

57 SPADINA

48,902 SF
Bespoke office space
FOR LEASE

Tailored to your business



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Welcome

to a new and exciting customizable office
opportunity within this mixed-use development
located at King and Spadina.

In the heart of the city's trendy and growing King West
neighbourhood, comes a prominent modern and
mixed-use development, which includes high performance
innovative office space on floors 2 through 4 that prioritizes
employee experience, technology, and sustainability.

57 Spadina offers unrivaled access to a deep,
well-educated and flexible labour pool and steps to multiple

TTC transit lines, bike lanes and vehicular arteries,
the city's best restaurants and entertainment
establishments, outdoor green spaces, as well as a
variety of boutique shops. 57 Spadina offers tenants
a unique and strategic location within Toronto's
most exciting neighbourhood where people want to be.

You are in good company; other companies in
the area include Intuit, Shopify, WealthSimple,
Ebay and Kijiji and an array of other tech,
advertising media, and creative tenants.





A FORWARD-THINKING WORKPLACE SOLUTION INSPIRED BY SUSTAINABILITY AND PRODUCTIVITY

57 Spadina, developed by Tricon and designed by renowned Diamond Schmitt Architects, is a 36 storey, premium mixed-use development coming to the Toronto market. Nearing completion and now ready for occupancy.

This office opportunity occupies the 2nd, 3rd and 4th floors of the building and is accessed by fully dedicated private elevators after entering an intimate boutique hotel-type lobby. Ideally situated at King and Spadina, 57 Spadina offers high-profile signage and branding opportunities on one of the city's most visible intersections. Each floorplate consists of roughly 16,000 square feet of high performance space, with outdoor private terraces situated along the south side of each floor overlooking the green tree canopy at Clarence Square Park. Additionally, up to 27 commercial parking stalls will be available, alongside bike storage.

FEATURES

- ▶ Unrivalled connectivity in Toronto's most exciting amenity-rich neighborhood for well-educated young employees.
- ▶ High-profile corporate signage opportunity on one of the city's most visible intersections
- ▶ Private outdoor south facing terraces and views over the adjacent Clarence Square Park, provide ample outdoor green space environments for tenants to enjoy
- ▶ Enhanced indoor air quality with UV air purification and MERV 13 air filtration to ensure the health, well-being and comfort of tenants
- ▶ Impressive LEED Gold sustainability credentials for a healthier workspace and planet



AVAILABLE SPACE

2nd Floor: 14,524 sq.ft.

3rd Floor: 16,939 sq.ft.

4th Floor: 17,439 sq.ft.

Total: 48,902 sq.ft.

NET RENT

Contact Listing Agents

ADDITIONAL RENT

\$22.00 per sq.ft. (est. 2022)

TERM

Contact Listing Agents

POSSESSION

Immediate

CEILING HEIGHTS

2nd Floor: 15 ft.

3rd Floor: 10 ft.

4th Floor 13.3 ft.

PARKING

27 commercial parking stalls plus
2 car share stalls, 13 bike spaces

A FOCUS ON HEALTH AND WELLNESS



SUSTAINABILITY

- ▶ LEED GOLD Certification
- ▶ TGS Tier Two
- ▶ Designed and built for efficiency
- ▶ Enwave deep water district energy cooling
- ▶ High performance building systems for monitoring demand and consumption



BICYCLE ACCESS

- ▶ Accessible through city's dedicated bicycle routes
- ▶ Secure bicycle storage with shower and change room facilities



GREEN SPACE

- ▶ Private outdoor terraces serve as an extension of the office premises
- ▶ The Clarence Square Park



AIR QUALITY

- ▶ Enhanced, high-powered HVAC design, to ensure cleaner and fresher air
- ▶ UV light treatment system on the air filters disinfects the air, reducing the spread of bacteria and infectious agents
- ▶ Outdoor space amenities
- ▶ Operable windows



NATURAL LIGHT

- ▶ Access to natural light with UP TO 15' floor to ceiling windows





57 Spadina Transforming How You Work

Whether you're in the office or taking advantage of the outdoor spaces, 57 Spadina offers a transformative work experience. Hold an al-fresco team meeting on the patio or take an outdoor break and take a call in Clarence Square. One thing is certain, work doesn't always feel like work at 57 Spadina.

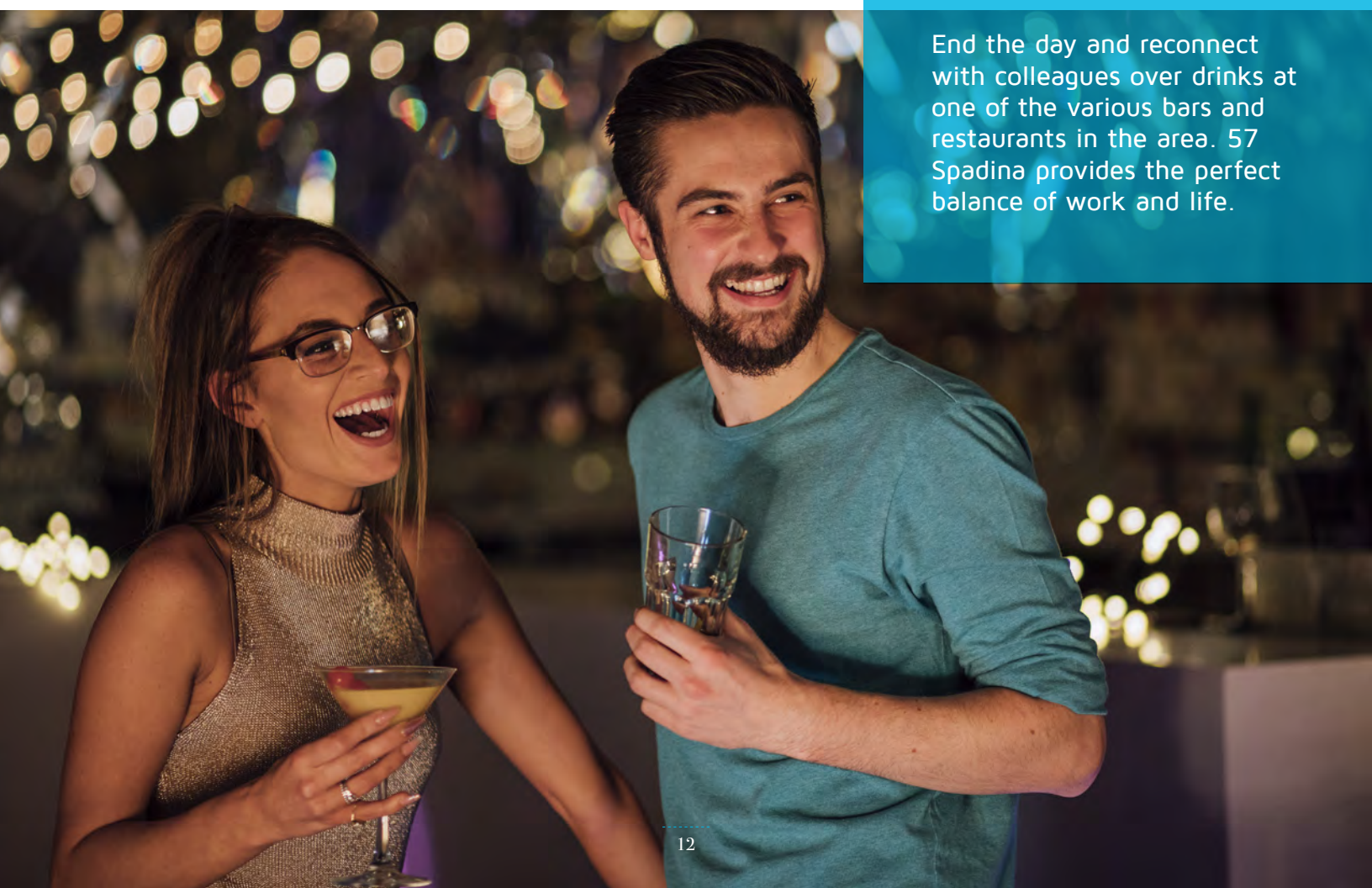




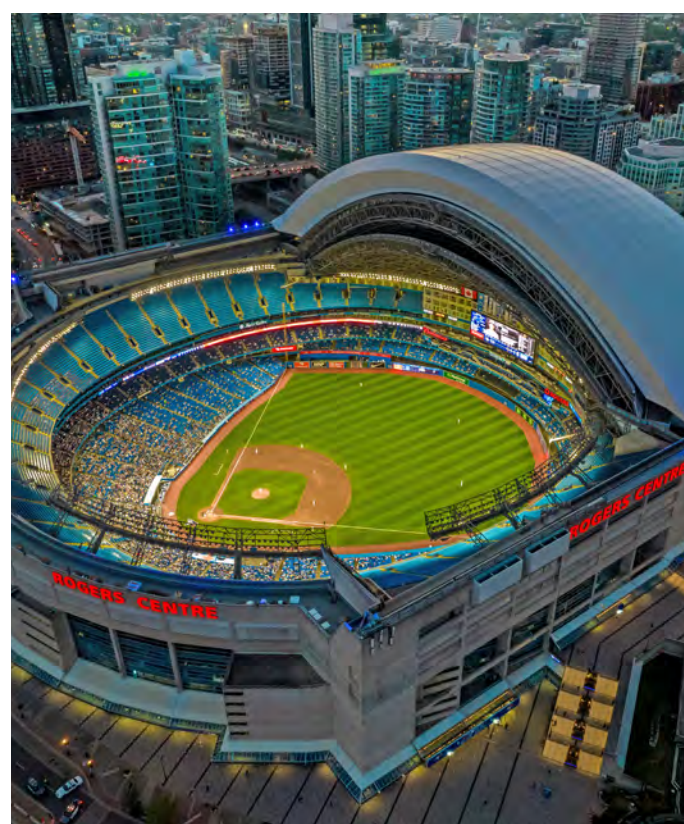


57 Spadina Connects Work with Life

A day in the life at 57 Spadina starts with grabbing your Americano at a local café and catching up on morning emails on your private balcony. Grab a bite to eat with clients over lunch, or pop into a spin class.



End the day and reconnect with colleagues over drinks at one of the various bars and restaurants in the area. 57 Spadina provides the perfect balance of work and life.





57 SPADINA

WHERE BUSINESS, TALENT AND CULTURE INTERSECT

King West is one of Toronto's most exciting and fastest growing areas. It is home to some of the country's top talent and is the chosen area for many of Canada's leading companies.

This area is currently home to a multitude of design and advertising agencies, tech companies, as well as established companies including Indigo, eBay and Shopify.

LOCAL AMENITIES

From a day-to-day perspective, King West has a wide variety of local amenities. There is an array of boutique shops, café, restaurants, and bars, fitness and wellness studios, and outdoor spaces to enjoy. This makes working in the area easy and convenient, making it a top choice for many business owners looking to attract, hire and grow top talent.

GROWTH & DEVELOPMENT

King West is the leading tech hub in Canada and with this has come an influx of growth and development. King West has become a coveted Toronto address for young and established professionals alike, resulting in a lack of supply across the node, coupled with increased demand. King West is a highly coveted and reputable location, offering exciting and quality real estate, that is the chosen solution for many businesses today.

PERFECTLY POSITIONED & CONNECTED

Food & Beverage

Retail

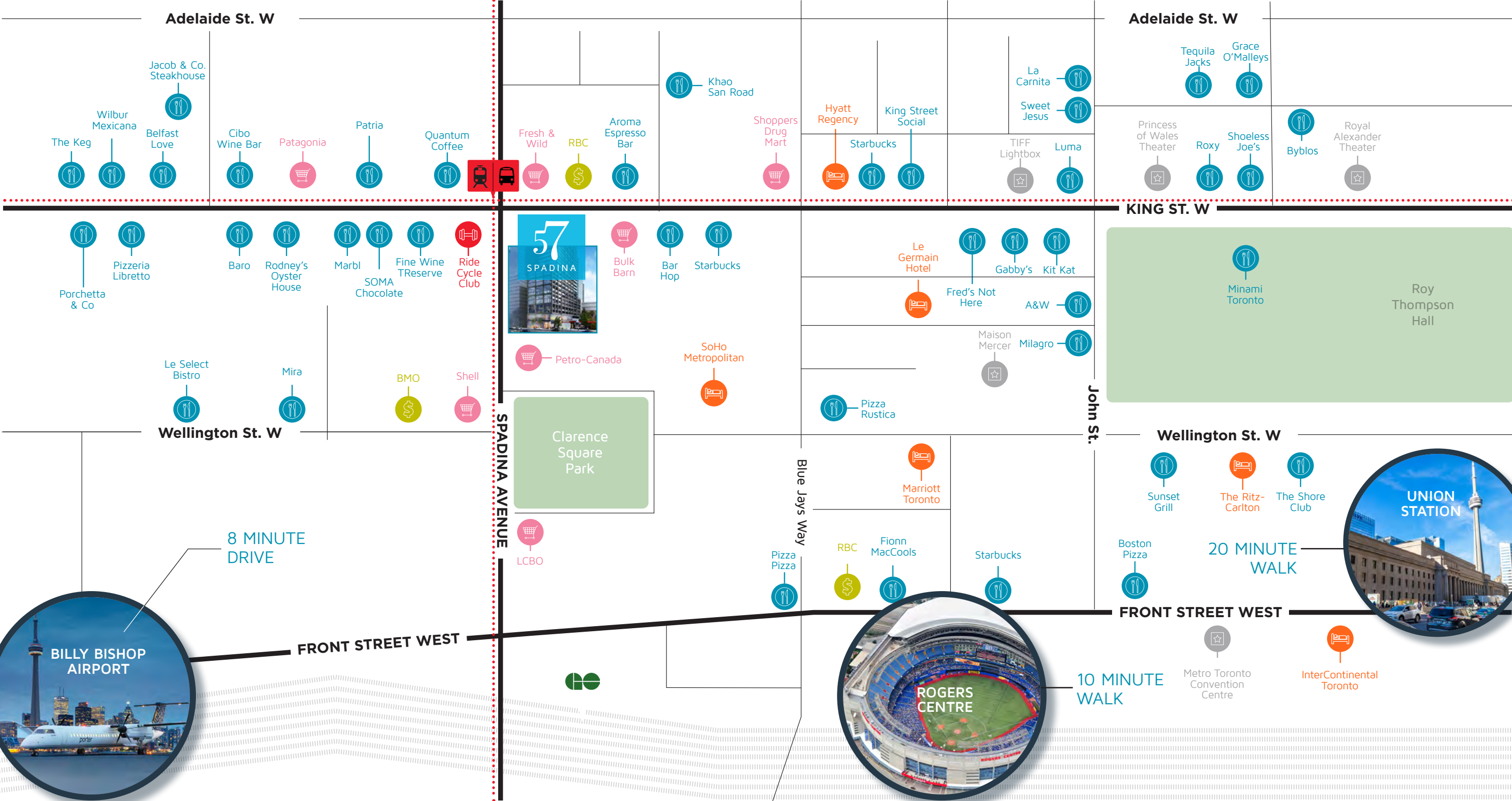
Transit

Bank & Finance

Hotel

Health & Wellness

Entertainment





57 SPADINA

HIGH-PROFILE STREET PRESENCE IN THE HEART OF KING WEST

The intersection of King & Spadina is bustling with ample foot and vehicle traffic, making it an exciting opportunity for high visibility and street exposure. 57 Spadina offers two highly-sought after signage opportunities, unique to the King West nodes that will increase tenant exposure in the marketplace.



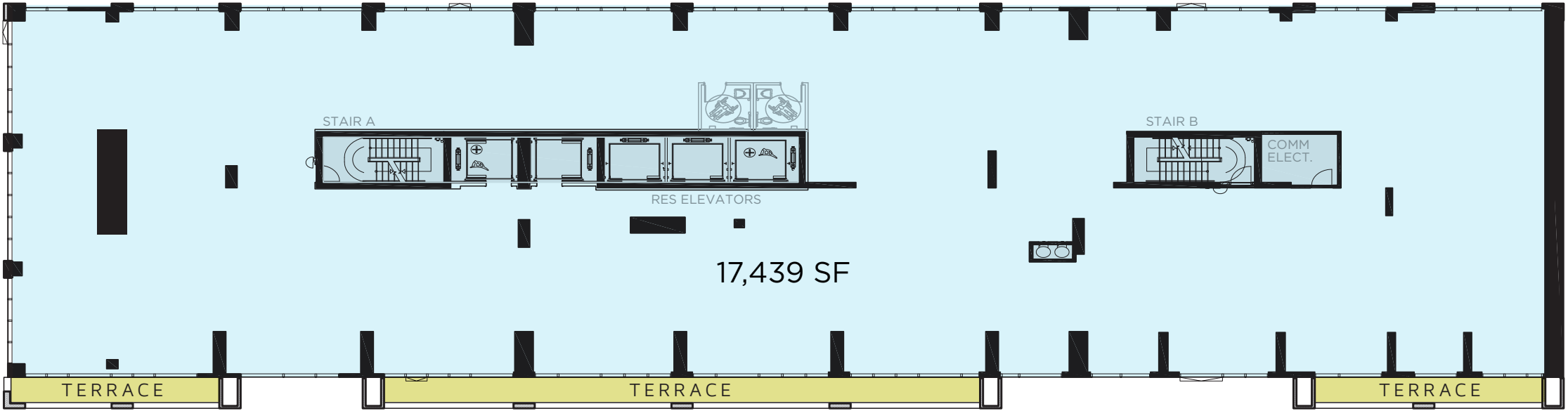
DAYTIME
POPULATION
179,781

Excellent exposure

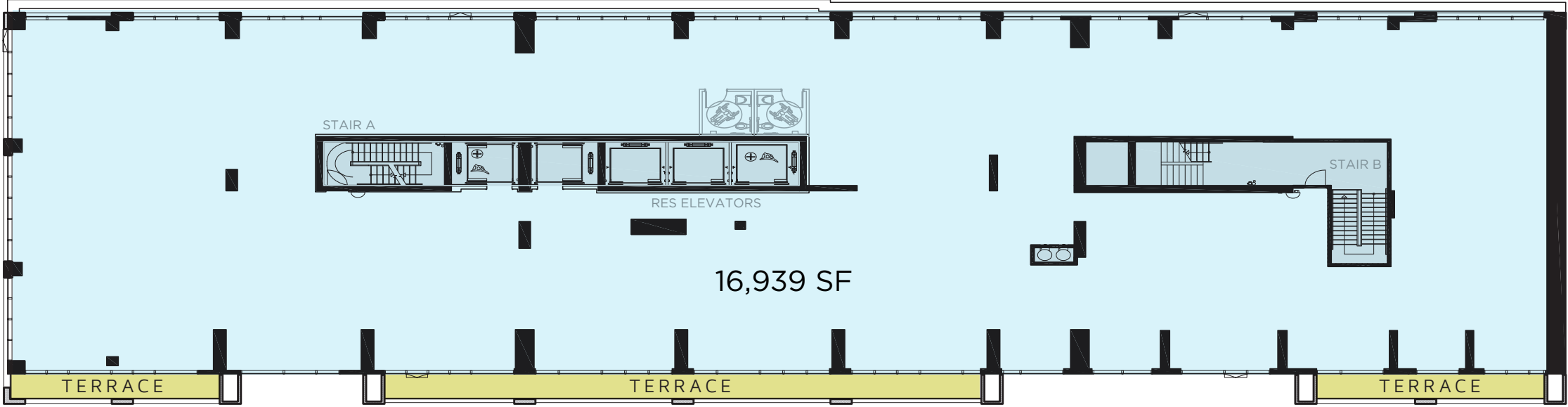
With the density of this node,
your brand will benefit from this
high visibility opportunity

TYPICAL FLOORPLATES

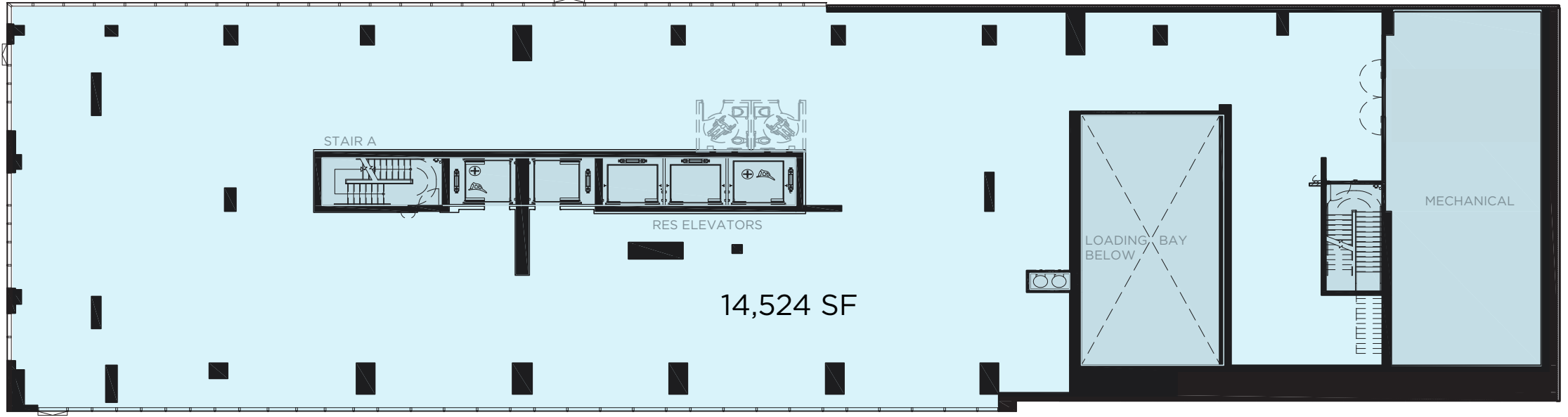
4th
FLOOR



3rd
FLOOR

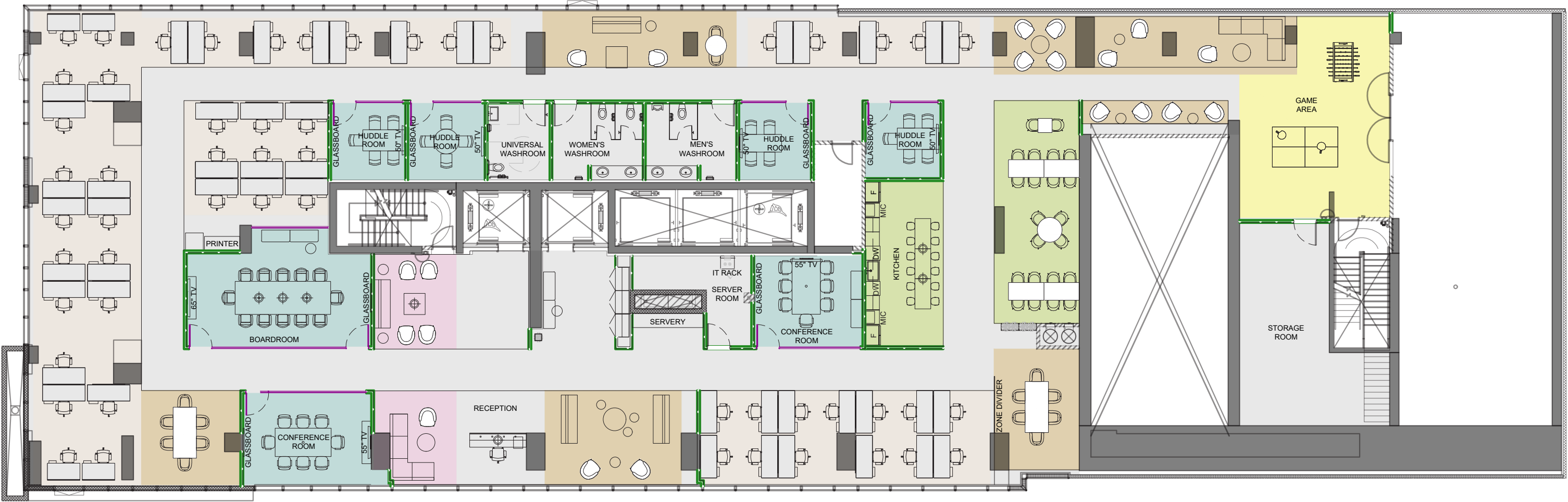


2nd
FLOOR



clearspace

| 2ND FLOOR SPACEPLAN



CLEARSPACE MODEL SUITE OFFERING

Option for a move-in ready, "turnkey" Clearspace model suite

- ▶ Inclusive pricing rent schedule
- ▶ Suites will be delivered fully furnished and wired
- ▶ Bright and modern look and feel - Ideal for attracting employees back to the office
- ▶ Collaborative layout with abundance of meeting rooms while utilizing the perimeter for workstations to take advantage of natural light

THE FINISHES INCLUDE:

- ▶ Polished concrete throughout
- ▶ 8' glazing on meeting room & office fronts with frameless glass doors
- ▶ Linear LED task lighting throughout
- ▶ New kitchen with full appliance set

LEGEND

- RECEPTION
- MEETING
- OPEN COLLAB.
- CAFE
- WORKSTATIONS
- OFFICE
- MULTI-PURPOSE

WALL LEGEND

- DEMISING WALL
- EXISTING WALL
- NEW WALL
- NEW GLAZING



57 SPADINA

Open flexible office with
outdoor terrace amenity

THE TEAM



Tricon Residential is a rental housing company that develops, owns, and manages a rapidly scaling portfolio of 35,000 rental units throughout North America, including both multi-family rental apartments and single-family rental homes. Headquartered in Toronto, Tricon has \$16 billion of assets under management and is a steward of capital for long-term investors including pension funds, endowments, and other institutional investors.

At Tricon, we believe in a world where housing unlocks life’s potential, and create inviting living spaces that unite the best of form and function, empower our employees to serve our residents with the support of a technology enabled mobile app platform to simplify our residents lives, and are focused on vibrant resident community programming. Tricon was one of the first movers to enter the purpose-built rental apartment sector in 2015 with scale and is the leader in the marketplace with ten projects currently under development, ranging from affordable to market rate units.



With net assets of over \$25 billion, OPTrust invests and manages one of Canada’s largest pension funds and administers the OPSEU Pension Plan (including OPTrust Select), a defined benefit plan with over 100,000 members.

OPTrust was established to give plan members and the Government of Ontario an equal voice in the administration of the OPSEU Pension Plan and the management of the assets through joint trusteeship. OPTrust is governed by a 10-member Board of Trustees, five of whom are appointed by OPSEU and five by the Government of Ontario.



Diamond Schmitt is a global architecture firm that designs transformative, purpose-driven, and highly sustainable buildings. Delivering innovative architecture that empowers people, communities, and organizations to harness change for the greater public good, Diamond Schmitt employs a collaborative research process to create architecture that is known for exceptional performance and meticulous craftsmanship. Current and recent arts and culture spaces recognized for their versatility of space and striking design include Buddy Holly Hall in Lubbock, the Emily Carr University of Art + Design in Vancouver, The National Arts Centre and Ingenium Centre in Ottawa, La Maison Symphonique de Montréal, and David Geffen Hall at Lincoln Center in New York. Diamond Schmitt has offices in New York, Toronto, and Vancouver.



Deltera is a fully integrated construction management company, specializing in the construction of high-rise residential (condominium & rental) developments.



Cushman & Wakefield (C&W) is a leading global real estate services firm that delivers exceptional value for real estate occupiers and owners. C&W is among the largest real estate services firms with approximately 50,000 employees in 400 offices and 60 countries, managing more than 4.8 billion sf of commercial real estate space on behalf of institutional, corporate and private clients.





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