

JULY 2022 LEASING OPPORTUNITIES



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46 SPADINA AVENUE



BUILDING DESCRIPTION

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.

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

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.

SUITE	AREA (sf)	ASKING	TYPE	AVAILABLE	COMMENTS
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.
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.

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
302	6,000	market rent	Office	immediate	This is a mixed office and open concept space including 3 offices, a boardroom, a kitchenette and ample open space. Landlord is prepared to provide further leasehold improvements to a qualified tenant. Some parking is available.
500	3,751	market rent	Office	1-Jul-22	This is a very efficiently laid out space consisting of 4 offices, a boardroom, a kitchenette a storage room and open space. The existing tenant is willing to sell some of the office furniture. Some parking is available.

700	12,000	market rent	Office	immediate	This is a full floor unit featuring a generous amount of open space, 3 offices, 3 meeting rooms, a lunch room with kitchenette, a server room and a utility/ storage room. Landlord is prepared to provide further leasehold improvements to a qualified tenant. Up to 5 parking spaces can be provided at market rate.
802	2,615	market rent	Office	1-Oct-22	This unit has one private office, a boardroom, a kitchenette, a storage room and ample open space. One parking space can be provided at a market rate.

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. A roof top patio with free WiFi is now under construction with completion expected in August, 2022. 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
101	3,400	market rent	office	1-Jan-23	This unit is located on the main floor of the building and consists of a private office, a boardroom, a kitchenette a storage cupboard and open space. Landlord is prepared to provide further leasehold improvements to a qualified tenant. Some parking is available.
201	6,153	market rent	office	1-Sep-22	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. Landlord will provide additional leasehold improvements for qualified tenants. Some parking is available.
207	3,200	market rent	office	1-Dec-22	This is a corner unit with high ceilings, hardwood floors and huge windows, many of which open. There is a reception area, one private office, a board room, a kitchenette, a storage room, a server room and a large open area. Some parking is available.
301	5,250	market rent	office	immediate	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.
LL01	4,128	market rent	office	1-Jan-23	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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CAPITOL BUILDINGS IS NOW PAYING LEASING COMMISSIONS OF \$1.50 PSF PER YEAR