



BUILT
1911

STEELE BRIGGS BUILDING



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V//OLFECORP

IDEAS NEED SPACE

We have reimagined the workspace by adapting the industrial architecture of an earlier era with modern interiors and technologies. The results are unique urban spaces that foster ideas and inspire creativity

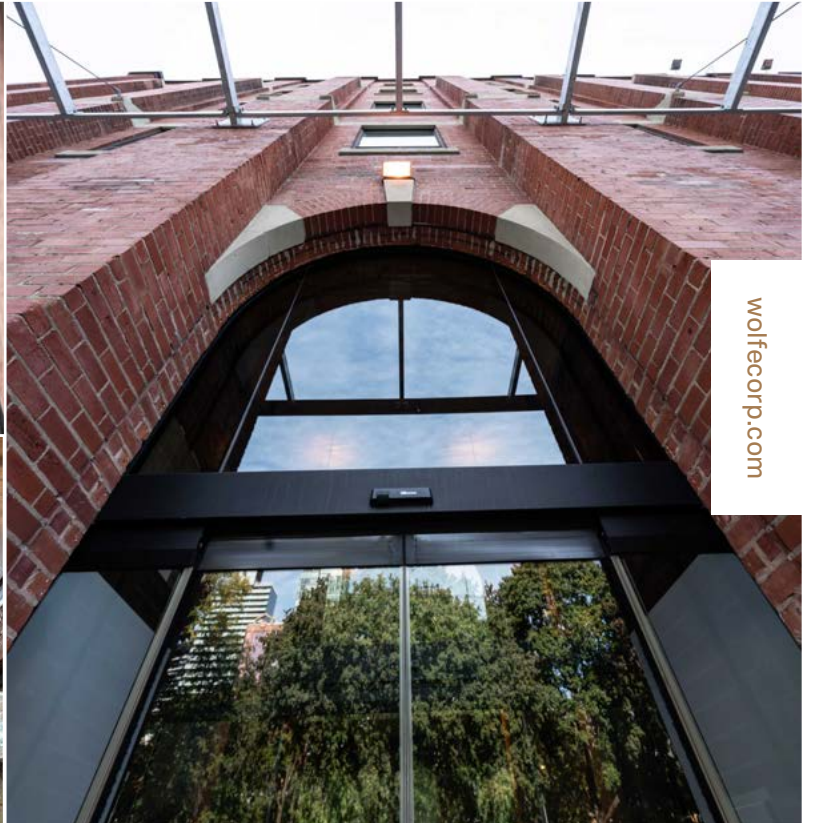
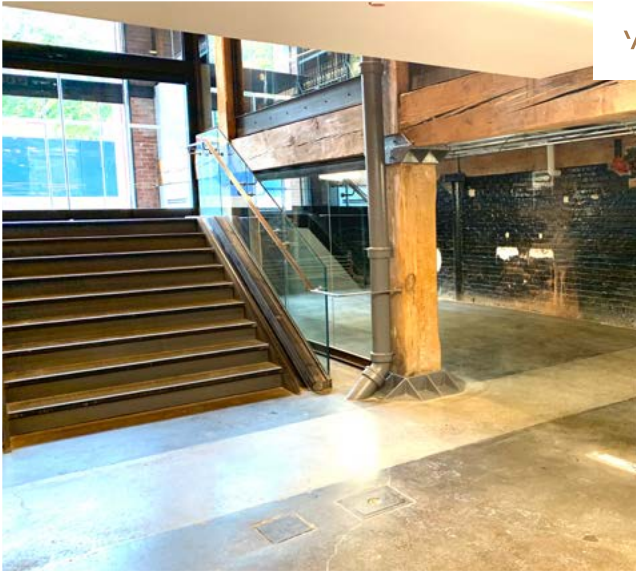
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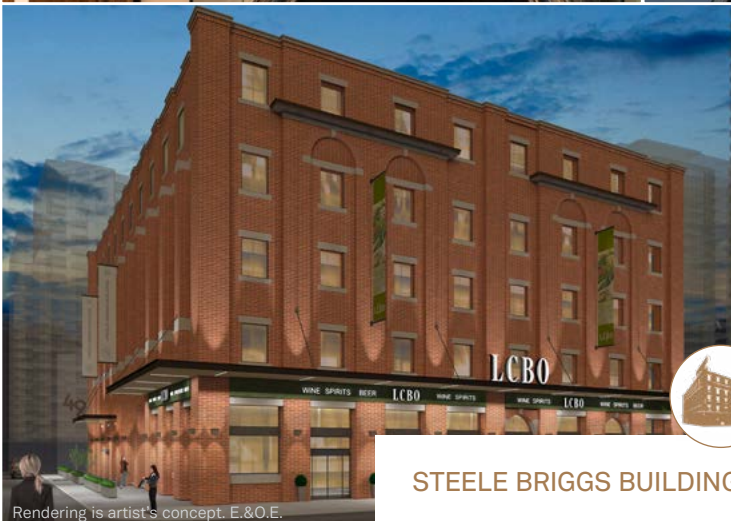


STEELE BRIGGS BUILDING | 49 SPADINA AVE.

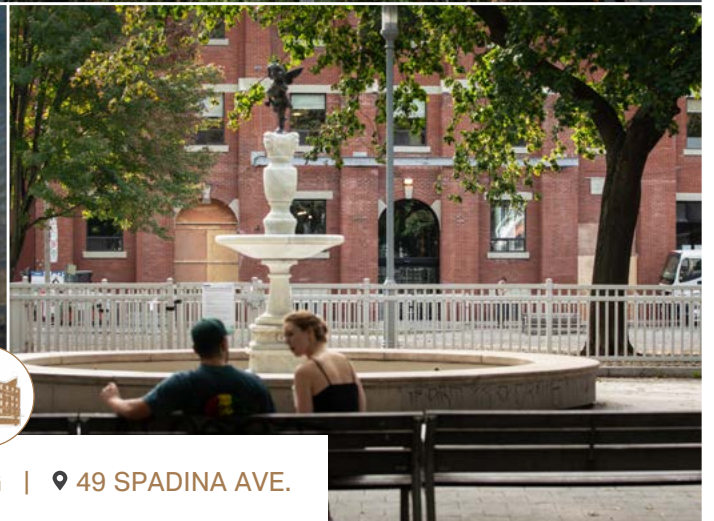
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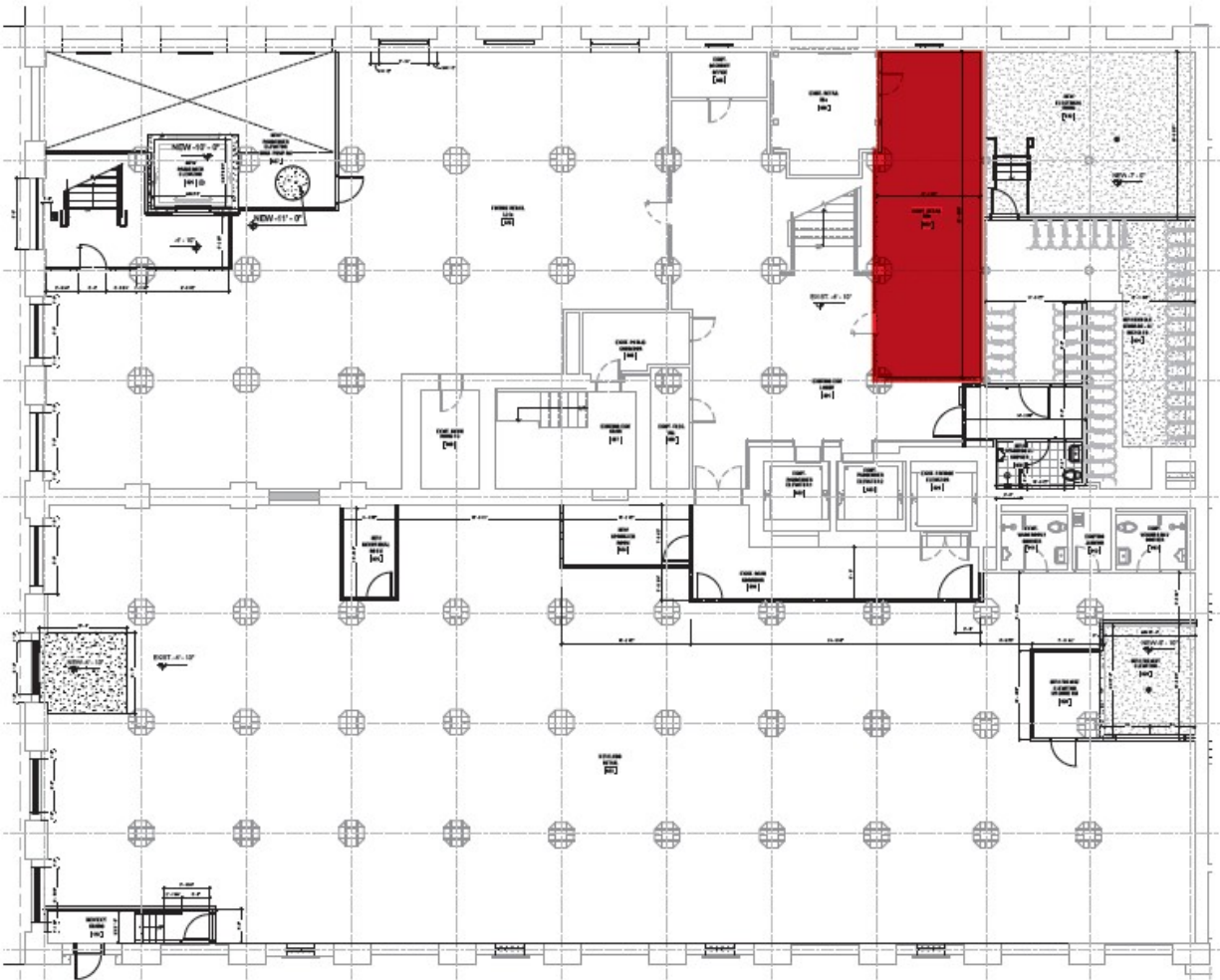


Rendering is artist's concept. E.&O.E.



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LOWER LEVEL RETAIL



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All plans, materials, dimensions and specifications are subject to change without notice. Actual usable floor space may vary from stated floor area. E.&O.E.

SALIENT DETAILS

Address: 49 Spadina Ave. TO., ON M5V 2J1

Area: 770 SQ. FT.

Suite Type: Retail

OFFERING








Net Rent: Market

Additional Rent: \$15.00
(excludes janitorial and utilities)



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EASY CONNECTIONS









-  2 minute walk to 504 King Streetcar
-  2 minute walk to 510 Spadina Streetcar
-  6 minute commute to St. Andrew Station on TTC Line 1
-  Walking distance to Financial District
-  4 blocks from Gardiner Expressway
-  6 minute drive to Billy Bishop Airport
-  Spadina-Front GO Station announced by Metrolinx located immediately south



BUILDING FEATURES



Rendering is artist's concept. E.&O.E.

-  Overlooking Clarence Square Park
-  15,000+ sq. ft. single tenant floorplates
-  Retail at grade including LCBO and specialty café
-  40 weather protected bicycle stalls
-  Change room and shower facilities
-  Daily cleaning services
-  24/7 secure building access
-  Enclosed weather-protected loading dock





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RESTAURANTS, BARS & CAFES

- | | |
|-----------------------|-------------------------------|
| 1. Le Select Bistro | 16. Lee |
| 2. Thompson Hotel | 17. Petty Cash |
| 3. Bisha Hotel | 18. Sara |
| 4. Bar Buca | 19. Marben |
| 5. Buca | 20. Chubby's Jamaican Chicken |
| 6. Labora | 21. Wilbur Mexicana |
| 7. Weslodge | 22. Belfast Love Public House |
| 8. District Eatery | 23. Patria |
| 9. Edulis | 24. Gusto 101 |
| 10. Pizzeria Libretto | 25. Quantum Coffee |
| 11. Jacobs & Co. | 26. Strange Love Coffee |
| 12. Lov | 27. Fahrenheit Coffee |
| 13. Campechano | 28. Jimmy's Coffee |
| 14. Forno Cultura | |
| 15. iQ | |

PARKS

- 29. Clarence Square Dog Park
- 30. Northern Linear Park
- 31. Victoria Memorial Square Park
- 32. Canoe Landing Park
- 33. Round House Park
- 34. Bobbie Rosenfeld Park
- 35. HTO Park West

FITNESS & WELLNESS

- 36. Totum Life Sciences
- 37. Quad King
- 38. Soul Cycle
- 39. Fit Factory
- 40. Studio Lagree
- 41. Goodlife
- 42. SAANA Yoga



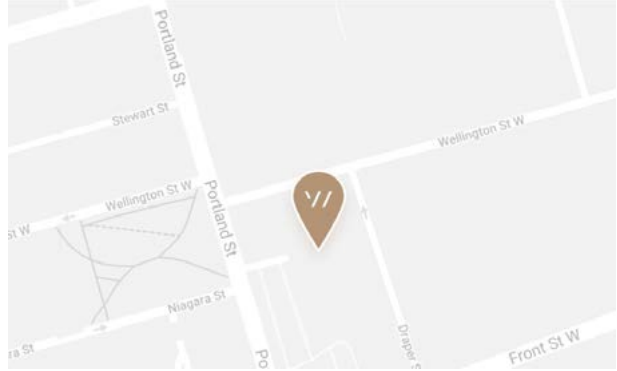
Map is artist's concept. Not to scale. E.&O.E.

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