



417
Spadina

Office for Lease
In the Heart of the Forest Hill Village



Office For Lease

417 Spadina Road, Toronto

Size: Second: 2,092 sq. ft.
Third: 2,114 sq. ft.

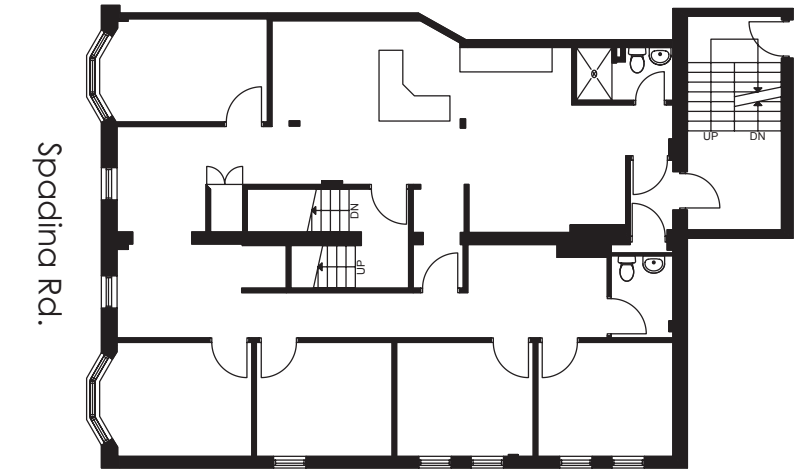
Net Rent: Contact listing agents

TMI: \$23.00 per sq. ft.

Available: Immediately

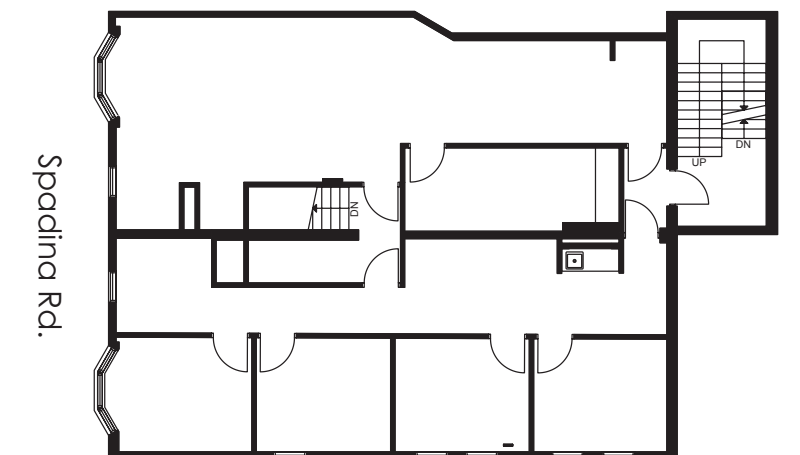
- Premium office space at the corner of Spadina Road and Lonsdale Road
- Situated in Forest Hill, one of the city's most affluent neighbourhoods
- Neighbouring tenants include Second Cup, Greenhouse Juice, Freshii, Rexall, Village Juicery, Aroma Espresso Bar and more
- Minutes from Upper Canada College and Bishop Strachan School as well as Heath Street entrance to the St. Clair West subway station and the St. Clair Avenue streetcar line

Second Floor



LONSDALE RD.

Third Floor



LONSDALE RD.

Signage Opportunities

Six Blade Signs, Wall Sign + Ground Level Entrance Signage



Interior Images



A Well-Established Neighbourhood

417 Spadina Road is surrounded by Toronto's most exclusive residential neighbourhoods. The Property itself sits in Forest Hill Village, one of the nation's most highly sought-after neighbourhoods.

Forest Hill Village is home to over 60 unique retailers on the stretch of Spadina Road near Lonsdale Road. Forest Hill Village itself is part of Forest Hill, one of the nation's most affluent neighbourhoods with its residents frequenting this stretch of Spadina to shop, workout and eat. It is a highly sought-after location for retailers as seen from the low vacancy rates in the area.

The area has very favourable demographics - the 2020 average household income within 1 kilometre radius of 417 Spadina Road was \$266,339, over 60% higher than Toronto's average household income of \$98,174.

The area has dedicated bike lanes, street parking and access to the St. Clair Street car line and numerous bus lines that makes getting to and from it by car, bike or public transport easy.



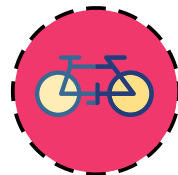
85 Walk Score

- very walkable
- most errands can be accomplished on foot



83 Transit Score

- 5 minute walk to St. Clair West Subway Station (Heath St. Entrance), 512 St. Clair streetcar line, 33 Forest Hill Bus, 126 Christie bus and 90 Vaughan buses at the St. Clair West Station Stop



86 Bike Score

- biker's paradise
- bike lanes available
- flat roads ideal for cycling

SPADINA ROAD

CIBC
Starbucks
HSBC
Stefani's
LCBO
Champion Taekwondo
Scotiabank

TD
BMO Bank of Montreal
Sofra Forest Hill
Type Books
WHAT A BAGEL
Greenhouse Juice Co

LONSDALE ROAD

Pizza Banfi
Lonsdale Gallery
RBC
Village Juicery
Forest Hill Optical
Subway
Future Mid-Rise Condo Site
Residential

SPADINA ROAD

FH Health
Rexall
Spadina Spa & Pain Solutions
Village Chill
The Kitchen Table
Mashu Mashu Mediterranean Grill
aroma espresso bar
MONTCLAIR PARK

MONTCLAIR AVE

St Clair Avenue
↓ 5 Min Walk



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A red rectangular button with a white play icon (a triangle pointing right inside a rounded square) and the text "Click Here for Video" in white font.



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