

# 345 Adelaide St. West

TORONTO, ON

## Office For Lease



UP TO 48,000 SF OF CONTIGUOUS SPACE



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

### Vacancy List

Ground	9,000 SF
1 <sup>st</sup> Floor	9,000 SF
2 <sup>nd</sup> Floor	6,000 SF
3 <sup>rd</sup> Floor	6,000 SF
4 <sup>th</sup> Floor	6,000 SF
5 <sup>th</sup> Floor	<b>LEASED</b> 6,000 SF
6 <sup>th</sup> Floor	6,000 SF

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## Property Features

Address	345 Adelaide Street West, Toronto, ON
Building Height	7 Floors
Structure	Brick and Beam
Year Built	1914
Typical Floor Size	6,000 SF - 9,000 SF
Ceiling Height	12' New Decorated Lobby
Additional Features	Tenants get their own A/C equipment exclusive to their use (2 tons per 1000 SF) Security cameras and card access

## Location

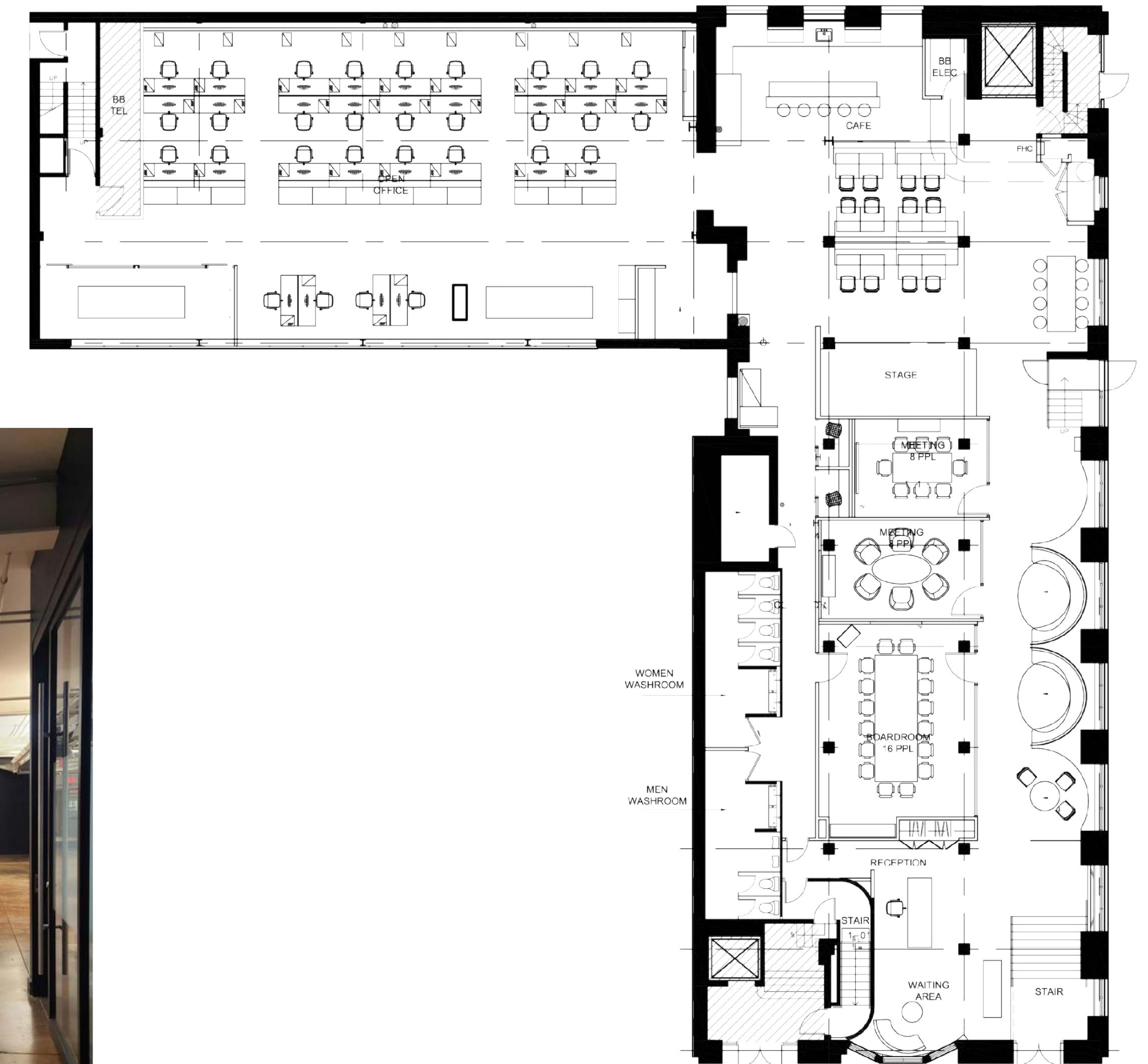
Located in the heart of King West, 345 Adelaide benefits from its proximity to streetcar access and a vibrant amenity rich community.



# 345 ADELAIDE ST. WEST

## GROUND FLOOR - CONTIGUOUS SPACE

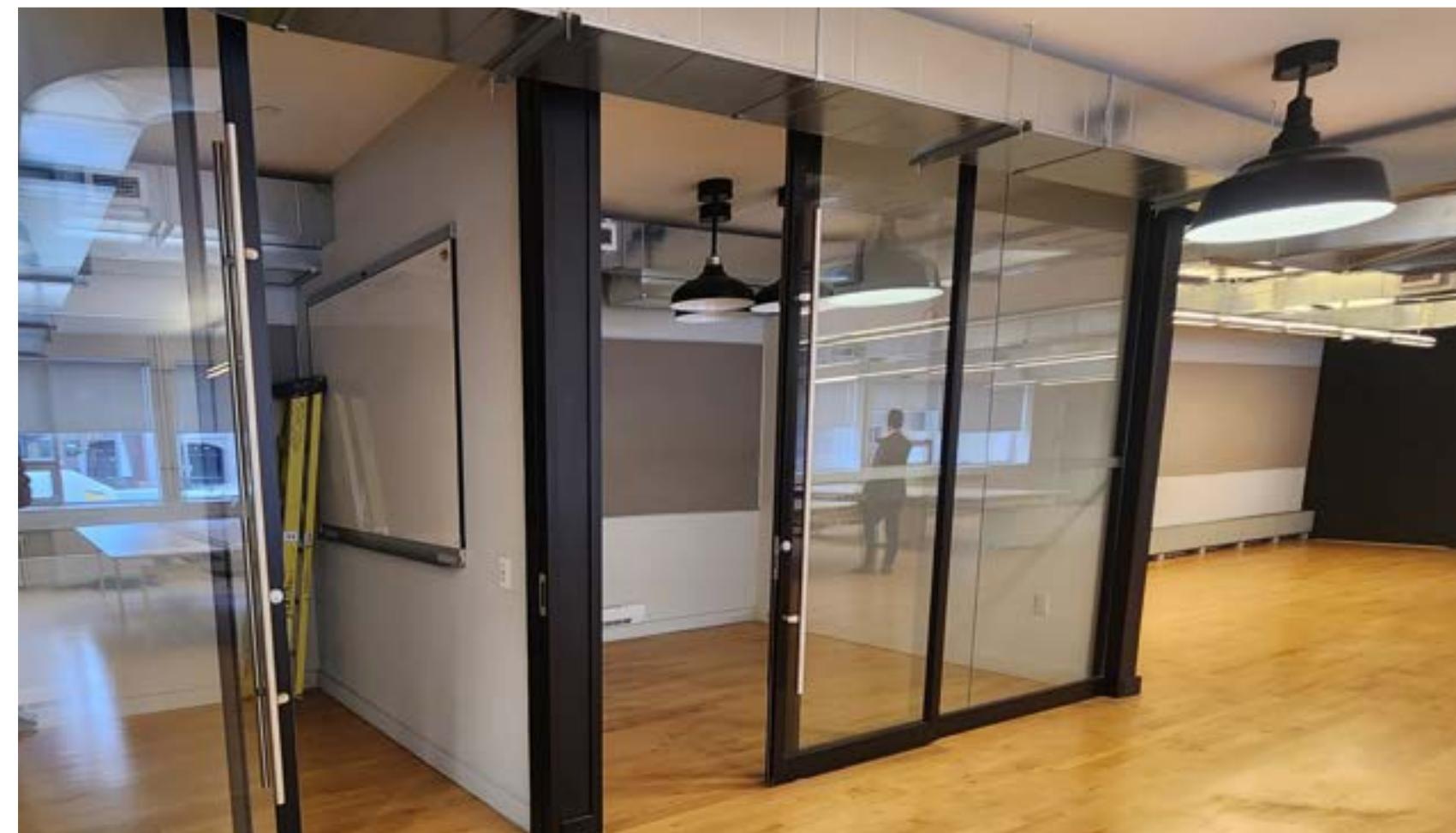
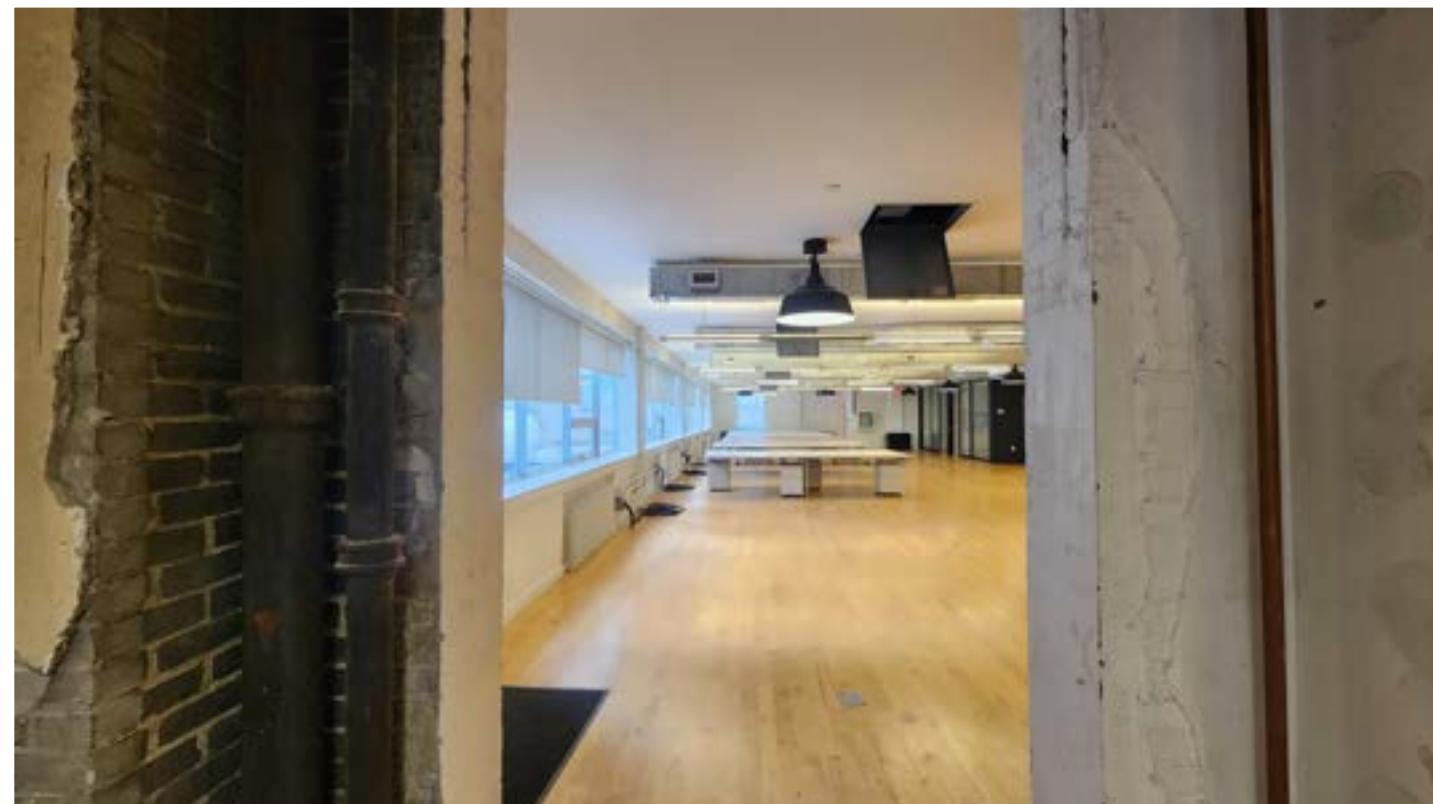
9,000 SF - 18,000 SF WITH CONNECTING  
STAIRWELL TO 1ST FLOOR



# 345 ADELAIDE ST. WEST

## 1ST FLOOR - CONTIGUOUS SPACE

9,000 SF - 18,000 SF WITH CONNECTING  
STAIRWELL TO GROUND FLOOR

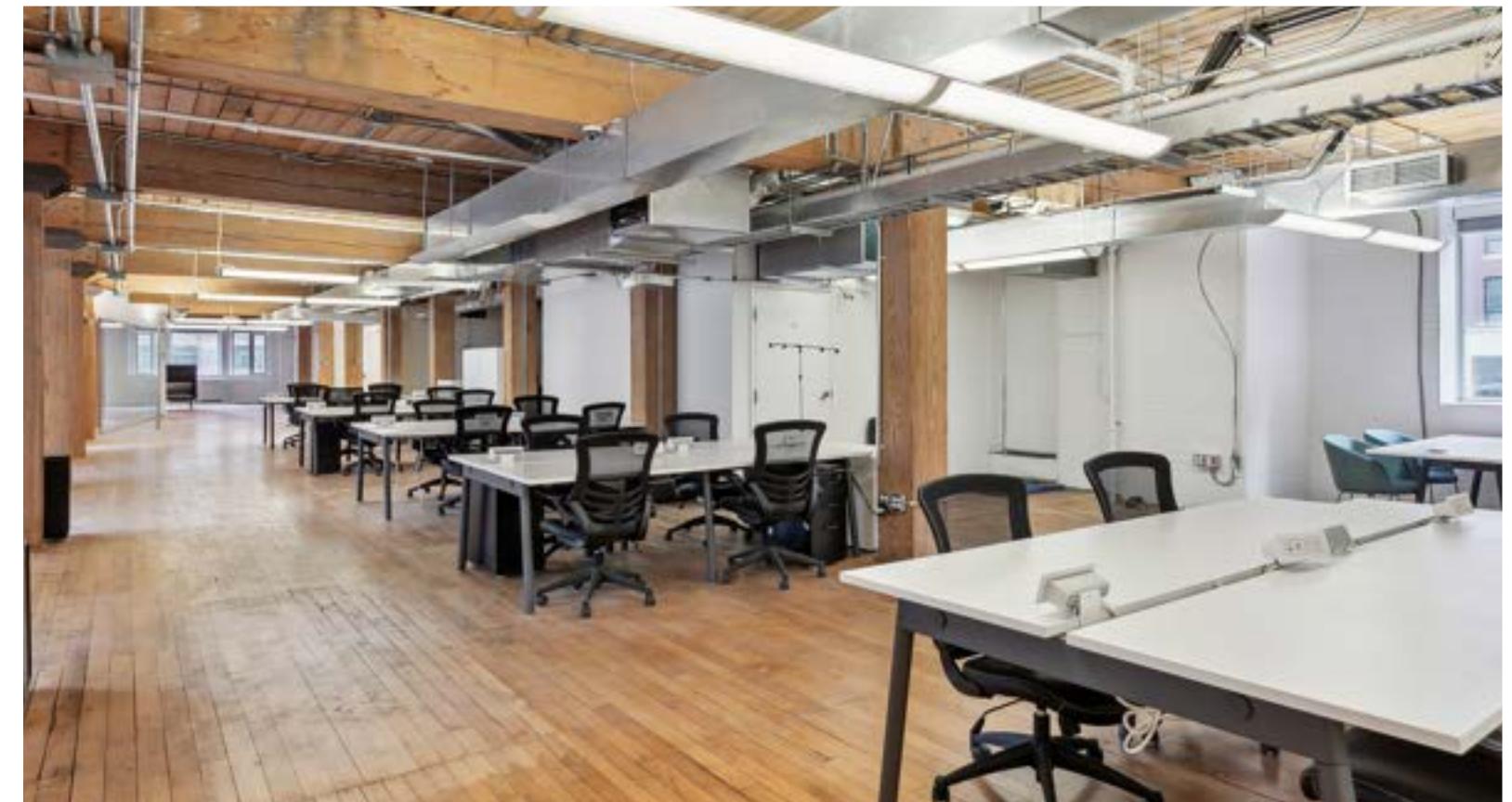
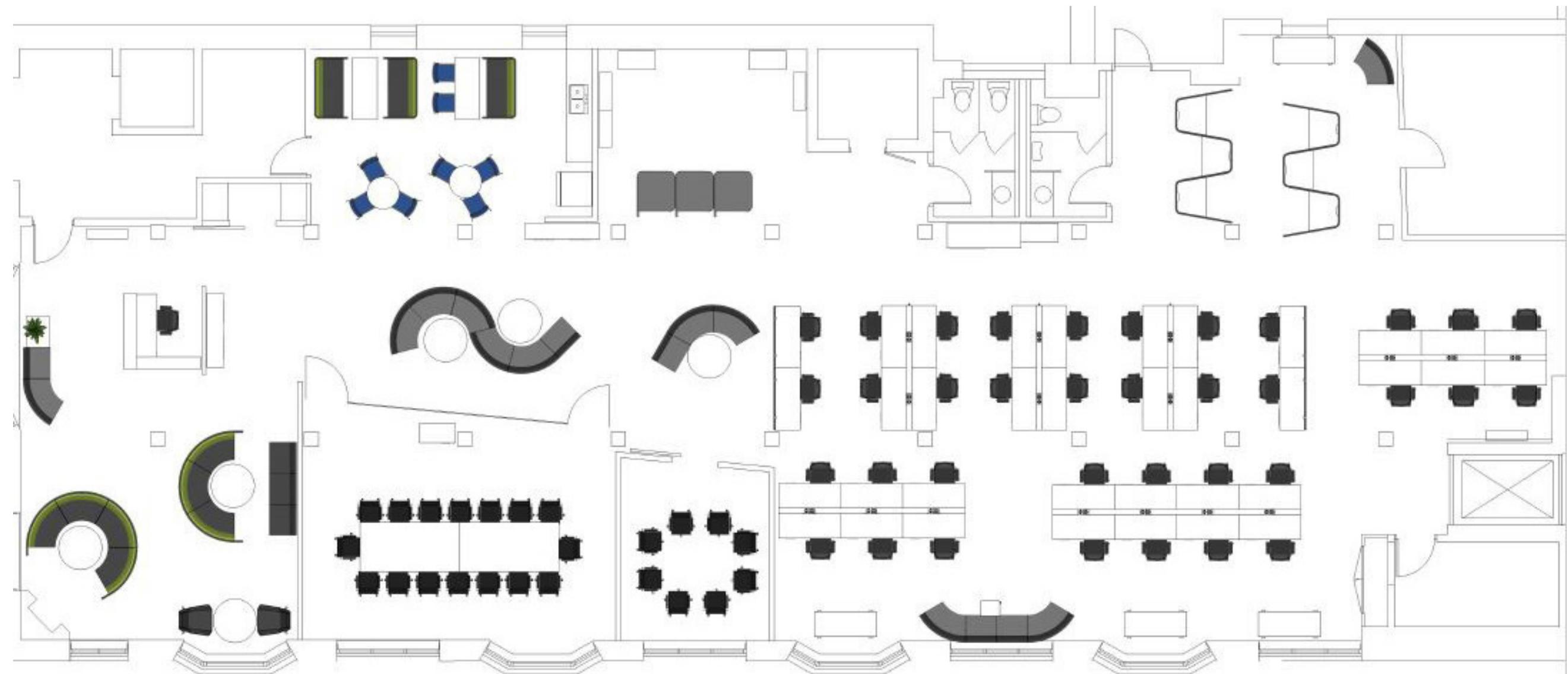


# 345 ADELAIDE ST. WEST

## 2ND FLOOR - 6,000 SF

- Turnkey, fully wired, tech / creative space
- Located in highly desirable downtown west node on Adelaide St. West
- Entire 2nd floor brick and beam space
- Can be combined with 3rd floor
- Fully furnished with open bench style seating
- Phone booths, lockers, banquets, etc.
- Built-out with large boardroom, two meeting rooms
- Several collaboration areas, large kitchen space and open area
- Private outdoor patio space

360°

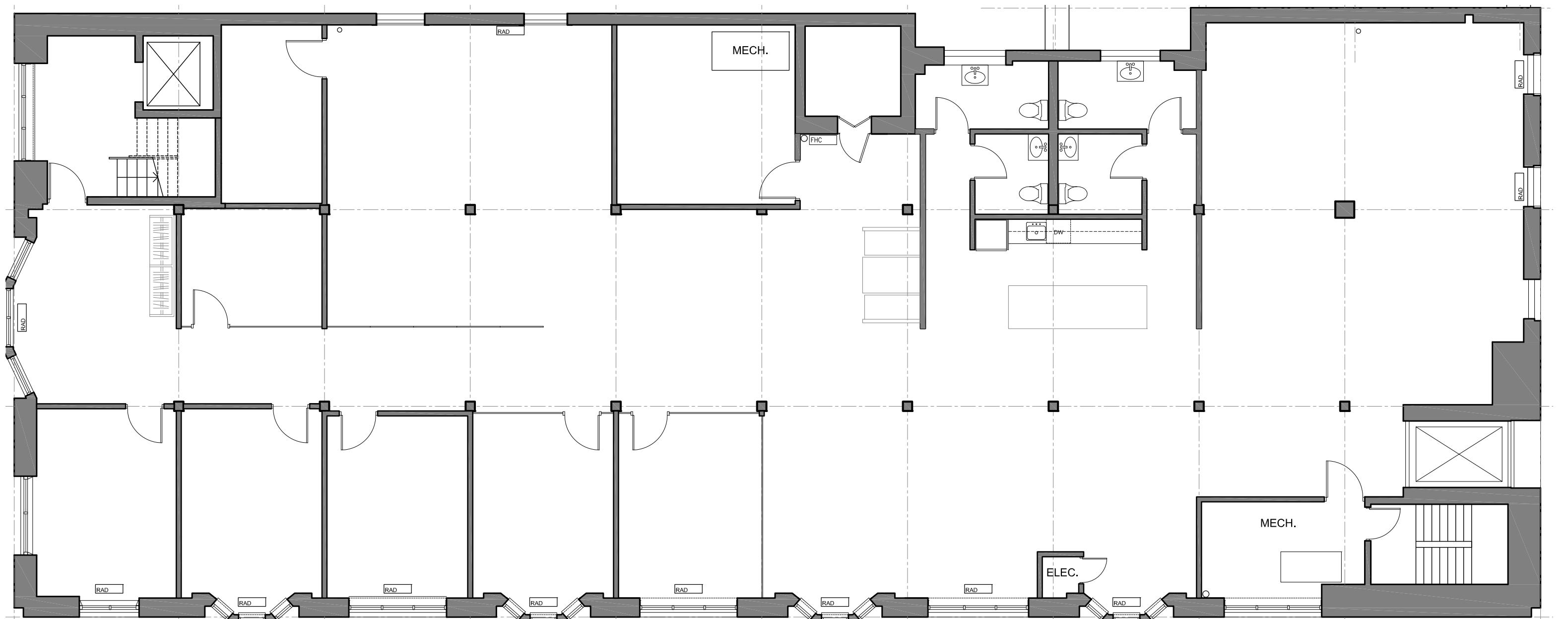




# 345 ADELAIDE ST. WEST

## 4TH FLOOR - 6,000 SF

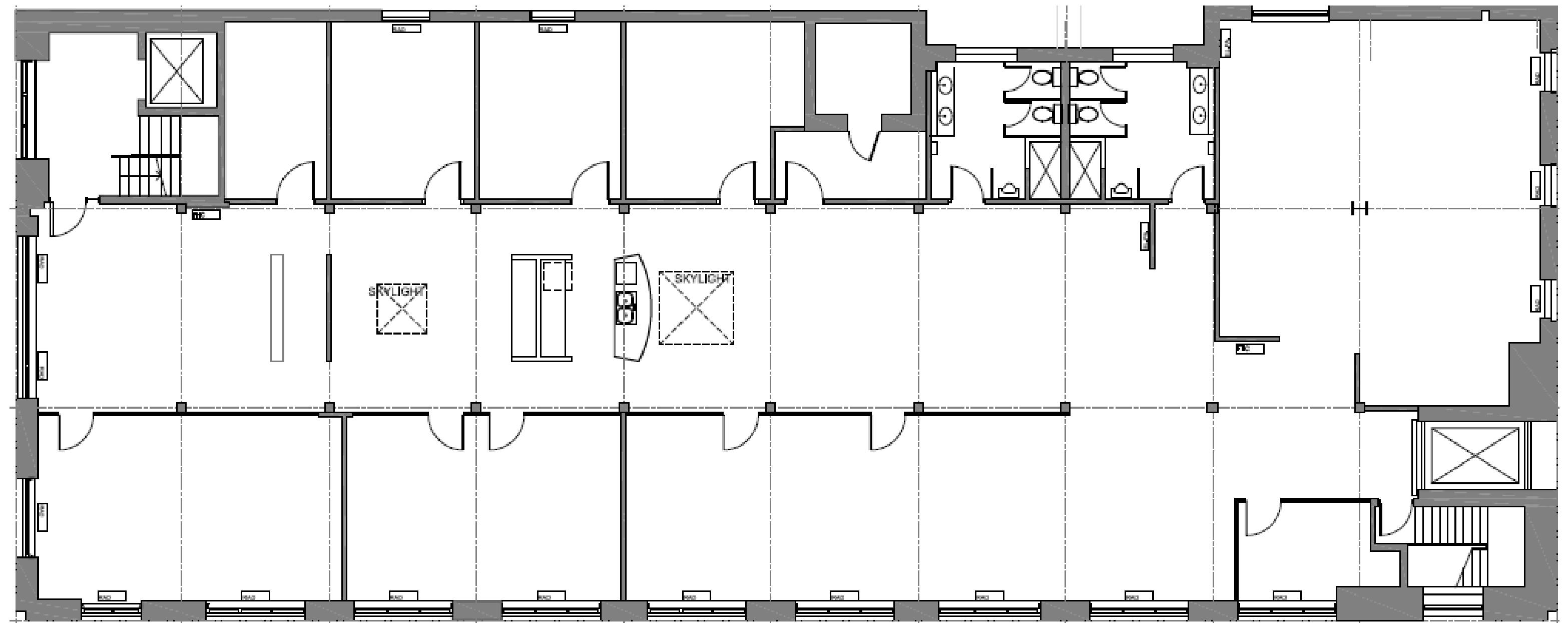
- Turnkey, fully wired, tech / creative space
- Located in highly desirable downtown west node on Adelaide St. West
- Entire 4th floor brick and beam space
- Operable windows
- Tenants get their own A/C equipment exclusive to their use, 2 tons per 1000 SF
- Sandblasted ceilings and beams
- Sanded and urethaned floors
- Security cameras and card access



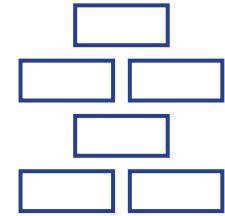
# 345 ADELAIDE ST. WEST

## 6TH FLOOR - 6,000 SF

- Turnkey, fully wired, tech / creative space
- Located in highly desirable downtown west node on Adelaide St. West
- Entire 6th floor brick and beam space
- Operable windows
- Tenants get their own A/C equipment exclusive to their use, 2 tons per 1000 SF
- Sandblasted ceilings and beams
- Sanded and urethaned floors
- Security cameras and card access
- Bright unit with skylights



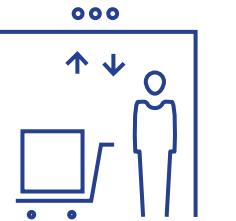
## Property Highlights



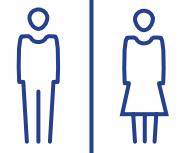
Beautiful brick and beam turnkey office with efficient layout and abundance of natural light



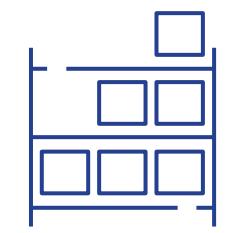
Hardwood floors



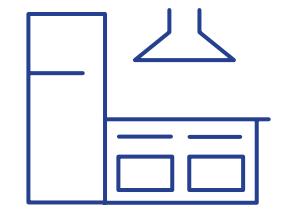
Freight Elevator



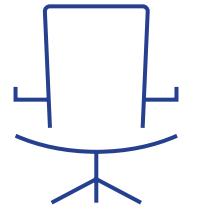
Dedicated washrooms on each floor



Beanfield fibre and server room with racks provided



Kitchen with multipurpose area for townhalls, speaker events, and lounge



Some furniture and AV equipment available



9 Parking Stalls



# Amenities Map

## Drive Times

Gardiner Express Way	12 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



## Area Demographics

Nestled in Toronto's vibrant Entertainment District, 345 Adelaide Street West seamlessly blends contemporary living and commercial vitality. This distinguished address features modern condos and apartments, attracting a diverse community of professionals and students. Known for its cultural richness, the district offers premier theaters, art galleries, and upscale venues, creating a sophisticated urban lifestyle.

Boasting a thriving business environment with high-profile offices and premium retail, the locale ensures a perfect balance of work and leisure. Excellent connectivity via public transit and proximity to Union Station enhance accessibility. Reflecting Toronto's cosmopolitan charm, the neighborhood embraces diversity, fostering a dynamic and refined community.

	1 KM	2 KM
Population 2022	69,177	379,995
Expected Population 2027	82,244	422,115
Average Age 2022	35.7	38.7
Average Household Income	\$124,555	\$121,596
Population Employed	50,183	235,759
Population with 15+ Edu Above Bachelor Degree	14,467	74,873



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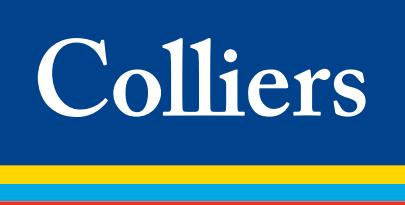
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