

410 ADELAIDE WEST

**TOUR BONUS \$100 GIFT CARD
TO ACE HOTEL****

\$2.00 PSF PER ANNUM*COOP COMMISSION

\$35.00 SEMI GROSS

*Up to 5 years for deals firm before December 31, 2023

**For every tour at 410 Adelaide W you will receive a \$100 gift card to the Ace Hotel - 1 min walk from 410 Adelaide W.

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CBRE

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Property Features



Common showers on main floor



Bike Storage on main floor



Building is fully accessible at grade with push buttons and barrier free washrooms throughout



Surface parking at the rear of the building



Recently renovated lobby and façade

410

ADELAIDE

WEST

2ND FLOOR

4,611 sq. ft.

OCCUPANCY

Immediate

NET RENT

\$35.00 Semi Gross (First 24 months of term)

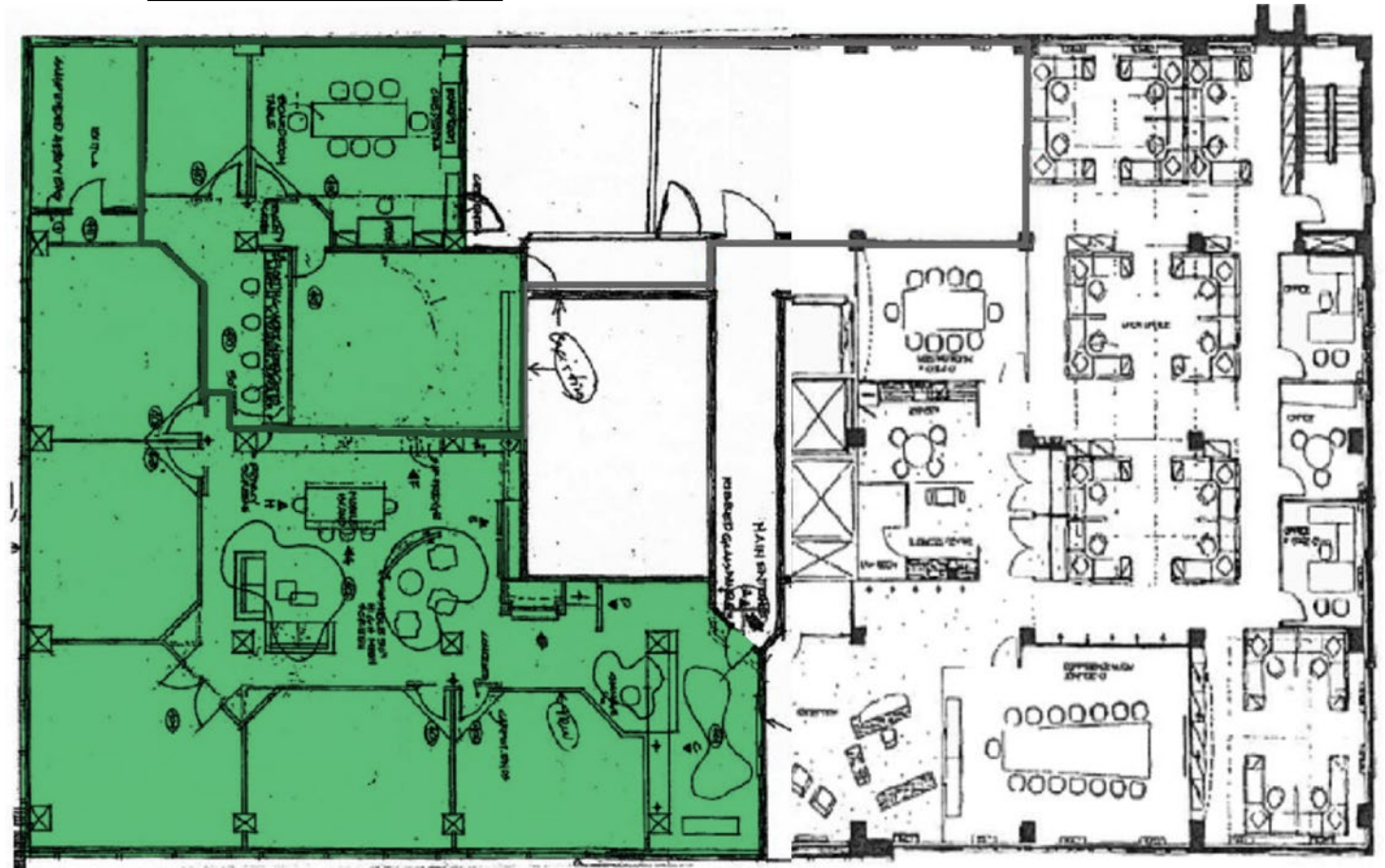
**ADDITIONAL RENT
(2022 ESTIMATE)**

\$15.80 + utilities and in-suite janitorial

COMMENTS

- Creative space in the heart of Downtown West located at Adelaide and Spadina
- High exposed concrete ceilings and concrete floors
- Lots of window exposure
- Building common areas include showers and indoor bike lockers
- Wheelchair accessible

Offering



410 ADELAIDE WEST

Offering

5TH FLOOR

6,580 sq. ft.

OCCUPANCY

60 Days Notice

NET RENT

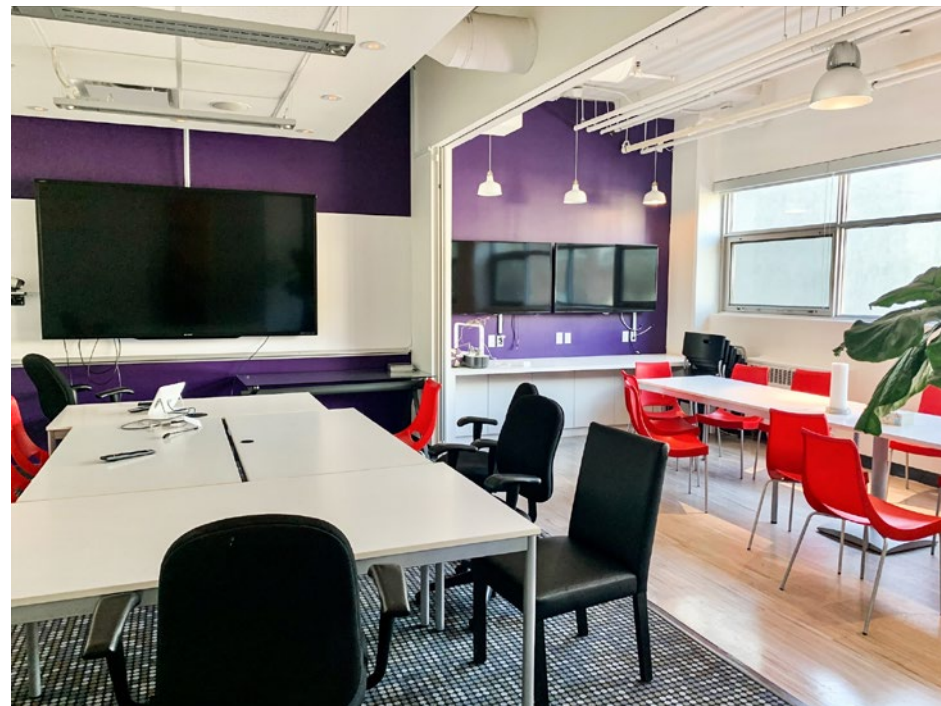
\$35.00 Semi Gross (First 24 months of term)

**ADDITIONAL RENT
(2022 ESTIMATE)**

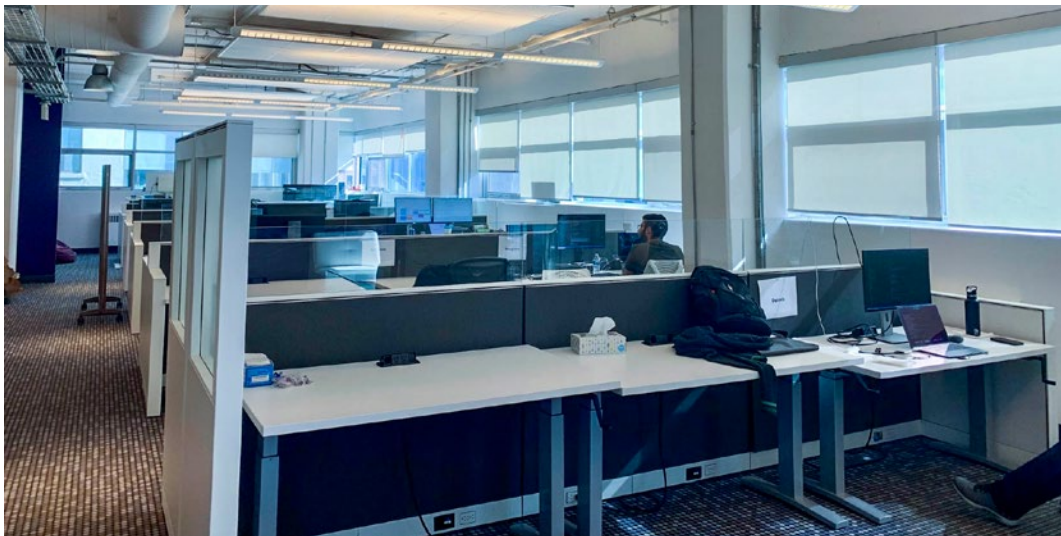
\$15.80 + utilities and in-suite janitorial

COMMENTS

- Unit is efficiently built out with 6 meeting rooms / offices, a kitchen, a large boardroom, open areas for workstations, multiple lounge areas, and a print room
- Furniture may be available



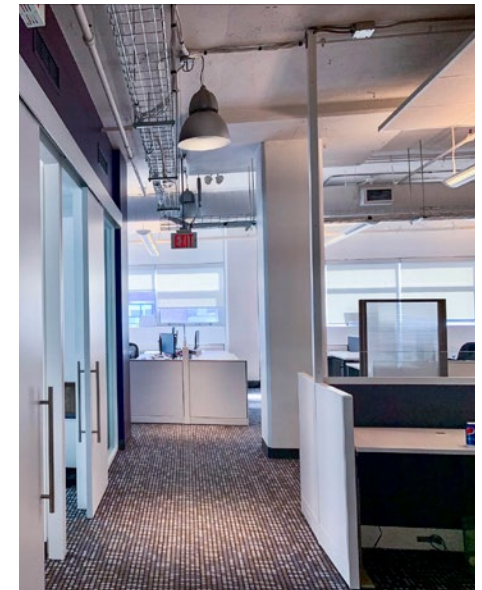
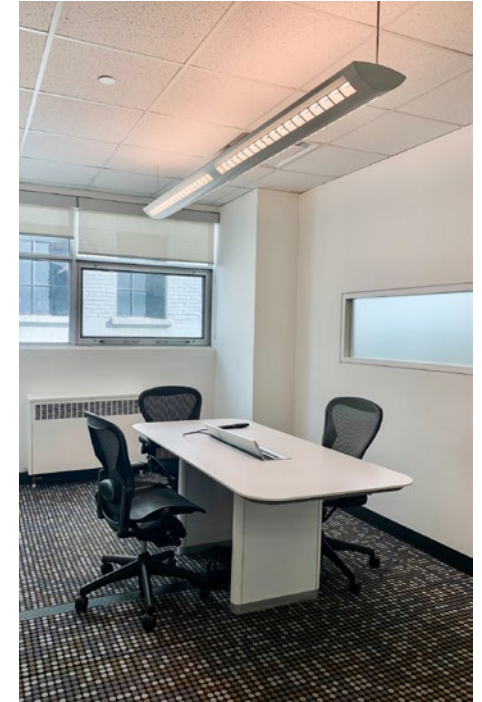
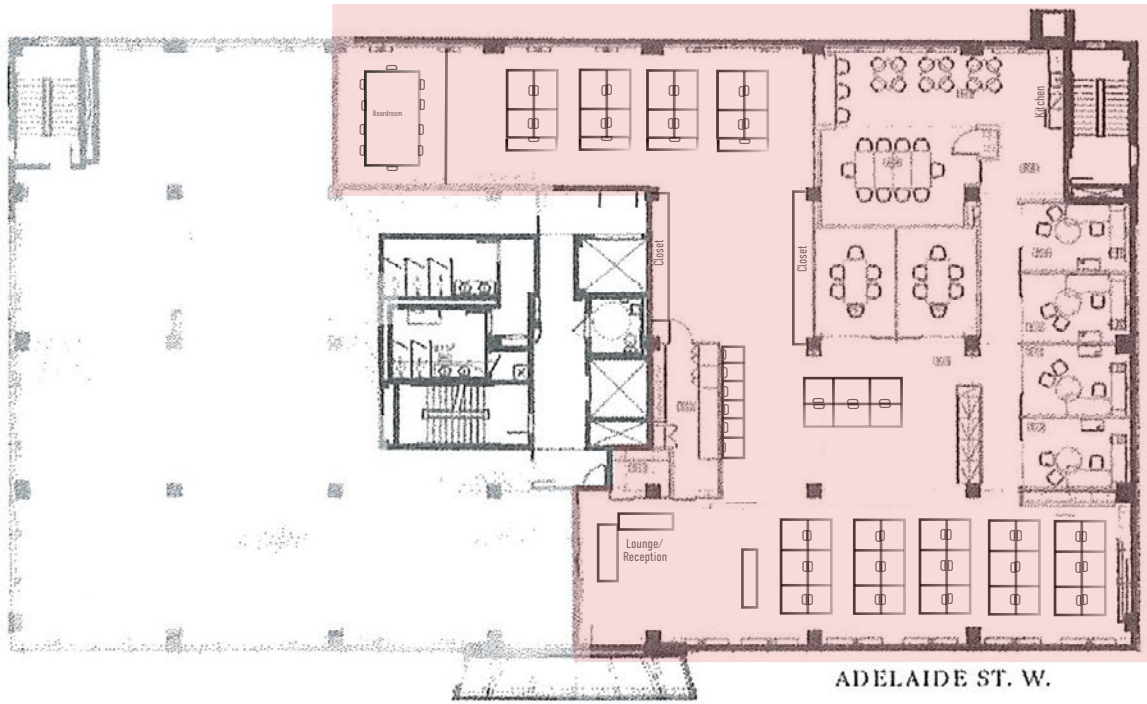
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5TH FLOOR

6,580 sq. ft.

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Location

410 Adelaide Street West is located north of Adelaide & west of Spadina Avenue. The building is steps away from the Spadina TTC Streetcar line and surrounded by a multitude of retail amenities, trendy restaurants, fitness spots & spas. The building is characterized by its open ceilings, exposed concrete floors and renovated common areas.

Located in one of Toronto's hottest neighbourhoods.
Amenities within 5min. walk.



● RESTAURANTS

Cibo Wine Bar	Marben
Gusto 101	Buca
Patria	Thai Princess
Jacobs & Co.	Rodney's Oyster House
SpiritHouse	The Keg
Belfast Love	Brassaii
Fring's	

● COFFEE SHOPS

Quantum Coffee
Strange Love Coffee
Aroma Espresso Bar
Mini Bar
Tim Hortons
Jimmy's Coffee
Starbucks

● FITNESS

Fuel Training Club
Totum Life Science
Fit Factory
GoodLife Fitness
SoulCycle

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