

**THE CAPITOL BUILDING**

366 Adelaide Street West, Toronto, Ontario

2 SUITES AVAILABLE

SUITE	AREA (SF)	AVAILABILITY	NOTES
Suite 301	3,394	Immediate	3,394 SF of boutique brick-and-beam office space featuring exposed brick, hardwood floors, high ceilings, and large operable windows. Efficient layout with a mix of private offices and open area, ideal for creative and professional users. Strategically located in Toronto's Downtown West with immediate access to transit and amenities. Walk Score: 100 (Walker's Paradise). Please note: select images in marketing materials may be enhanced for illustrative purposes, including the use of AI-generated elements.
Suite 701	4,148	Immediate	4,148 SF of corner brick-and-beam office space featuring high ceilings, hardwood floors, and large operable windows allowing for excellent natural light. Landlord will deliver the suite to base building condition and complete leasehold improvements to suit tenant requirements. Located in Toronto's Downtown West with immediate access to transit and amenities. Walk Score: 100 (Walker's Paradise). Please note: select images in marketing materials may be enhanced for illustrative purposes, including the use of AI-generated elements.

**THE COMMODORE BUILDING**

317 Adelaide Street West, Toronto, Ontario

6 SUITES AVAILABLE

SUITE	AREA (SF)	AVAILABILITY	NOTES
8th Floor	11,567	Immediate	11,567 SF full-floor brick-and-beam opportunity featuring high ceilings, hardwood floors, and large operable windows. Offered in base building condition with flexible demising options (from ~3,000 SF) and custom landlord build-out available. Located in a heritage Downtown West building with excellent access to transit and amenities. Walk Score: 99 (Walker's Paradise). Please note: select images in marketing materials may be enhanced for illustrative purposes, including the use of AI-generated elements.
Suite 1005	2,373	Immediate	
Suite 400	5,821	Fall 2026	5,821 SF of brick-and-beam office space featuring high ceilings, hardwood floors, and large operable windows. Offered in base building condition with landlord build-out available to suit tenant requirements. Located in a heritage Downtown West building with excellent access to transit and amenities. Walk Score: 100 (Walker's Paradise). Please note: select images in marketing materials may be enhanced for illustrative purposes, including the use of AI-generated elements.

<b>Suite 800</b>	2,365	<b>Fall 2026</b>	2,365 SF boutique corner suite featuring high ceilings, hardwood floors, and large operable windows. Existing layout includes a boardroom, private offices, kitchen, and open workspace, with landlord improvements available to suit tenant requirements. Located in a heritage Downtown West building with excellent access to transit and amenities. Walk Score: 99 (Walker's Paradise). Please note: select images in marketing materials may be enhanced for illustrative purposes, including the use of AI-generated elements.
<b>Suite 801</b>	6,588	<b>Immediate</b>	6,588 SF of brick-and-beam office space featuring high ceilings, hardwood floors, and large operable windows. Offered in base building condition with landlord build-out available to suit tenant requirements. Located in a heritage Downtown West building with excellent access to transit and amenities. Walk Score: 100 (Walker's Paradise). Please note: select images in marketing materials may be enhanced for illustrative purposes, including the use of AI-generated elements.
<b>Suite 802</b>	2,615	<b>Immediate</b>	2,615 SF boutique corner brick-and-beam suite featuring high ceilings, hardwood floors, and large operable windows. Offered in base building condition with landlord build-out available to suit tenant requirements. Located in a heritage Downtown West building with excellent access to transit and amenities. Walk Score: 99 (Walker's Paradise). Please note: select images in marketing materials may be enhanced for illustrative purposes, including the use of AI-generated elements.

## THE DELUXE BUILDING

380 Adelaide Street West, Toronto, Ontario

2 SUITES AVAILABLE

SUITE	AREA (SF)	AVAILABILITY	NOTES
<b>Suite 100</b>	4,846	<b>April 2027</b>	
<b>Suite 200</b>	5,179	<b>Immediate</b>	

## THE TOWER BUILDING

110 Spadina Avenue, Toronto, Ontario

2 SUITES AVAILABLE

SUITE	AREA (SF)	AVAILABILITY	NOTES
<b>Suite 500</b>	12,117	<b>Fall 2026</b>	12,117 SF full-floor brick-and-beam opportunity featuring high ceilings, hardwood floors, and large operable windows. Landlord to deliver in base building condition with flexible build-out options to suit tenant requirements, including potential demising. Located in a landmark Downtown West building with excellent access to transit and amenities. Walk Score: 100 (Walker's Paradise). Please note: select images in marketing materials may be enhanced for illustrative purposes, including the use of AI-generated elements.
<b>Suite 700</b>	6,707	<b>Fall 2026</b>	6,707 SF of brick-and-beam office space featuring high ceilings, hardwood floors, and large operable windows. Landlord to deliver in base building condition with customizable build-out options to accommodate tenant requirements. Located in a landmark Downtown West building with excellent access to transit and amenities. Walk Score: 100 (Walker's Paradise). Please note: select images in marketing materials may be enhanced for illustrative purposes, including the use of AI-generated elements.

**To Download Brochures Including Floor Plans & Photographs**

Visit our website: [capitolbuildings.com](http://capitolbuildings.com)

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