

APRIL 2025

**LEASING OPPORTUNITIES**



ADDRESS	SUITE	AREA (SF)	TYPE	AVAILABILITY	NOTES
46 Spadina Avenue	100	10,574	Office	Immediate	Can divide into 2 units: 5,033 sq. ft. and 5,541 sq. ft.
	300	12,365	Office	Immediate	Can divide into 2 units: 5,367 sq. ft. and 6,367 sq. ft.
	400	12,375	Office	Immediate	Can divide into 2 units: 7,000 sq. ft. and 5,000 sq. ft.
110 Spadina Avenue	1000	12,115	Office	Immediate	- base building condition Landlord will divide into 6,000 or 3,000 sq. ft. units and build out to suit tenant's requirements.
317 Adelaide St. West	700	11,565	Office	Immediate	
366 Adelaide St. West	LL01	4,326	Office	01-Apr-25	
	LL04	1,510	Office	Immediate	
	201	6,168	Office	Immediate	
	404	2,667	Office	Immediate	
	602	1,944	Office	Q1 2025	- base building condition Landlord will build out to suit tenant's requirements.
	603	3,636	Office	Q1 2025	- base building condition Landlord will build out to suit tenant's requirements.
	606	2,794	Office	Immediate	- base building condition Landlord will build out to suit tenant's requirements.
	607	5,580	Office	Q1 2025	- base building condition Landlord will build out to suit tenant's requirements.
	701	7,998	Office	1-Aug-25	
	702	2,085	Office	mid Q1 2025	- base building condition Landlord will build out to suit tenant's requirements.

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