

ADDRESS	SUITE	AREA (SF)	TYPE	AVAILABILITY	NOTES
46 Spadina Avenue	Suite 400	12,375	Office	Immediate	
366 Adelaide Street West	Suite 201	6,153	Office	Immediate	This is a corner unit with high ceilings, hardwood floors and huge windows, many of which open. There is a reception area, two private offices, a board room, a lunch room with a kitchenette, and a storage room, as well as ample open space. The suite is separately heated and cooled by a very energy efficient heat pump system with tenant in control of the thermostat. Landlord will provide additional leasehold improvements for qualified tenants. Parking for up to two cars is available at market rates at a nearby indoor parking facility.
	Suite 301	3,394	Office	Immediate	Built out space with private offices, boardroom, kitchen and ample open area
	Suite 701	4,148	Office	Immediate	· Landlord is returning this bright, corner unit to base building condition and will make leasehold improvements to suit Tenant's requirements· High ceilings & large windows that open· Hardwood floors· Tenant controlled heating & cooling· High speed Internet· Roof top deck with free Wi-Fi· Dogs & bicycles welcome· Monthly indoor parking available nearby
317 Adelaide Street West	Suite 1005	2,373	Office	Jul 1, 2026	
	Suite 400	5,821	Office	Immediate	Space is in base building condition· Full floor suite or Landlord will divide· Landlord will build out suite to Tenant's specifications· High ceilings and large windows that open· Hardwood floors· Tenant-controlled heating and air conditioning· Rooftop patio with free Wi-Fi· High speed Internet· Monthly parking available· Dogs and bicycles are welcome
	Suite 800	2,615	Office	Immediate	The Commodore Building is a heritage landmark located in the heart of 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 completely refurbished passenger elevators and two freight elevators. The building is accessible from a number of public transit routes and it is within walking distance of the University Avenue subway and Union Station.
	Suite 801	6,304	Office	May 1, 2026	Space is in base building condition· Full floor suite or Landlord will divide· Landlord will build out suite to Tenant's specifications· High ceilings and large windows that open· Hardwood floors· Tenant-controlled heating and air conditioning· Rooftop patio with free Wi-Fi· High speed Internet· Monthly parking available· Dogs and bicycles are welcome
110 Spadina Avenue	Suite 500	12,117	Office	Immediate	Will be brought back to base building condition. Full or part floor available.
	Suite 700	6,287	Office	Oct 1, 2026	