

Office Spaces For Lease

# 23 Toronto Street 25 Toronto Street 55 Adelaide Street East

## Get more information

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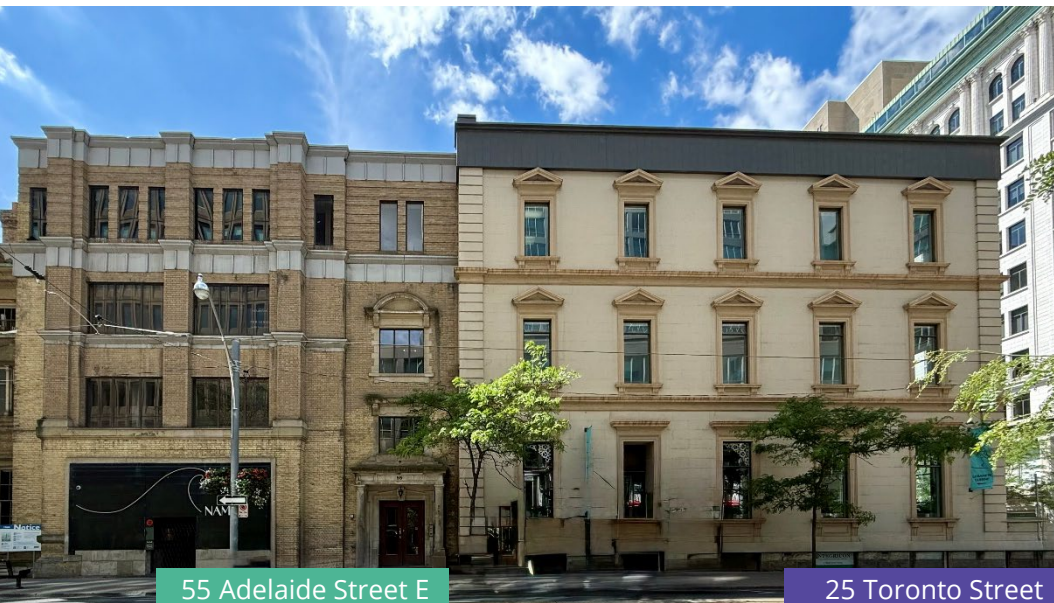
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# 23 Toronto Street

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.

## 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



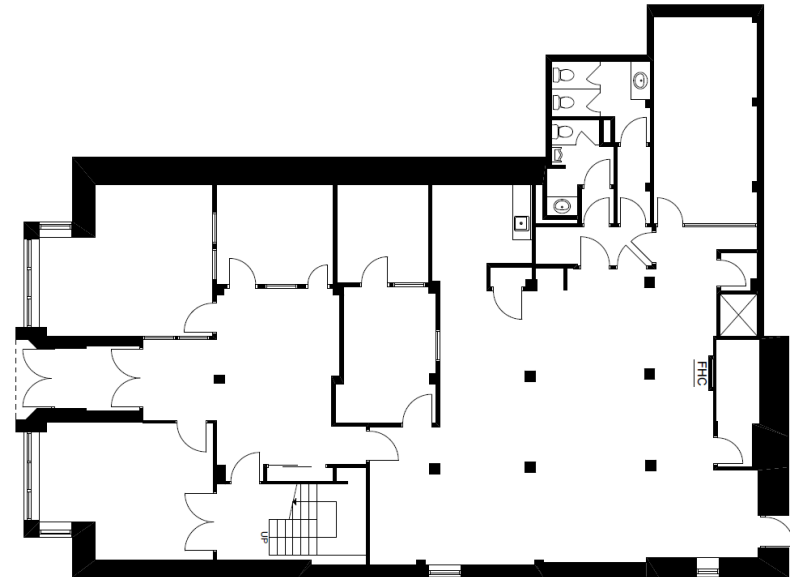
Self contained with private entrance and branding opportunity



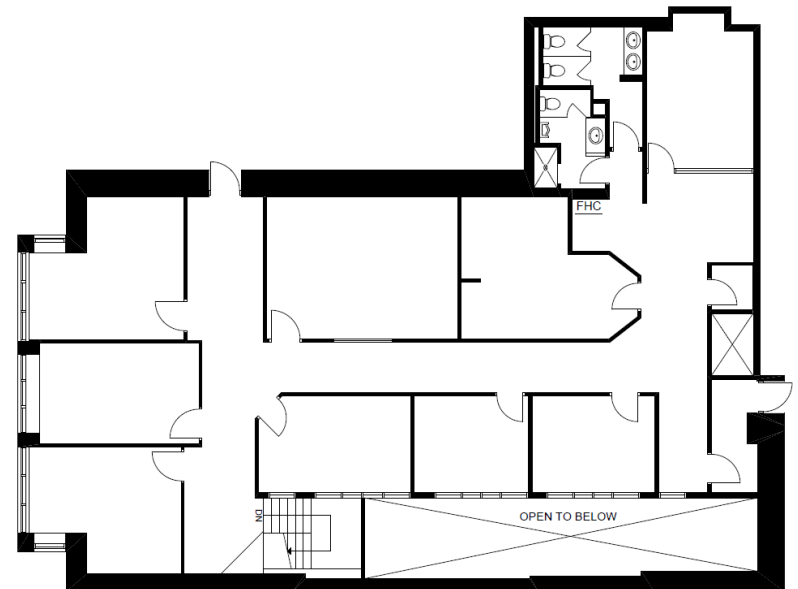
Prime downtown location near Financial Core & St. Lawrence Market



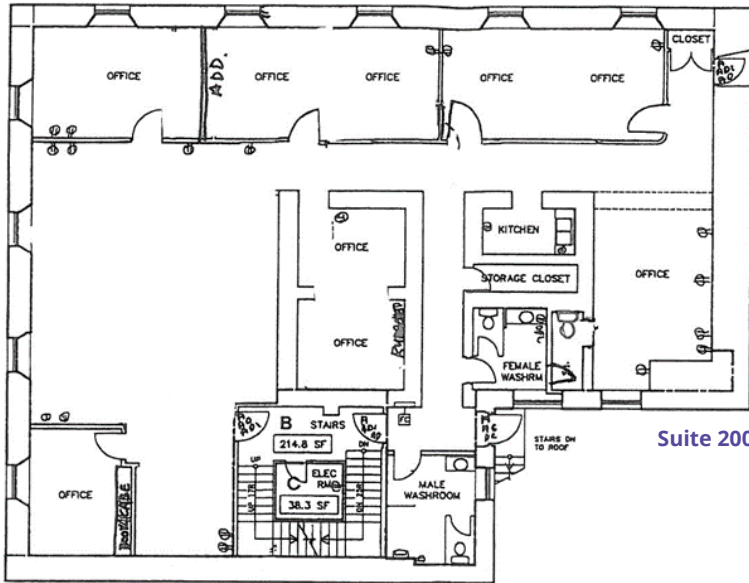
Easy access to TTC subway, PATH system and amenities



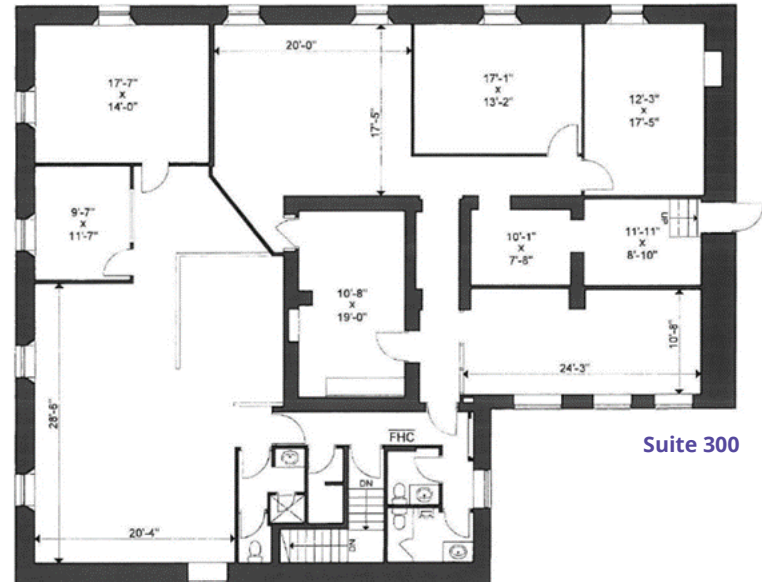
1st Floor



2nd Floor



Suite 200



Suite 300

## AREA

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

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## TERM

Flexible

## Suite 200 | 3,284 sf

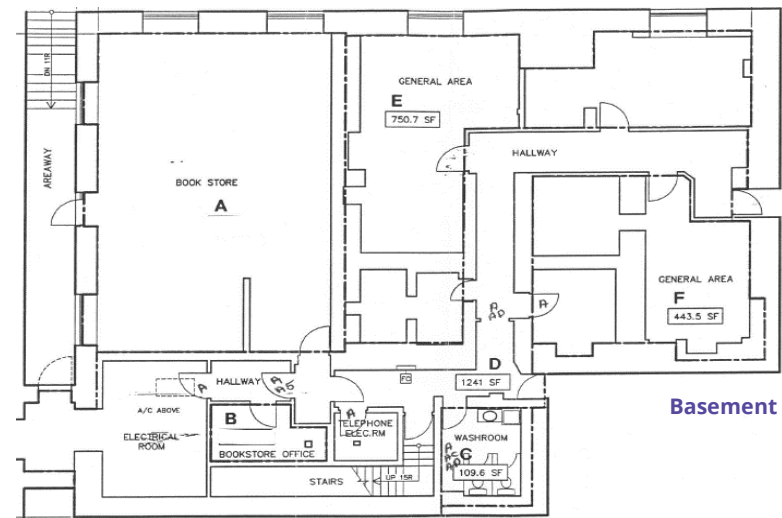
A spacious, full-floor opportunity featuring corner exposure, 11-foot ceilings, and abundant natural light. The open layout provides versatility for a range of workspace configurations, ideal for modern office users

## 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

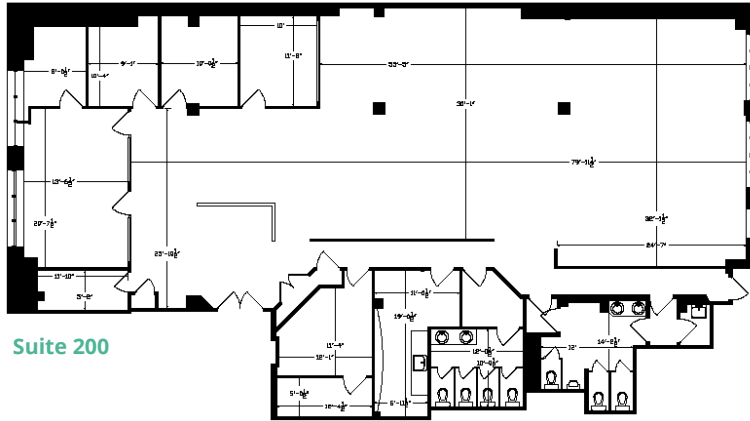
## Basement | 1,300 sf

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

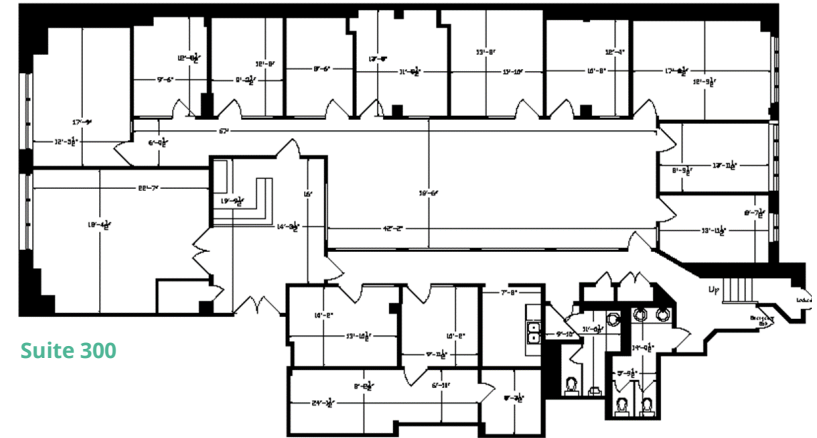


Basement





Suite 200



Suite 300

## 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

Former call center space. Mostly open concept with a boardroom and 3 offices

## 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

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

### Wellness

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




### Shop

- |           |                       |
|-----------|-----------------------|
| 1 Winners | 2 St. Lawrence Market |
|-----------|-----------------------|

### Play

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

### Transit

-  Subway Stations  
 TTC Line 1  
 Union Station



100



100



93

23 TORONTO STREET

25 TORONTO STREET

55 ADELAIDE STREET EAST

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