



**SEPTEMBER 2021 LEASING OPPORTUNITIES**



366 Adelaide Street West, Suite 605 Toronto, ON M5V 1R9

For enquires contact Harry Glicksman - [harry@capbuildings.com](mailto:harry@capbuildings.com) or 416-930-0432

46 SPADINA AVENUE				BUILDING DESCRIPTION	
				<p>The Systems Building is a classic brick and beam warehouse converted to office uses. A complete retrofit has upgraded the building's systems to modern standards while maintaining the integrity of its original architectural design. Extensive sandblasting has renewed the original vibrancy of its colourful brick and heavy timber columns, beams and ceiling planks. All life safety systems have been upgraded and heating and cooling is provided by an energy efficient heat pump system that allows each suite to control its own heating and cooling. Tenants enjoy access to a roof top patio with free wifi. An original elevator has been refurbished and a new elevator installed. There is also a freight elevator. High speed internet connectivity is available from most leading providers. The building is accessible from a number of public transit routes and it is within easy walking distance of the University subway line and Union Station. Ample on site parking is available. Bicycles and dogs are welcome.</p>	
SUITE	AREA (sf)	ASKING	TYPE	AVAILABLE	COMMENTS
500	12,375	market rent	Office	1-Jul-22	This is a full floor unit featuring a generous number of offices, board rooms, a lunch room with kitchenette & a second kitchenette. Ample parking is available on site.
110 SPADINA AVENUE				BUILDING DESCRIPTION	
				<p>The Tower Building is heritage landmark located at the north west corner Adelaide Street West and Spadina Avenue. A major retrofit has upgraded the building's systems to modern standards while maintaining the integrity of its original architectural design. Tenants enjoy high ceilings, hardwood floors, graceful concrete columns and large, thermal glass windows that open. All life safety systems have been upgraded and heating and cooling is provided by an energy efficient heat pump system that allows each suite to control its own temperature. There are two completely refurbished passenger elevators and a freight elevator. High speed internet connectivity is available from most leading providers. There is a roof top patio with free wifi available to tenants. The building is accessible from a number of public transit routes and it is within easy walking distance of the University subway line and Union Station. Bicycles and dogs are welcome.</p>	
SUITE	AREA(sf)	ASKING	TYPE	AVAILABLE	COMMENTS
101	5,060	market rent	Office / Retail	<b>LEASED</b>	This is a main floor unit with direct, private access from the street. The space has been completely gutted and awaits a tenant's input on leasehold improvements. Large windows fronting on Adelaide Street West at the high traffic corner of Spadina Avenue and Adelaide Street West make this an ideal retail location but also well suited for an office tenant. Some parking is available.
301	5,107	market rent	Office	immediate	This unit has 2 glass walled offices, a kitchenette and a large open space subdivided into sections by dry wall partitions. Some parking is available.
701	5,411	market rent	Office	immediate	This unit has 5 private offices, 2 large boardrooms and a large open space. Landlord will install a kitchenette. Some parking is available.
801	4,953	market rent	office	immediate	This unit has 2 private offices, a large boardroom 2 breakout rooms, a kitchenette and a large open space. Some parking is available. Landlord will consider dividing this space.
810	2,730	market rent	Office	immediate	This unit has 4 private offices, a boardroom, a kitchenette, a coat closet and an open area. Some parking is available.
900	12,115	market rent	Office	immediate	This unit has a reception area, 5 offices, 2 large boardrooms, a kitchenette, 2 server rooms, private washrooms with a shower and a large open area. Furniture and audio visual equipment is available at no additional charge. Some parking is available.

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**317 ADELAIDE ST. WEST**



**BUILDING DESCRIPTION**

The Commodore Building is heritage landmark located in the heart of Toronto's vibrant Downtown West. A major retrofit has upgraded the building's systems to modern standards while maintaining the integrity of its original architectural design. Tenants enjoy high ceilings, hardwood floors, graceful concrete columns and large and thermal glass windows that open. Life safety systems have been upgraded and heating and cooling is provided by an energy efficient heat pump system that allows each suite to control its own temperature. There are two completely refurbished passenger elevators and two freight elevators. High speed internet connectivity is available from most leading providers. There is a roof top patio with free wifi available to tenants. The building is accessible from a number of public transit routes and it is within walking distance of the University subway line and Union Station. Bicycles and dogs are welcome.

SUITE	AREA (sf)	ASKING	TYPE	AVAILABLE	COMMENTS
<b>100</b>	5,503	market rent	Office/ Retail	<b>immediate</b>	This is a main floor unit on the high traffic corner of Adelaide Street West and Peter Street with its own private entrance and many large windows fronting on both streets. At present the space is improved for office use but can be retrofitted for a variety of retail uses. The unit can be combined with Suite 101 to encompass most of the main floor of the building. Some parking is available.
<b>101</b>	5,500	market rent	Office / Retail	<b>Immediate</b>	This is a main floor unit with direct, private access from the street. The space has been completely gutted and awaits a tenant's input on leasehold improvements. Large windows fronting on Adelaide Street West at the high traffic corner of Adelaide Street West and Peter Street make this an ideal retail location but also well suited for an office tenant. The unit can be combined with Suite 101 to encompass most of the main floor of the building. Some parking is available.
<b>302</b>	5,701	market rent	Office	<b>immediate</b>	This is a mixed office and open concept space including a reception area, 5 offices, 1 boardroom, 3 breakout rooms, 1 storage closet, a kitchenette and open space. Some parking is available.
<b>700</b>	12,000	market rent	Office	<b>immediate</b>	This is a full floor unit featuring a generous amount of open space, 9 offices, 2 board rooms, a lunch room with kitchenette & a second kitchenette. Some parking is available.
<b>1002</b>	3,537	market rent	Office	<b>LEASED</b>	<del>This is a mixed office and open concept space including 4 offices a kitchenette &amp; a glass walled boardroom. Some parking is available.</del>
<b>1005</b>	2,377	market rent	Office	<b>immediate</b>	This is a mixed office and open concept space including 2 private offices, a boardroom & kitchenette. Some parking is available.

**366 ADELAIDE ST. WEST**



**BUILDING DESCRIPTION**

The Capitol Building is a seven story structure erected in 1920 in only 78 days. It has been lovingly restored and upgraded to one of the finest examples of loft construction in Toronto. A major retrofit has upgraded the building's systems to modern standards while maintaining the integrity of its original architectural design. Extensive sandblasting has renewed the original vibrancy of its colourful brick and heavy timber columns, beams and ceiling planks. 90% of the building's walls are operable thermal glass windows. Ceilings are high and there are hardwood floors throughout. All life safety systems have been upgraded and heating and cooling is provided by an energy efficient heat pump system that allows each suite to control its own temperature. There are two completely refurbished passenger elevators and a freight elevator. High speed internet connectivity is available from most leading providers. The building is accessible from a number of public transit routes and it is within easy walking distance of the University subway line and Union Station. Bicycles and dogs are welcome.

SUITE	AREA (sf)	ASKING	TYPE	AVAILABLE	COMMENTS
<b>301</b>	5,250	market rent	office	<b>immediate</b>	This is a corner unit with high ceilings, hardwood floors and huge windows, many of which open. There are six large offices, a board room and a lunch room with a kitchenette along with a large open area. Some parking is available.
<b>LL01</b>	4,128	market rent	office	<b>1-Jan-22</b>	This is lower level space that features windows on 2 walls, high ceilings, a concrete floor, 2 fully enclosed offices, 2 partially enclosed offices, a large conference room, a kitchenette, a server room, a storage closet and a large open area. Some parking is available.

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