

Here is where your  
business will *grow*.



For Sale: Office

# 39 Spadina Road

Outstanding 8,368 SF Building next to TTC Subway Station

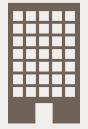
**Lennard:**

200-55 University Avenue, Toronto  
416.649.5920

[lennard.com](http://lennard.com)

# 39 Spadina Road

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



Available Space  
8,368 SF

Zoning  
CR 2.0 (c2.0; r2.0)  
SS2 (x2394)



For Sale  
~~\$5,800,000~~ \$5,599,000  
Price Reduction!

Taxes  
\$77,082 (2024)

Lot size  
3,800 SF

Availability  
Flexible

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

\*Sales Representative

## Property Highlights

 8,368 SF above grade

 Street access to both main floor and lower level

 Fully accessible

 Elevator

 Fully sprinklered

 Close Proximity to Transit

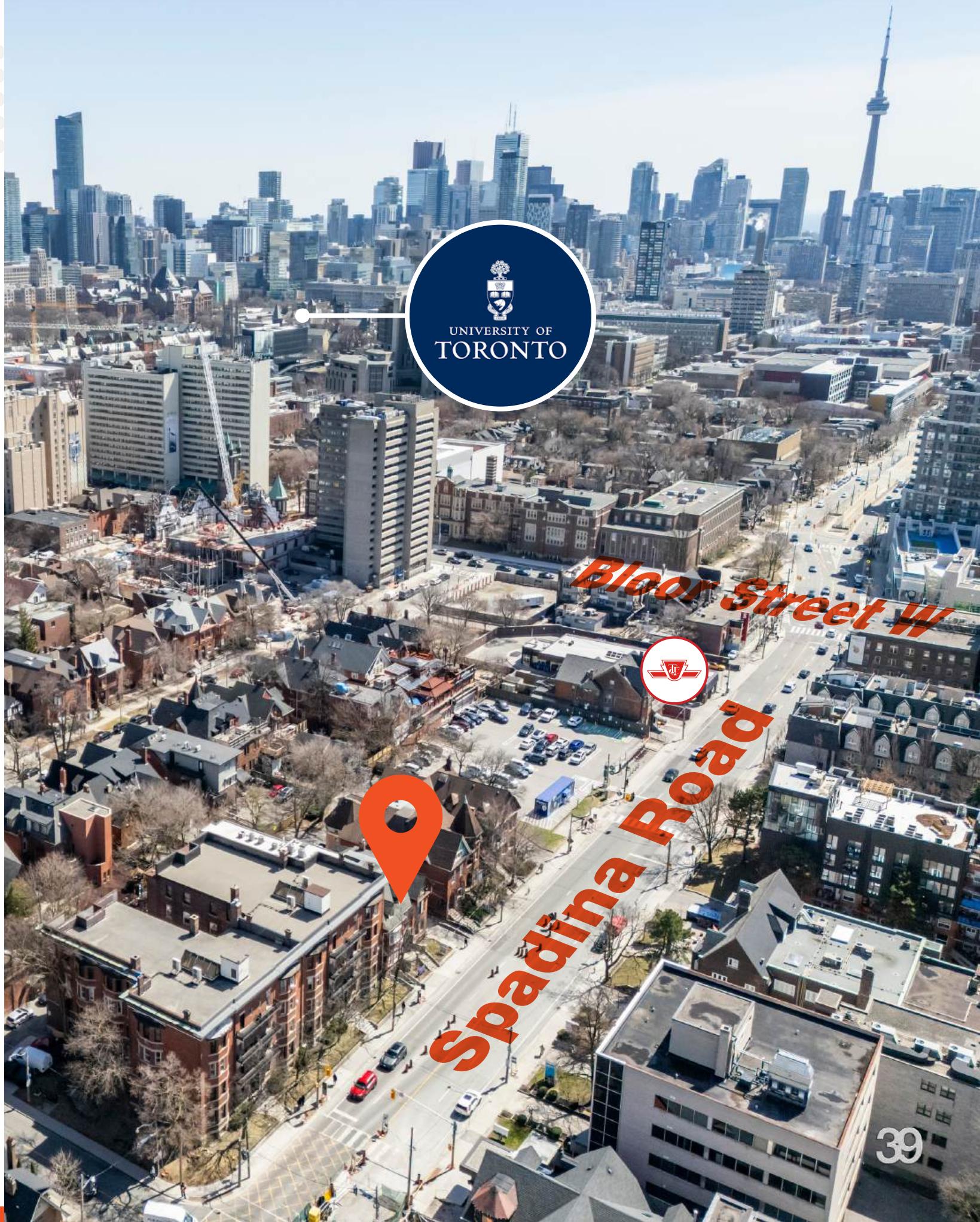
 Close proximity to public parking

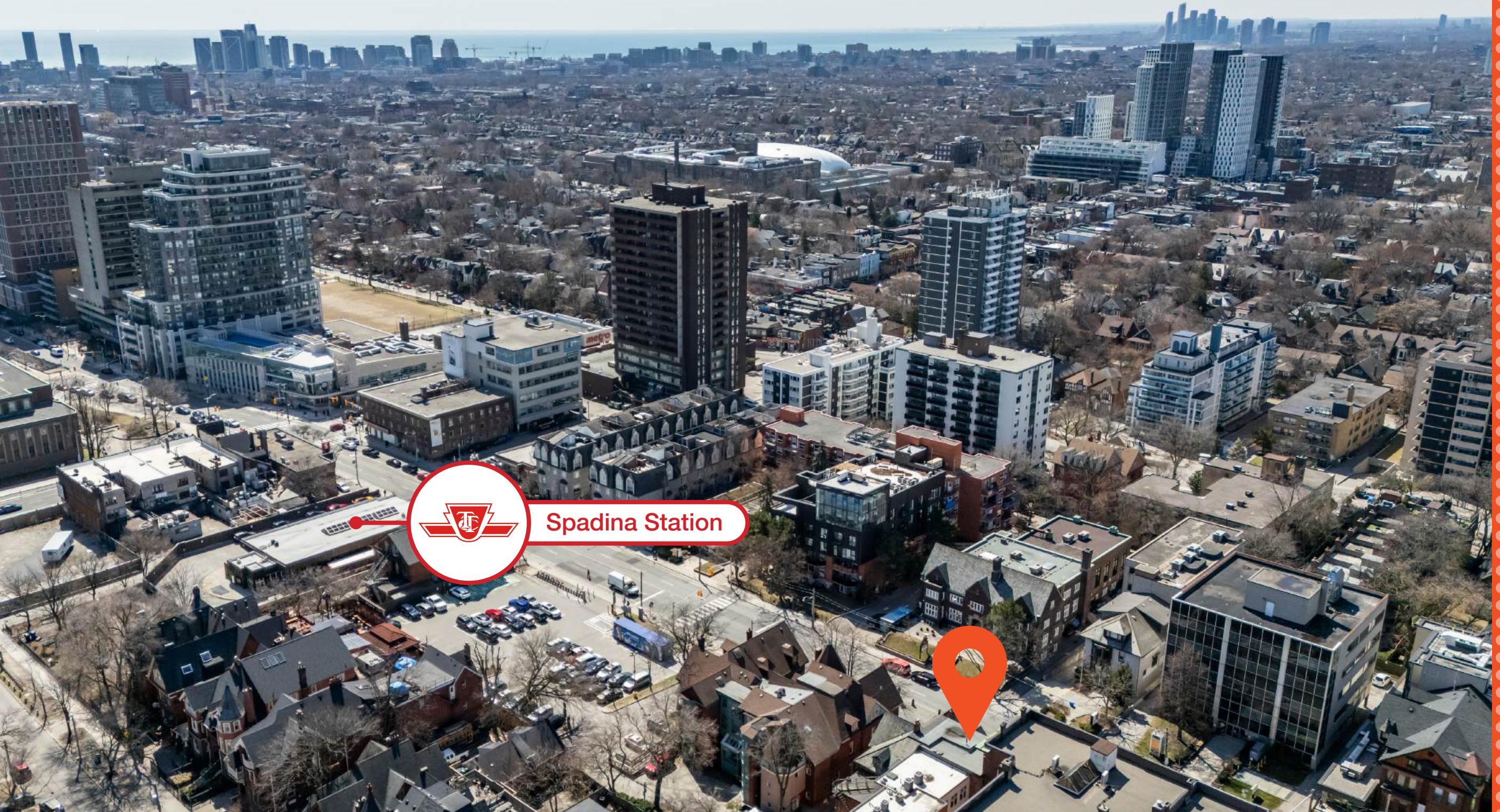
 Amenity rich area

 Flexible zoning

 Easily adaptable for office, medical, wellness, or consulting use with flexible layouts.

**Lennard:**





Ideal  
For:



Law  
Firms



Medical/  
Wellness Clinics



Financial  
Advisors



Tech  
Startups



School  
Facilities

# 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

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Shopping

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16 Chanel

Balenciaga

Winners & Homesense

Hermes

17 Moncler

Montblanc

Ferragamo

18 Cineplex

Indigo

Manulife Centre Shopping Mall

## Shopping

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

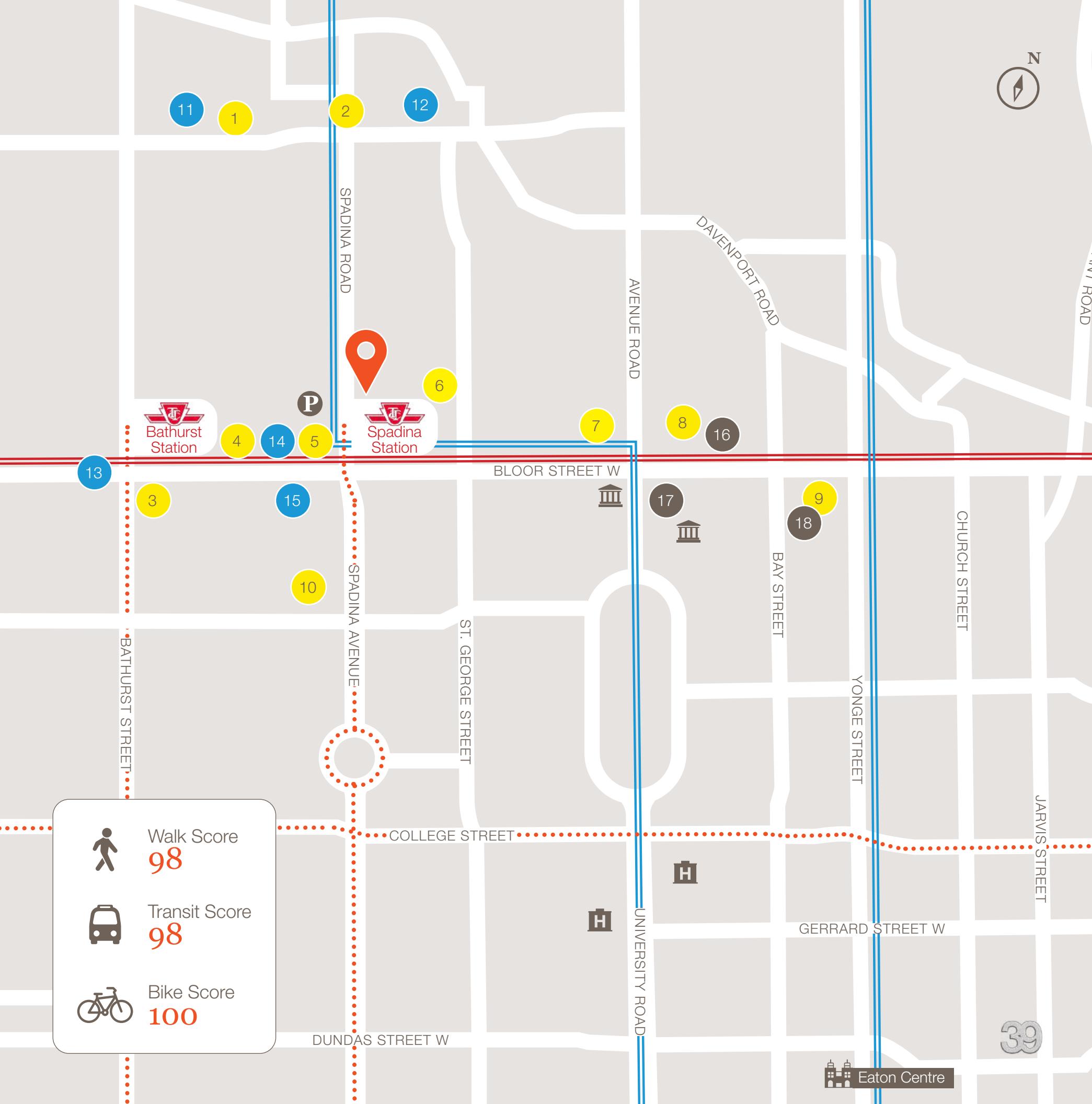
The logo for Transit, featuring a stylized train icon on the left and the word "Transit" in a sans-serif font on the right.

## Commute Times

Downtown Toronto	10 Minutes
Union Station	15 Minutes
Pearson Airport	30 Minutes
Markham	40 Minutes
Mississauga	45 Minutes
Oakville	50 Minutes
Brampton	50 Minutes

## Walk Times

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



# 39 Spadina Road

## Zoning

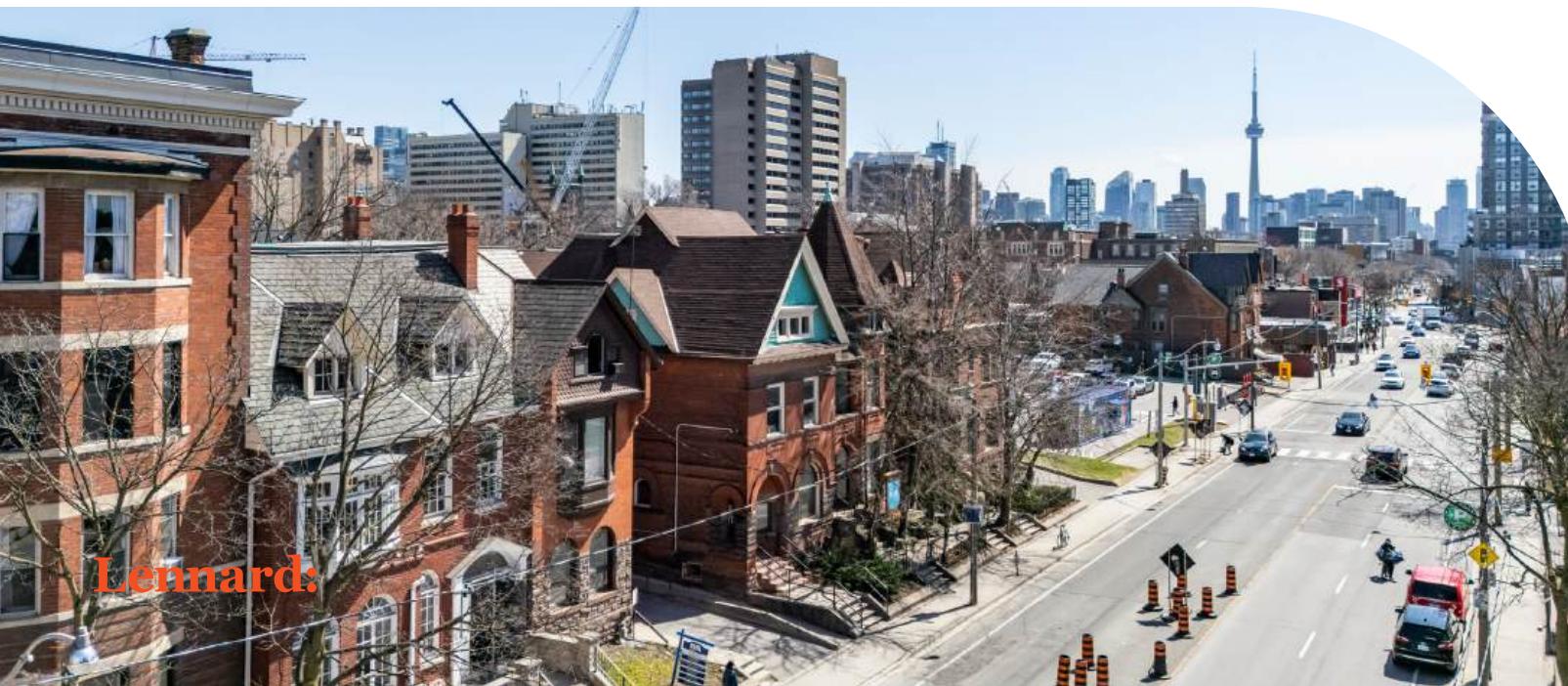
### Use - CR Zone

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 parlor
- 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 ]



Lennard:

### 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)

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:

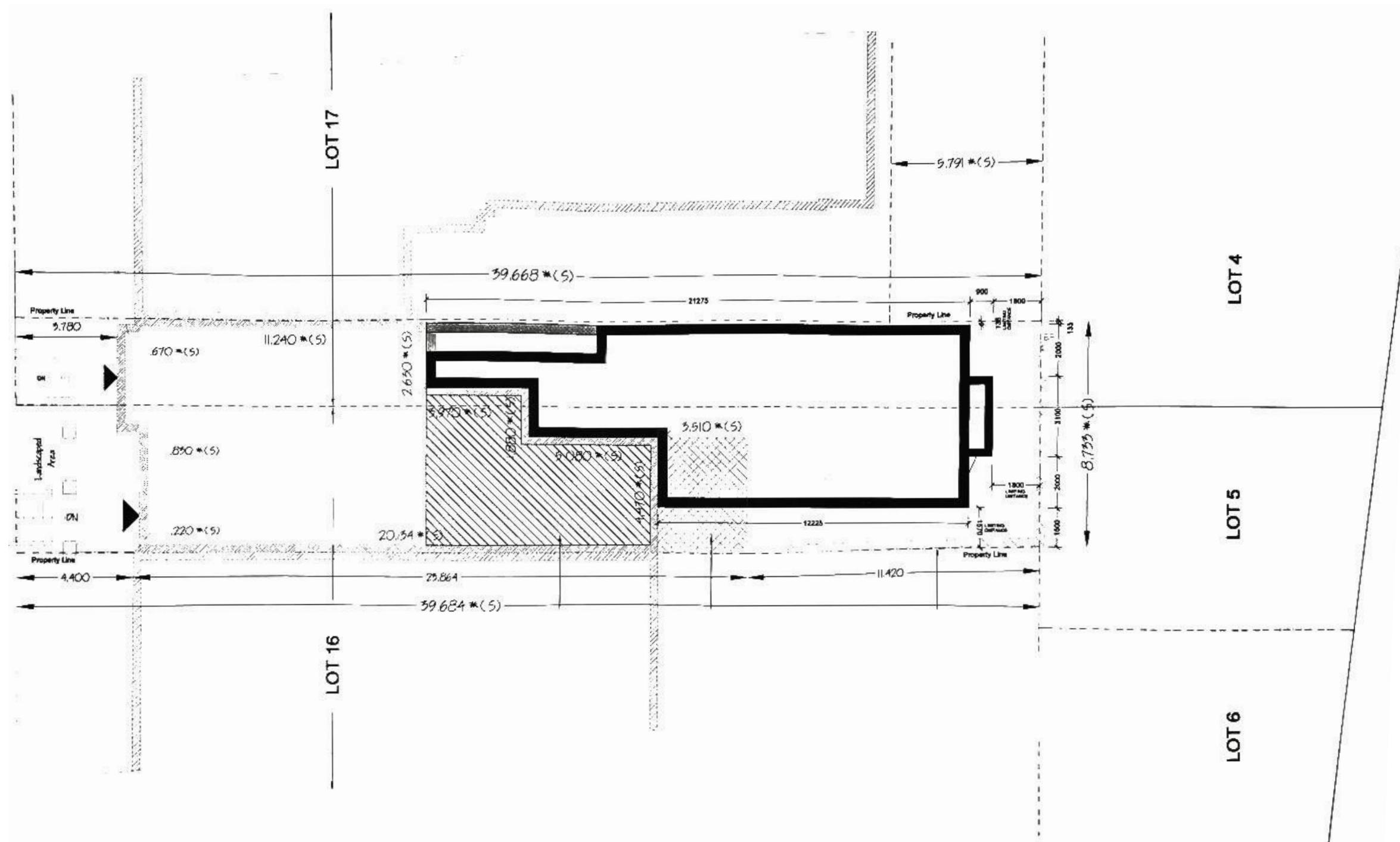
- Crisis Care Shelter (43)
- Group Home (30)
- Home Occupation (45)
- Multi-tenant House (48)
- Private Home Daycare (44)
- Secondary Suite (58)
- Seniors Community House (42)
- Short-term Rental (3)
- Tourist Home (22)  
[By-law: 607-2015]  
[By-law 1453-2017]  
[ By-law: 545-2019 ] [ By-law: 156-2023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

# road driving tips



# 39 Spadina Road

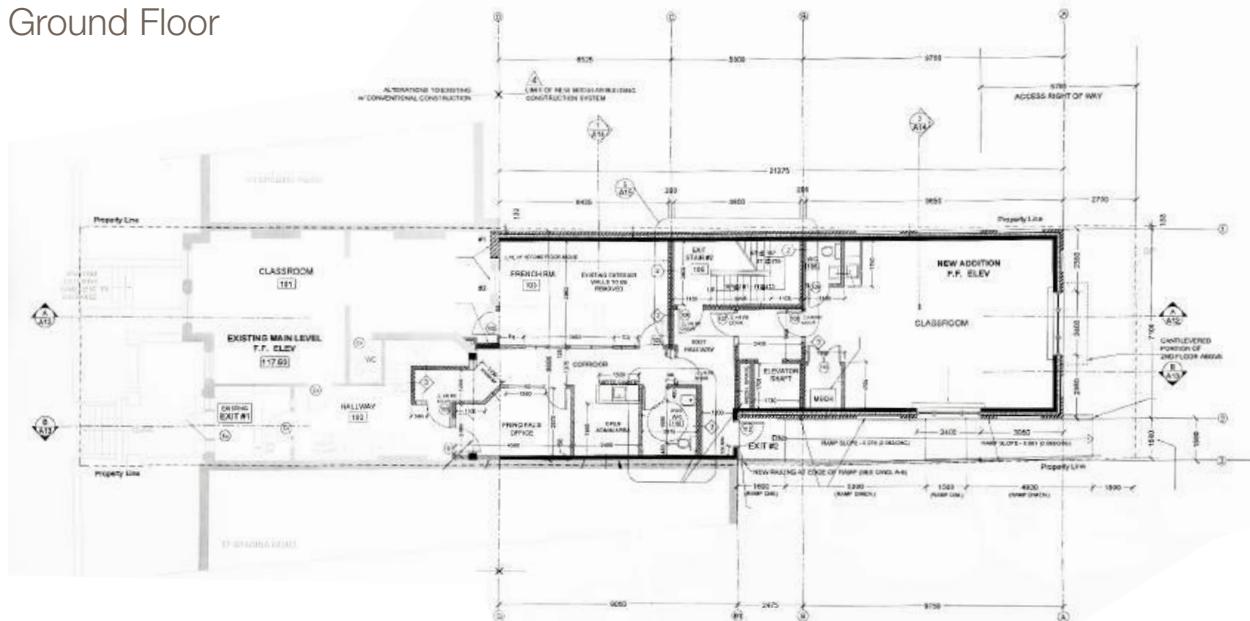
## Site Plan





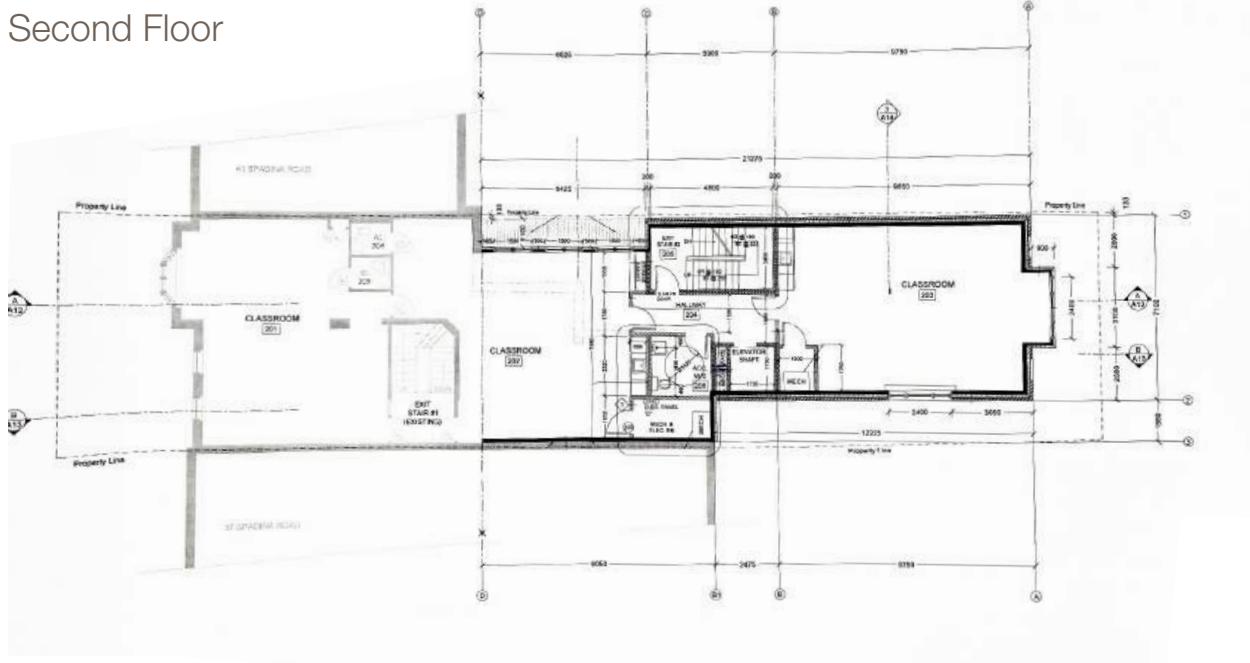
## Floor Plan

## Ground Floor



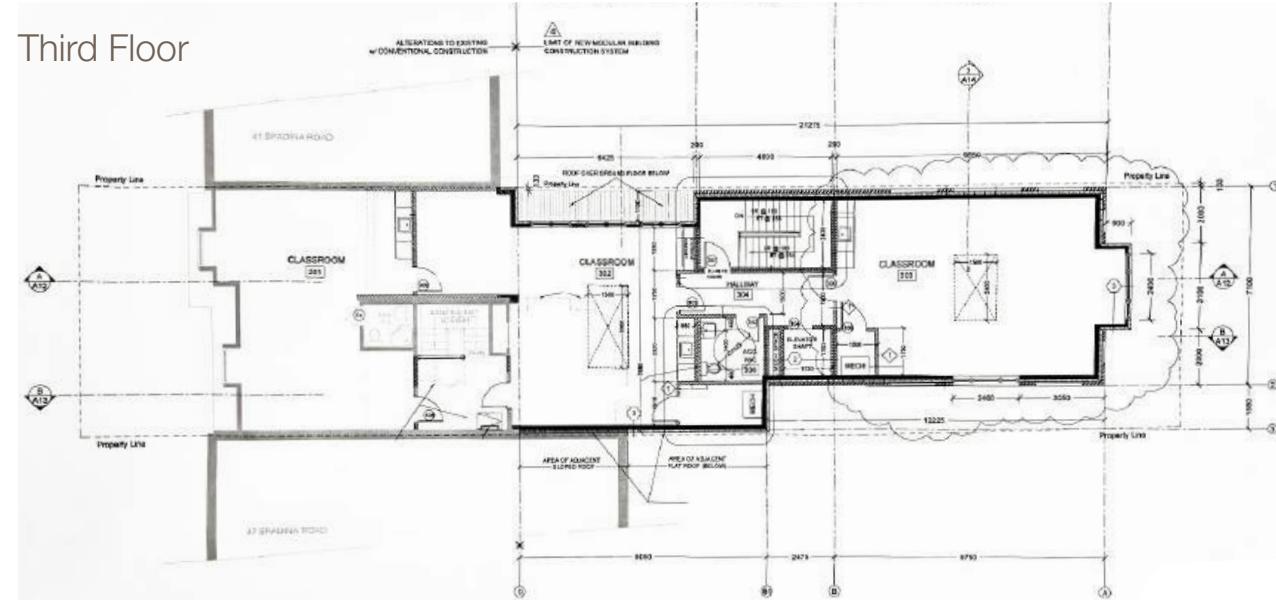
## Floor Plan

## Second Floor



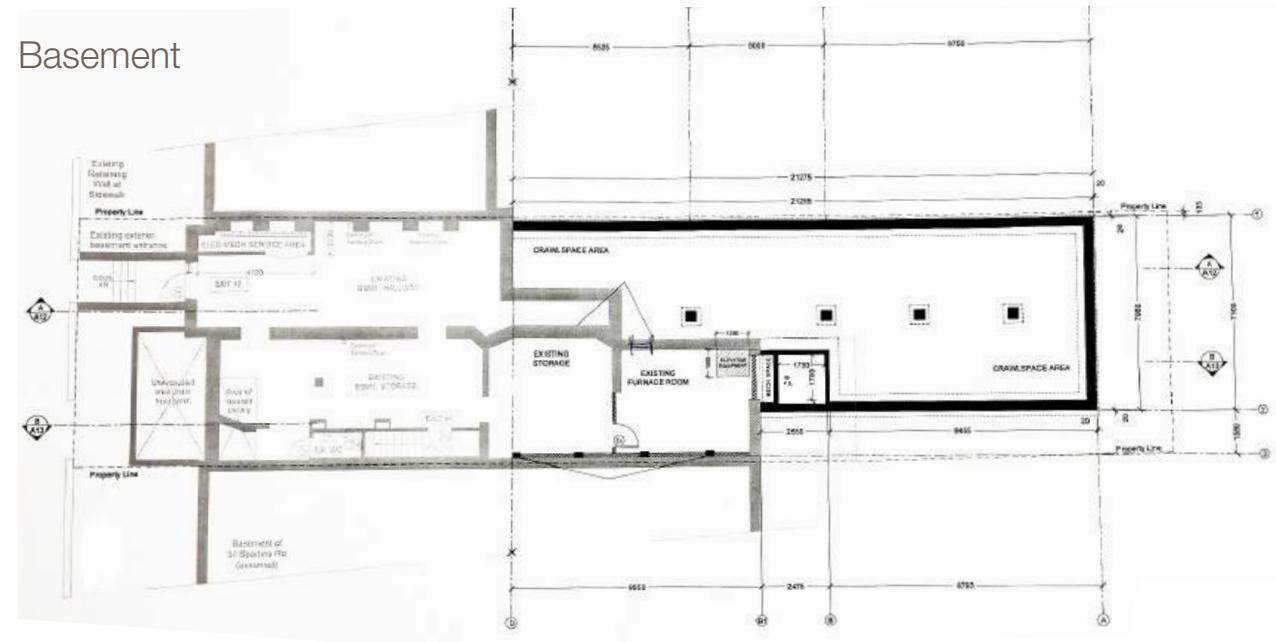
## Floor Plan

## Third Floor

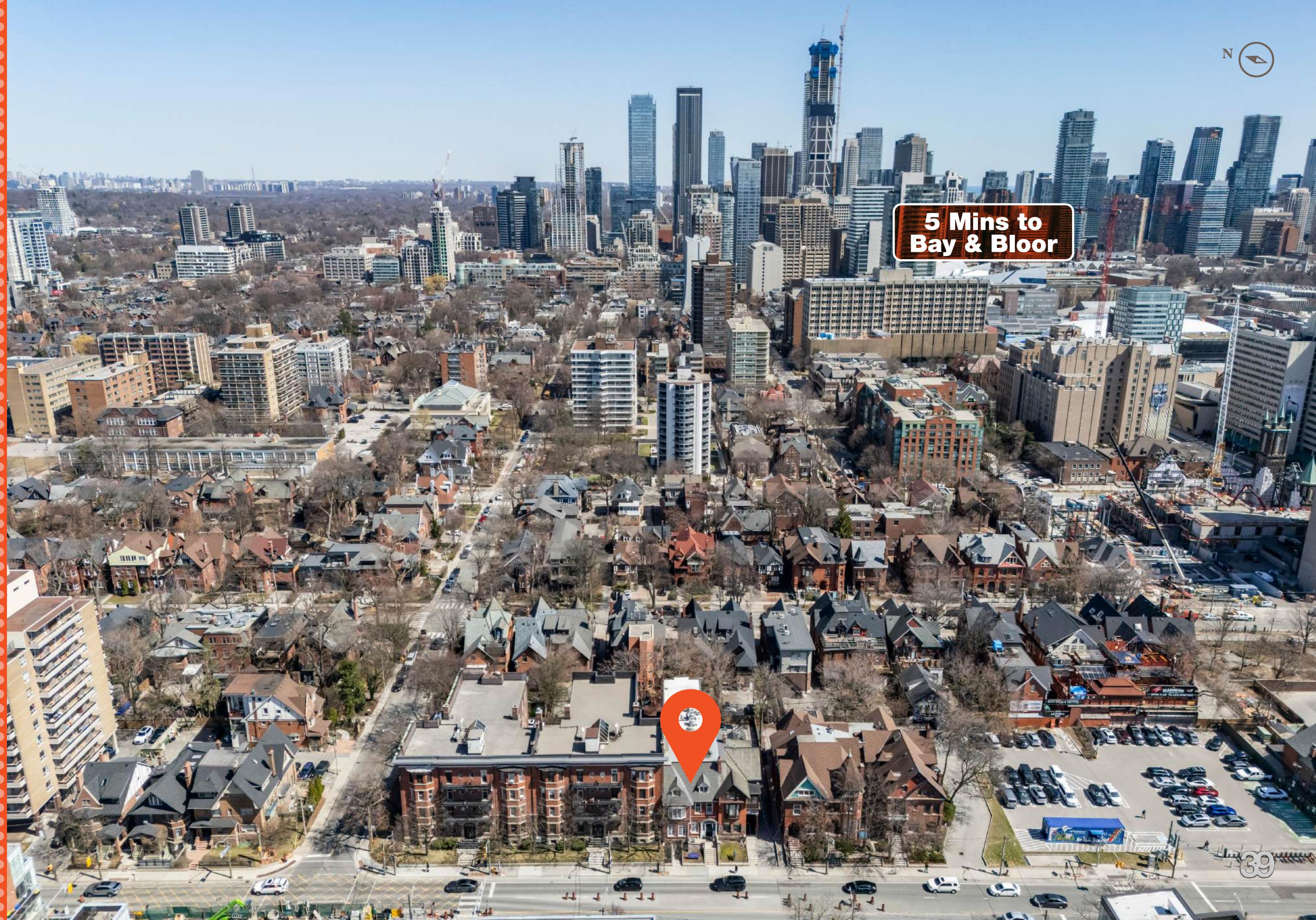


## Floor Plan

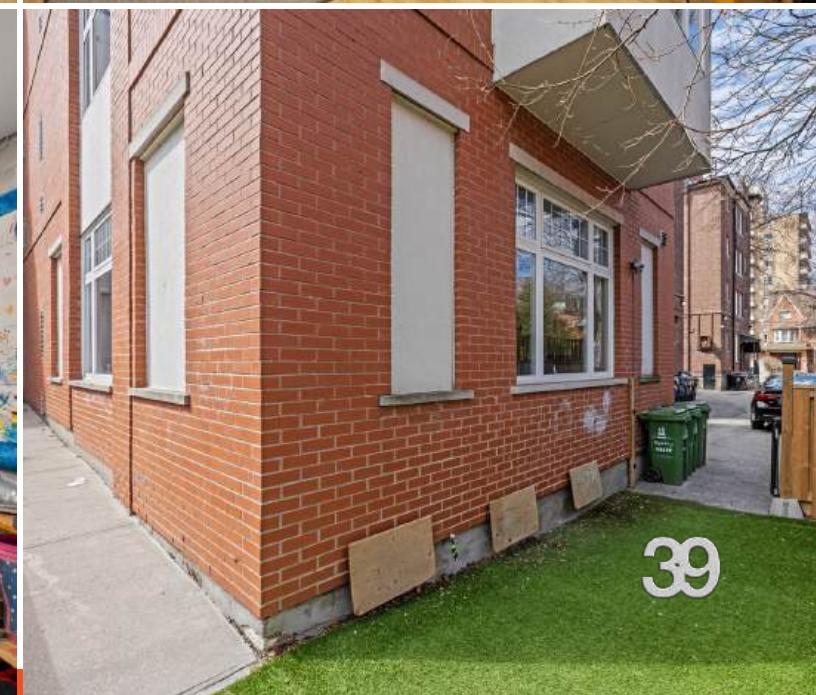
## Basement



5 Mins to  
Bay & Bloor









## Lennard:

Richard Shouldice\*, Vice President  
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\*Sales Representative

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.