

DECEMBER 2022
LEASING OPPORTUNITIES



ADDRESS	SUITE	AREA (SF)	ASKING	TYPE	AVAILABILITY
46 Spadina Avenue	500	12,375	Market Rent	Office	Immediate
110 Spadina Avenue	701	5,831	Market Rent	Office	Immediate
110 Spadina Avenue	600	12,139	Market Rent	Office	31-03-22
317 Adelaide St. West	302	2,371	Market Rent	Office	Immediate
317 Adelaide St. West	700	12,000	Market Rent	Office	Immediate
366 Adelaide St. West	201	6,153	Market Rent	Office	Immediate
366 Adelaide St. West	301	5,250	Market Rent	Office	Immediate
366 Adelaide St. West	LL01	4,128	Market Rent	Office	01-01-23

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



46 Spadina Avenue

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	AVAILABILITY	COMMENTS
500	12,375	Market Rent	Office	Immediate	This is a full floor unit featuring hardwood floors, sand blasted brick walls, wood columns and ceilings and large windows that open. It is divided into a generous number of offices, board rooms, a lunch room with kitchenette & a second kitchenette. The suite is separately heated and cooled by a very energy efficient heat pump system with tenant in control of the thermostat. Landlord is prepared to turnkey additional leasehold improvements to a qualified tenant's specifications. Ample parking is available on site.



110 Spadina Avenue

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	AVAILABILITY	COMMENTS
701	5,831	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 at market rates. Landlord will consider dividing this space and / or provide further leasehold improvements to a qualified tenant. This suite can be combined with 12,139 square feet on the 8th floor. Parking for up to 2 vehicles can be made available at market rates.
600	12,139	Market Rent	Office	31-Mar-22	This is a mixed office and open concept space that features hardwood floors, graceful concrete columns and large windows that open. It has a number of private offices, meeting rooms, phone rooms, a bike room, a kitchenette and a generous amount of open work space. All leasehold improvements are of the finest quality including a highly engineered energy efficient heat pump HVAC system. Some parking can be made available nearby. This suite can be combined with 5,831 square feet on the 7th floor. Parking for up to 4 vehicles can be made available at market rates.



317 Adelaide Street West

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	AVAILABILITY	COMMENTS
302	2,371	Market Rent	Office	Immediate	This is a mixed office and open concept space that features hardwood floors, graceful concrete columns and large windows that open. At present it is improved with 3 offices, a lunch room and 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 is prepared to provide further leasehold improvements including a board room and a kitchenette for a qualified tenant. This suite can be combined with 5,831 squa
700	12,000	Market Rent	Office	Immediate	This is a full floor unit featuring a generous amount of open space, 3 offices and a lunch room with a kitchenette. The suite is separately heated and cooled by a very energy efficient heat pump system with multiple zones and tenant controls all of the thermostats. Landlord is prepared to turnkey additional leasehold improvements to a qualified tenant’s specifications. Some parking is available at market rates.



366 Adelaide Street West

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	AVAILABILITY	COMMENTS
201	6,153	Market Rent	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. Some parking is available at market rates.
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. The suite is separately heated and cooled by a very energy efficient heat pump system with tenant in control of the thermostat. Landlord will consider dividing this space and / or provide further leasehold improvements to a qualified tenant. Some parking is available at market rates.
LL01	4,128	Market Rent	Office	1-Jan-23	This is a 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. The suite is separately heated and cooled by a very energy efficient heat pump system with tenant in control of the thermostat. Some parking is available at market rates.