NOVEMBER 2026

LEASING OPPORTUNITIES

CAPITOL BUILDINGS

58-60-62 SPADINA AVENUE

58 Spadina Avenue, Toronto, Ontario

1 SUITE AVAILABLE

SUITE	AREA (SF)	AVAILABILITY	NOTES
Suite 100	3,100	**Immediate**	

THE CAPITOL BUILDING

366 Adelaide Street West, Toronto, Ontario

1 SUITE AVAILABLE

SUITE	AREA (SF)	AVAILABILITY	NOTES
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

3 SUITES AVAILABLE

SUITE	AREA (SF)	AVAILABILITY	NOTES
Suite 1005	2,373	**Immediate**	2,373 SF turnkey office opportunity featuring 3 private offices, a boardroom, meeting room, kitchenette, server room, and a large open workspace. The suite offers high ceilings, operable windows, hardwood floors, and tenant-controlled heating and cooling. Located in the landmark Commodore Building in Toronto's Downtown West, with upgraded building systems, passenger and freight elevators, excellent access to transit, and a rooftop patio with complimentary Wi-Fi. Dogs and bicycles are welcome, and monthly parking is available at market rates. Please note: select images in marketing materials may be enhanced for illustrative purposes, including the use of AI-generated elements.
Suite 400	5,821	**Immediate**	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.
Suite 800	2,615	**Immediate**	

THE DELUXE BUILDING

380 Adelaide Street West, Toronto, Ontario

2 SUITES AVAILABLE

SUITE	AREA (SF)	AVAILABILITY	NOTES
Suite 100	4,846	**April 2027**	4,846 SF brick-and-beam office opportunity featuring high ceilings, polished concrete floors, large windows, and tenant-controlled heating/cooling. Landlord is willing to deliver the suite in base building condition and complete leasehold improvements to suit tenant requirements. Located in a character-rich downtown building with excellent access to public transit, including Union Station and the University subway line. Building amenities include high-speed internet, monthly parking, and access to a rooftop patio. Please note: select images in marketing materials may be enhanced for illustrative purposes, including the use of AI-generated elements.
Suite 200	5,179	**Immediate**	5,179 SF brick-and-beam office opportunity featuring high ceilings, hardwood floors, large windows, and tenant-controlled heating/cooling. Landlord is willing to deliver the suite in base building condition and complete leasehold improvements to suit tenant requirements. Located in a character-rich Downtown West building with excellent access to public transit, including Union Station and the University subway line. Building amenities include high-speed internet, monthly parking, and access to a rooftop patio. Please note: select images in marketing materials may be enhanced for illustrative purposes, including the use of AI-generated elements.

THE TOWER BUILDING

110 Spadina Avenue, Toronto, Ontario

2 SUITES AVAILABLE

SUITE	AREA (SF)	AVAILABILITY	NOTES
Suite 500	12,117	**March 2027**	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.
Suite 700	6,707	**March 2027**	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
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