



CUSHMAN &
WAKEFIELD

13 CLARENCE SQUARE

OFFICE SPACE
FOR LEASE

13 Clarence Square is a charming, three-storey heritage commercial building in the heart of Toronto's King-Spadina district. Overlooking Clarence Square Park, it blends classic brick-and-beam character with modern updates like HVAC, air conditioning, and on-site parking. The building features approximately 3,500 SF of flexible space across three floors, including a rooftop patio. Ideally located near King & Spadina and within walking distance of The Well and Union Station, it's perfect for boutique office or retail use in a high-visibility, historic setting.

FOR MORE INFORMATION PLEASE CONTACT:

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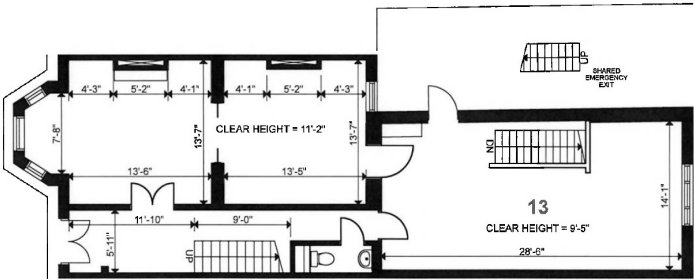
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BUILDING SUMMARY

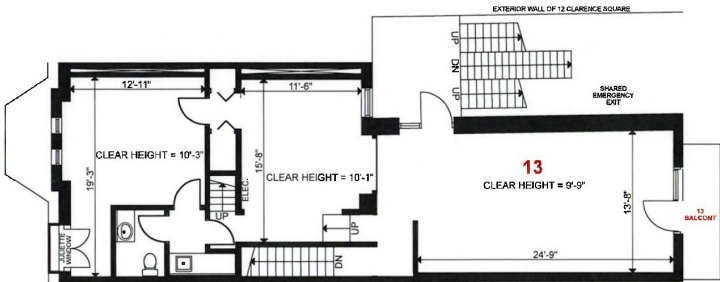
13 CLARENCE SQUARE | TORONTO

TERM	PARKING	FULL BUILDING
2-5 YEARS	4 SPOTS AVAILABLE	3,508 SF

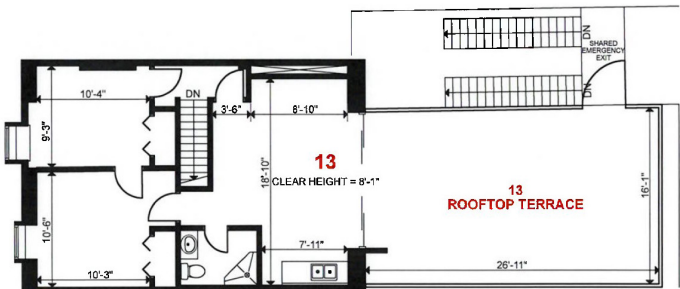
FLOOR 01



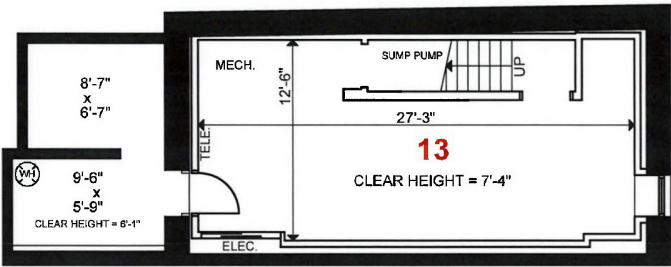
FLOOR 02



FLOOR 03



BASEMENT



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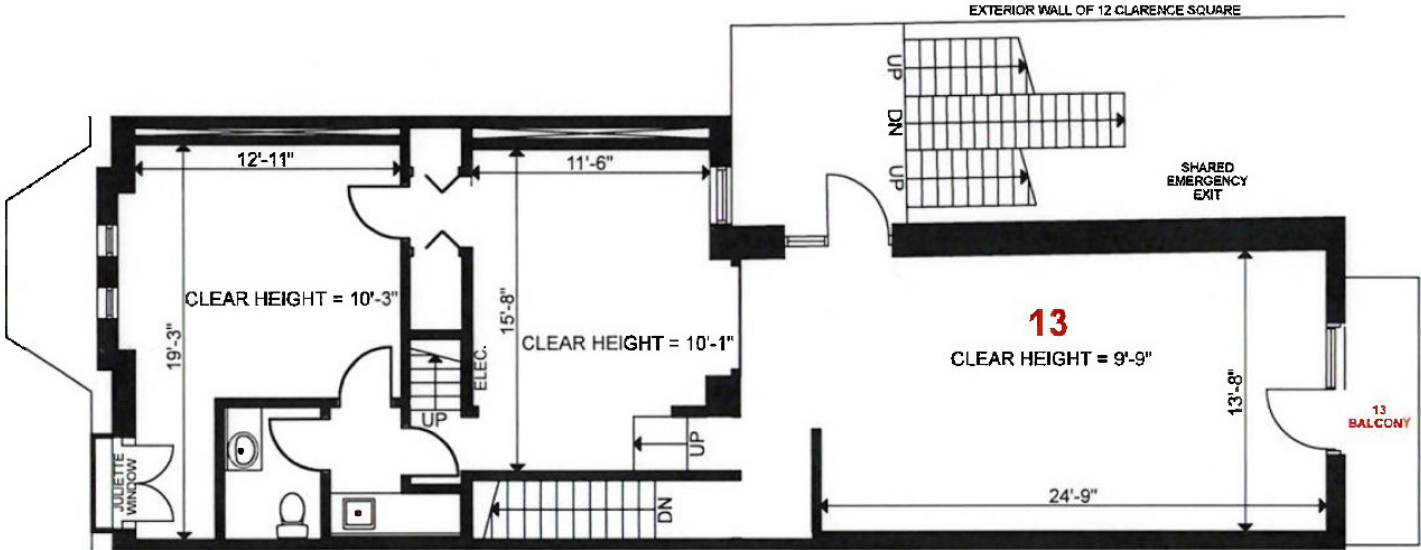
Floor plan of the second floor. The plan shows a central corridor with a clear height of 11'-2". To the left of the corridor is a room with a clear height of 13'-7" and a width of 13'-6". To the right of the corridor is a room with a clear height of 13'-7" and a width of 13'-5". The main entrance is on the right side, with a clear height of 9'-5" and a width of 28'-6". A staircase is located on the right side, with a clear height of 9'-5" and a width of 14'-1". A shared emergency exit is located on the right side, with a width of 14'-1". The plan also shows a bathroom and a closet.

A collage of six photographs showing the interior of a historic building, likely a church or schoolhouse, during renovation. The images display various rooms with light blue and dark blue walls, white trim, and wooden floors. Key features include a staircase with white balustrade, a large room with a fireplace, and a room with a bay window. The lighting is warm, and the overall atmosphere is one of a well-preserved yet modernized space.

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FLOOR 02



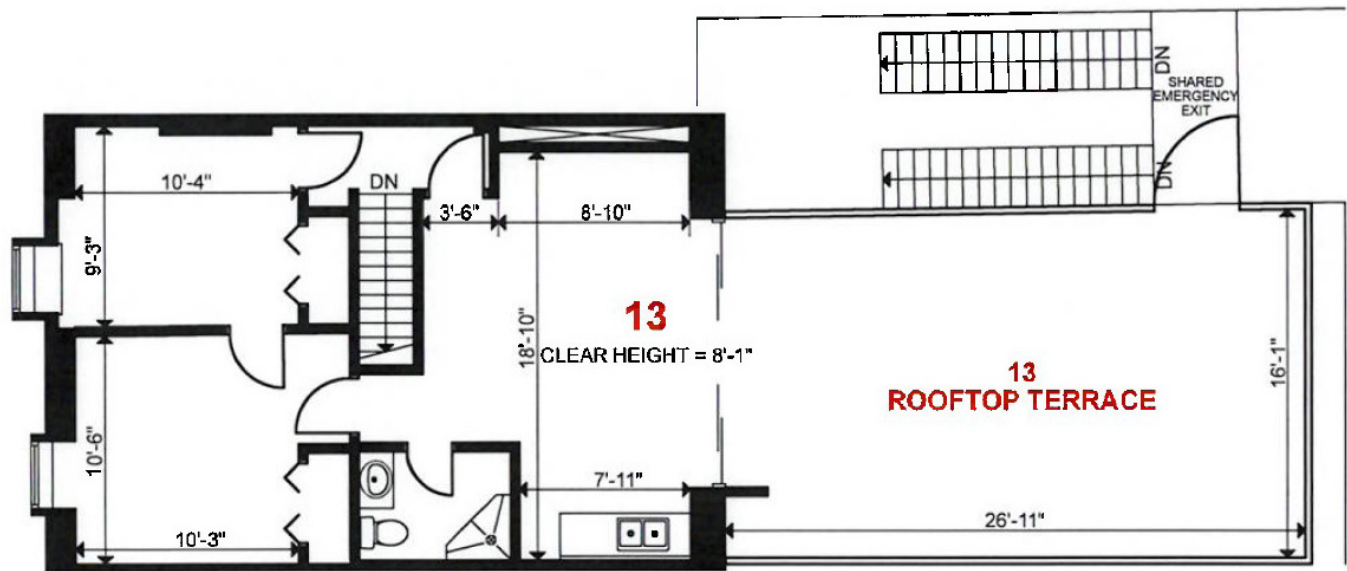
GROSS RENT	SPACE	OCCUPANCY
\$30/SF	1,034 SF	IMMEDIATE



OFFICE SPACE FOR LEASE

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FLOOR 03



GROSS RENT	SPACE	OCCUPANCY
\$30/SF	1,004 SF	IMMEDIATE



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