

20 Adelaide Street E

Outstanding
Office for Lease

Bonus Commission of
\$2.00 PSF/Annum for
Years 1-5 for All Deals Done
Before July 1, 2024

Lennard:



For Lease: Office

20 Adelaide Street E

Great boutique building steps from Yonge. New amenities being added to enhance the tenant experience include delicious food offerings from Au Pain Dore, Art rotation program, EV charging stations and bike storage. Tenant meeting room suite with a/v and kitchenette, and showers and lockers on main floor are coming soon!

Office space options include ready-to-go suites, newly constructed model suites and short term built out space.



Suite	Size
402	2,702 SF
601	1,506 SF
602	2,554 SF
603	3,937 SF
700	12,427 SF
900	5,285 SF
915	2,979 SF
1200	6,418 SF
1300	12,539 SF



Availability
Immediate
June 1, 2024
June 1, 2024
June 1, 2024
July 1, 2024
Immediate
January 1, 2025
Immediate



Description
Ready to Go With New Carpet and Paint-Can Be Furnished
New Model Suite Under Construction
New Model Suite Under Construction
New Model Suite Under Construction
Base Building, Landlord Will Build to Suit
Nicely Built Out Model Suite
Ready to Go With New Carpet and Paint-Can Be Furnished
Nicely Built Out, May Be Available Earlier
Landlord Willing to Do Short Term Deal



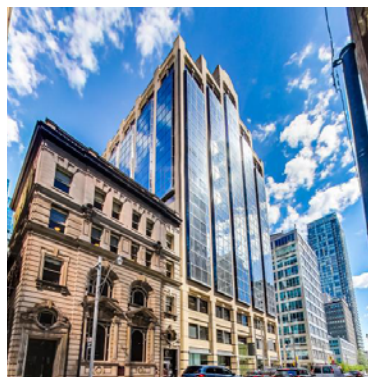
Net Rent
Call Listing Agent

Additional Rent
\$28.78 (2024 estimate)

Bonus Commission
\$2.00 PSF/Annum
(For Years 1-5 & Lease Signed by July 1, 2024)

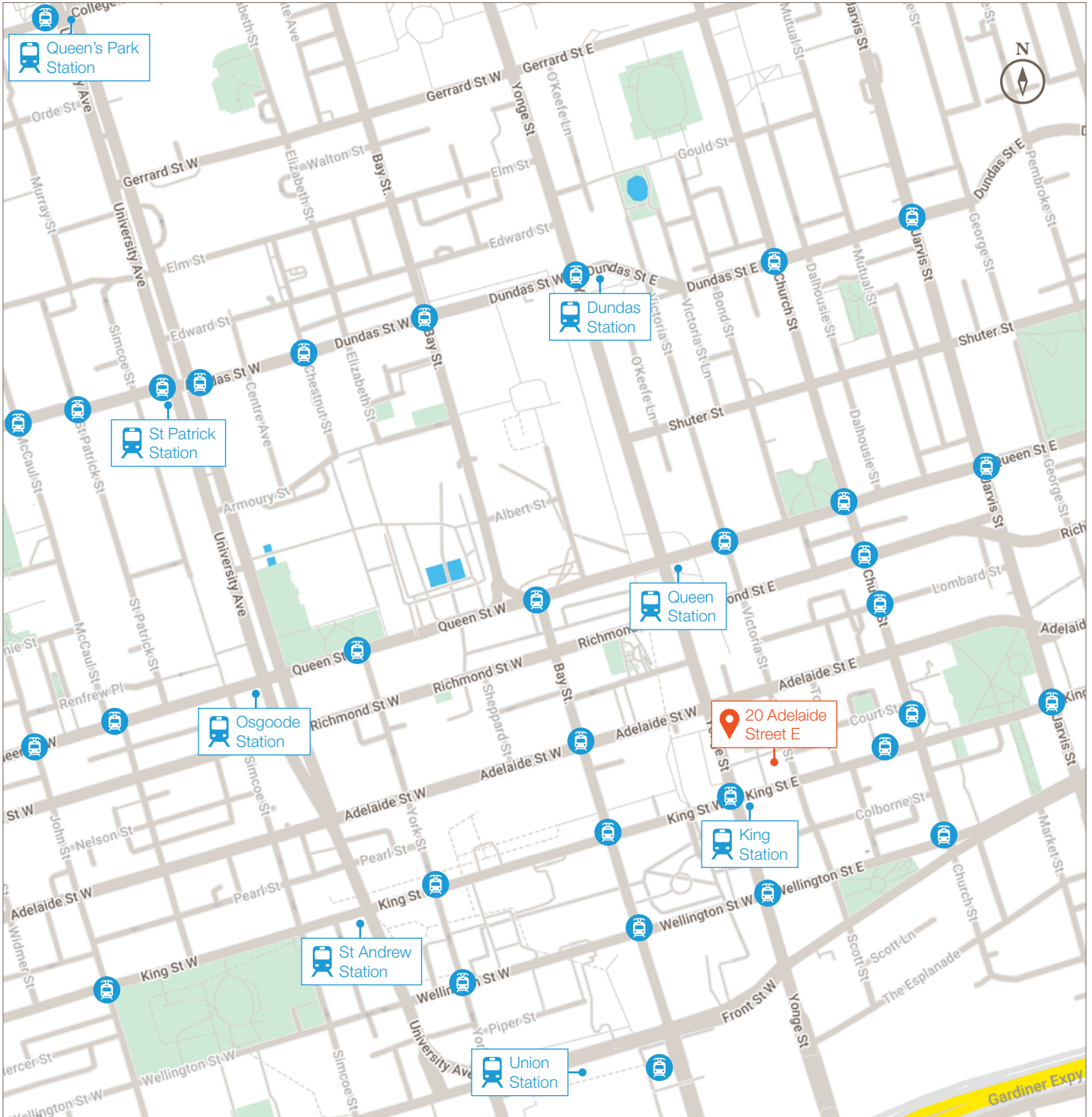


Listing Agent
Carolyn Laidley Arn*
Senior Vice President
416.649.5923
claidleyarn@lennard.com
*Sales Representative



For Lease: Office

20 Adelaide Street E

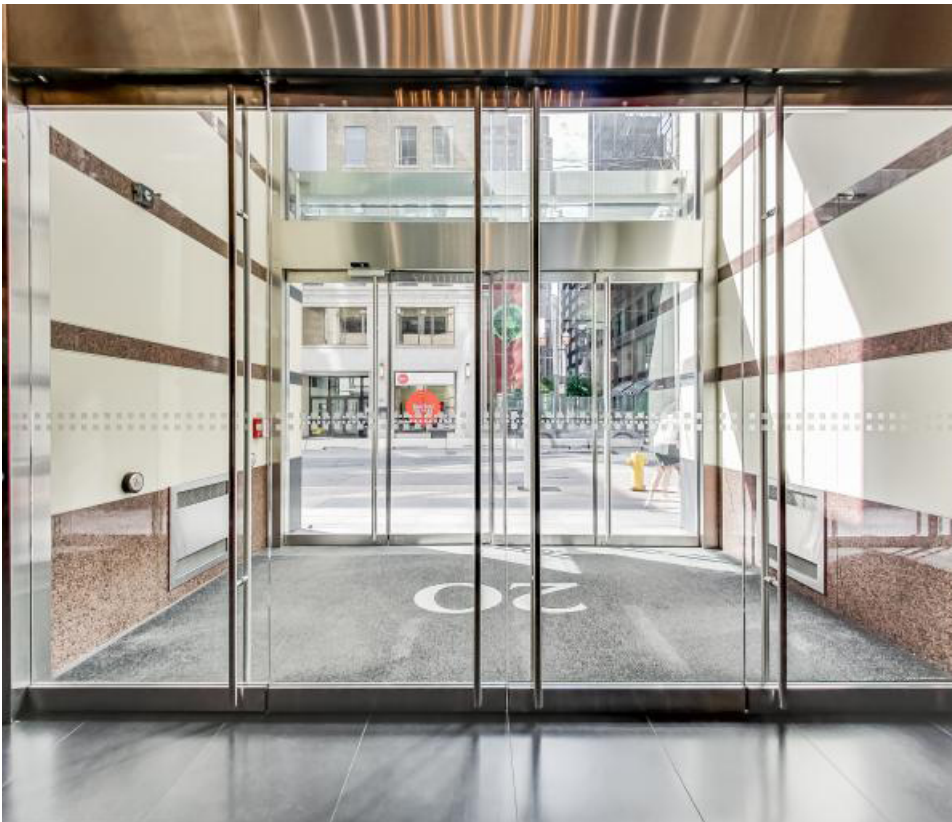
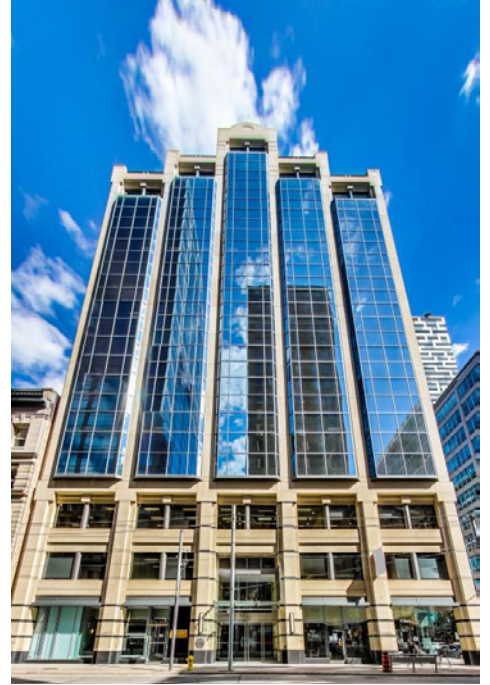


Lennard: Carolyn Laidley Arn*, Senior Vice President
416.649.5923 • claidleyarn@lennard.com

lennard.com

*Sales Representative

For Lease: Office 20 Adelaide Street E



Lennard: Carolyn Laidley Arn*, Senior Vice President
416.649.5923 • claidleyarn@lennard.com

*Sales Representative

lennard.com

For Lease: Office 20 Adelaide Street E



Featured Suite!

Suite 900 | 5,285 SF



Lennard: Carolyn Laidley Arn*, Senior Vice President
416.649.5923 • claidleyarn@lennard.com

*Sales Representative

lennard.com

For Lease: Office

20 Adelaide Street E



Featured Suite!

Suite 900 | 5,285 SF



Lennard: Carolyn Laidley Arn*, Senior Vice President
416.649.5923 • claidleyarn@lennard.com

*Sales Representative

lennard.com

For Lease: Office 20 Adelaide Street E



Featured Suite!

Suite 900 | 5,285 SF



Lennard: Carolyn Laidley Arn*, Senior Vice President
416.649.5923 • claidleyarn@lennard.com

*Sales Representative

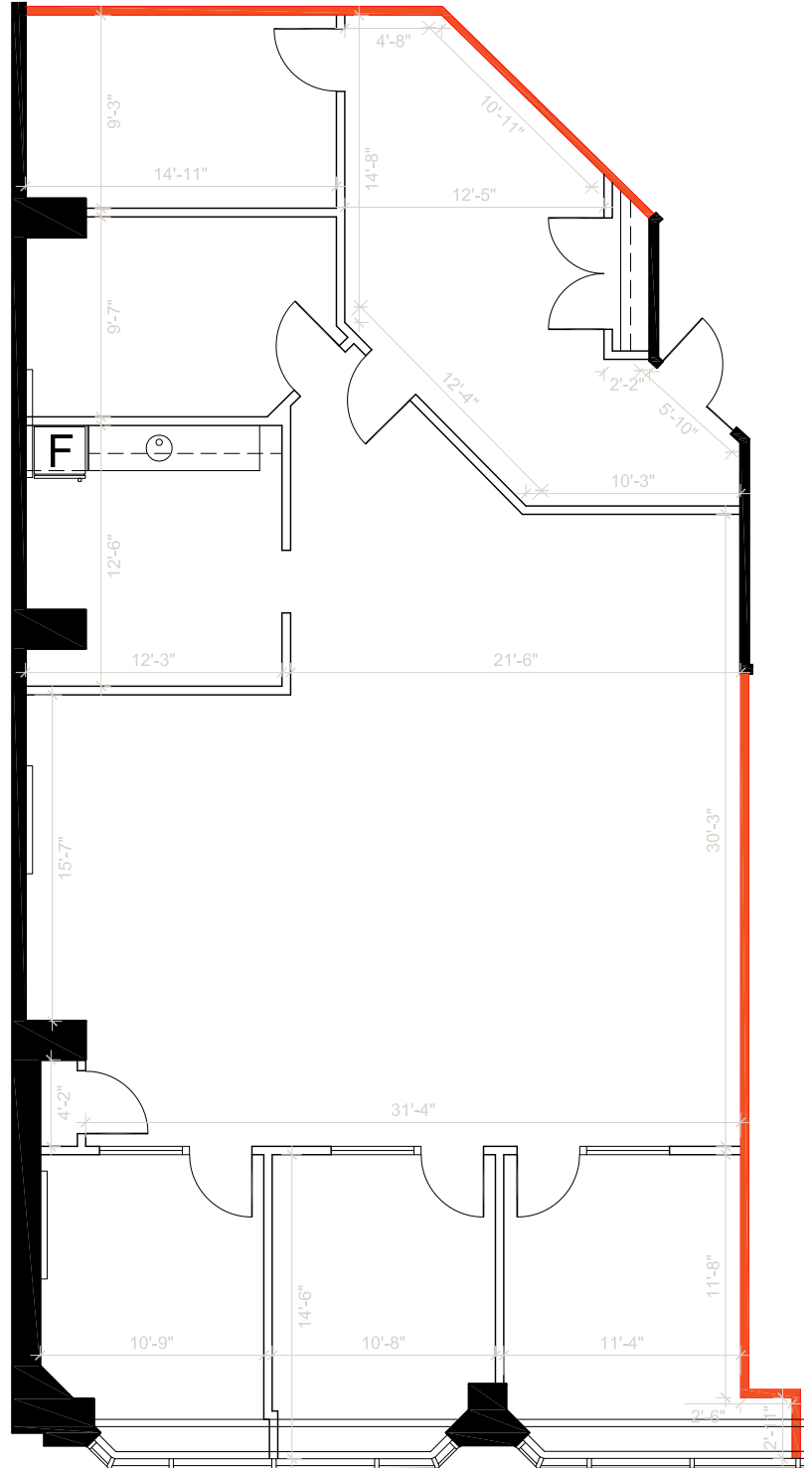
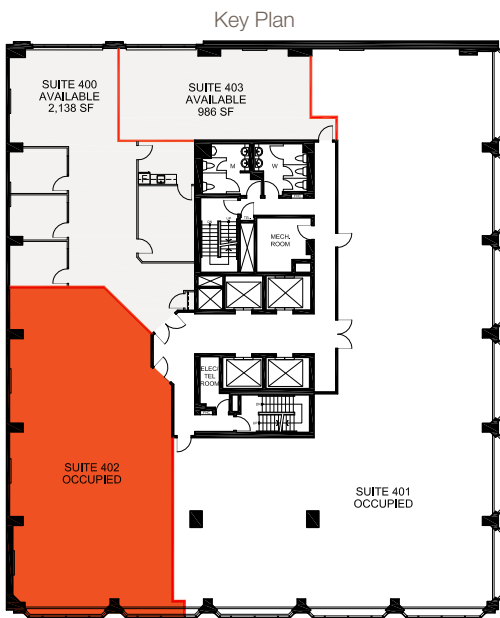
lennard.com

For Lease: Office

20 Adelaide Street E



Suite 402 | 2,702 SF



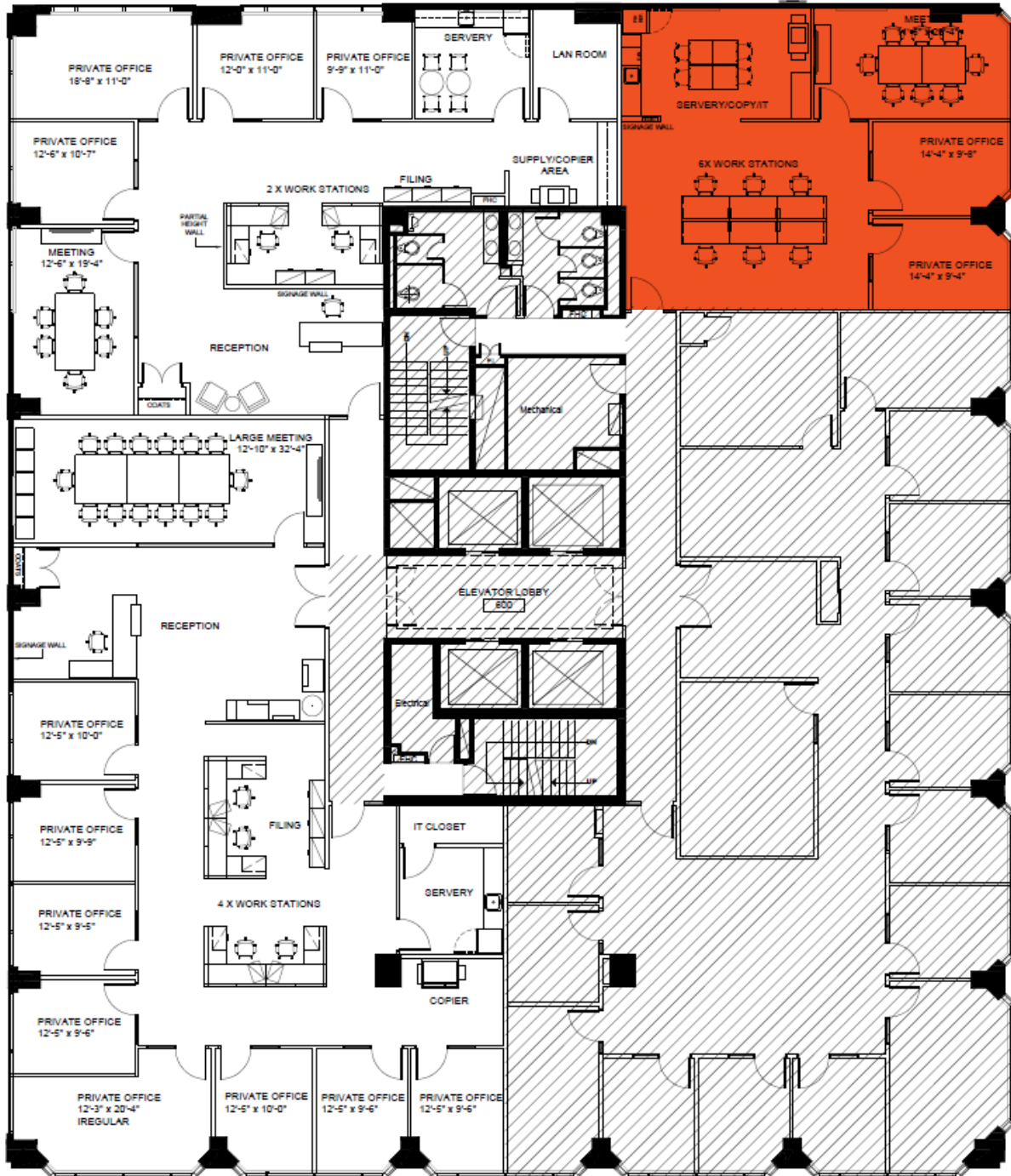
Lennard: Carolyn Laidley Arn*, Senior Vice President
416.649.5923 • claidleyarn@lennard.com

*Sales Representative

lennard.com

For Lease: Office 20 Adelaide Street E

Suite 601 | 1,506 SF



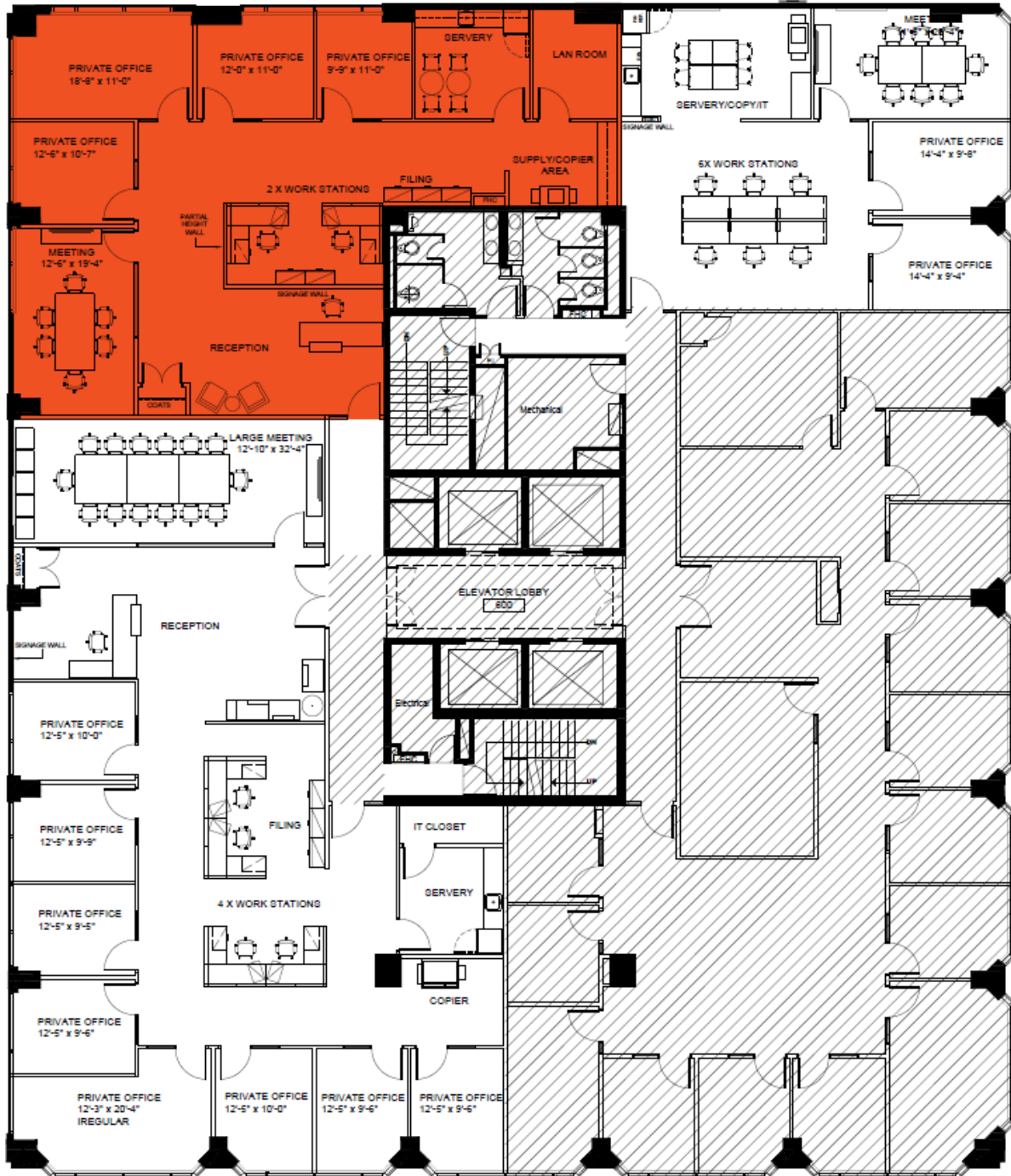
Lennard: Carolyn Laidley Arn*, Senior Vice President
416.649.5923 • claidleyarn@lennard.com

*Sales Representative

lennard.com

For Lease: Office 20 Adelaide Street E

Suite 602 | 2,554 SF



Lennard: Carolyn Laidley Arn*, Senior Vice President
416.649.5923 • claidleyarn@lennard.com

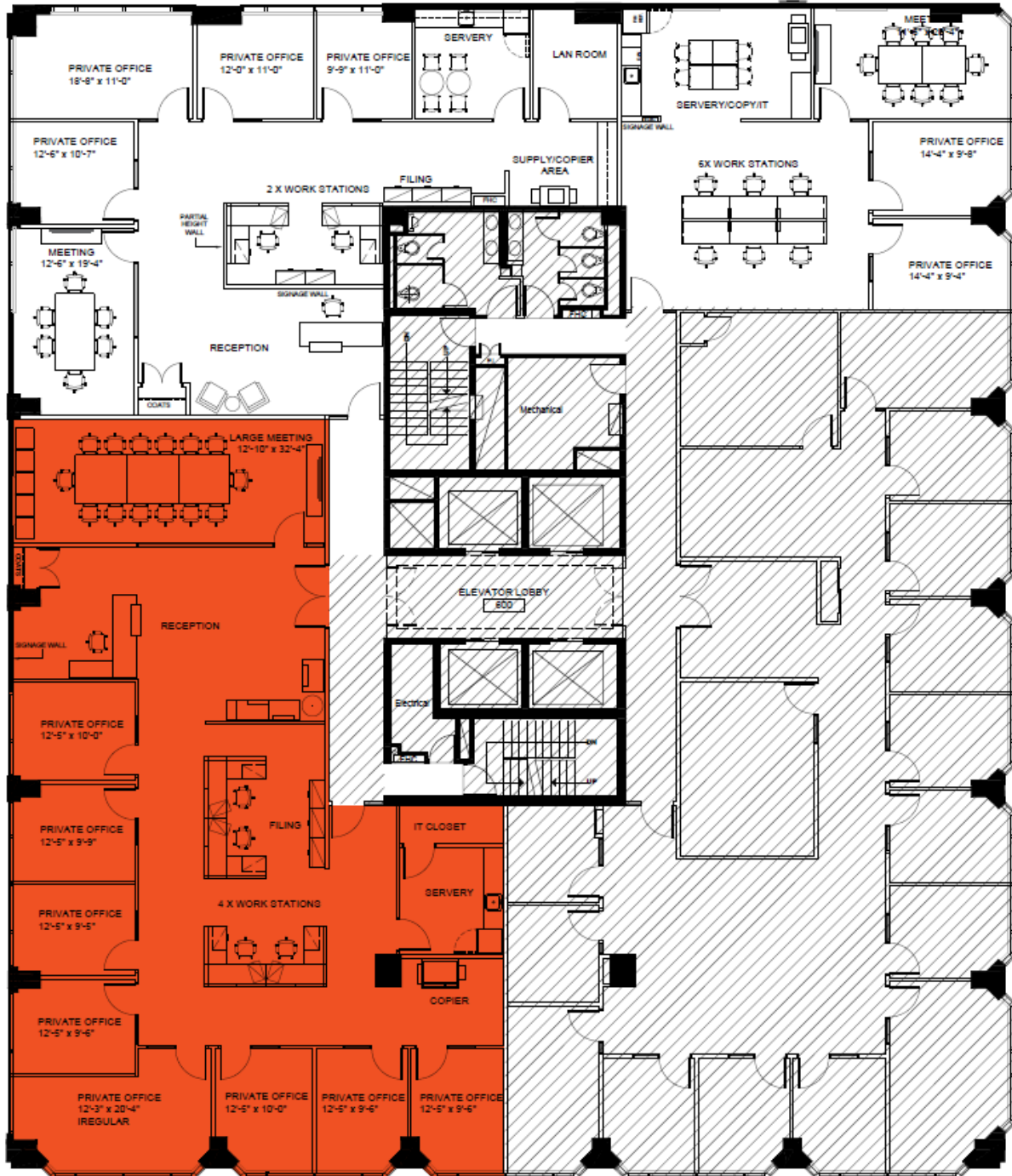
*Sales Representative

lennard.com

For Lease: Office 20 Adelaide Street E



Suite 603 | 3,937 SF



Lennard: Carolyn Laidley Arn*, Senior Vice President
416.649.5923 • claidleyarn@lennard.com

lennard.com

*Sales Representative

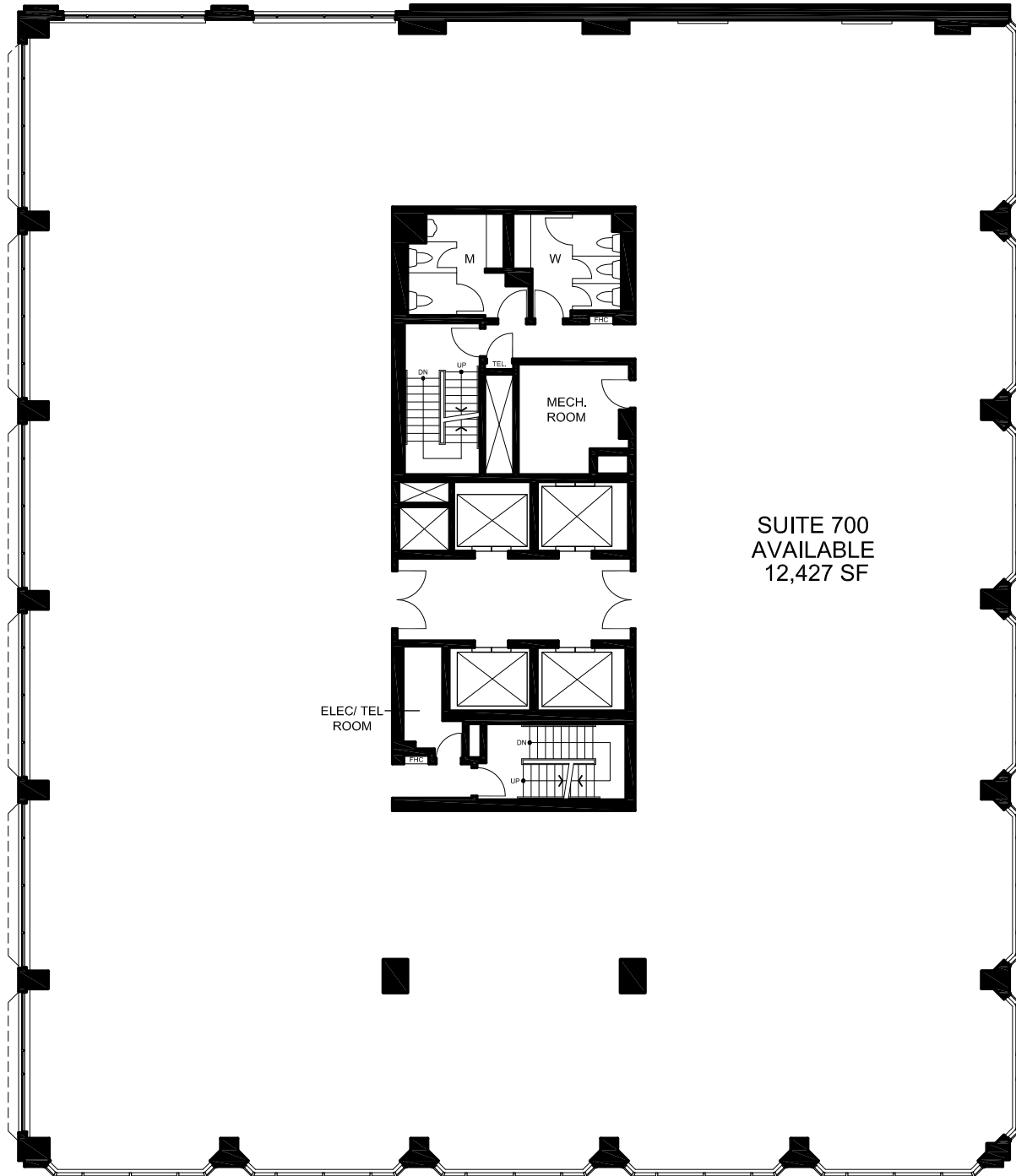
For Lease: Office

20 Adelaide Street E



Suite 700 | 12,427 SF

Base Building Condition



Lennard: Carolyn Laidley Arn*, Senior Vice President
416.649.5923 • claidleyarn@lennard.com

*Sales Representative

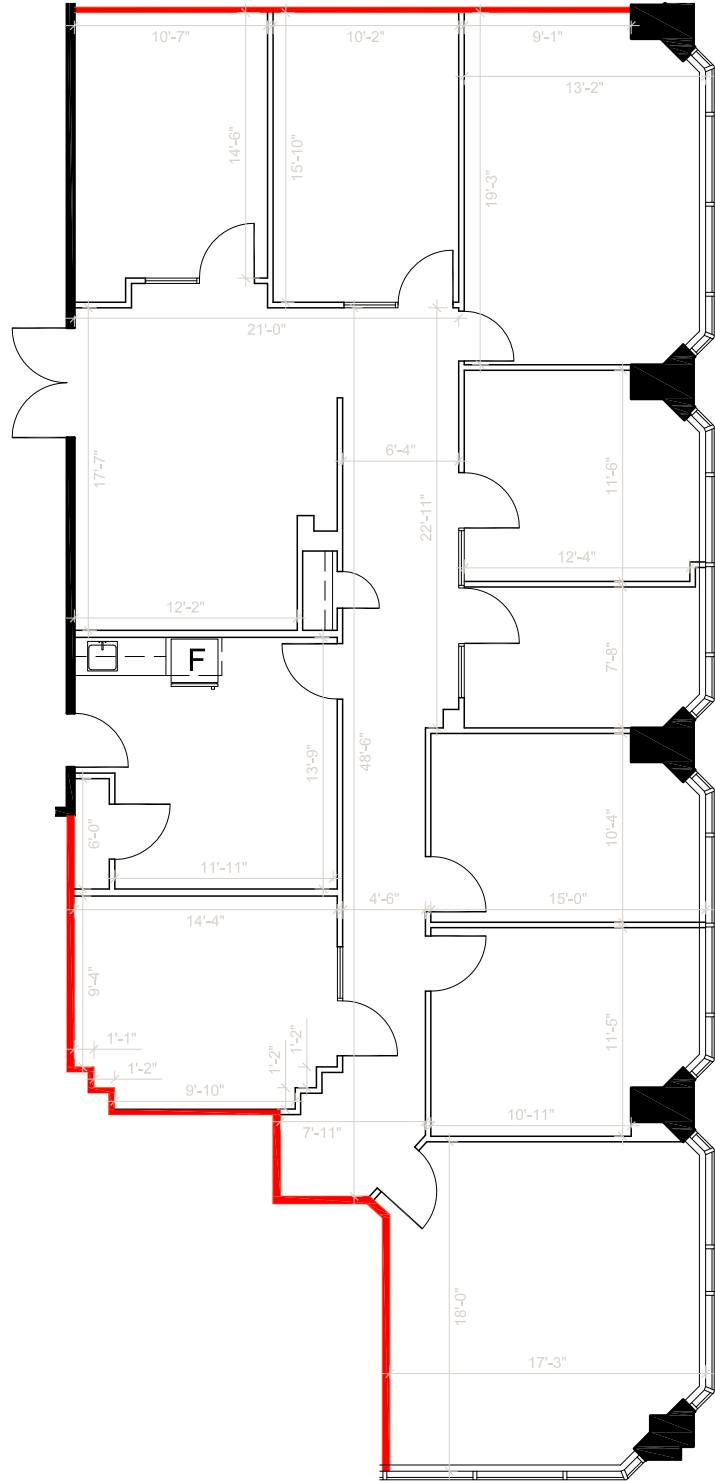
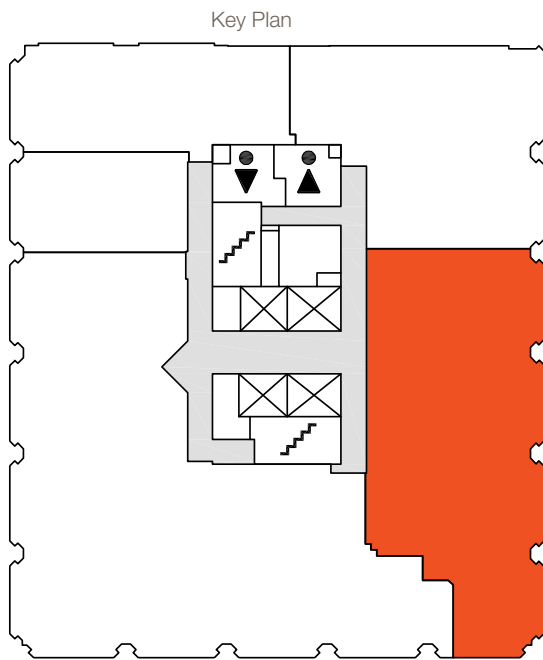
lennard.com

For Lease: Office

20 Adelaide Street E



Suite 915 | 2,979 SF



Lennard: Carolyn Laidley Arn*, Senior Vice President
416.649.5923 • claidleyarn@lennard.com

*Sales Representative

lennard.com

For Lease: Office 20 Adelaide Street E



Suite 915 | 2,979 SF



Lennard: Carolyn Laidley Arn*, Senior Vice President
416.649.5923 • claidleyarn@lennard.com

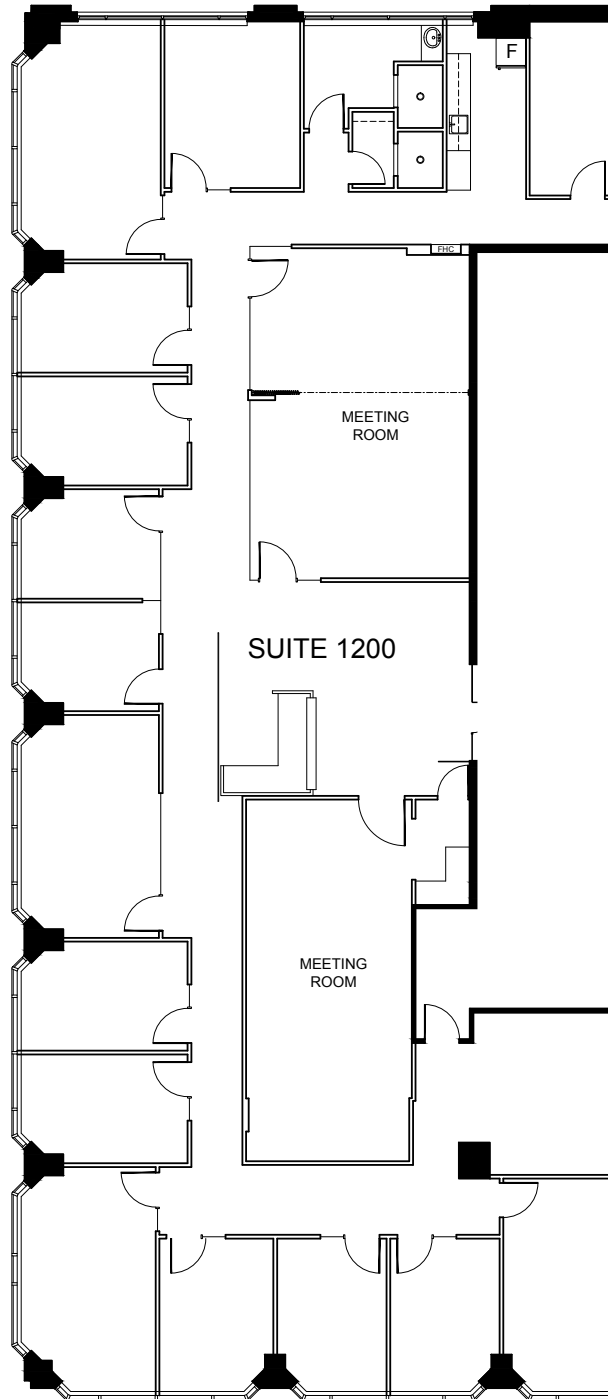
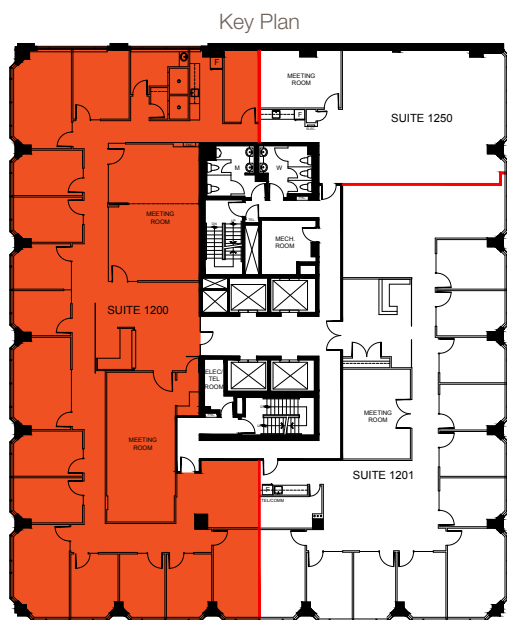
*Sales Representative

lennard.com

For Lease: Office 20 Adelaide Street E



Suite 1200 | 6,418 SF



Lennard: Carolyn Laidley Arn*, Senior Vice President
416.649.5923 • claidleyarn@lennard.com

*Sales Representative

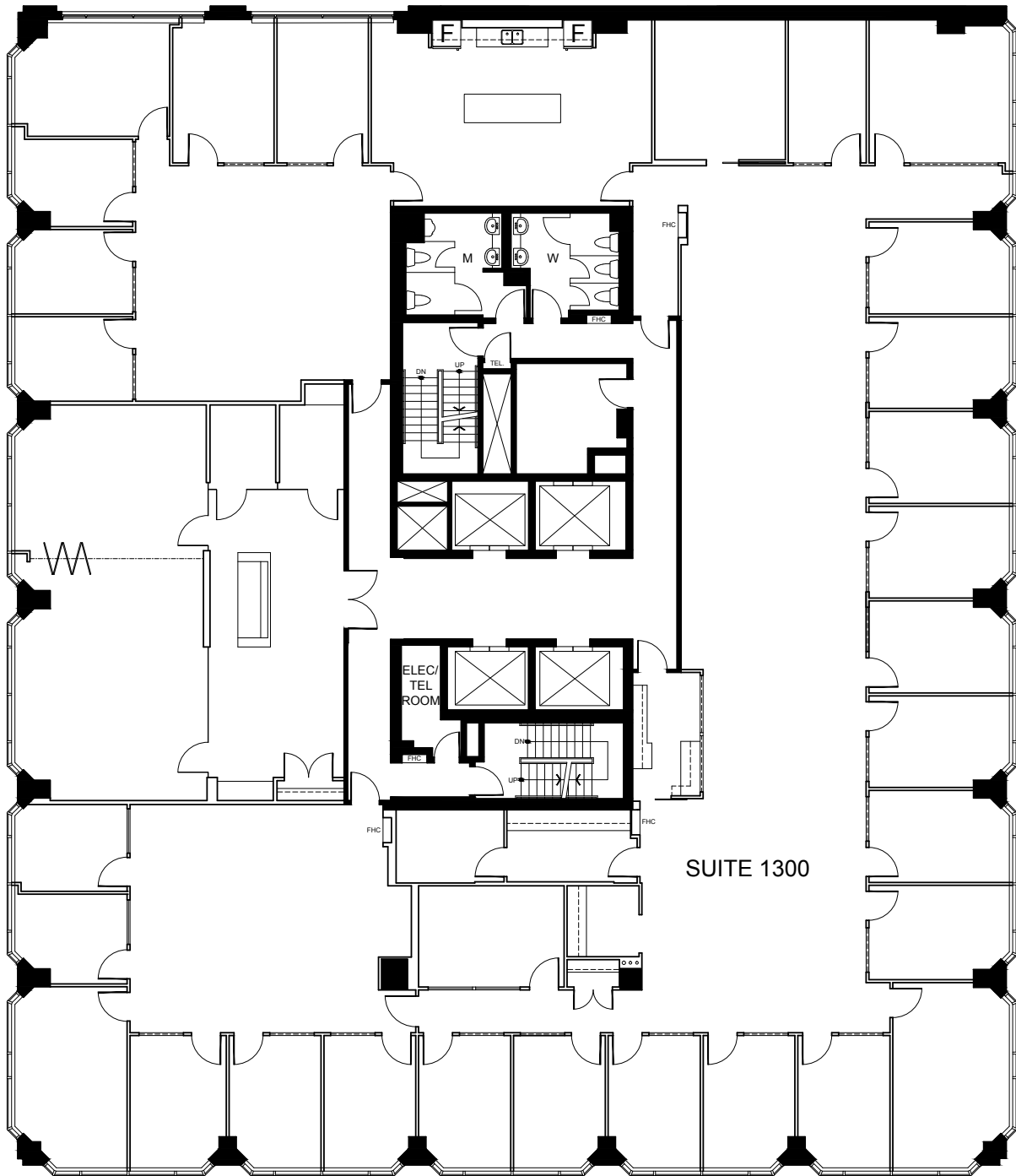
lennard.com

For Lease: Office

20 Adelaide Street E



Suite 1300 | 12,539 SF



Lennard: Carolyn Laidley Arn*, Senior Vice President
416.649.5923 • claidleyarn@lennard.com

*Sales Representative

lennard.com

Lennard:

Carolyn Laidley Arn*, Senior Vice President
416.649.5923
claidleyarn@lennard.com

200-55 University Avenue, Toronto
416.649.5920
lennard.com

*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.