

Office Space For Sublease

49 Spadina Avenue, Suite 501 - 8,787 SF Available



NEWMARK

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Approximate Size

Suite 501 - 8,787 RSF

Net Rent

Contact listing agents

Additional Rent

\$24.18 (2025 estimate, including hydro)

Term

September 30, 2026

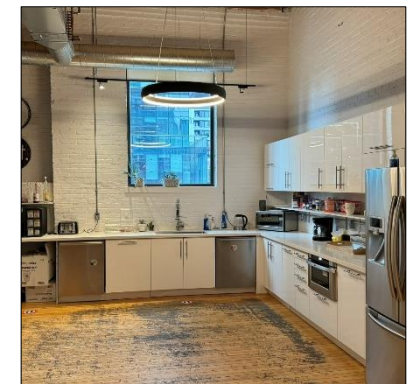
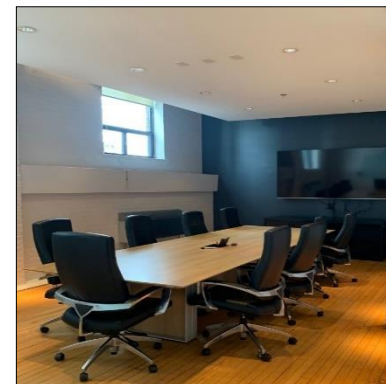
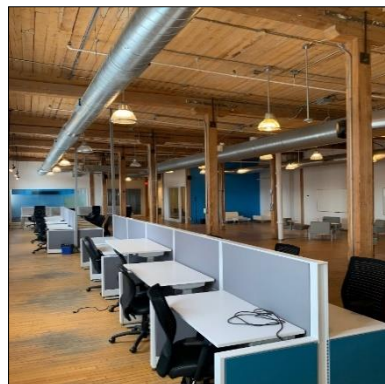
**additional term available*

Turnkey Sublease

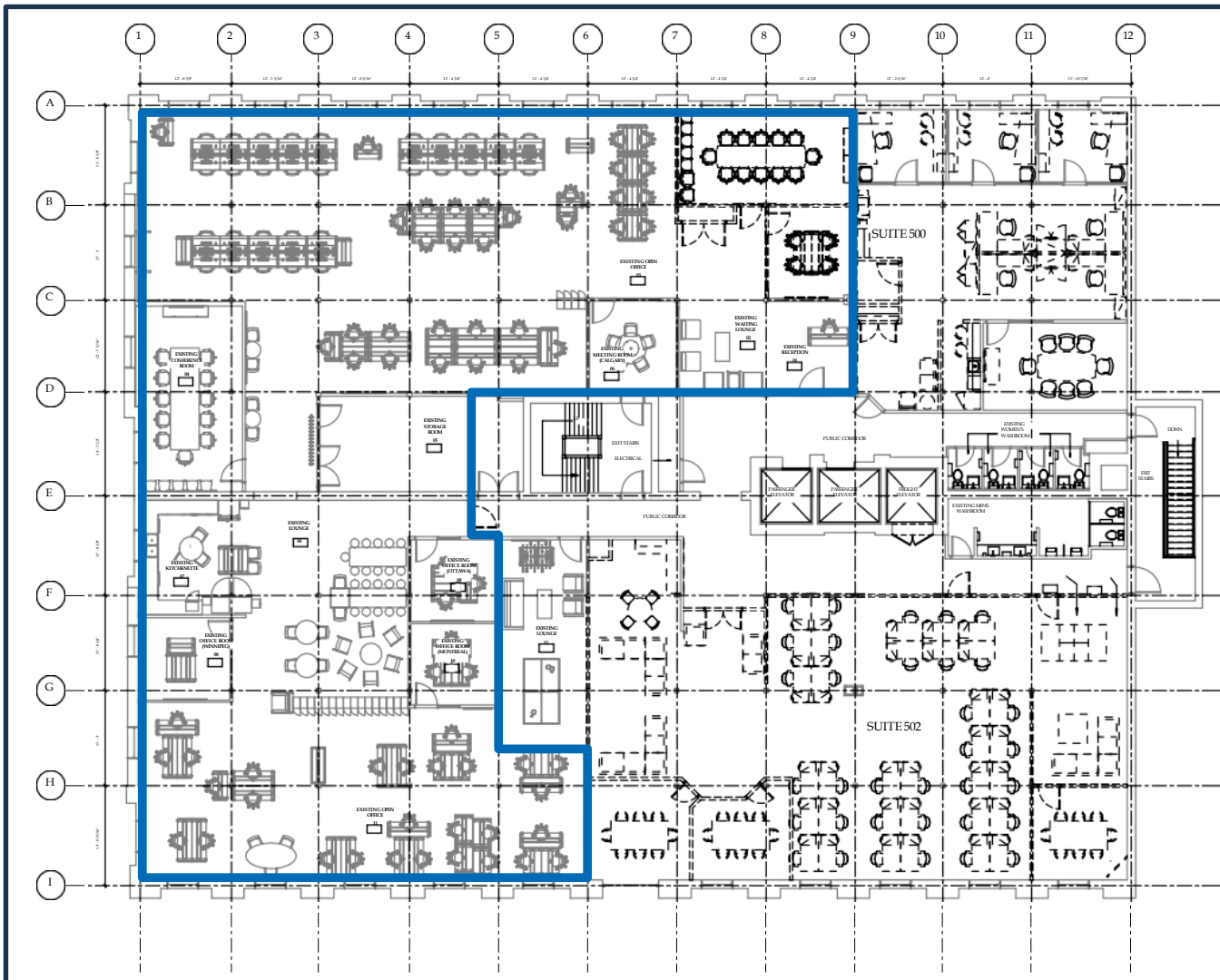
All Furniture and workstations available

Property Highlights

- Unique opportunity to showcase your brand in the newly built office and retail lobby
- Ideally located, overlooking Clarence Square Park
- Change rooms, shower facilities and 40 weather protected bike stalls
- Enclosed weather-protected loading dock
- Gender neutral washrooms and single user female powder rooms
- Architectural details of the building remain today, including the original timber, high ceilings and red brick exteriors, stone window details and large oak doors

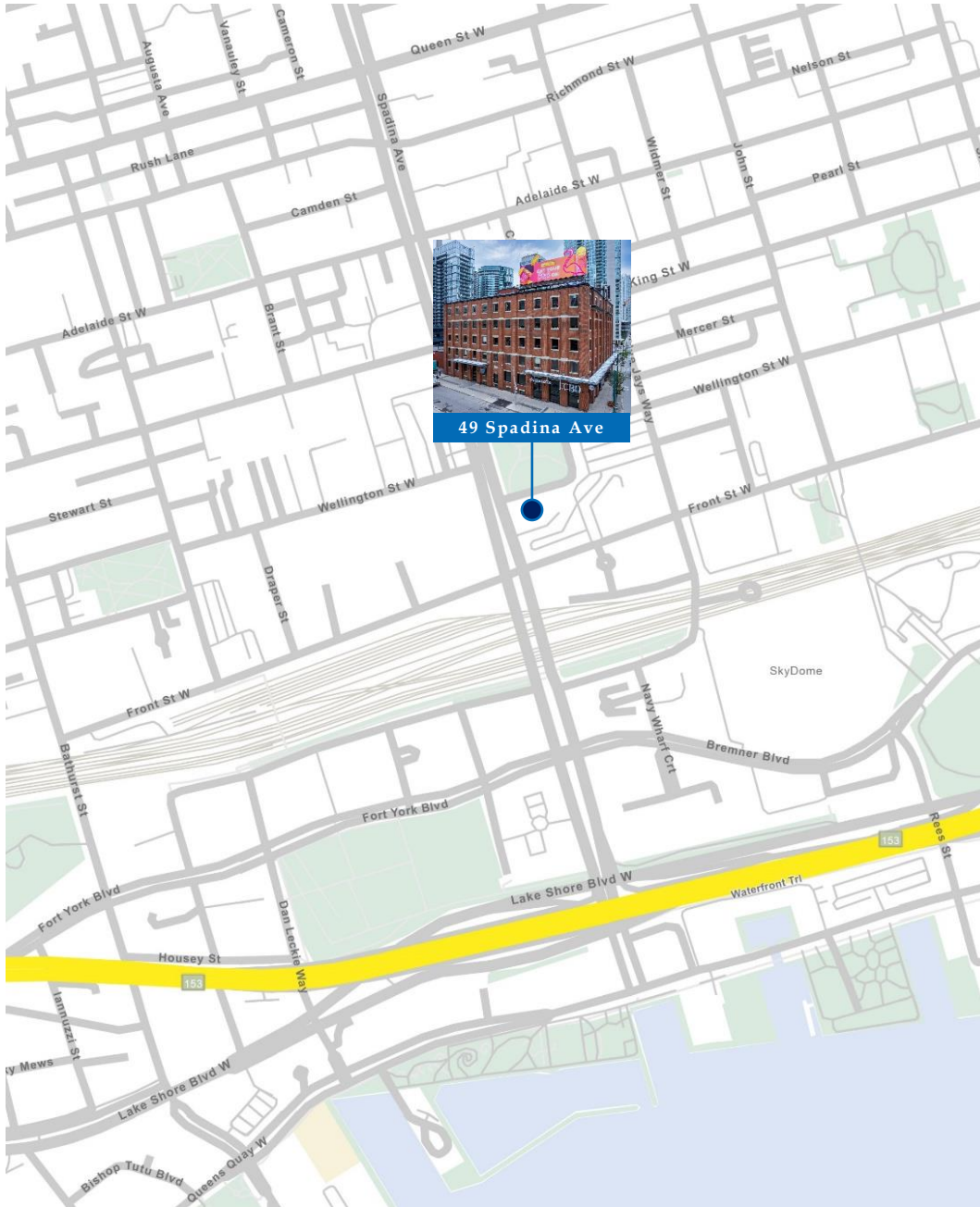


FLOOR PLAN – SUITE 501



Suite Highlights

- 8,787 rentable square feet
- 58+ desk spaces
- Option to add another 40+ desks
- Five meeting rooms
- Two conference rooms
- Spacious kitchenette
- Ample lounge space
- Tall, open ceilings
- Fully furnished suite



Building Address

49 Spadina Avenue, Toronto

Total Building Area

90,000 SF

Building Class

Heritage

Year Built / Renovated

1911 / 2014

Property Type

Mixed Use: Office & Retail (ground floor)

Area Highlights

- 2-minute walk from 504 King & 510 Spadina streetcars
- 4 blocks from Gardiner Expressway
- Steps away from fine dining and shopping nodes including The Well, Bisha Hotel, Soho House & Rogers Centre
- Spadina-Front GO Station announced by Metrolinx located immediately

- Neighborhood Description

Located in the vibrant King-Spadina neighborhood, 49 Spadina offers fully furnished office space in a modernized, brick and beam heritage building.

Built in 1911, this location boasts exceptional walkability, transit-connectivity, bike-friendliness and proximity to top restaurants and shopping outlets, including The Well, Bisha Hotel, Soho House & Rogers Centre.

For Sublease

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