

345 Adelaide St. West

TORONTO, ON

Office For Lease

Colliers

ASKING RENT
\$40 SEMI-GROSS

Vacancy List

Ground	9,000 SF
1 st Floor	9,000 SF
2 nd Floor	6,000 SF
3 rd Floor	6,000 SF
4 th Floor	6,000 SF
5 th Floor	LEASED 6,000 SF
6 th Floor	6,000 SF

TOBY TOBIASON*

Senior Vice President
Direct: +1 416 643 3459
Mobile: +1 416 271 8629
toby.tobiason@colliers.com

TOM MUHA*

Vice President
Direct: +1 416 643 3412
Mobile: +1 416 878 1732
tom.muha@colliers.com

CHRIS FYVIE*

Vice President
Direct: +1 416 643 3713
Mobile: +1 416 992 9869
chris.fyvie@colliers.com

TAYLOR TOBIASON*

Senior Sales Representative
Direct: +1 416 643 3429
Mobile: +1 647 204 0332
taylor.tobiason@colliers.com

UP TO 48,000 SF OF CONTIGUOUS SPACE

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'
Additional Features	New Decorated Lobby
	Tenants get their own A/C equipment exclusive to their use (2 tons per 1000 SF)
	Security cameras and card access

Location

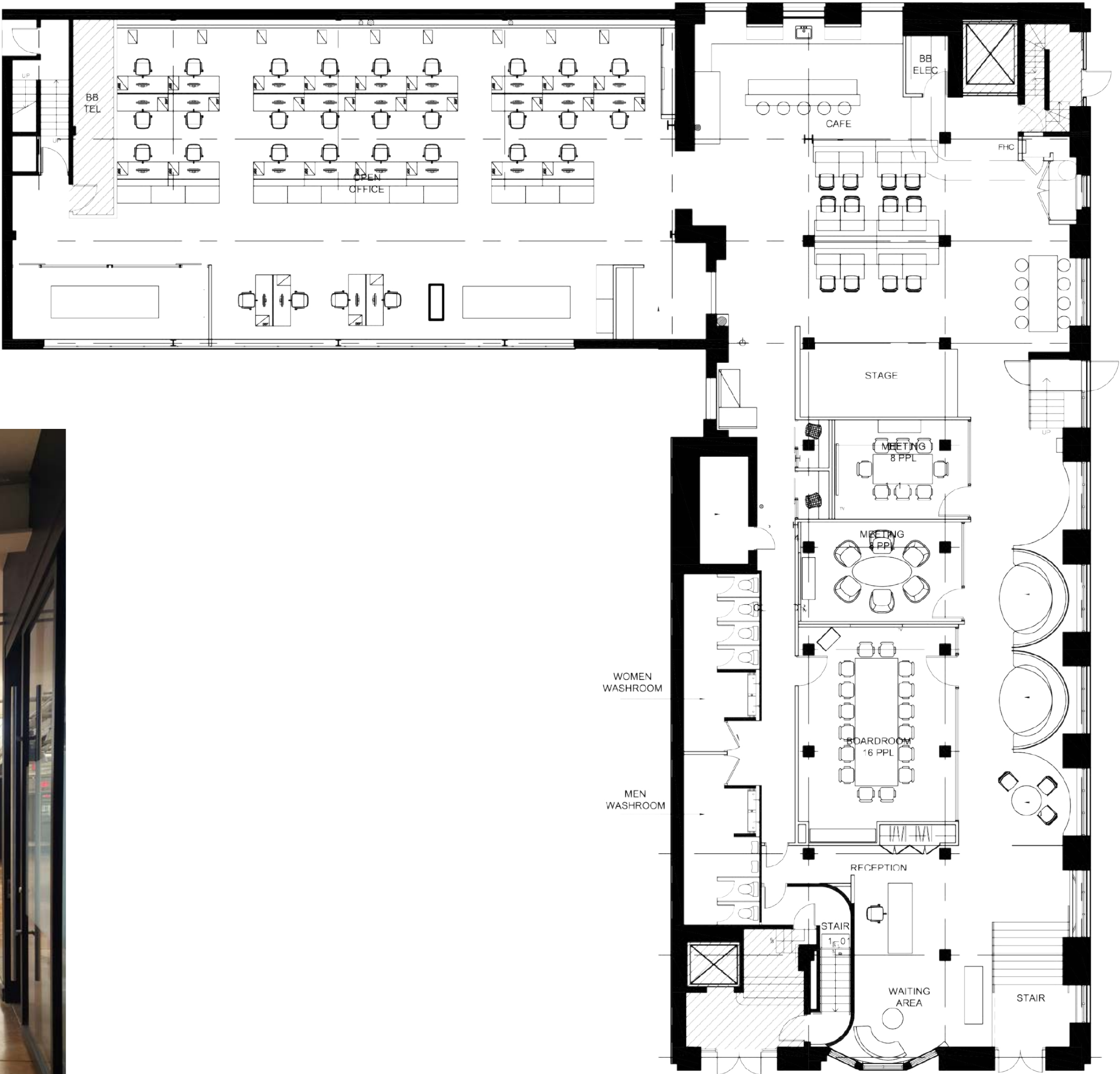
Located in the heart of King West, 345 Adelaide benefits from its proximity to streetcar access and a vibrant amenity rich community.



345 ADELAIDE ST. WEST

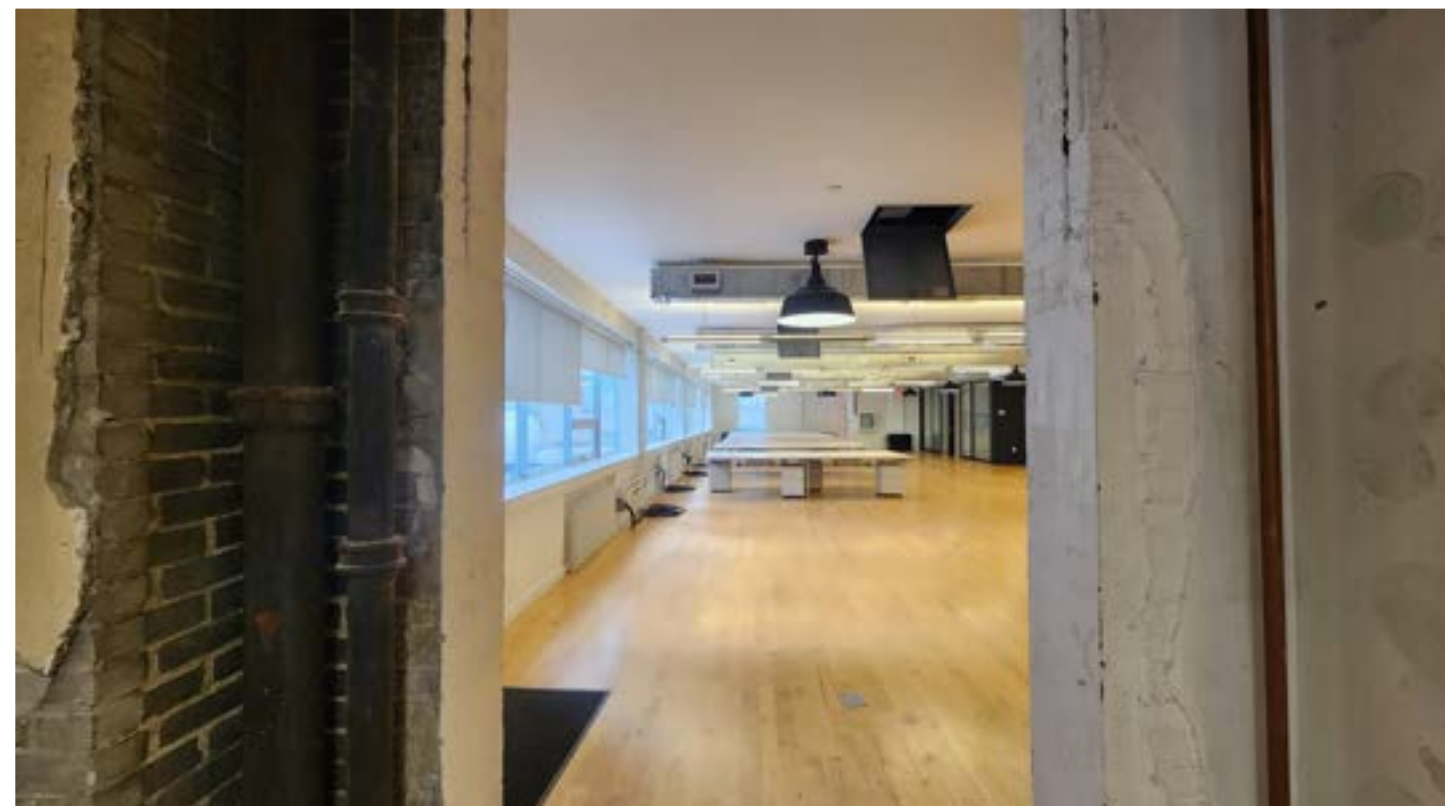
GROUND FLOOR - CONTIGUOUS SPACE

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



345 ADELAIDE ST. WEST

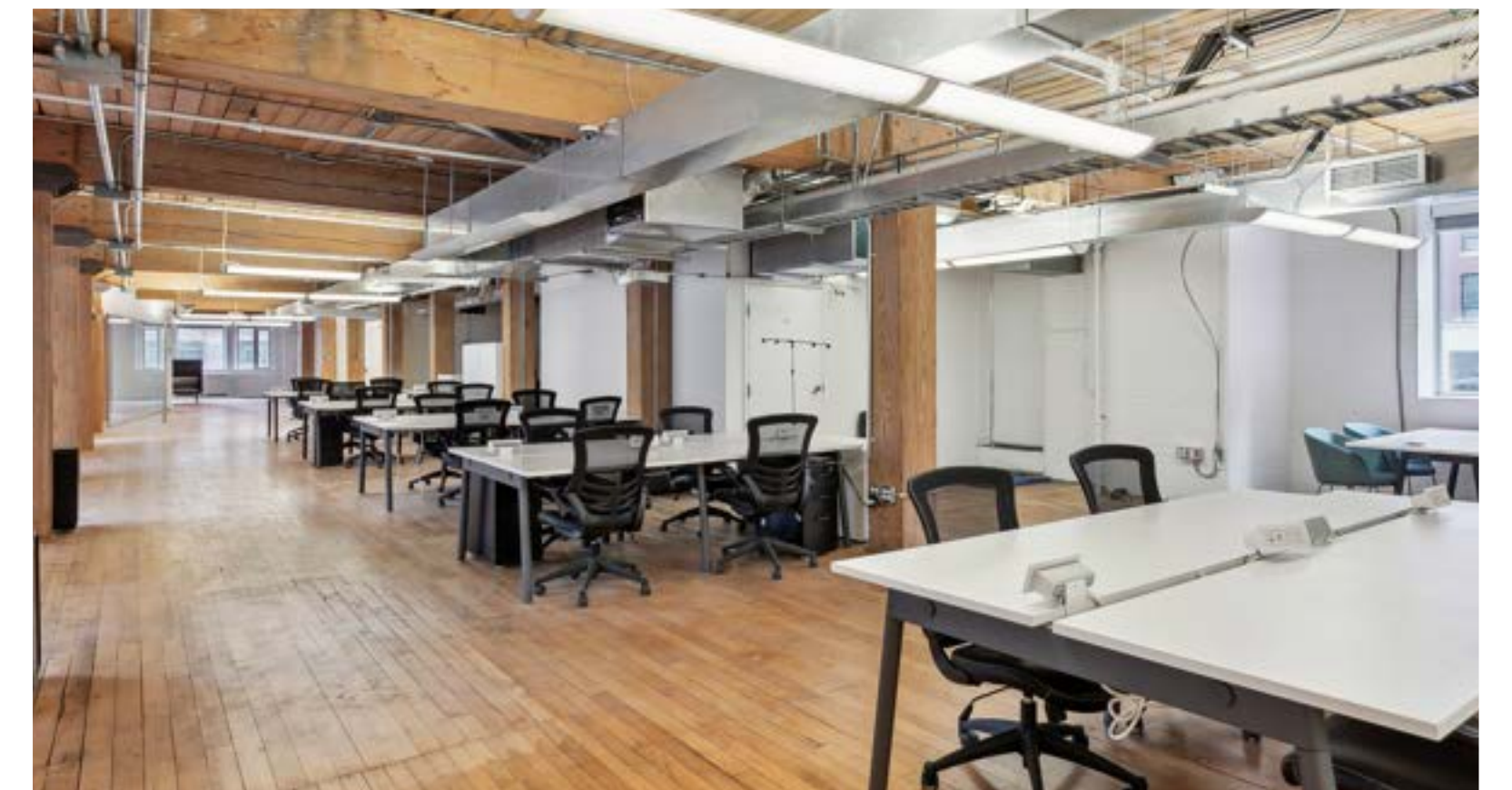
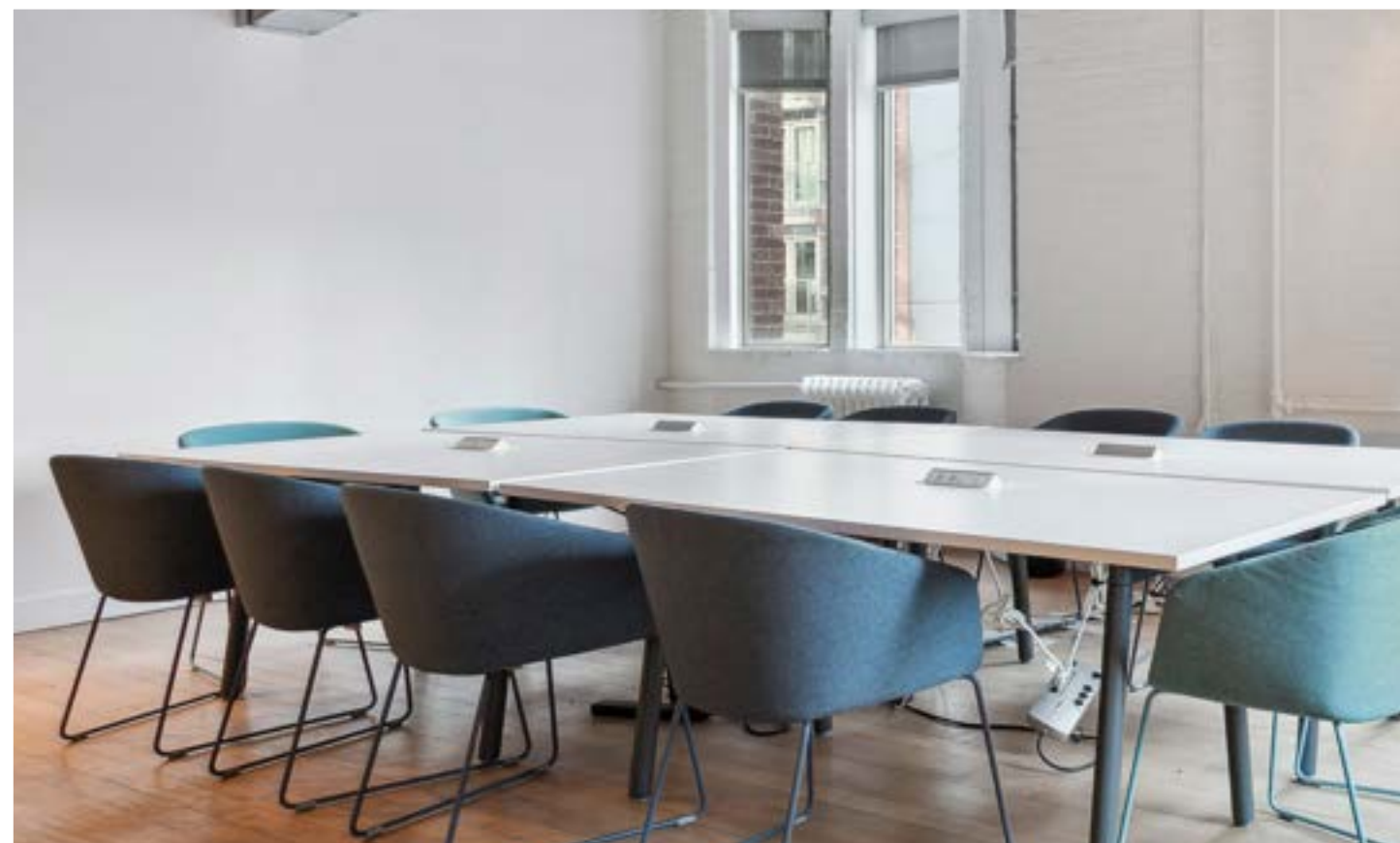
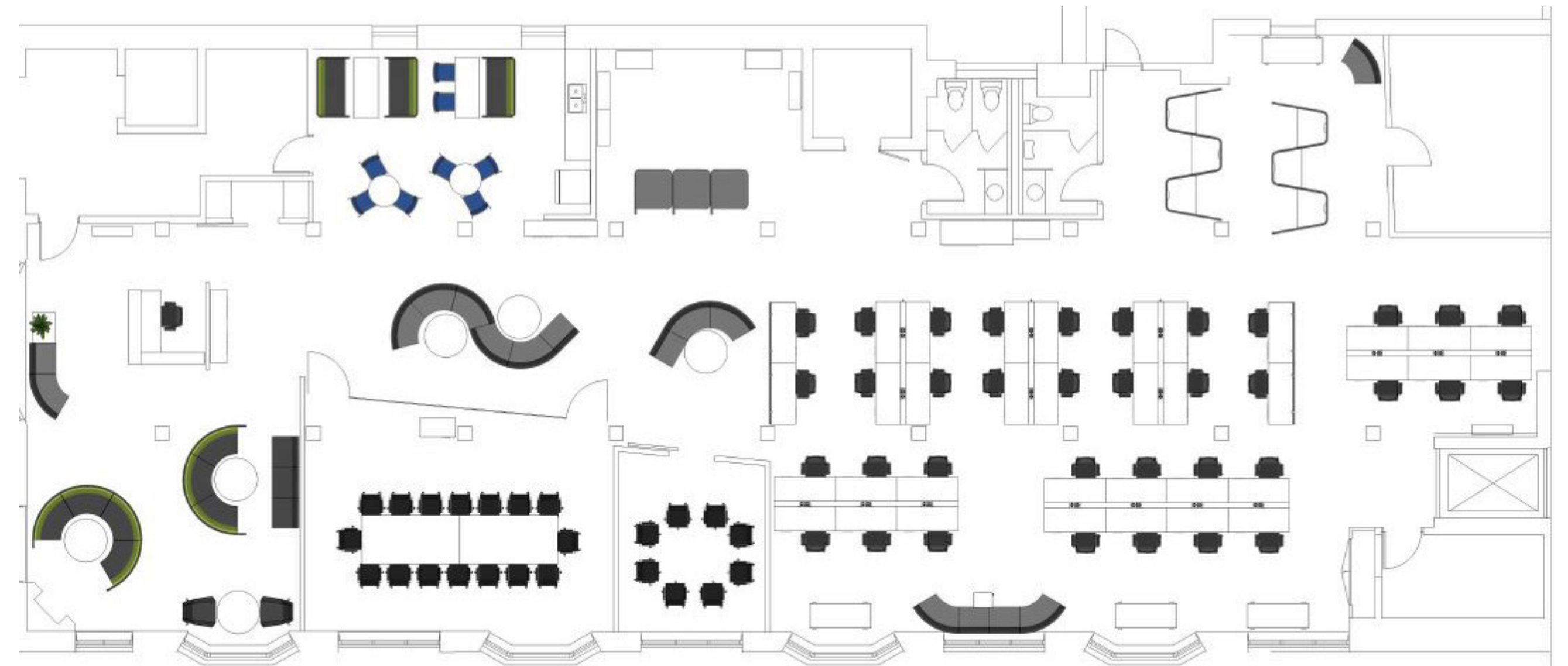
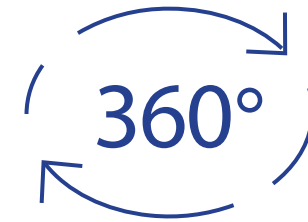
1ST FLOOR - CONTIGUOUS SPACE
9,000 SF - 18,000 SF WITH CONNECTING
STAIRWELL TO GROUND FLOOR



345 ADELAIDE ST. WEST

2ND FLOOR - 6,000 SF

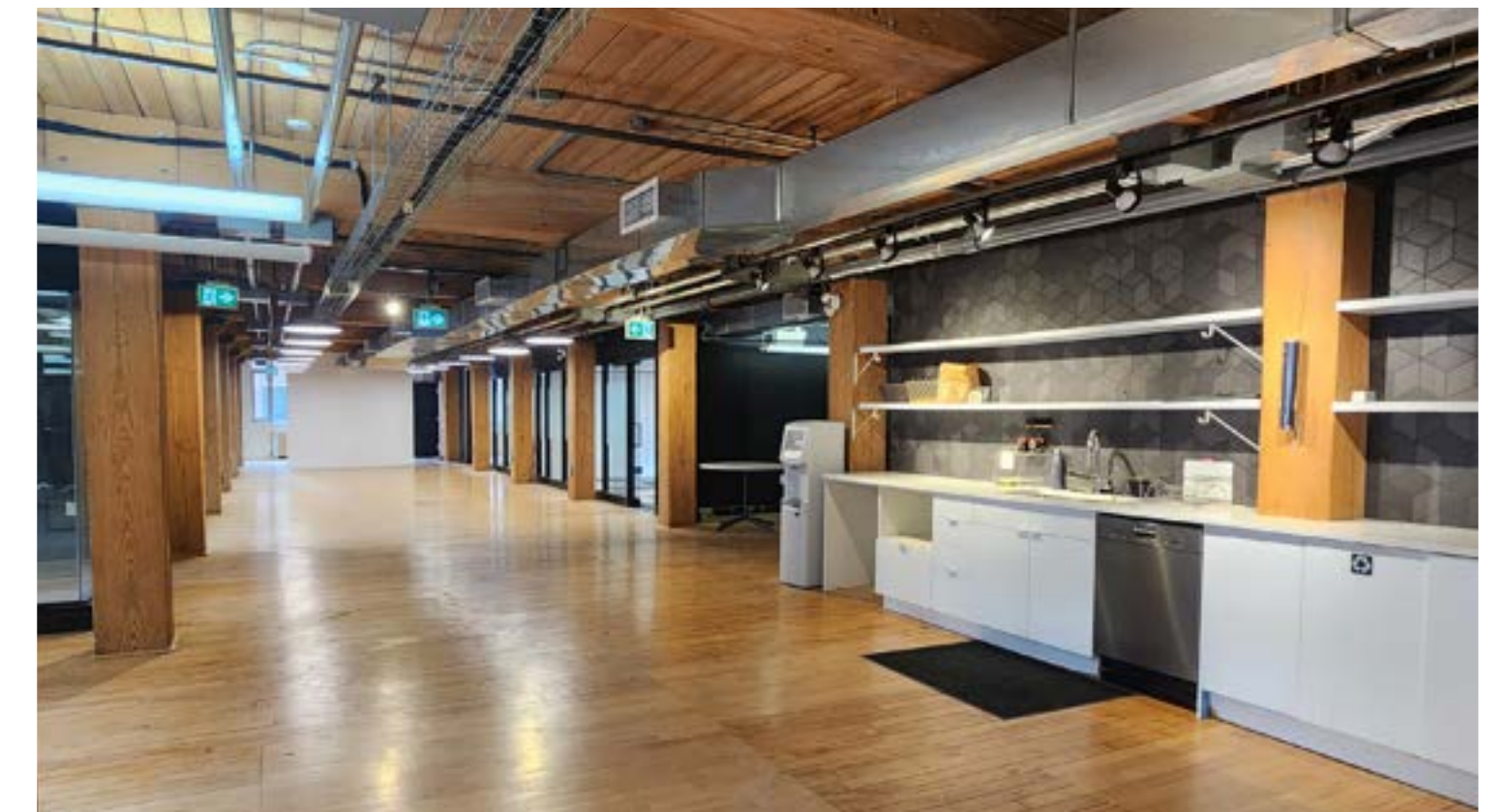
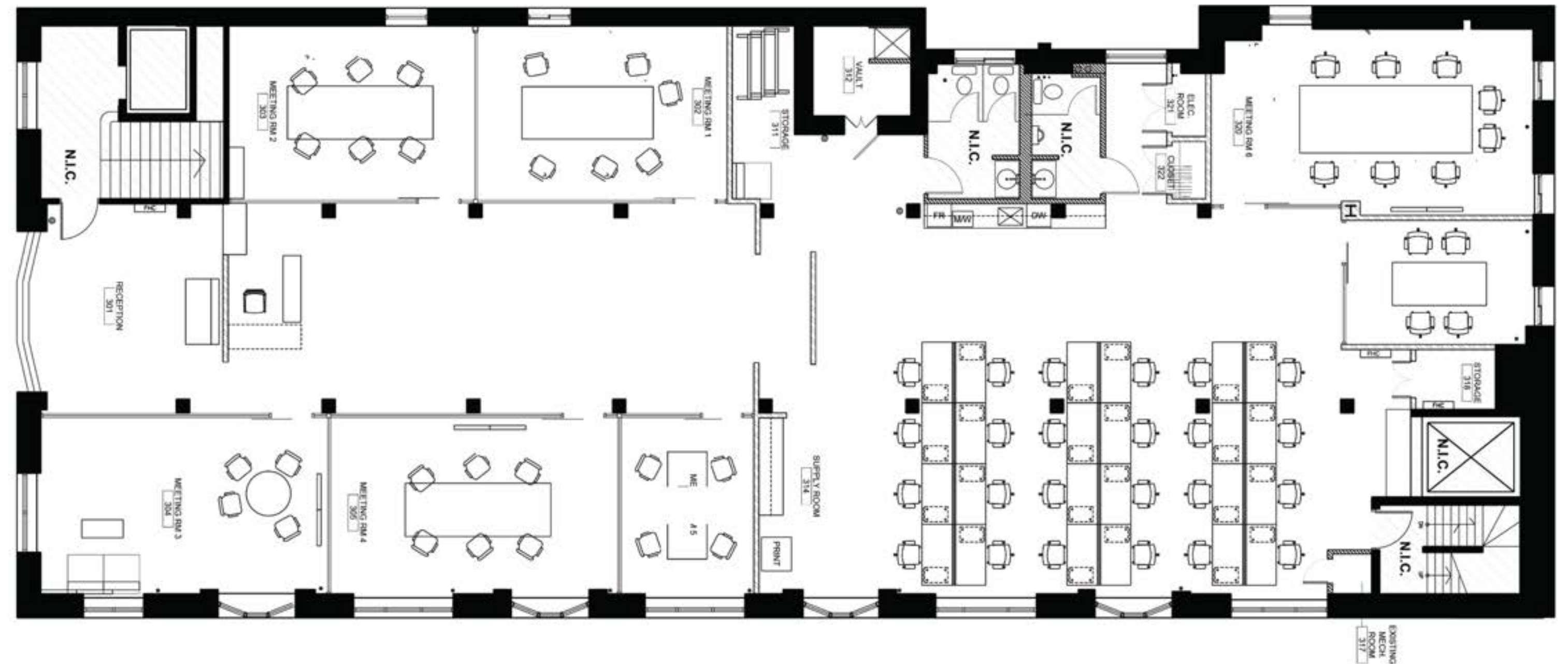
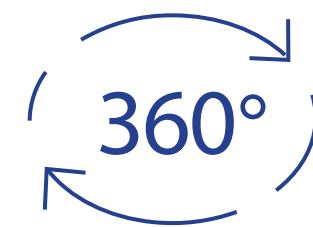
- Turnkey, fully wired, tech / creative space
- Located in highly desirable downtown west node on Adelaide St. West
- Entire 2nd floor brick and beam space
- Can be combined with 3rd floor
- Fully furnished with open bench style seating
- Phone booths, lockers, banquets, etc.
- Built-out with large boardroom,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



345 ADELAIDE ST. WEST

3RD FLOOR - 6,000 SF

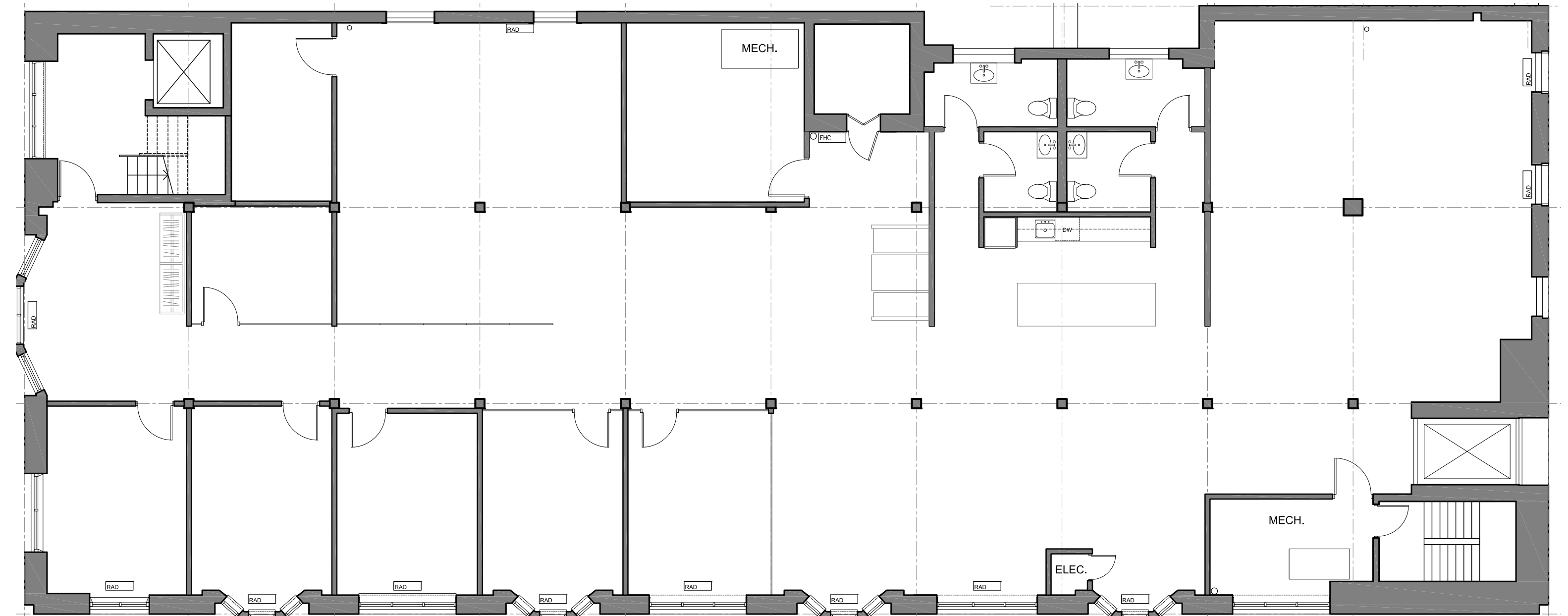
- Turnkey, fully wired, tech / creative space
- Located in highly desirable downtown west node on Adelaide St. West
- Entire 3rd floor brick and beam space
- Can be combined with 2nd floor
- Fully furnished with open bench style seating
- Operable windows
- Tenants get their own A/C equipment exclusive 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

4TH FLOOR - 6,000 SF

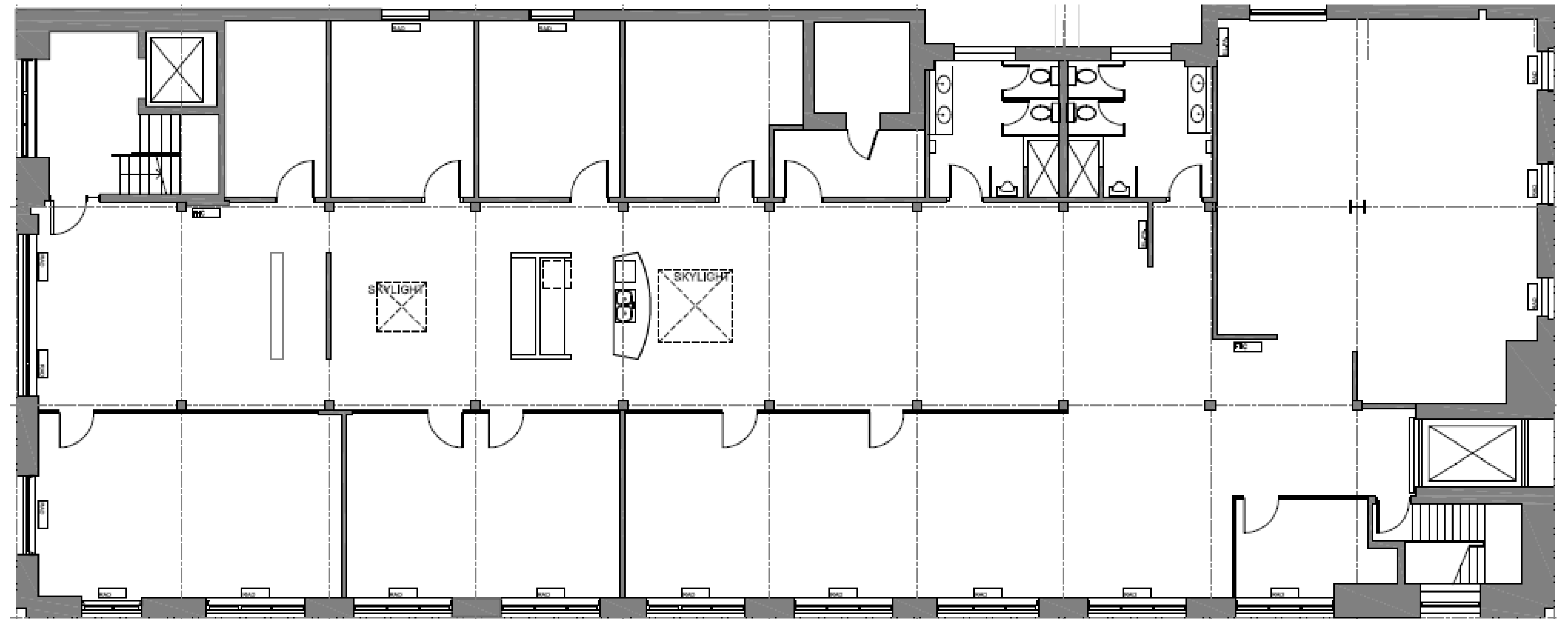
- Turnkey, fully wired, tech / creative space
- Located in highly desirable downtown west node on Adelaide St. West
- Entire 4th floor brick and beam space
- Operable windows
- Tenants get their own A/C equipment exclusive to their use, 2 tons per 1000 SF
- Sandblasted ceilings and beams
- Sanded and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



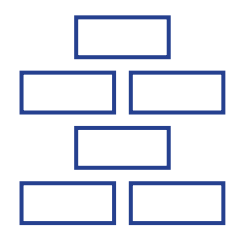
345 ADELAIDE ST. WEST

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



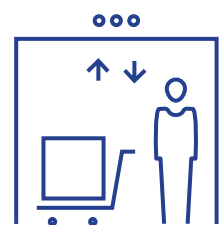
Property Highlights



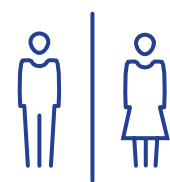
Beautiful brick and beam turnkey office with efficient layout and abundance of natural light



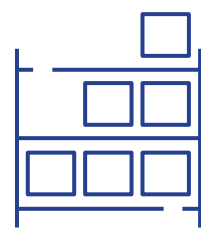
Hardwood floors



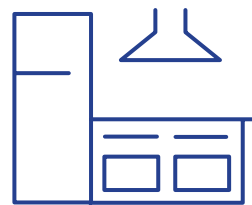
Freight Elevator



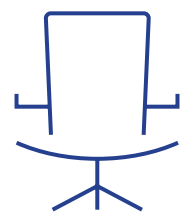
Dedicated washrooms on each floor



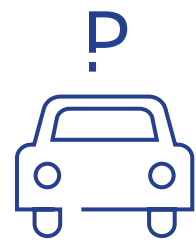
Beanfield fibre and server room with racks provided



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



Some furniture and AV equipment available



9 Parking Stalls



Amenities Map

Drive Times

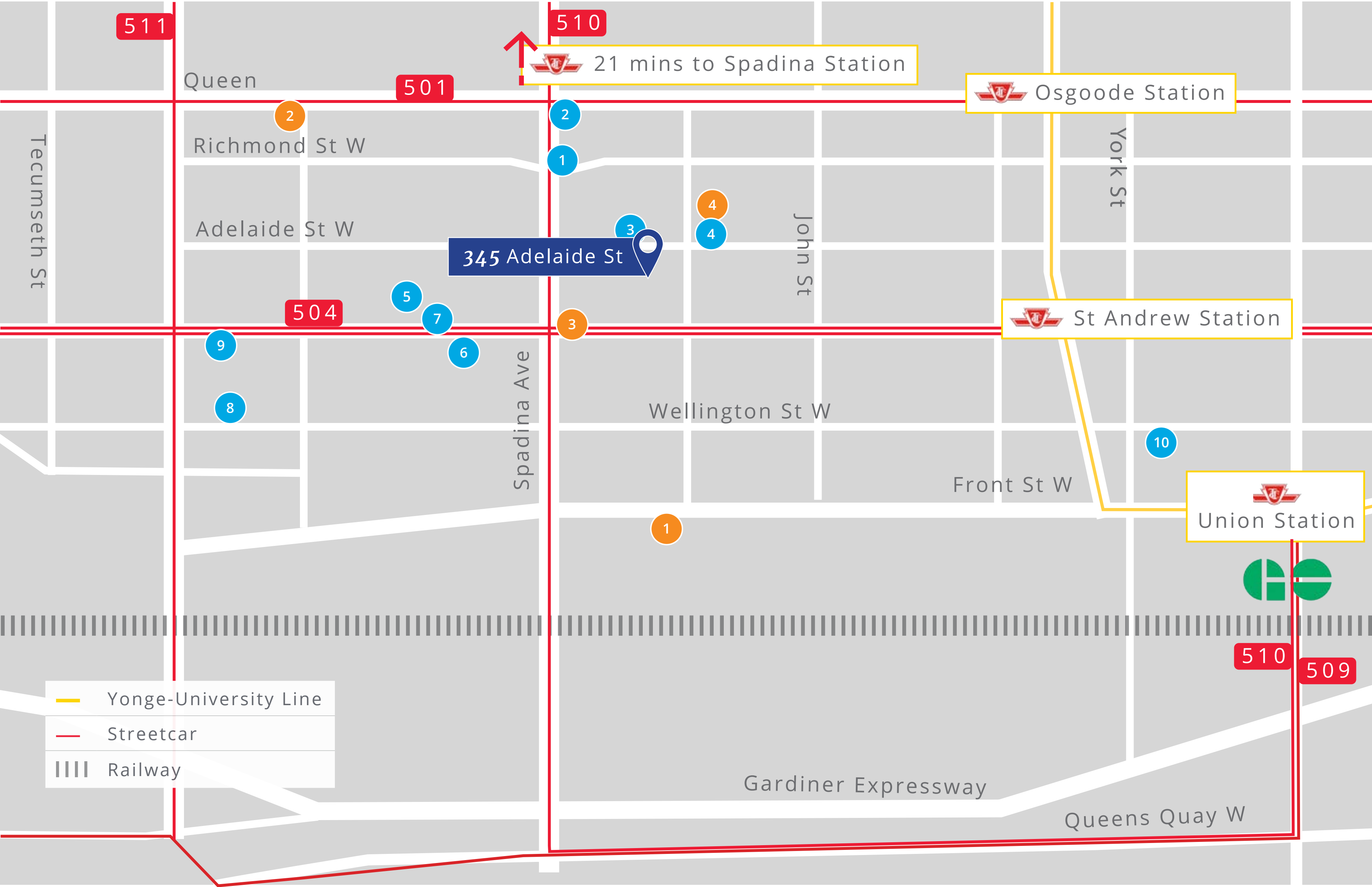
Gardiner Express Way	12 mins
Waterfront	11 mins
Billy Bishop Airport	24 mins
Pearson Airport	50 mins

Food & Drink

- 1 Fusaro's Italian Kitchen
- 2 Basil Box
- 3 Tutti Matti
- 4 Flock Rotisserie
- 5 Jacobs & Co. Steakhouse
- 6 Rodney's Oyster House
- 7 CIBO
- 8 One Hotel
- 9 Oretta
- 10 KOST

Grocery

- 1 Rabba
- 2 Loblaws
- 3 Fresh & Wild
- 4 Mike's Independent City Market



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	2KM
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



TOBY TOBIASON*

Senior Vice President
Driect: +1 416 643 3459
Mobile: +1 416 271 8629
toby.tobiason@colliers.com

TOM MUHA*

Vice President
Direct: +1 416 643 3412
Mobile: +1 416 878 1732
tom.muha@colliers.com

CHRIS FYVIE*

Vice President
Direct: +1 416 643 3713
Mobile: +1 416 992 9869
chris.fyvie@colliers.com

TAYLOR TOBIASON*

Senior Sales Representative
Direct: +1 416 643 3429
Mobile: +1 647 204 0332
taylor.tobiason@colliers.com



*Sales Representative | This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc., Brokerage



collierscanada.com

345 ADELAIDE STREET WEST, TORONTO, ON - FOR LEASE