

# THE SYSTEMS BUILDING

46 Spadina Avenue

Toronto, Ontario | Suite 400 - 12,375 SF





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46 Spadina Avenue, Toronto, ON

The Systems Building is a 5 story classic sandblasted brick and beam building prominently located in Toronto's vibrant Downtown West. All building systems have been upgraded to modern standards while maintaining the integrity of its original architectural design. There are two passenger elevators and a freight elevator. The building is on a number of public transit routes and it is within easy walking distance of the University Ave. subway and Union Station. Parking is available on site.

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## Suite 400 - 12,375 SF

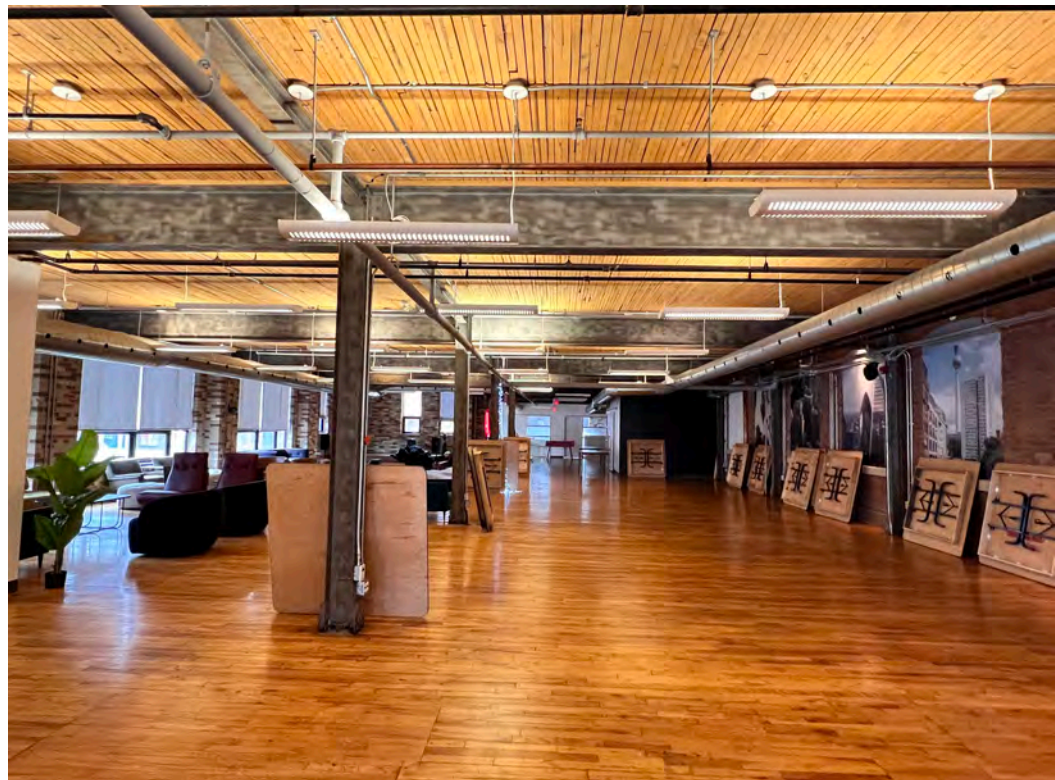
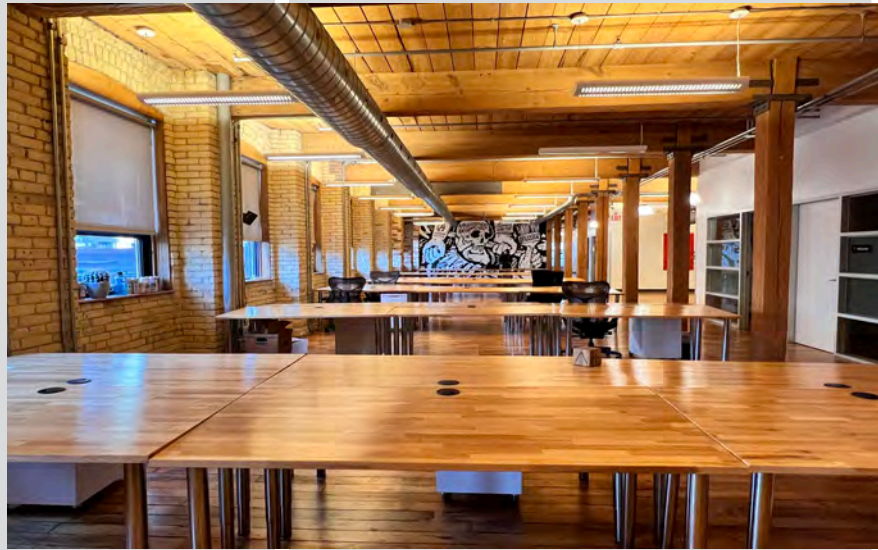
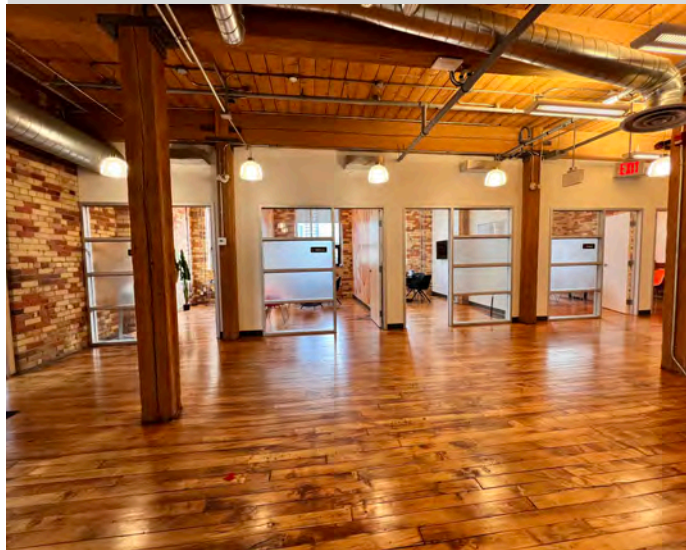
- Available Immediately
- Can be readily divided into 2 separate suites, approximately 7,200 and 5,200 sq. ft.
- A mix of offices, meeting rooms, a kitchen, and open space.
- High ceilings and windows that open
- Sand blasted brick & beam throughout
- Restored hardwood floors
- Tenant controlled heating & cooling
- Roof top patio with free Wi-Fi
- High speed Internet
- Monthly parking available
- Dogs & bicycles are welcome







# PHOTO GALLERY







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## LEASING CONTACT:

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