

FOR LEASE

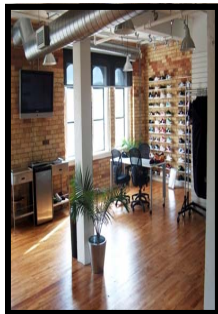
174 SPADINA AVENUE

BRICK AND BEAM OFFICE / STUDIO



- LOCATION:** steps from the intersection of Queen & Spadina, heart of the vibrant downtown west renaissance
- AREA:** 2nd floor – 287 sf
1,415 sf
2,500 sf
- RENT:** \$32.00 psf rentable/ inclusive of utilities*
- FEATURES:**
- exposed brick
 - one window per 200 sf makes for bright office/studio
 - hardwood flooring
 - central A/C
 - stylish, design oriented space
 - close to restaurants , shopping & entertainment
 - Queen & Spadina self storage conveniently located onsite
- TERM:** 5 years

* subject to annual operation cost increases, base year 2007



8 Camden Street, suite 200, Toronto, ON, M5V 1V1
T: 416-504-7100 F: 416-504-7359
EMAIL: info@locationsrealty.com

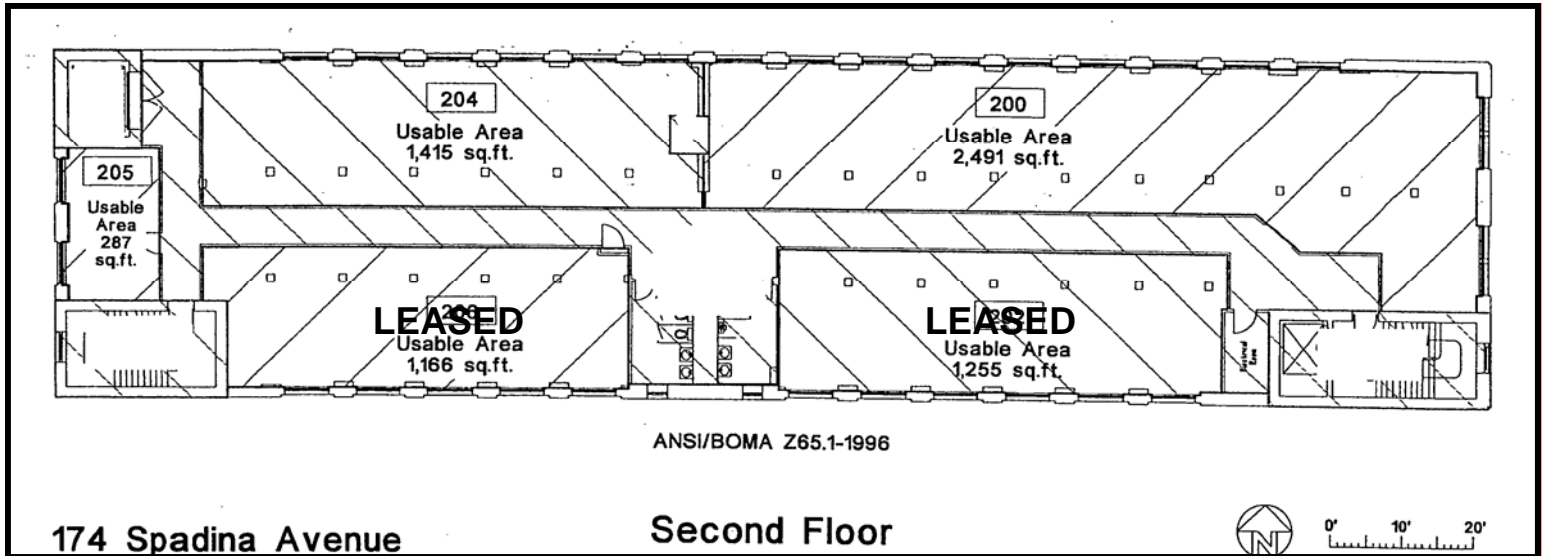
JOEL FINKLER
Broker of Record
T: 416-504-7100 x223

** All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, prior sale and withdrawal without notice.**

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AVAILABLE SPACE:

SECOND FLOOR

- #200 – 2,491 s.f.
- #204 – 1,415 s.f.
- #205 – 287 s.f.

CURRENT TENANCIES INCLUDE:

- Sutherland Models
- Quicksilver Canada
- Next Property Group
- Volcom
- B5 Media
- Sixty Canada Retail Inc.
- Human Resources North
- Clothing showrooms
- Design, corporate communications, marketing & media firms



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