

**AVISON
YOUNG**

Office Spaces For Lease

23 Toronto Street
25 Toronto Street
55 Adelaide Street East

**Get more
information**

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*Sales Representative



55 Adelaide Street E



25 Toronto Street

23 Toronto Street

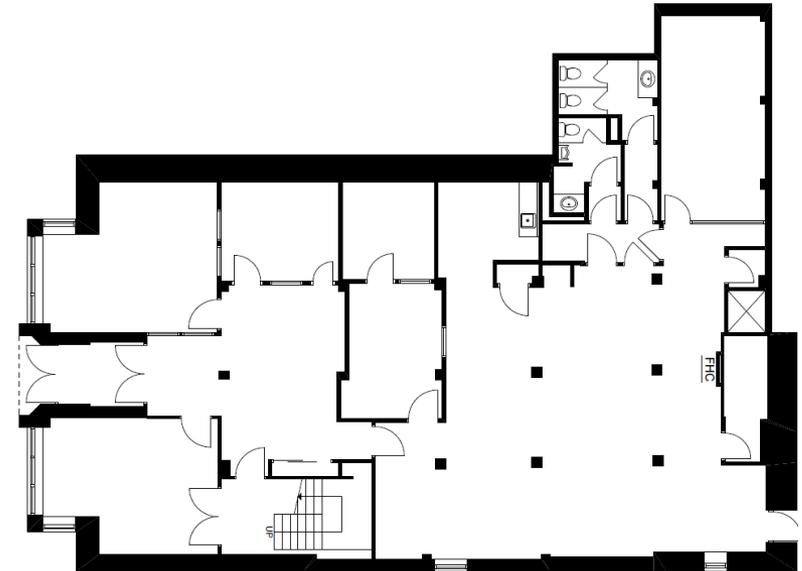
23 Toronto Street

Office space for lease

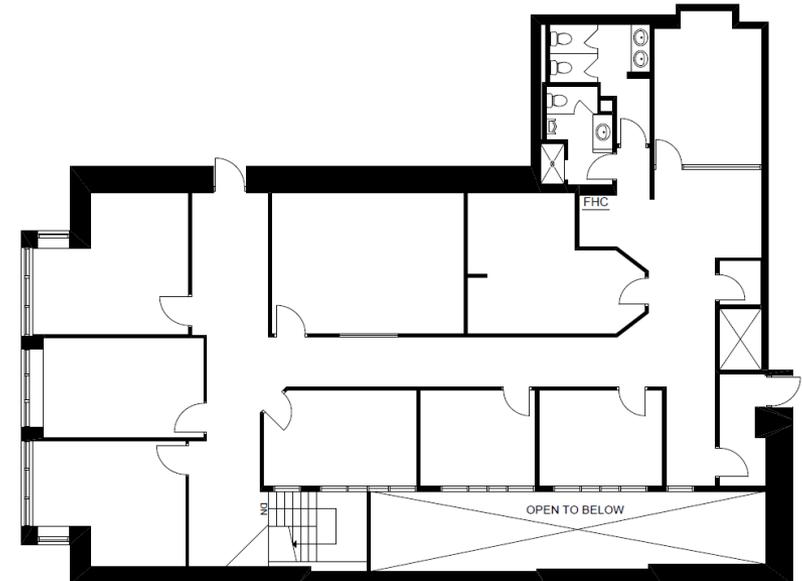
Full Building Opportunity



Discover a rare opportunity to lease a 7,500 SF standalone building in the heart of Toronto's Financial District. Located steps from King and Yonge, this property is ideal for retail, office or flagship showroom use.



1st Floor



2nd Floor

AREA

1st Floor: 3,722 sf
2nd Floor: 3,801 sf
Total: 7,523 sf

ASKING RATE

Contact listing agent

ADDITIONAL RENT

\$18.74 psf

OCCUPANCY

Immediate

TERM

Flexible



Landlord to deliver space in base building condition ready for tenant fit-out



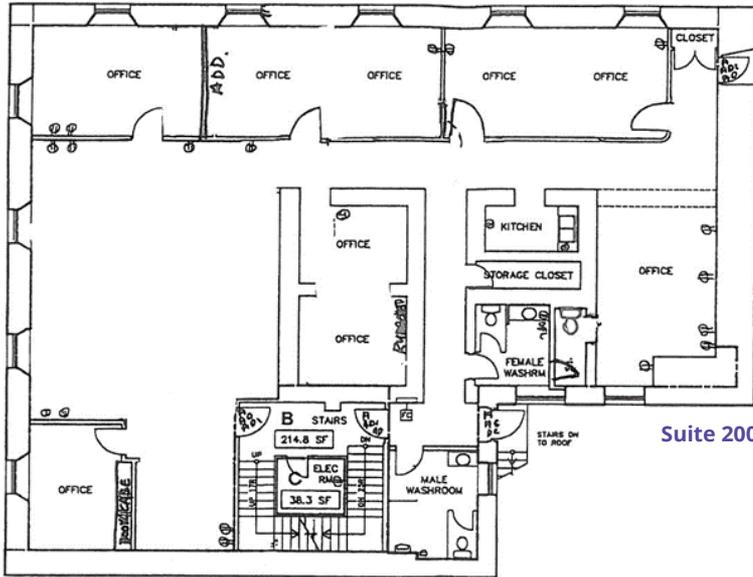
Self contained with private entrance and branding opportunity



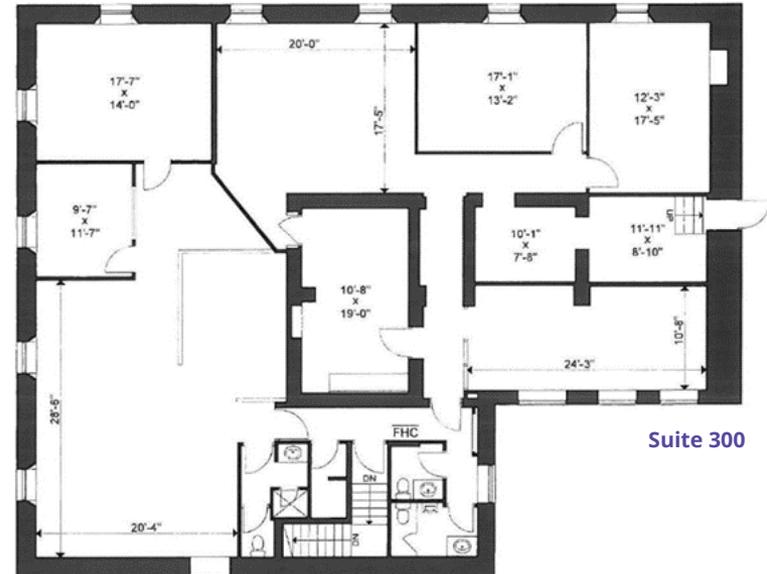
Prime downtown location near Financial Core & St. Lawrence Market



Easy access to TTC subway, PATH system and amenities



Suite 200



Suite 300

AREA

Suite 200: 3,284 sf
 Suite 300: 3,496 sf
 Basement: 1,300 sf

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Suite 200 | 3,284 sf

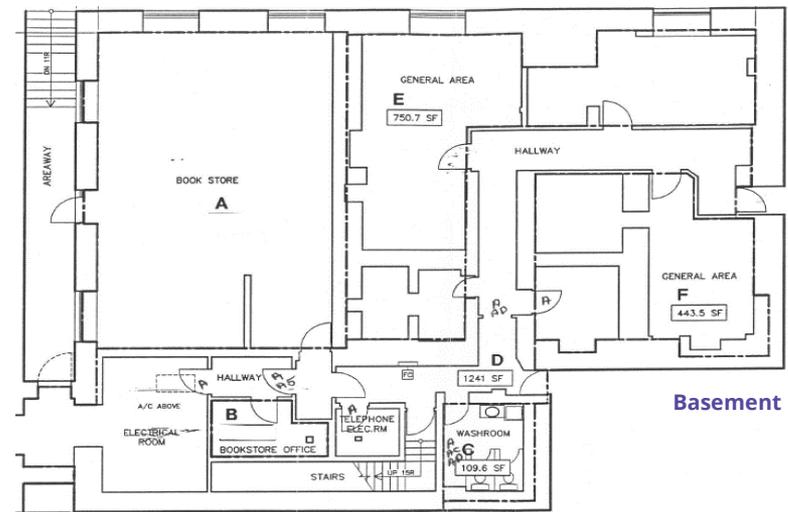
A spacious, full-floor opportunity featuring corner exposure, 11-foot ceilings, and abundant natural light. The open layout provides versatility for a range of workspace configurations, ideal for modern office users

Suite 300 | 3,496 sf

This bright corner unit, full-floor suite features 11-foot ceilings and a flexible layout ideal for a variety of professional uses

Basement | 1,300 sf

Walk-out basement space with signage opportunity. Built-out with boardroom, office and kitchenette



Basement



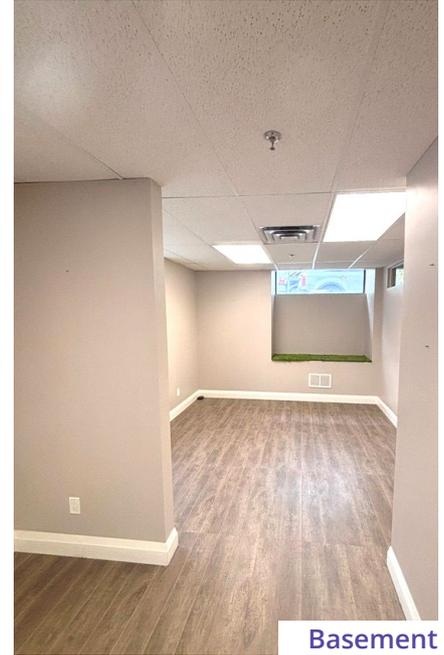
Suite 200



Suite 300



Suite 300



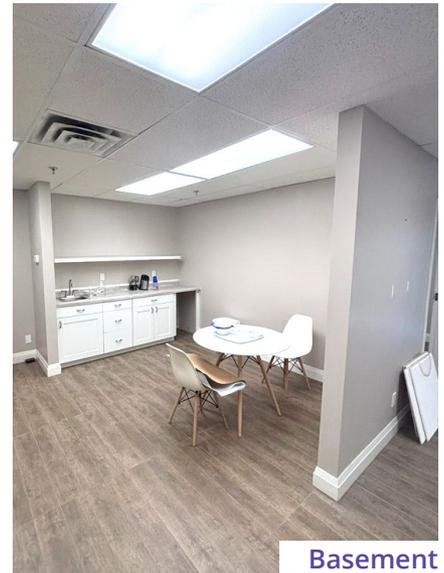
Basement



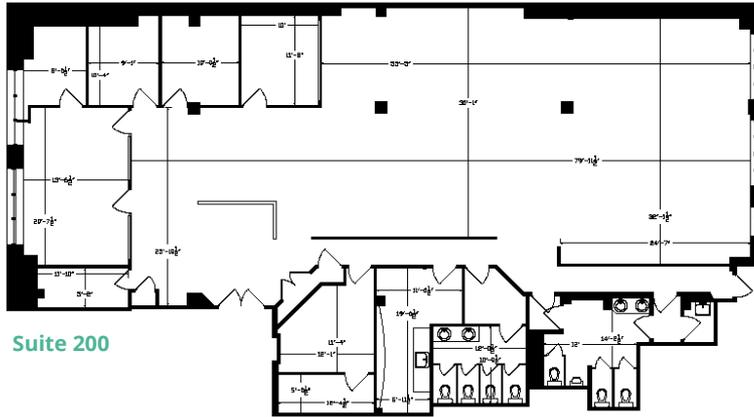
Suite 200



Basement



Basement



Suite 200



Suite 300

AREA

Suite 200: 4,439 sf
 Suite 300: 4,459 sf
 Suite 400: 4,475 sf

ASKING RATE

Contact listing agent

ADDITIONAL RENT

\$18.74 psf

OCCUPANCY

Immediate

TERM

Flexible

Suite 200 | 4,439 sf

Currently base building conditions

Suite 300 | 4,459 sf

Former law office with reception, 10 perimeter offices, boardroom, at entry, and a kitchenette/ lounge- ideal for professional or legal users

Suite 400 | 4,475 sf

Future **Model Suite**. Bright open-concept suite with modern finishes. Delivered unfurnished and ready for customization



Suite 400



Suite 300



Suite 400



Suite 400



Suite 300



Suite 400



Suite 400

AREA AMENITIES

Everything to offer within a short walking distance of the properties

23 Toronto St 25 Toronto St 55 Adelaide St E

Eat

- 1 Terroni
- 2 Laylak
- 3 Carisma
- 4 OEB Breakfast Co
- 5 Versus Coffee
- 6 Pearl Diver
- 7 Gyu-Kaku Japanese BBQ
- 8 Craft Beer Market
- 9 Piano Piano
- 10 aKin
- 11 The Corner Place
- 12 Cantina Mercatto

Wellness

- 1 Atmana Spa
- 2 BeHot Yoga
- 3 Wellington Healthcare
- 4 Shoppers Drug Mart

Shop

- 1 Winners
- 2 St. Lawrence Market

Play

- 1 Hockey Hall of Fame
- 2 Museum of Illusions
- 3 The Berczy Tavern
- 4 The Reservoir Lounge

Transit

-  Subway Stations
-  TTC Line 1
-  Union Station



100



100



93

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