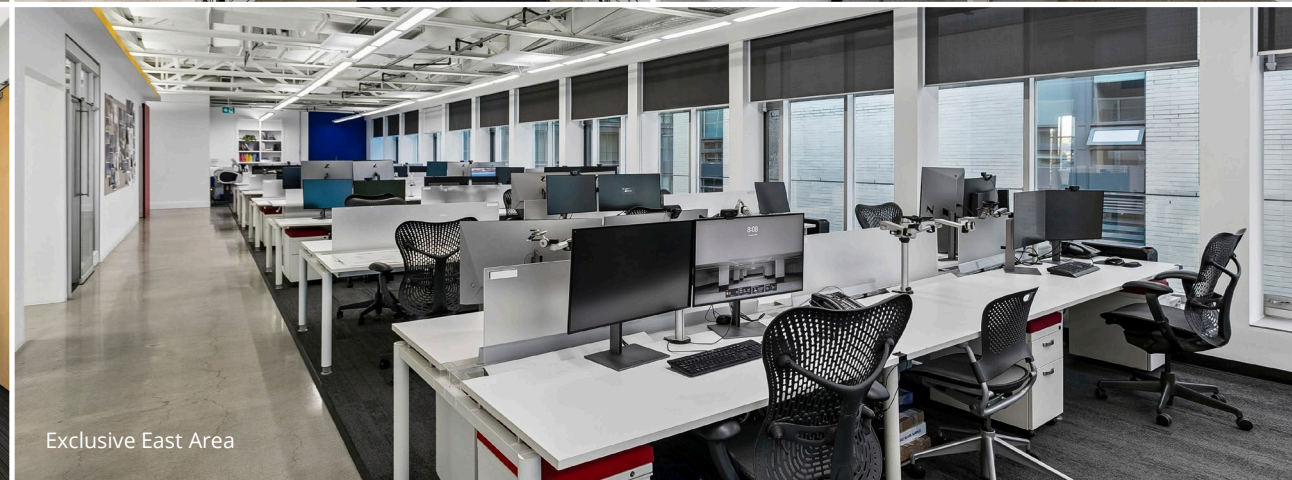
Shared Meeting Room



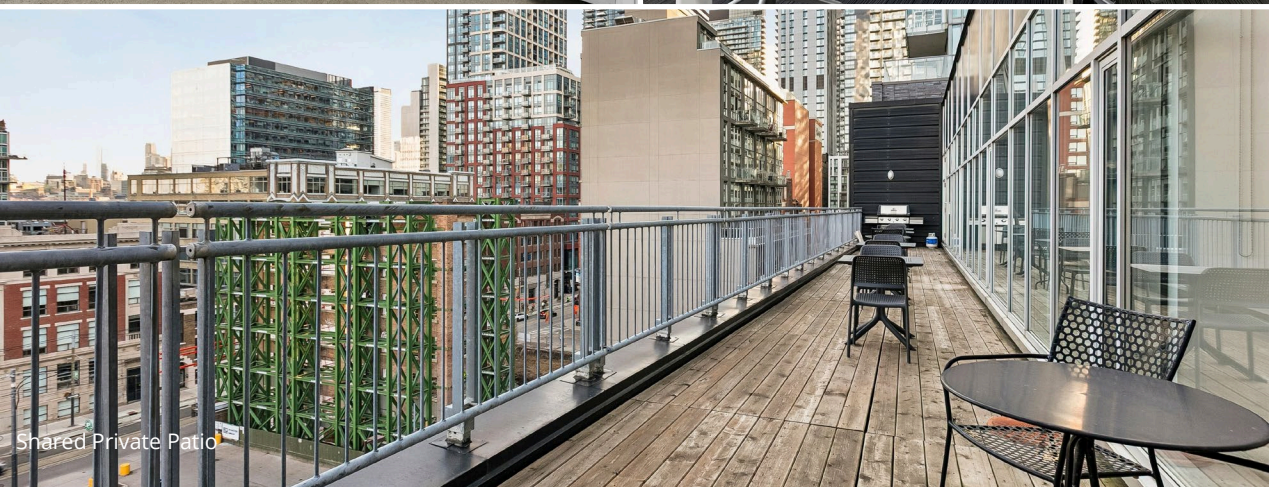
Shared Reception



Shared Boardroom



Exclusive East Area



Shared Private Patio



Shared Kitchen



Shared Kitchen

# Nearby Amenities

## Restaurants

- Khao San Road
- Rodney's Oyster House
- Jacobs & Co. Steakhouse
- Aloette
- Le Select Bistro
- Ricarda's
- Wilbur Mexicana
- Kinton Ramen
- Pizzeria Libretto

## Fast Food

- Kibo Sushi House
- Chipotle
- Pizzaiolo
- What a Bagel
- Pi Co.
- Pita Pit
- Popeyes
- Allwyn's
- Chick-fil-A
- Liberty Shawarma
- Sweet Jesus
- The Burger's Priest

## Banks

- TD Bank
- BMO
- RBC
- CIBC

## Cafés & Bakeries

- Tim Hortons
- SOMA Chocolatemaker
- Dark Horse Espresso Bar
- De Mello Coffee
- Jimmy's Coffee
- Fahrenheit Coffee
- Le Gourmand

## Entertainment

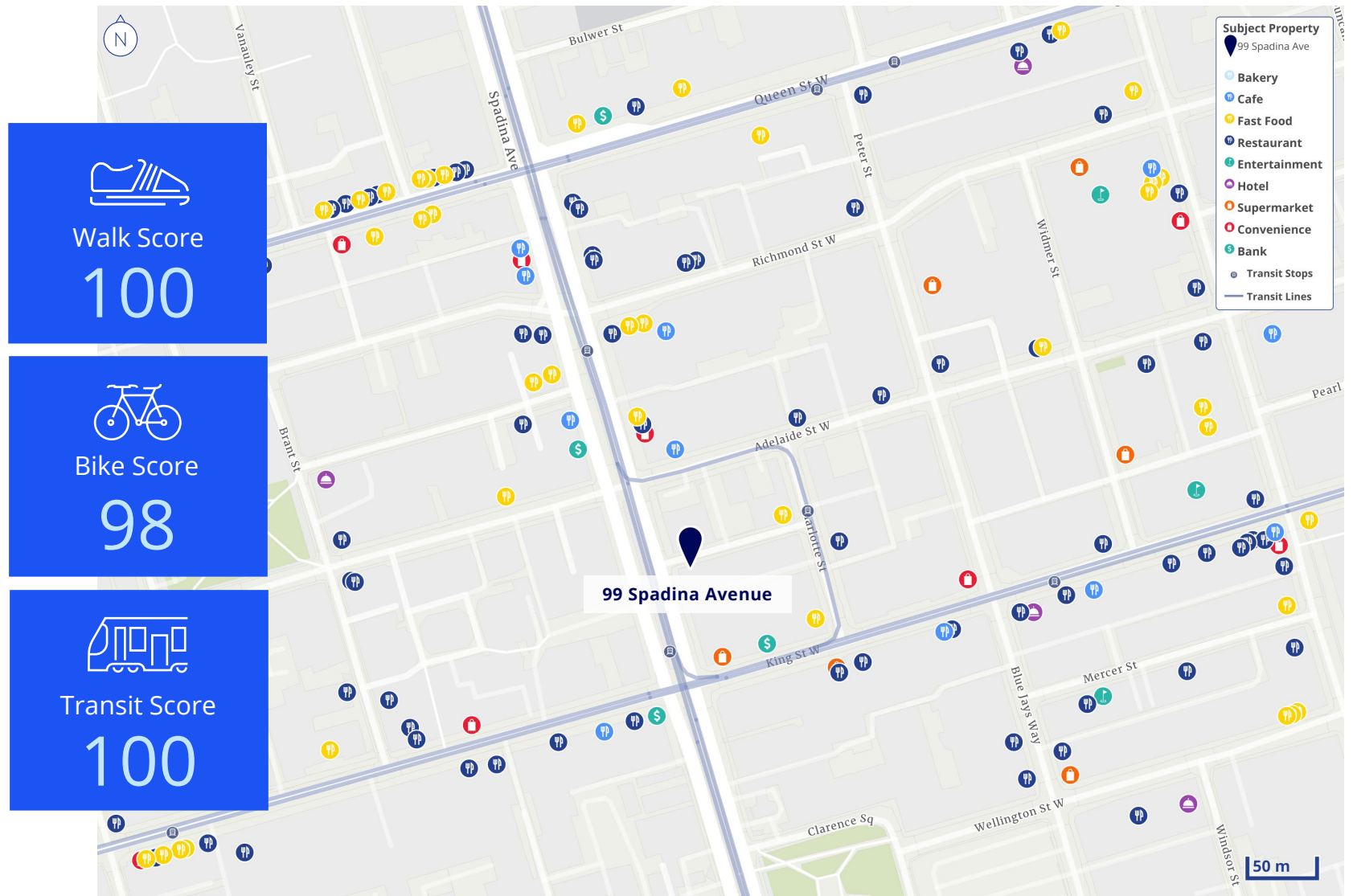
- Second City
- TIFF Lightbox
- Scotiabank Theatre

## Convenience

- Shoppers Drug Mart
- Canada Post
- The UPS Store
- LCBO
- Circle K
- Rabba Fine Foods

## Hotels

- Ace Hotel Toronto
- The Sutton Place Hotel
- Residence Inn Downtown
- The Beverley Hotel



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