



Lennard:

192 Spadina Avenue

Private Offices and Coworking Spaces Available

Anna Ho, Sales Representative
416.915.5270 • anna@lennard.com

192 Spadina Avenue

More than a Coworking Space

Sometimes people see us as an incubator and accelerator, sometimes a coworking space and community centre, sometimes a lab and an innovator. They are all right.

At our core the Centre for Social Innovation (CSI) is supporting a platform and growing a community of social innovators that are building a world that puts people and planet first.



192 Spadina Avenue

Membership & Space Options

- Private window offices for up to 1 to 14 people
- Open team tables for 3-6 people (offices without walls)
- Dedicated desks for 1-2 people
- Hot desks for individuals
- Flexible terms and conditions

Property Highlights

- Renovated brick and beam
- 7 event spaces
- 3 community kitchens
- 7 bookable meeting rooms
- 10 phone booths
- Accessible entrances and lift
- Freight and passenger elevators
- Ample natural light and “great vibes”

Membership Perks



Community activation workshops



Virtual and In-Person Events



Accessible washrooms on each floor



Wireless internet



24/7 access



Mailing services



Promotion of member business, job openings, and events to network of 75K people



Furniture and lockers available



Printing and photocopying



Coffee and tea



Discounted services from CSI partners
Discounted private event space



Private Office



Bookable Multi-Purpose Room



Bookable Meeting Room - 4th Floor



Open Collaboration Area - 4th Floor

Lennard:

192 Spadina Avenue

Leasing Opportunities



Building Storey
6 Storeys



Building Size
64,000 SF



Available
Immediate



Typical Floorplate
10,600 SF

Suite	Usable SF	Gross Rent	Available	Features	# Workstations
115	279 SF	\$1,900	Nov 1	Window	4-5
207	478 SF	\$2,500	Jan 1	Window, Kitchen, Washroom	5-7
210	784 SF	\$3,400	Nov 1	Window, Kitchen, Washroom	6-8
211	420 SF	\$2,200	Nov 1	Window, Washroom	5-7
317	188 SF	\$1,700	Dec 1	Window	3-4
322	193 SF	\$1,700	Nov 1	Window	3-4
417	138 SF	\$1,300	Nov 1	Internal	2-3

Gross rent includes hydro, utilities, internet

Also Available:

Dedicated Desk – \$550/month

- 24/7 access
- Lockable storage cabinet
- Access to all common amenities
- Supportive community of entrepreneurs and businesses

Hot Desk – \$249/month

- 24/7 access to the building and common amenities
- Opportunity to join a collaborative community
- Build your skills
- Connect with a national network of leaders, innovators, and collaborators



Over 18,000 SF of community spaces including event space, meeting rooms, open collaboration, kitchens and common areas

192 Spadina Avenue

Event Spaces - CSI Spadina

Event Space	Floor	Capacity	Square Footage	Availability	Starting Price	Members Starting Price
CCFE Solution Salon	5th Floor	32 People	770 SF	Monday through Thursday afternoon	\$290/hr	\$100/hr
CSI Spadina Suite 101	1st Floor	100 People	1,291 SF	Monday to Sunday	\$390/hr	\$175/hr
CSI Spadina Atrium	Ground Floor	100 People	1,000 SF	Monday to Friday, 5pm onwards; Saturday and Sunday, all day	\$290/hr	\$125/hr
CSI Spadina Lounge	Ground Floor	200 People	2,000 SF	Monday to Friday, 5pm onwards; Saturday and Sunday, all day	\$390/hr	\$175/hr



Our event spaces bring together CSI members and the community at large to foster connections, innovation and growth. Event spaces can accommodate large groups up to 220 people or intimate gatherings. CSI spaces have hosted everything from book signings to Annual General Meetings to weddings!



CSI members receive a 50% discount on event space rental rates



Features accessible kitchen, washrooms, large TV monitors, projectors and AV sound system



CCFE Solution Salon



CSI Spadina Suite 101

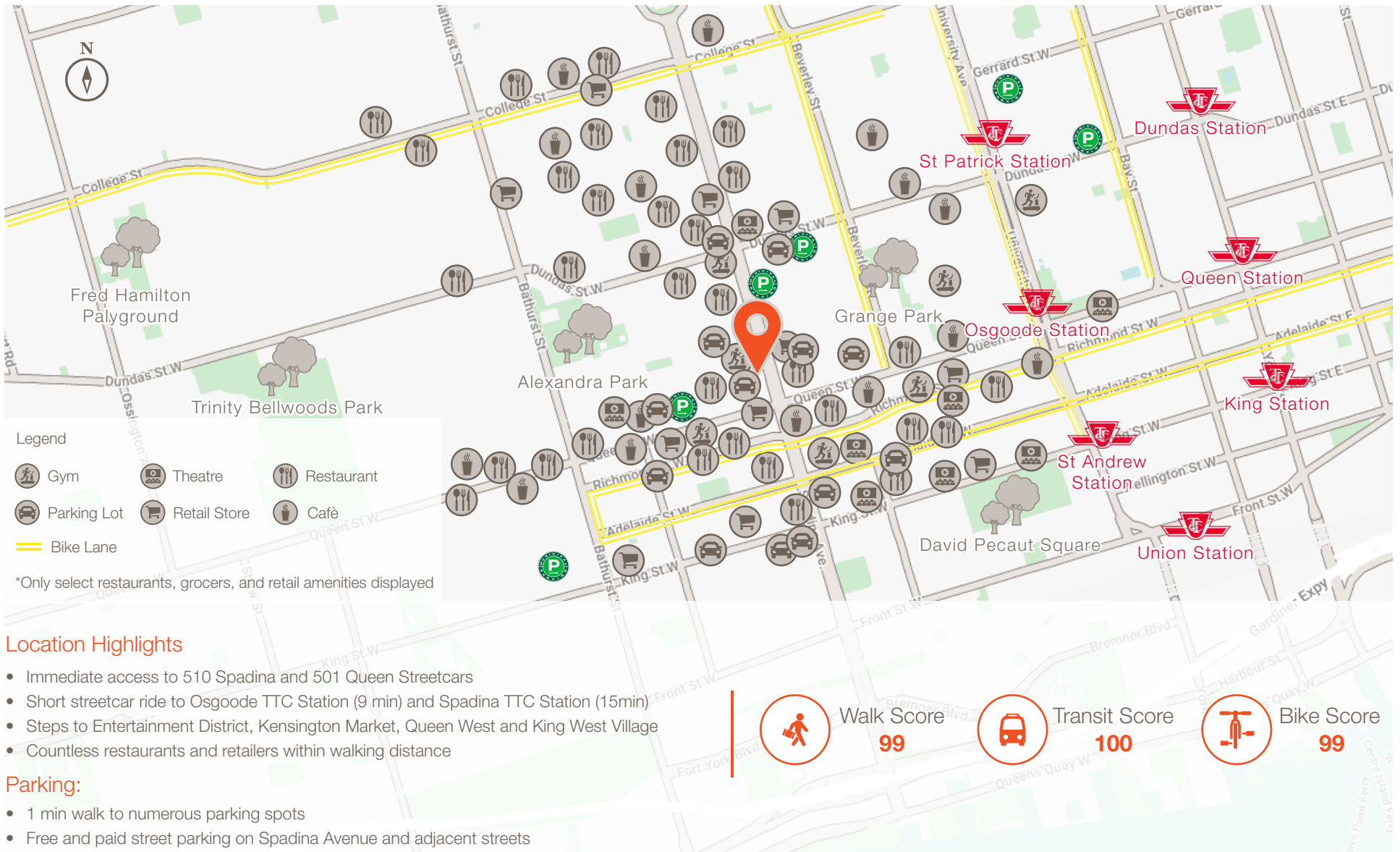


CSI Spadina Atrium



CSI Spadina Lounge

192 Spadina Avenue



192 Spadina Avenue



Accessible Entrance – Main Floor



Community Kitchen - Main Floor



Bookable Meeting Room - Main Floor



Community Kitchen - Main Floor



Open Collaboration Area - Main Floor

192 Spadina Avenue



Private Office 105



Private Office 105



Private Office 105



Private Office 110



Private Office 110

192 Spadina Avenue



Suite 207



Suite 207



Suite 210



Suite 210



Suite 210

Lennard: No available photos for Suite 211

192 Spadina Avenue



Suite 212



Suite 212



Suite 212

192 Spadina Avenue



Private Office 215



Private Office 218



Private Office 218



Private Office 218

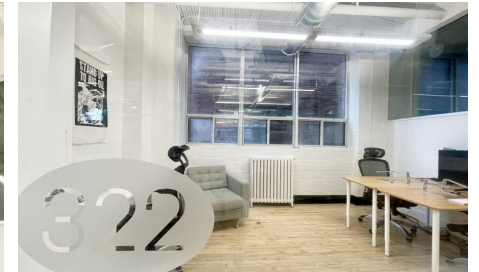
192 Spadina Avenue



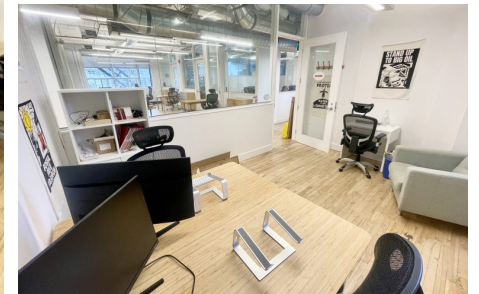
Suite 317



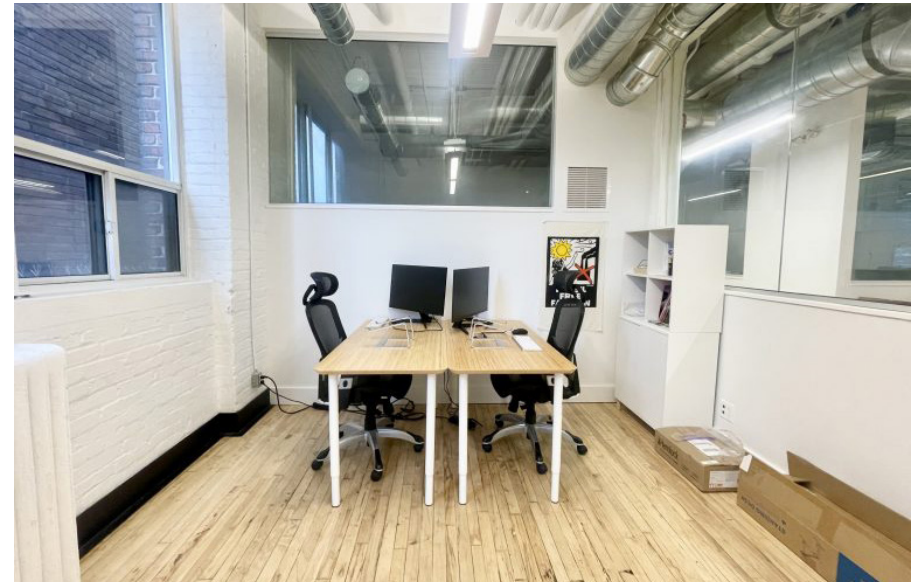
Suite 322



Suite 322



Suite 322



Suite 322

192 Spadina Avenue



Dedicated Desks – 4th Floor



Private Office 407



Private Office 410



Common Space – 4th Floor



Community Kitchen – 4th Floor

192 Spadina Avenue



Suite 417



Suite 417



Suite 417

Lennard:

Anna Ho, Sales Representative
416.915.5270
anna@lennard.com

200-55 University Avenue, Toronto
416.649.5920
lennard.com

Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage.