

129 Spadina Avenue

TORONTO, ON

Office For Lease



**ASKING RENT
\$40 SEMI-GROSS**

Vacancy List

Ground Floor Retail	3,682 SF
2 nd Floor	9,344 SF
3 rd Floor	5,555 SF
4 th Floor	6,000 SF
5 th Floor	9,635 SF
6 th Floor	9,635 SF

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UP TO 30,000 SF OF CONTINUOUS SPACE

SPADINA
ANIMAL
HOSPITAL

Property Features

Address	129 Spadina Avenue, Toronto, ON
Building Height	7 Floors
Structure	Brick and Beam
Year Built	1919
Typical Floor Size	9,635 SF
Ceiling Height	12'
Additional Features	<p>New Decorated Lobby</p> <p>Tenants get their own A/C equipment exclusive to their use (2 tons per 1000 SF)</p> <p>Security cameras and card access</p>

Location

Located in the heart of King West, 129 Spadina benefits from its proximity to streetcar access and a vibrant amenity rich community.



Amenities Map

Drive Times

Gardiner Express Way	15 mins
Waterfront	11 mins
Billy Bishop Airport	24 mins
Pearson Airport	50 mins

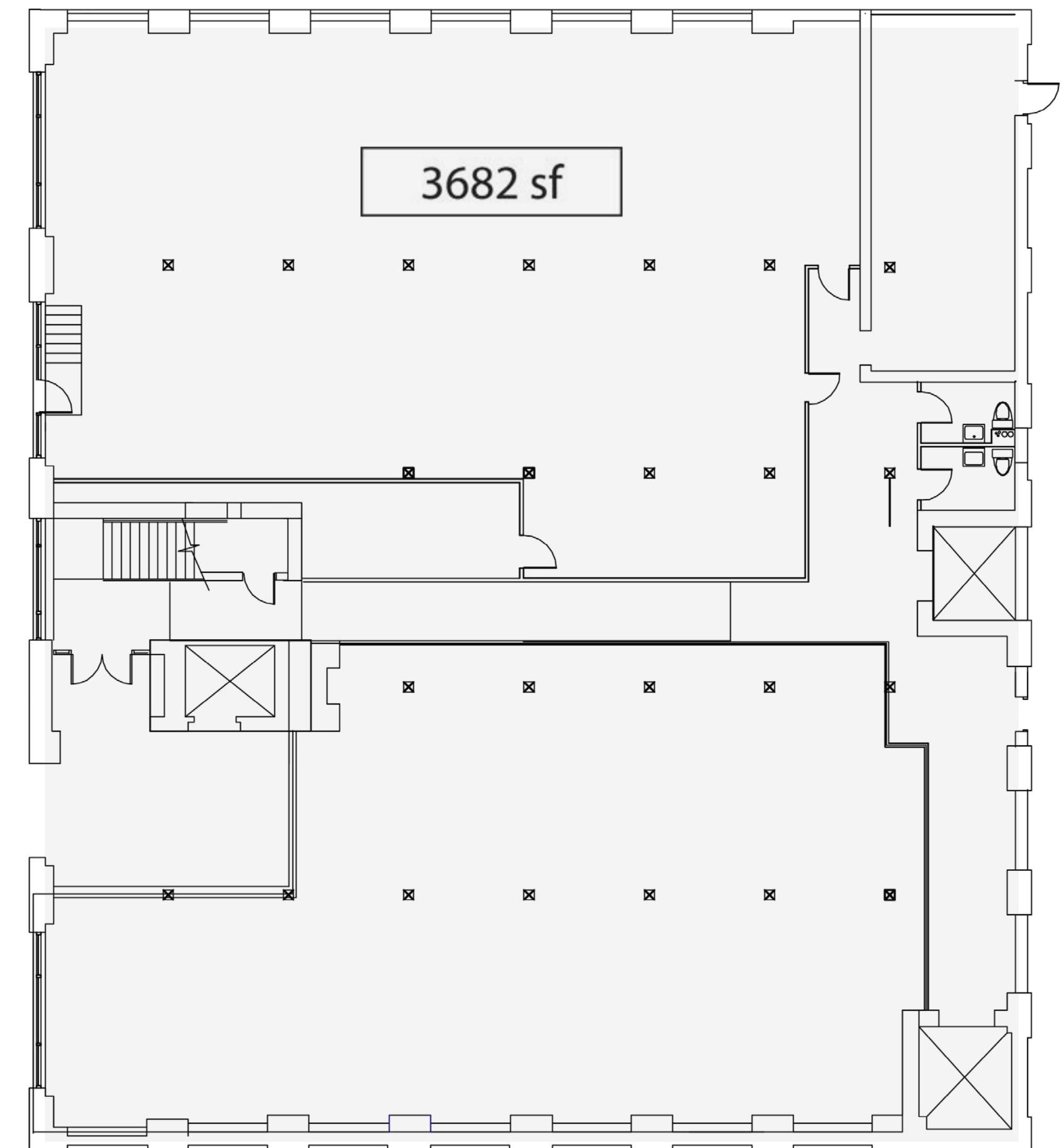
Food & Drink

- | | Grocery |
|----|--------------------------------|
| 1 | Fusaro's Italian Kitchen |
| 2 | Rabba |
| 3 | Basil Box |
| 4 | Loblaws |
| 5 | Tutti Matti |
| 6 | Flock Rotisserie |
| 7 | Fresh & Wild |
| 8 | Mike's Independent City Market |
| 9 | Jacobs & Co. Steakhouse |
| 10 | Rodney's Oyster House |
| 11 | CIBO |
| 12 | One Hotel |
| 13 | Oretta |
| 14 | KOST |



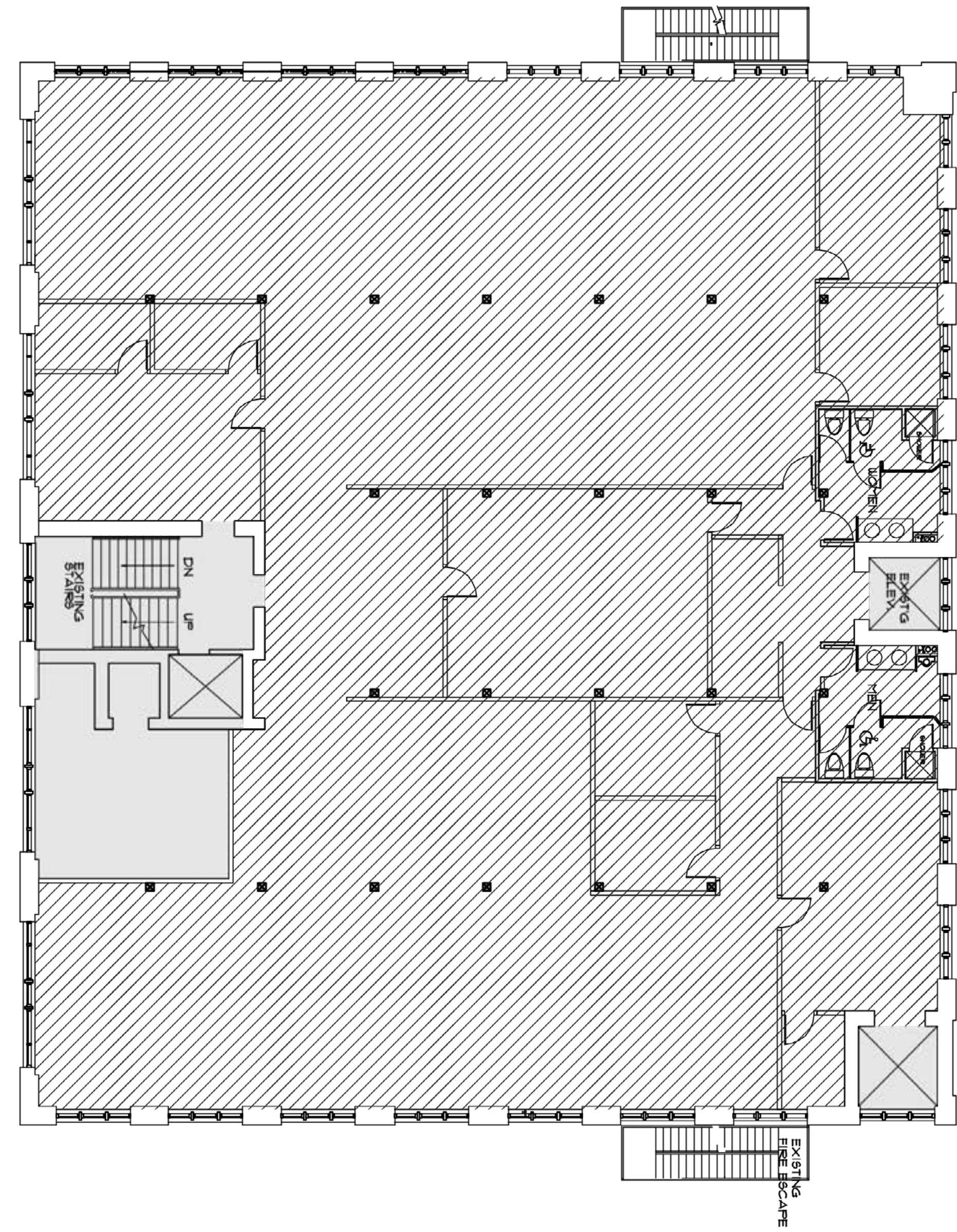
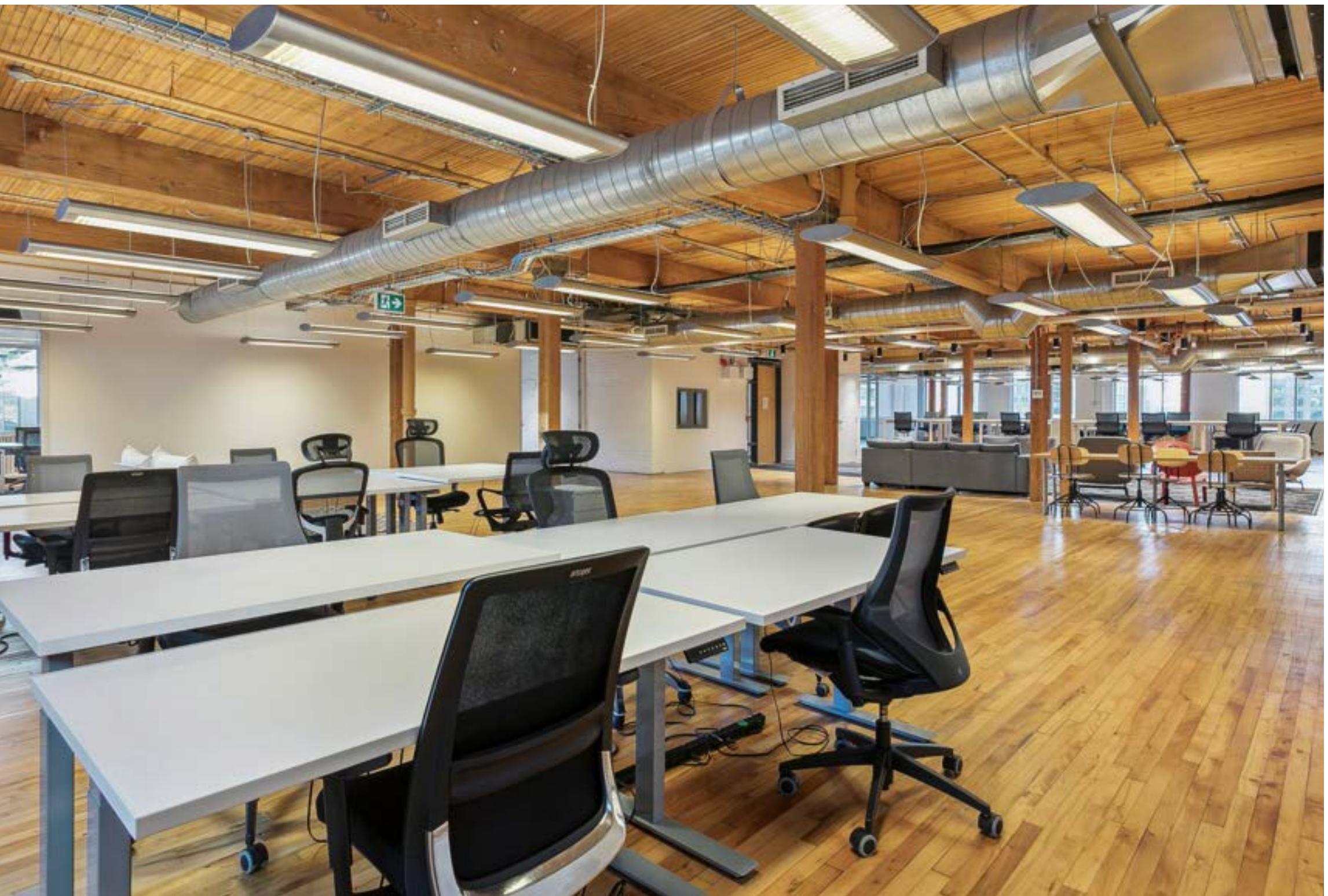
129 SPADINA AVE.

GROUND FLOOR RETAIL SPACE - 3,682 SF



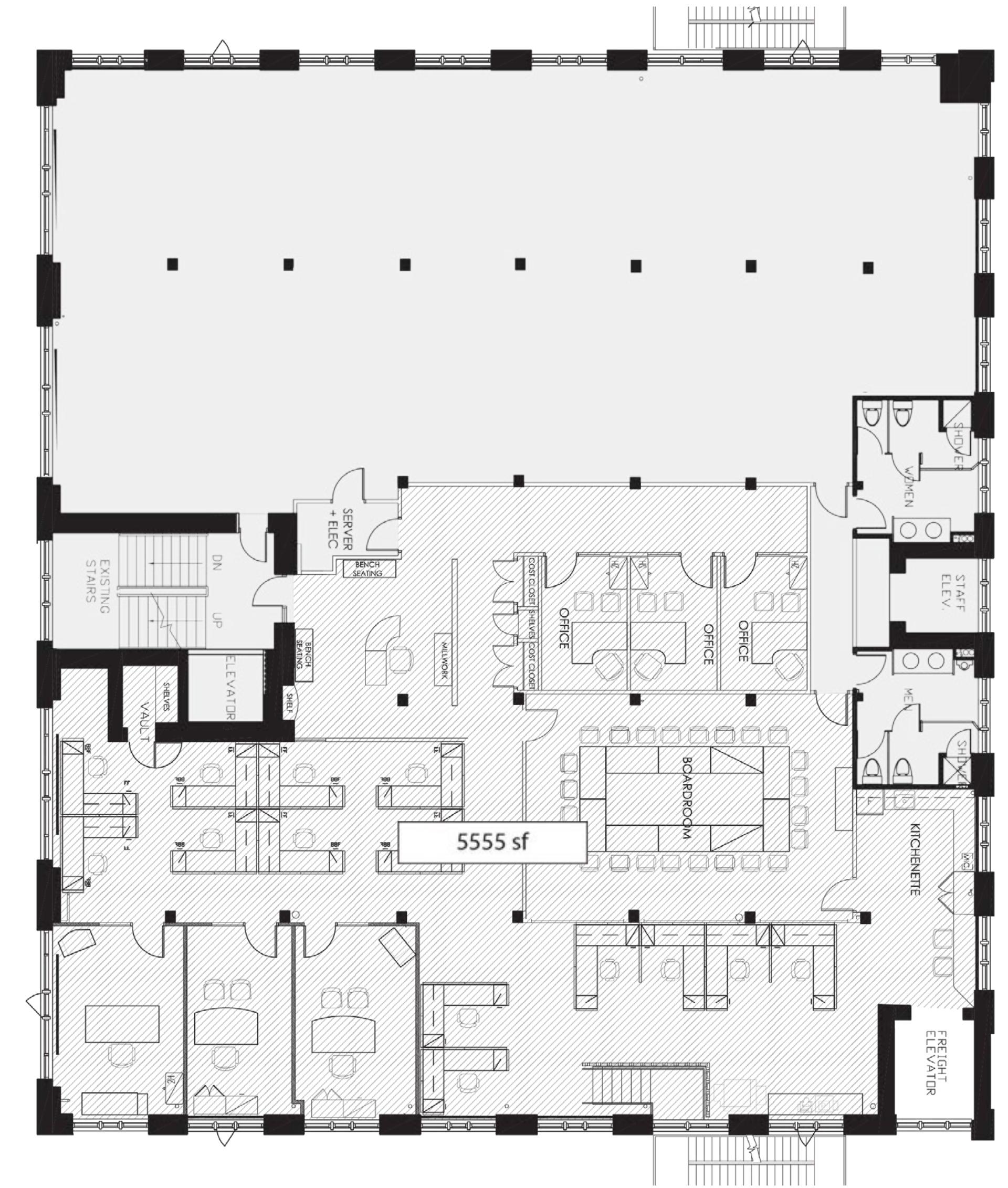
129 SPADINA AVE.

2ND FLOOR - 9,344 SF



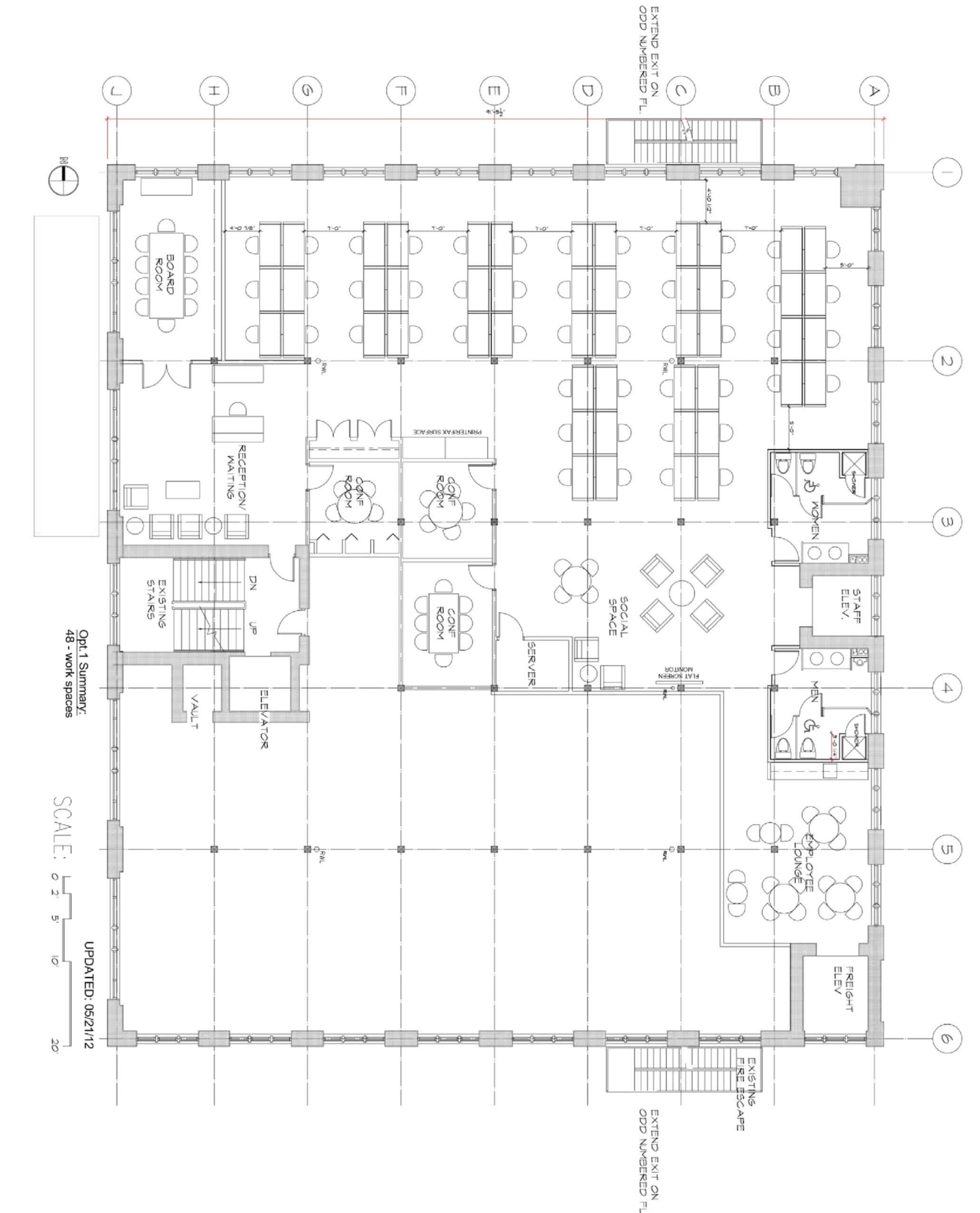
129 SPADINA AVE.

3RD FLOOR - 5,555 SF



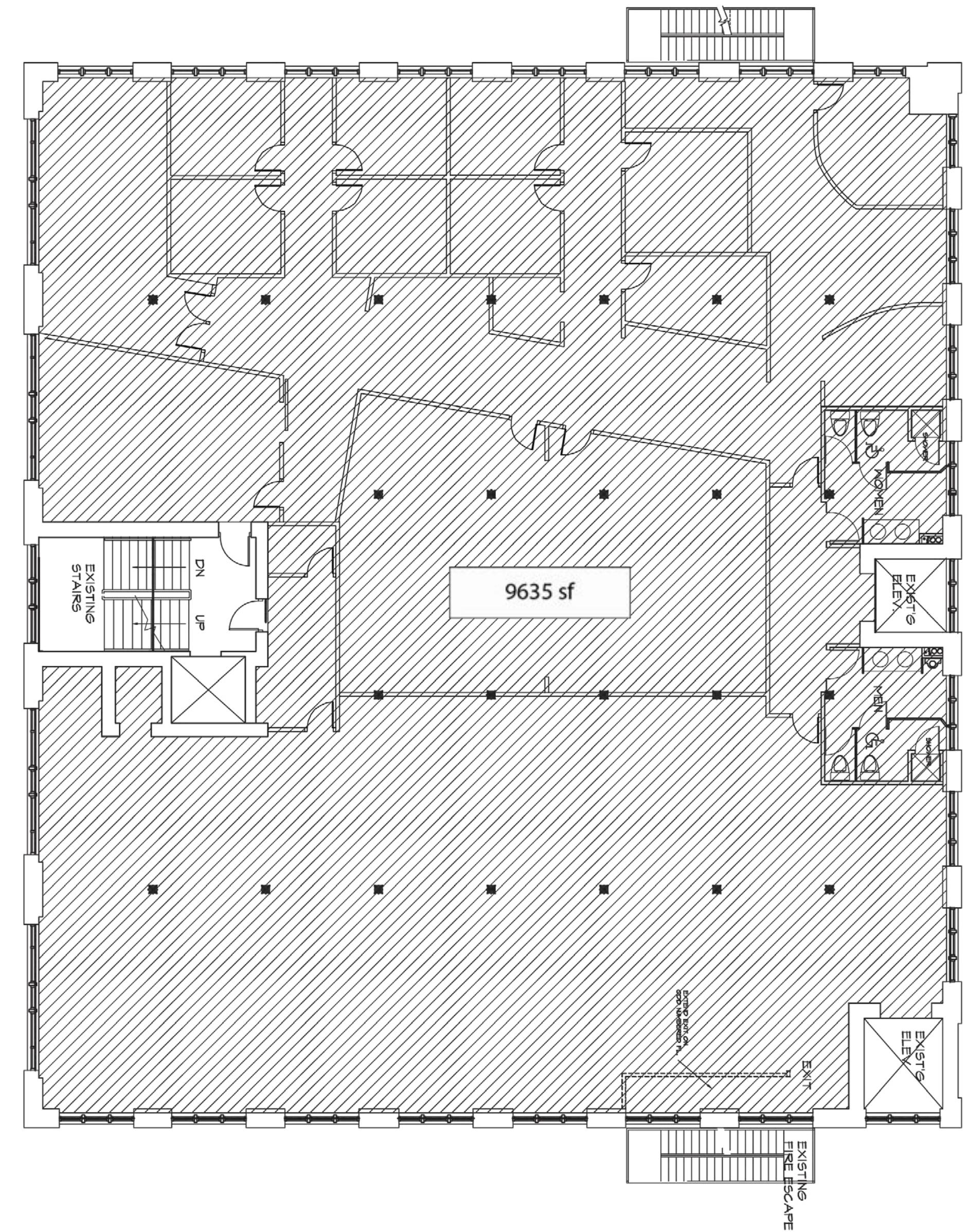
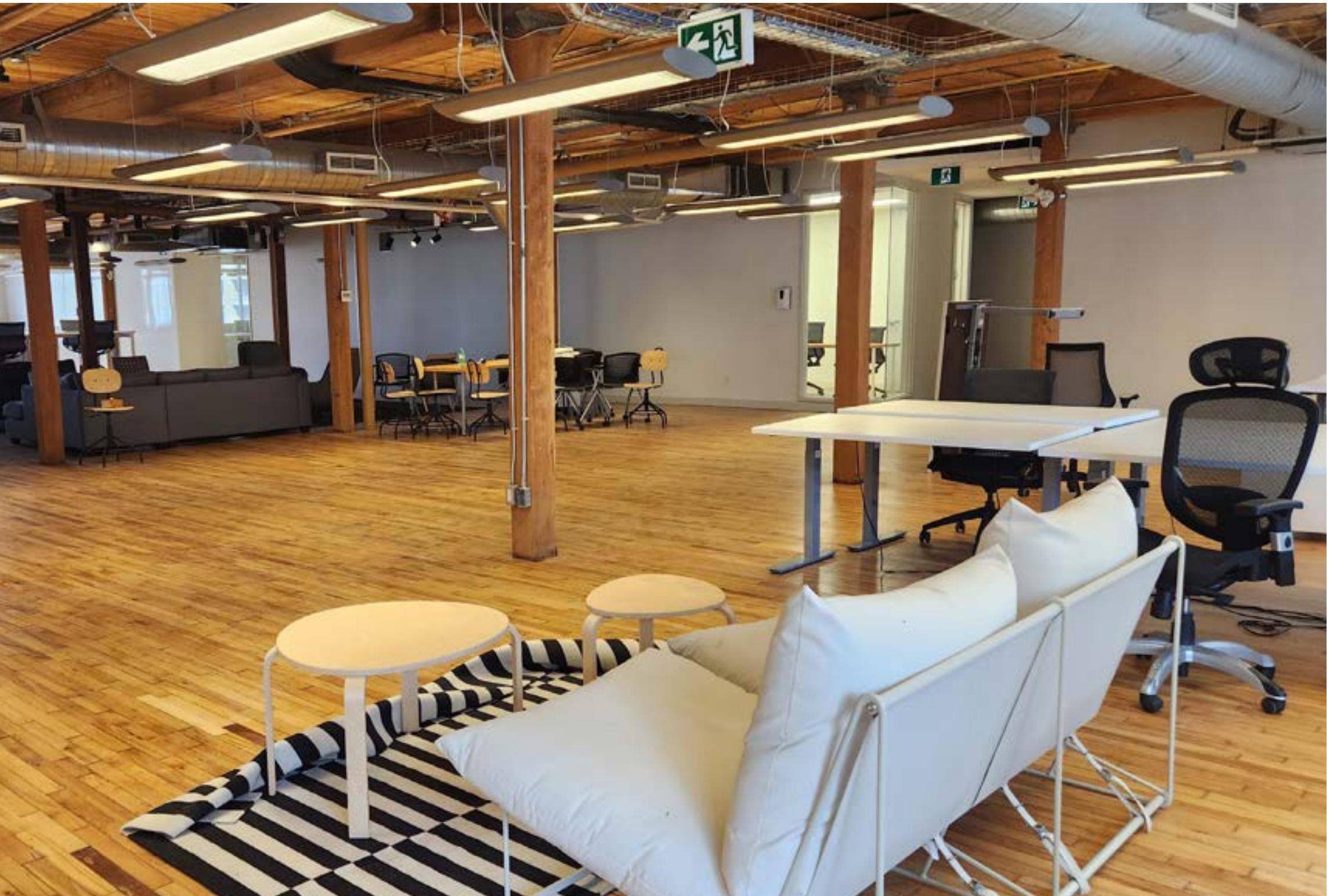
129 SPADINA AVE.

4TH FLOOR - 6,000 SF



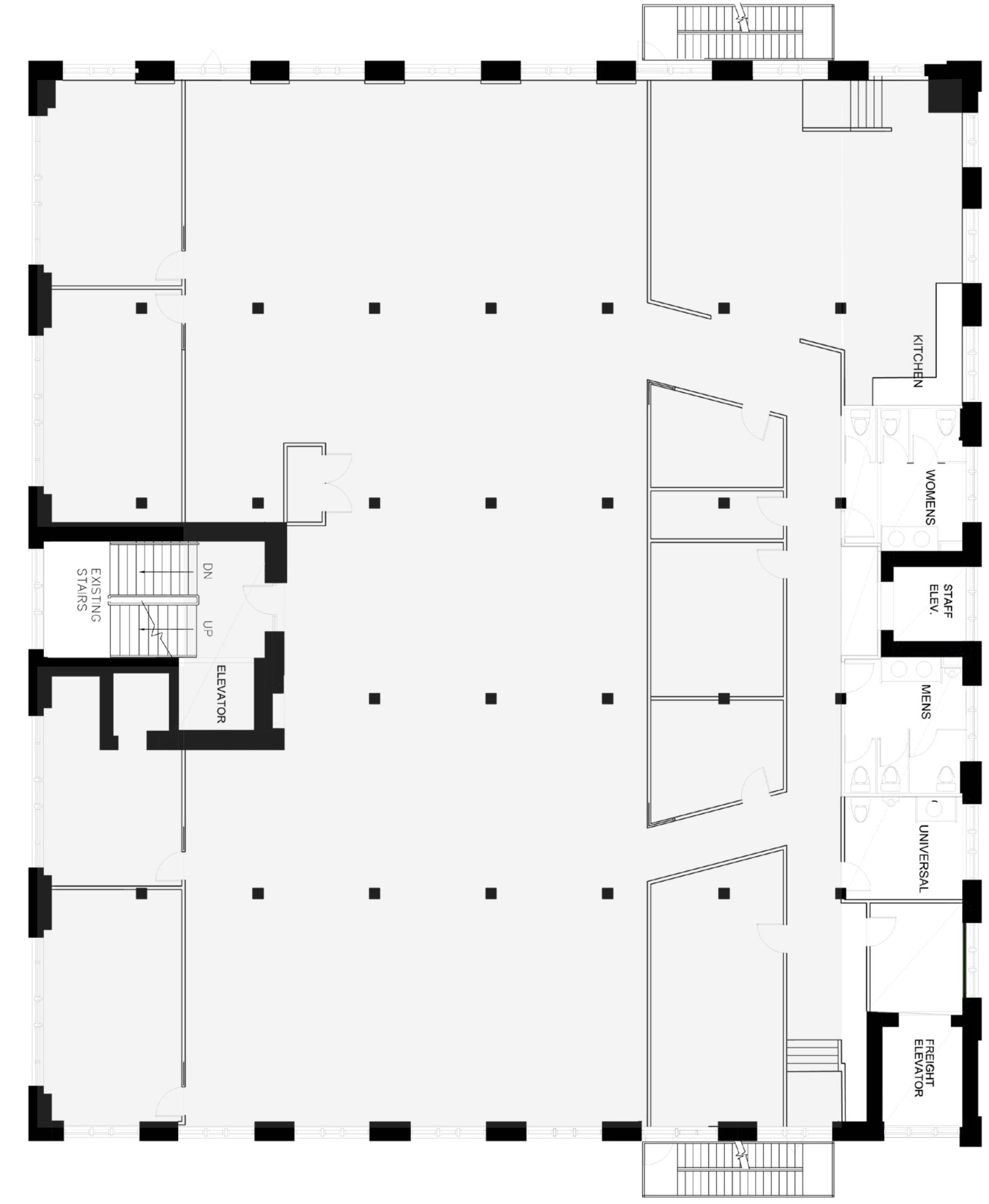
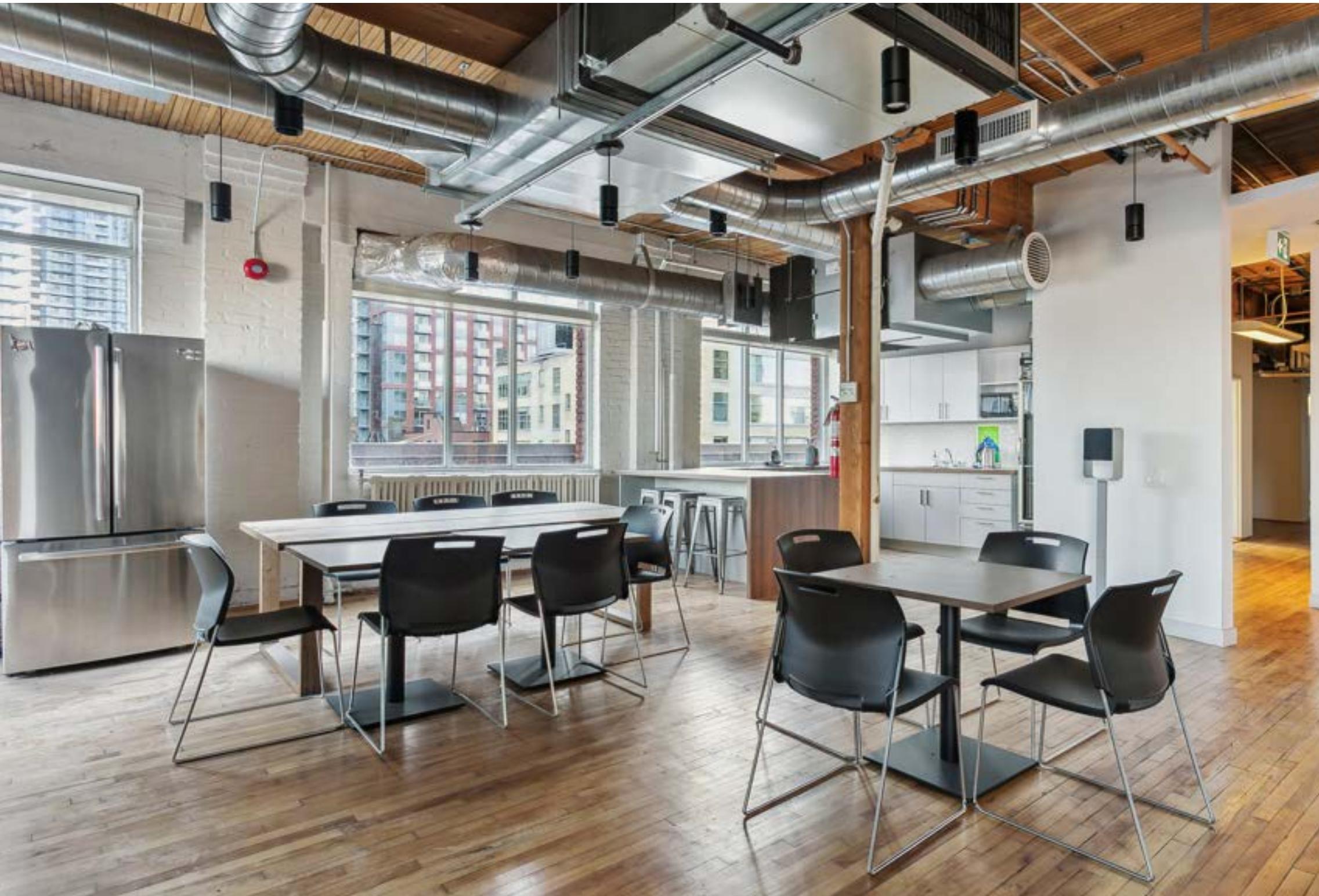
129 SPADINA AVE.

5TH FLOOR - 9,635 SF



129 SPADINA AVE.

6TH FLOOR - 9,635 SF



Area Demographics

Nestled in the vibrant intersection of Chinatown and the Fashion District, 129 Spadina Avenue in Toronto seamlessly integrates cultural diversity and urban dynamism, creating a bustling hub of businesses, restaurants, and shops. The area, boasting a mix of condominiums, apartments, and historic buildings, reflects a lively and multicultural atmosphere, further enriched by its accessibility through well-connected transportation options.

This prime location, proximate to educational institutions like the University of Toronto and Toronto Metropolitan University (formerly Ryerson University), attracts a youthful and dynamic population, contributing to the community's energy. For prospective tenants, the strategic advantage lies in more than just a prime commercial space – it's an opportunity to tap into a highly skilled and educated workforce. With 50,364 employed individuals and 14,368 residents holding educational qualifications above a bachelor's degree, businesses can not only thrive in this vibrant locale but also benefit from a pool of exceptional professionals, fostering an environment primed for organizational growth and success.

	1 KM	2KM
Population 2022	70,250	386,590
Expected Population 2027	83,172	429,139
Average Age 2022	36	38.8
Average Household Income	\$124,910	\$121,732
Population Employed	50,364	239,414
Population with 15+ Edu Above Bachelor Degree	14,368	75,906



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