

# 292 Adelaide Street West TORONTO, ON



SPACE AVAILABILITY SUMMARY



CUSHMAN &  
WAKEFIELD

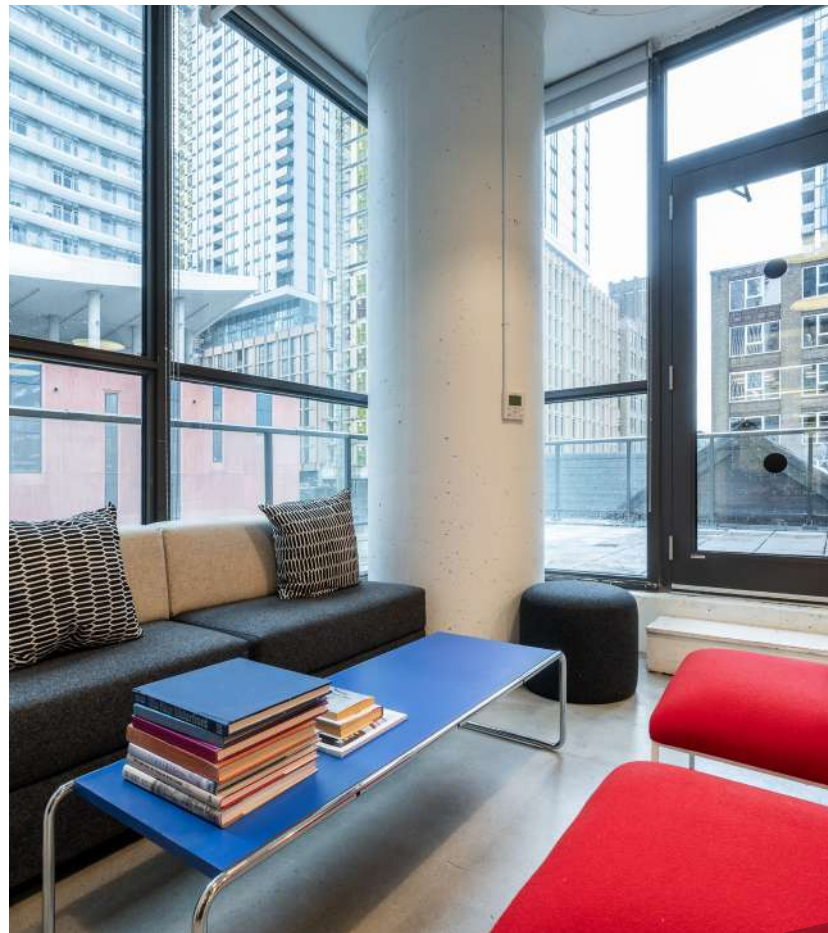
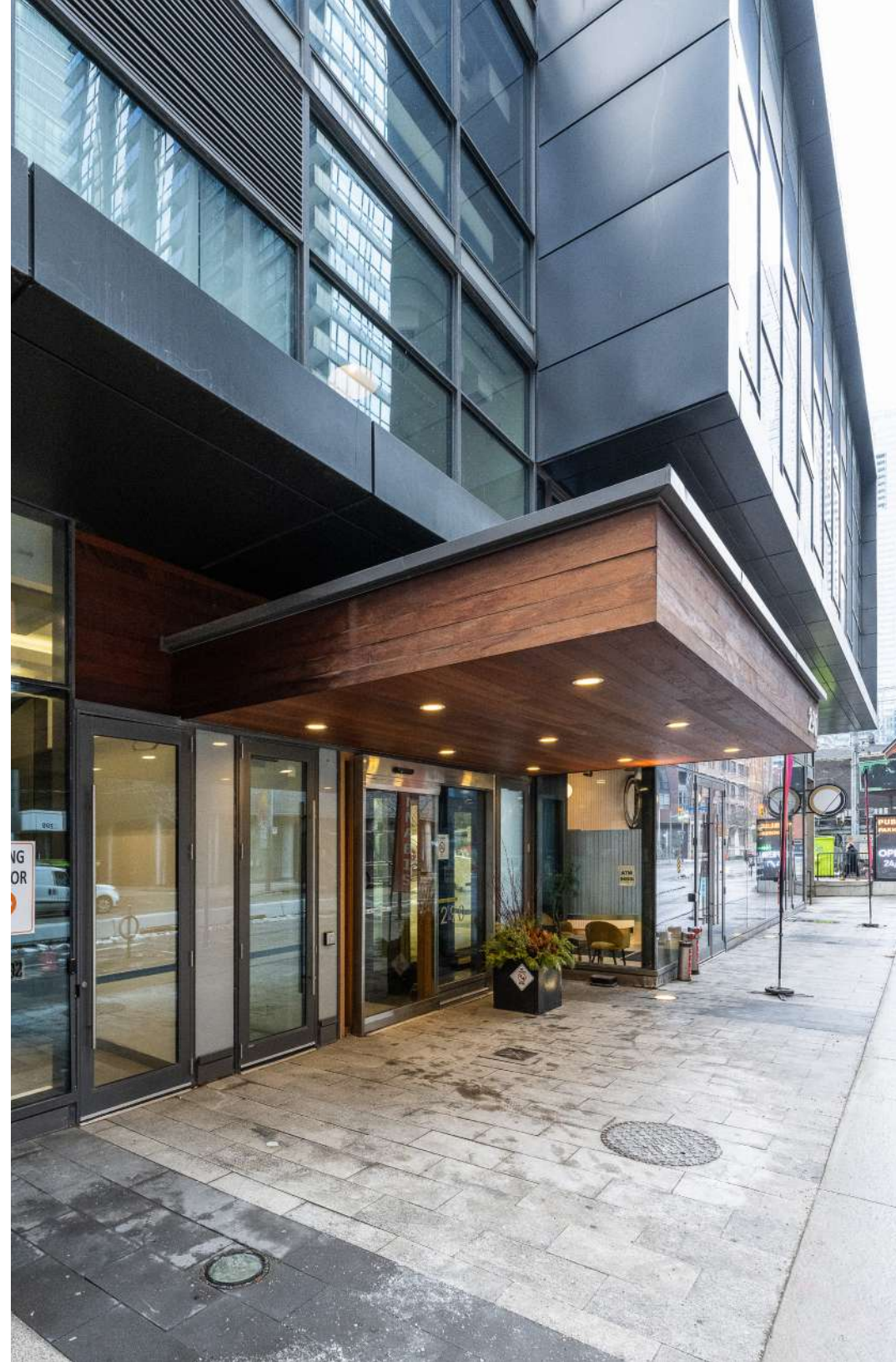
# 292

## ADELAIDE STREET WEST

Contemporary elegance and prestige

292 Adelaide Street West is a modern gem that brings a taste of something new to the city's historic core. Built in 2018, this Class-A, six-story marvel brings a vibrant and innovative twist to the traditional office space with its natural design aesthetic and flexible floorplan. With its prime location in the heart of Old Toronto's Entertainment District, it's sure to be an asset for employees and companies alike.

Spread across four of the building's six floors, 13,741 square feet of office space provides neutral, versatile workspaces suited to any and all tastes. The open floor plan and careful design choices allow for connection, collaboration, and productivity in a relaxed, luxurious environment.



## Available Rentable Area

### ~~Floor 3: 4,144 SF~~ LEASED

- ~~Built-out with 1 meeting room, kitchenette, lounge area, in-suite washrooms, and 28 workstations~~
- ~~Furniture included~~

### ~~Floor 4: 3,883 SF~~ LEASED

Includes 261 SF Terrace

- ~~Built-out with 2 meeting rooms, reception, kitchenette, lounge area, in-suite washrooms, and 28 workstations~~
- ~~Furniture included~~

### ~~Floor 5: 2,891 SF~~ LEASED

Includes 974 SF Terrace

- ~~Built-out with 2 meeting rooms, reception, kitchenette, lounge area, in-suite washrooms and 17 workstations~~
- ~~Furniture included~~

### Floor 6: 2,823 SF

- Built-out with 2 meeting rooms, reception, kitchenette, lounge area, in-suite washrooms and 22 workstations
- Furniture included

Additional Rent: \$16.75 PSF (2023 Est.)

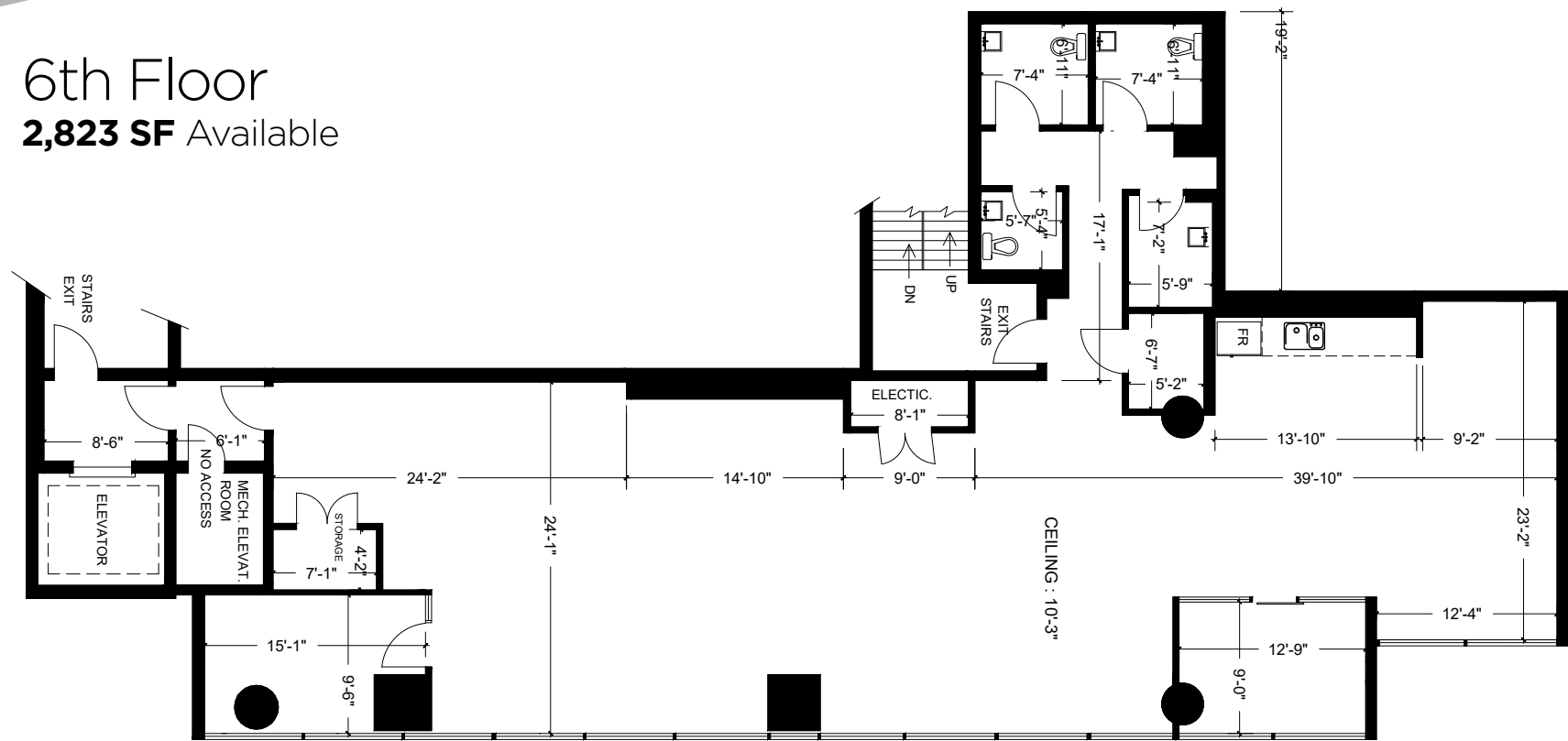
Co-op Commission: \$2.00 PSF/Annum

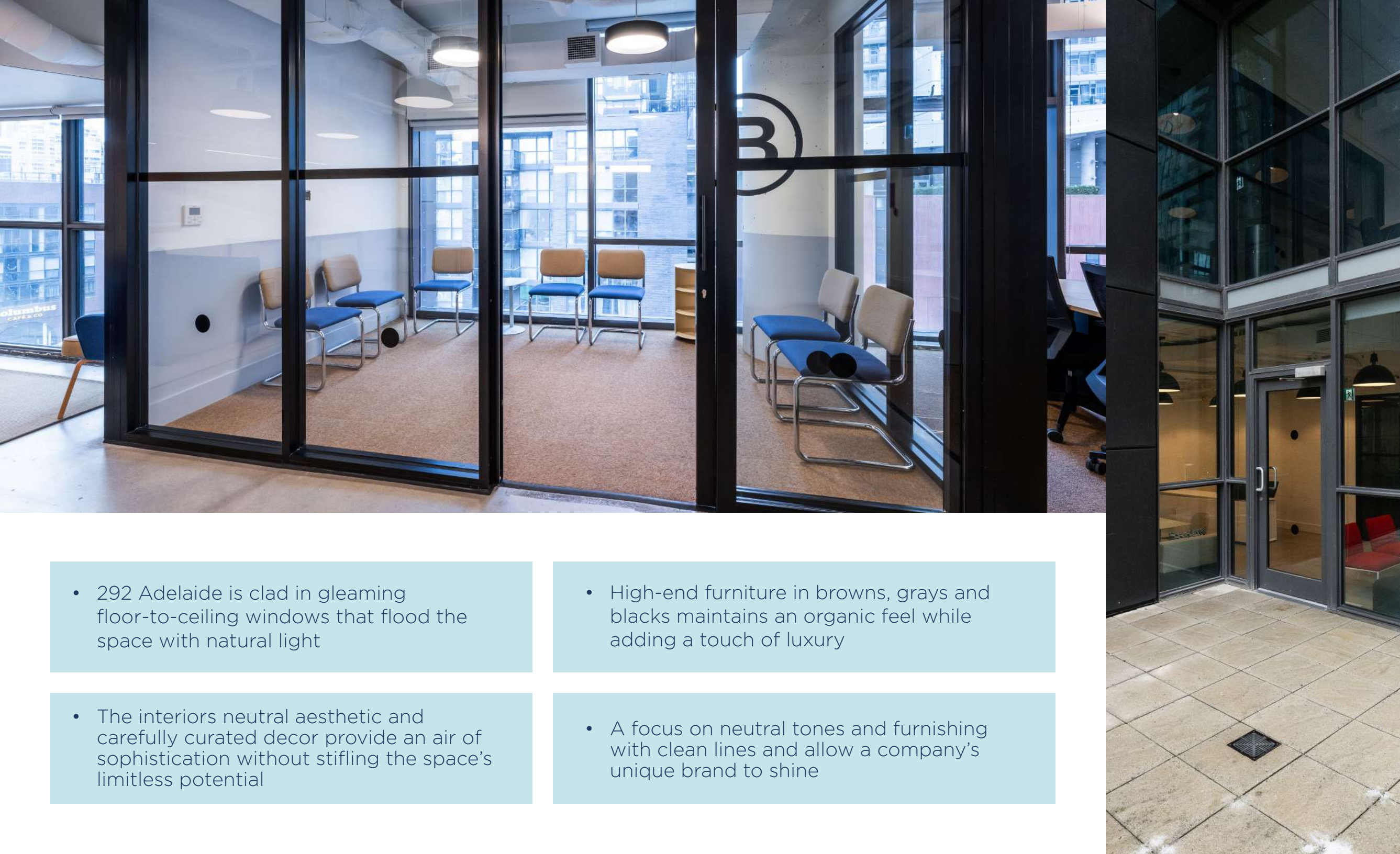
Abundant Underground Parking Available:

\$265/month/unreserved spot

\$375/month/reserved spot

6th Floor  
2,823 SF Available





- 292 Adelaide is clad in gleaming floor-to-ceiling windows that flood the space with natural light

- High-end furniture in browns, grays and blacks maintains an organic feel while adding a touch of luxury

- The interiors neutral aesthetic and carefully curated decor provide an air of sophistication without stifling the space's limitless potential

- A focus on neutral tones and furnishing with clean lines and allow a company's unique brand to shine

## On-site Amenities

- Electronic keycard access
- Private meeting rooms
- Gender-neutral restrooms
- Dog-friendly spaces
- Access to car charging stations
- On-site parking
- Emergency back-up power
- Outdoor space

## Building Specifications



### Building History

Built in 2018  
 Designed by BPD  
 Developed by  
 Lifetime Developments



### Elevators

1 passenger elevator  
 with a capacity of 2200 lbs  
 1 freight elevator  
 (in adjacent residential building)  
 with a capacity of 3300 lbs



### Building Size

6 stories  
 27,810 SF



### Certifications

LEED Gold certified



### Ceiling Heights

12 feet slab-to-slab



### HVAC

Monday - Friday: 8am-5pm



### Fire Strategy

Fully-sprinklered floors



292  
ADELAIDE  
STREET WEST

## Experience an entire city right at your doorstep

Accessing Old Toronto has never been easier. 292 Adelaide is a mere 8-minute drive from Exhibition Go and only an 11-minute drive from the Billy Bishop City Airport. Union Station and the Jack Layton Ferry Terminal are within walking distance, as is King Street West, where you'll find some of Toronto's trendiest and most upscale restaurants, shops, and more. Members frequent the Entertainment District's top attractions, including the Four Seasons Centre for Performing Arts, the Princess of Wales Theatre, and the TIFF Bell Lightbox.

Distance from 292 Adelaide St W		
King Street West	Walk	5 min
Jack Layton Ferry Terminal	Walk	8 min
Union Station	Walk	14 min
Billy Bishop City Airport	Drive	8 min
Exhibition Go	Drive	11 min

# 292 ADELAIDE STREET WEST

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