

Price
Reduction

Here is where your
business will *grow*.



Virtual Tour Available!



For Sale & Lease: Office

39 Spadina Road

Outstanding 8,368 SF Building next to TTC Subway Station

Lennard:

200-55 University Avenue, Toronto
416.649.5920

lennard.com

39 Spadina Road

8,368 SF property available for sale and for lease near the corner of Spadina Road and Bloor Street W located 10 minutes away from Toronto's downtown core.

 Available Space
8,368 SF (above grade)
Zoning
CR 2.0 (c2.0; r2.0)
SS2 (x2394)

 Lot size
3,800 SF

 For Sale **Price Reduction!**
~~\$5,599,000~~ **\$4,799,000**

Taxes
\$78,700.85 (2025)

For Lease
\$25.00 PSF Net
Additional Rent (Taxes)
\$9.40 PSF (2025)

 Virtual Tour
[Click Here to View](#)

 Availability
Flexible

 Listing Agent
Richard Shouldice*
Vice President
416.649.5914
rshouldice@lennard.com

Alex Marinier
Sales Representative
416.649.5930
amarinier@lennard.com

*Sales Representative



Walk Score
98



Transit Score
98

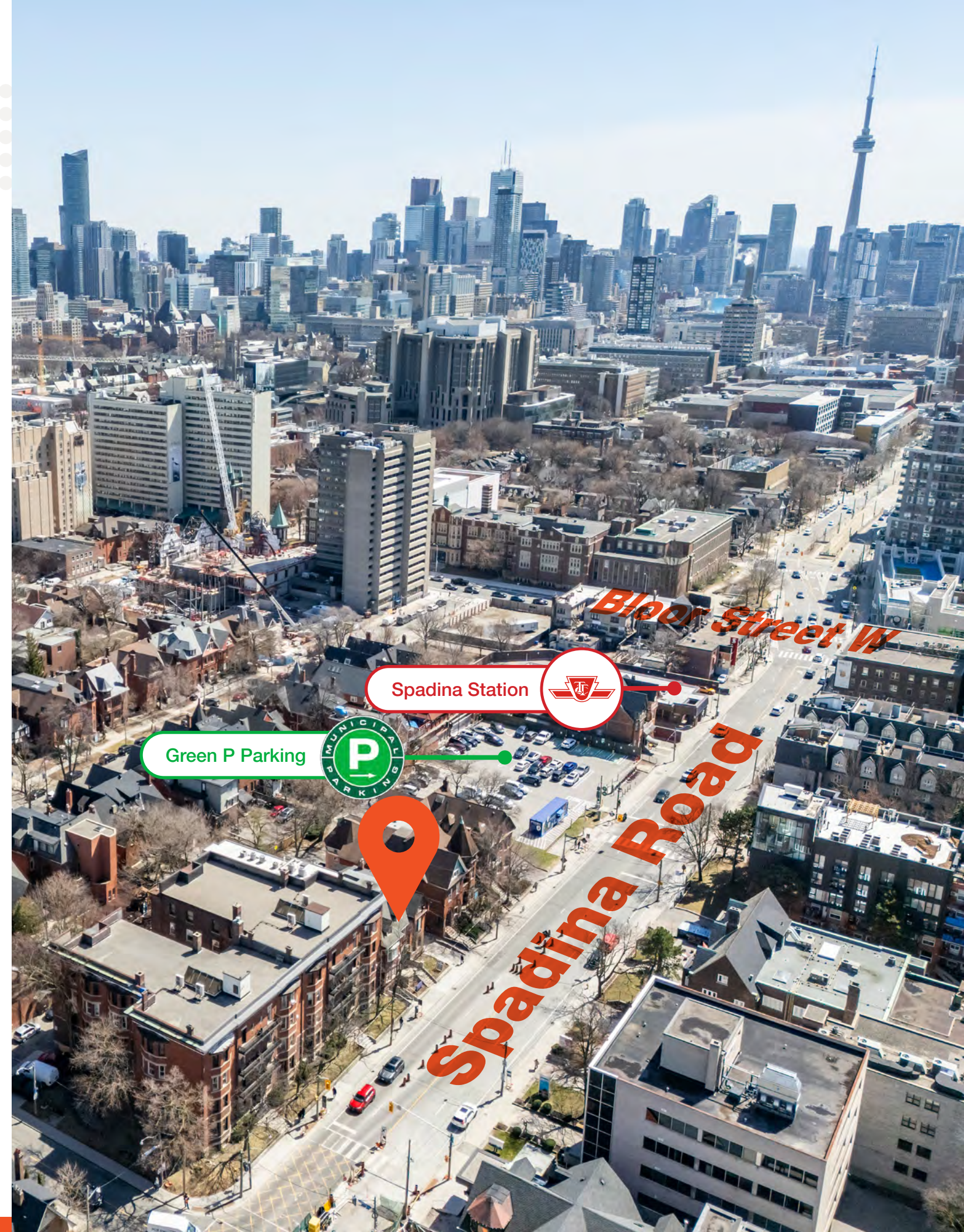


Bike Score
100

Property Highlights

- Close proximity to Spadina Station
- Multiple public parking options nearby
- Amenity rich area
- Easily adaptable for office, medical, wellness, or consulting use with flexible layouts
- Flexible zoning
- Street access to both main floor and lower level
- Fully accessible building through basement at the rear of the property

Lennard:





Ideal For:

 Law Firms

 Medical/
Wellness Clinics

 Financial Advisors

 Tech Startups

 School Facilities

39 Spadina Road



39 Spadina Road

Food & Dining

- 1 Fat Pasha
- 2 Subway
- 3 Insomnia Restaurant & Lounge
- 4 Fresh Kitchen+ Juice Bar
The Chulo
- 5 Zaad
Tim Hortons
- 6 Madison Avenue Pub
- 7 Starbucks
Duke of York
Morton's The Steakhouse
- 7 ONE Restaurant
- 8 Starbucks
Duke of York
Morton's The Steakhouse
- 9 Eataly
Earls Kitchen + Bar
- 10 Piano Piano Restaurant

Convenience

- 11 Scotiabank
- 12 LCBO
Esso
- 13 TD Canada Trust
BMO
- 14 Shoppers Drug Mart
Canada Post
7-Eleven
- 15 Metro

Shopping

- 16 Chanel
Balenciaga
Winners & Homesense
Hermes
- 17 Moncler
Montblanc
Ferragamo
- 18 Cineplex
Indigo
Manulife Centre Shopping Mall

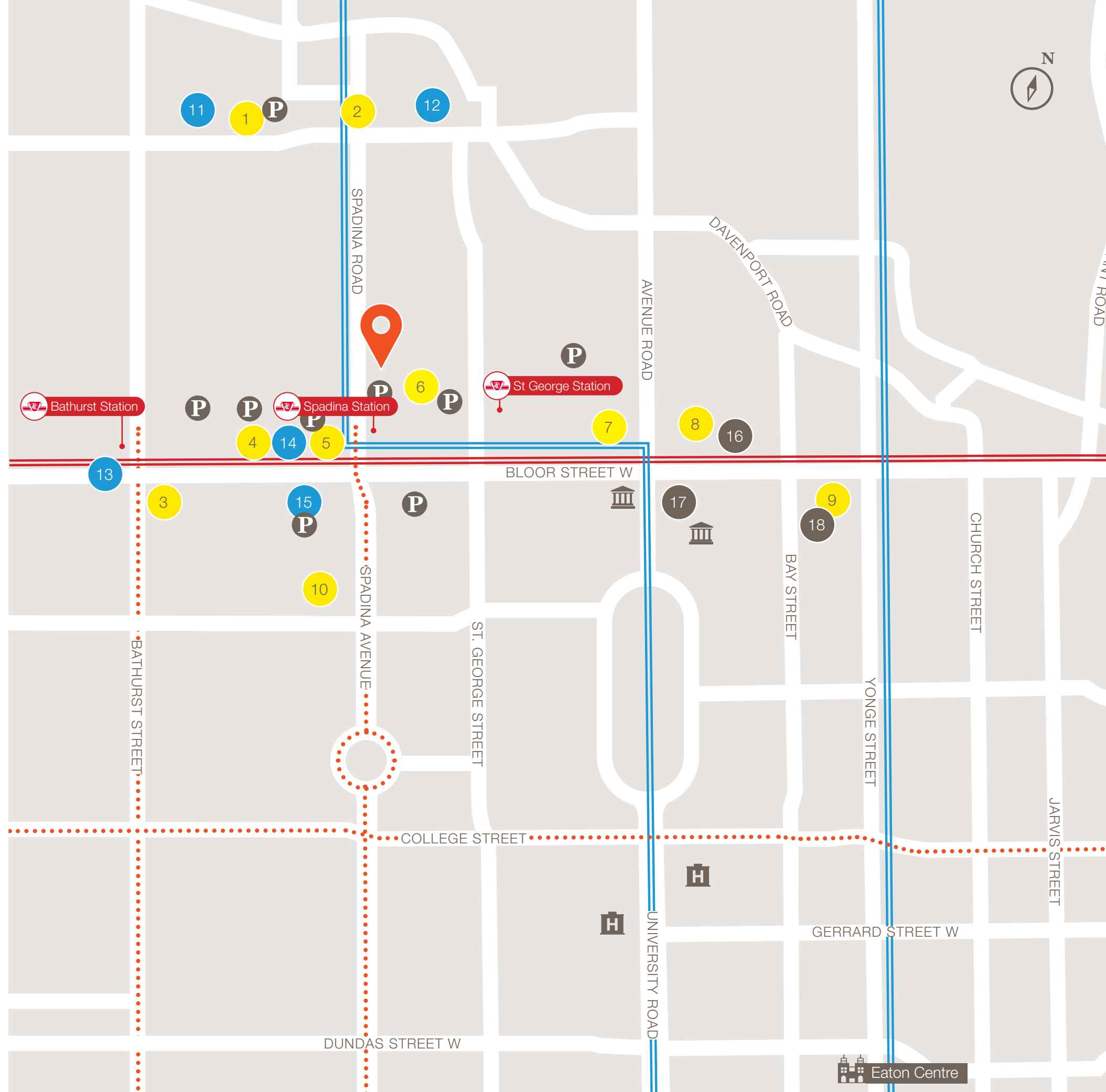
Transit

Line 1 Line 2 Streetcars

Walk Times

Spadina Station 140 m | 2 Minutes
 St. George Station 650 m | 7 Minutes
Bathurst Station 850 m | 10 Minutes

Lennard:



39 Spadina Road

Zoning

Use - CR Zone

In the CR zone, the following uses are permitted under the letter “c” in the zone label referred to in regulation 40.5.1.10(3)(A)(i):

- Ambulance Depot
- Art Gallery
- Artist Studio
- Automated Banking Machine
- Community Centre
- Courts of Law
- Education Use
- Financial Institution
- Fire Hall
- Library
- Massage py
- Medical Office
- Museum
- Office
- Park
- Passenger Terminal
- Performing Arts Studio
- Personal Service Shop
- Pet Services
- Police Station
- Post-Secondary School
- Production Studio
- Religious Education Use
- Software Development and Processing
- Veterinary Hospital
- Wellness Centre [By-law: 1198-2019]

In the CR zone, the following uses are permitted under the letter “r” in the zone label referred to in regulation 40.5.1.10(3)(A)(ii):

- Dwelling Unit in a permitted building type in Clause 40.10.20.40
- Hospice Care Home
- Municipal Shelter
- Nursing Home
- Religious Residence
- Residential Care Home
- Respite Care Facility
- Retirement Home
- Student Residence [By-law: 545-2019]

Use with Conditions - CR Zone

In the CR zone, the following uses are permitted under the letter “c” in the zone label referred to in regulation 40.5.1.10(3)(A)(i) if they comply with the specific conditions associated with the reference number(s) for each use in Clause 40.10.20.100:

- Amusement Arcade (23, 47)
- Cabaret (1)
- Club (1)
- Cogeneration Energy (56)
- Custom Workshop (16)
- Day Nursery (27)
- Drive Through Facility (37)
- Eating Establishment (1,33)
- Entertainment Place of Assembly (1, 46)
- Funeral Home (24)
- Hotel (4)
- Laboratory (15)
- Nightclub (2)
- Outdoor Patio (21)
- Outdoor Sales or Display (20)
- Place of Assembly (1, 29)
- Place of Worship (40)
- Private School (28)
- Public Parking (7,8,9,10,11)
- Public School (28)
- Public Utility (54,57)
- Recreation Use (1, 46)
- Renewable Energy (56)
- Retail Service (17)
- Retail Store (5)
- Service Shop (6)
- Sports Place of Assembly (46)
- Take-out Eating Establishment (1)
- Transportation Use (55)
- Vehicle Dealership (26)
- Vehicle Fuel Station (13,38)
- Vehicle Service Shop (13,39)
- Vehicle Washing Establishment (25) [By-law 607-2015] [By-law 1198-2019] [By-law: 451-2022]

In the CR zone, the following uses are permitted under the letter “r” in the zone label referred to in regulation 40.5.1.10(3)(A)(ii) if they comply with the specific conditions associated with the reference number(s) for each use in Clause 40.10.20.100:

- Crisis Care Shelter (43)
- Group Home (30)
- Home Occupation (45)
- Multi-tenant House (48)
- Private Home Daycare (44)
- Secondary Suite (58)
- Seniors Community House (42)
- Short-term Rental (3)
- Tourist Home (22) [By-law: 607-2015] [By-law 1453-2017] [By-law: 545-2019] [By-law: 156-2023]



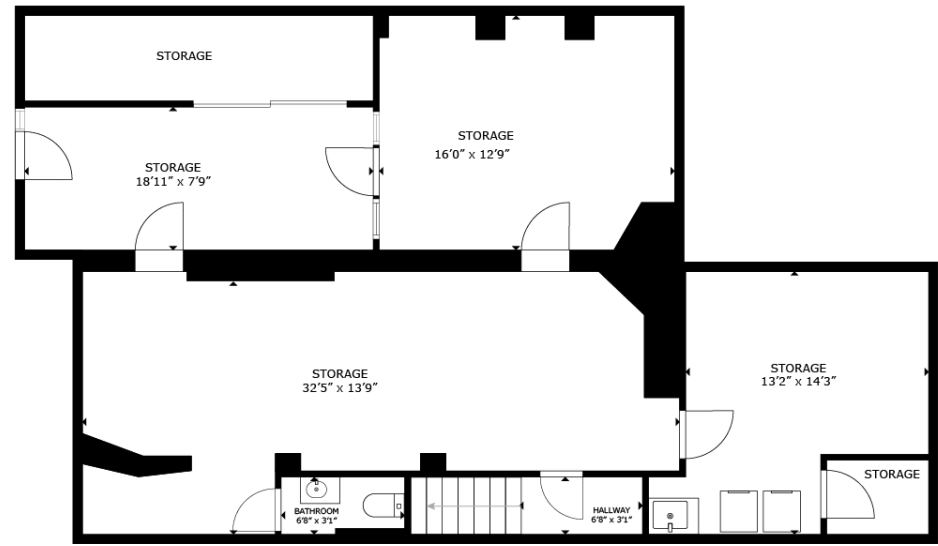
Spadina Road



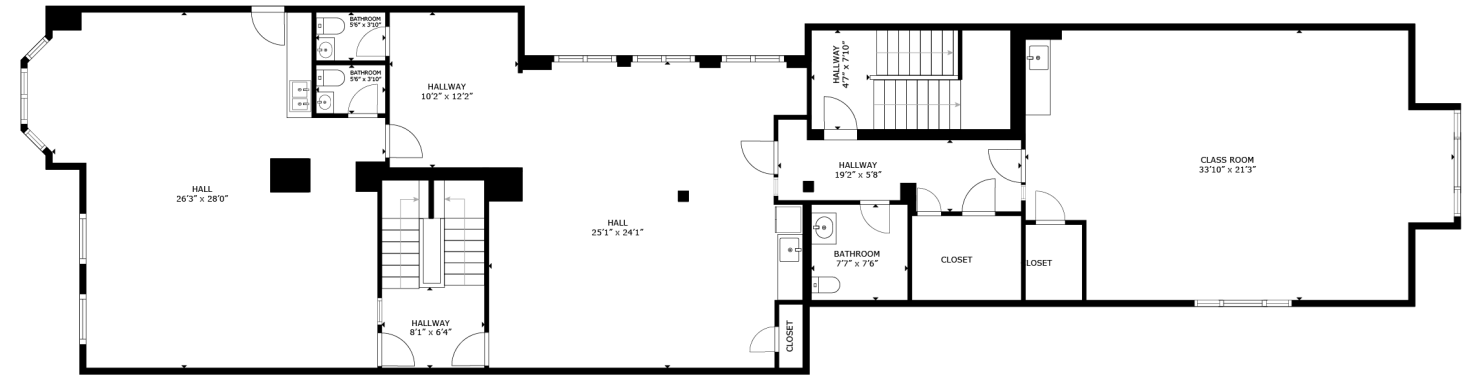
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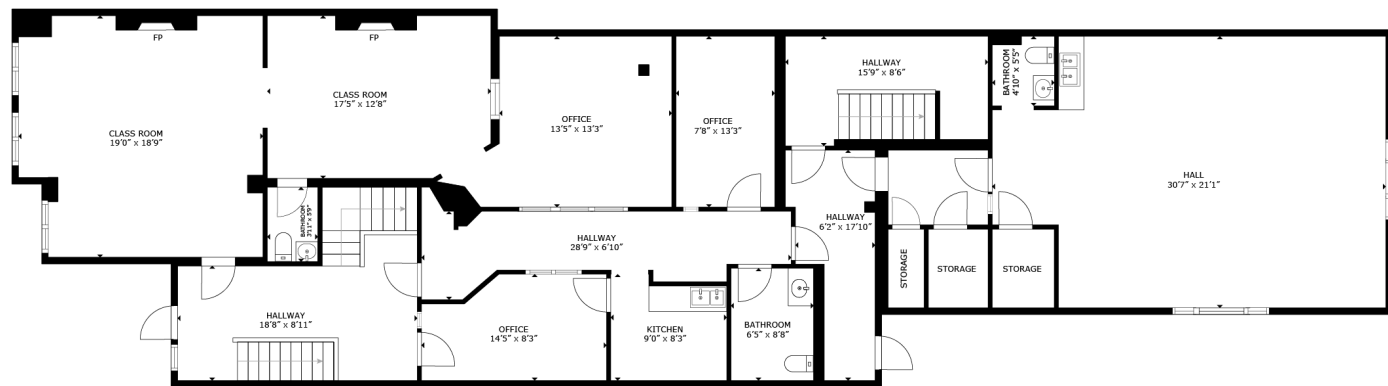
Floor Plan
Basement



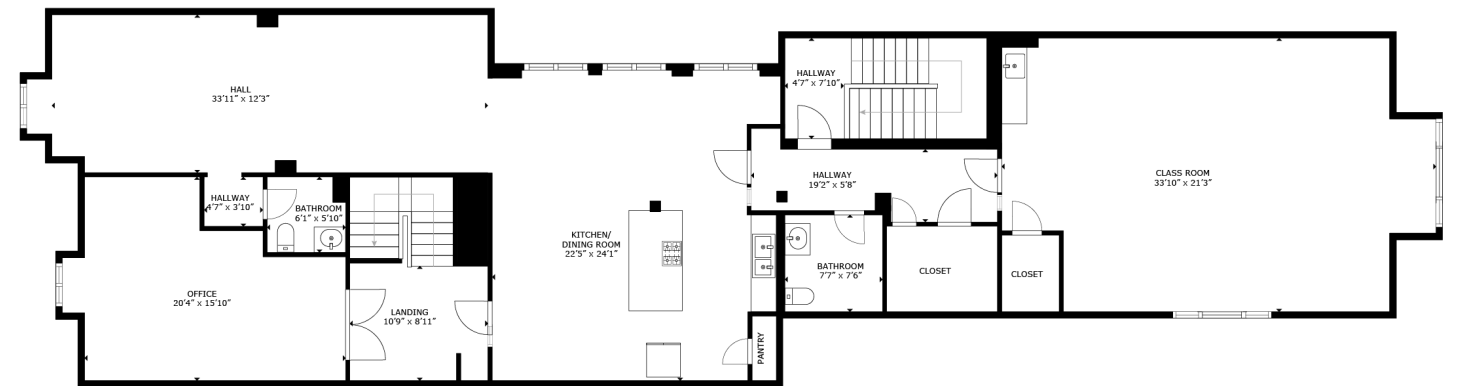
Floor Plan
Second Floor



Floor Plan
Ground Floor

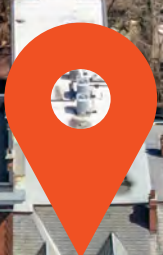


Floor Plan
Third Floor



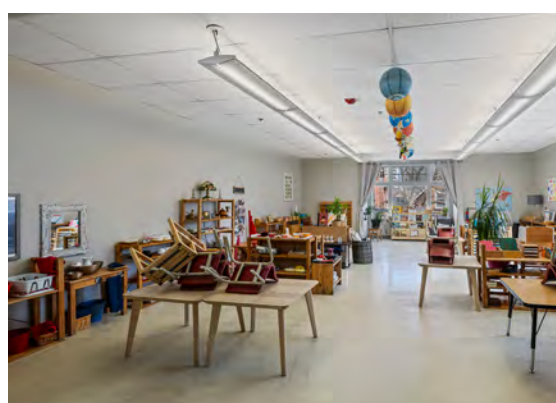
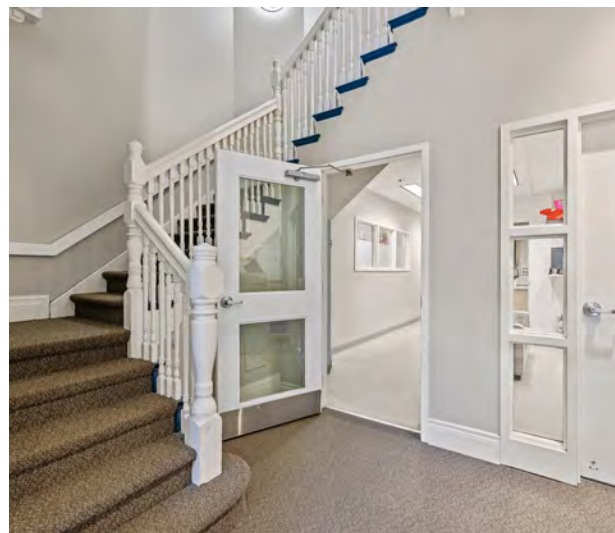


**5 Mins to
Bay & Bloor**



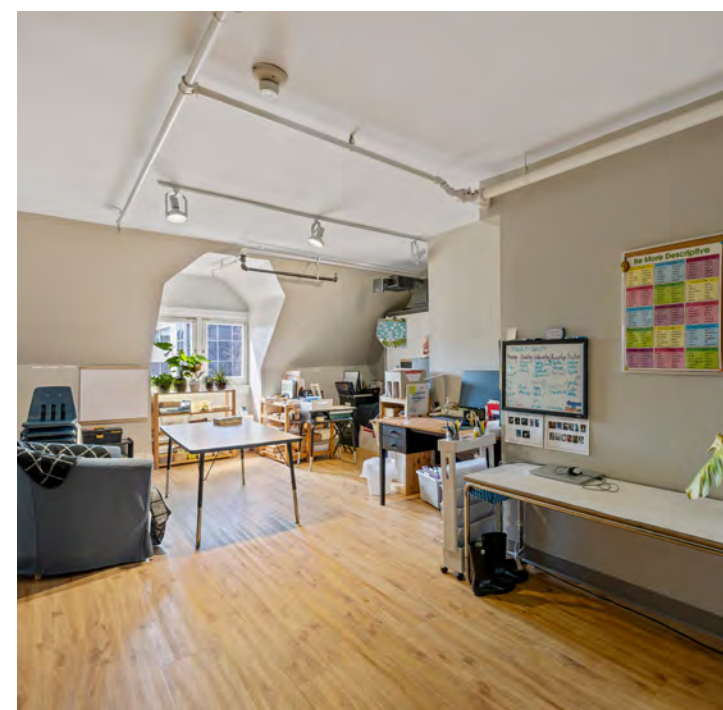
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Photo Gallery



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Photo Gallery





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