



**CUSHMAN &  
WAKEFIELD**

PREMIUM OFFICE FOR LEASE  
**290 ADELAIDE ST. W., TORONTO**  
NEW CONSTRUCTION BUILD OFFICE





## SUMMARY

Conveniently located in the heart of Toronto's Downtown West office market, 290 Adelaide Street West provides the offering to occupy brand new construction office space in 2017.

Numerous amenities are at the doorstep of this boutique office offering located at Adelaide Street and John Street, making coffees, lunches, and after work drinks as easy as stepping outside into one of the most desired neighbourhoods in Toronto.

With four office suites on four separate floors, 290 Adelaide West gives tenants the opportunity to have their own building within a building.





## HIGHLIGHTS

- Floor to ceiling glass
- Outdoor terraces
- 84 commercial parking spaces
- Parking accessible on the same floor as office spaces
- Exposed concrete ceilings and floors
- Prime Entertainment District location
- Private barrier-free washrooms in-suite
- Direct access to Adelaide Street bike lane

## DETAILS

<b>Asking Rent:</b>	Negotiable
<b>Additional Rent:</b>	\$22.00 PSF (est. 2017)
<b>Occupancy:</b>	Immediate
<b>Term:</b>	5 - 10 years
<b>Available Space:</b>	5th Floor: 2,908 SF



# AREA MAP

1. Spin

2. LCBO

3. Quantum Coffee

4. Fresh & Wild Food Market

5. Aroma Espresso Bar

6. Tim Horton's

7. Mamma's Pizza

8. H&M

9. Horseshoe Tavern

10. lululemon

11. The Gap

12. NYX Cosmetics

13. Zara

14. Aritzia

15. Shoppers Drug Mart

16. Queen Street Warehouse

17. Much Digital Studios

18. The Ballroom

19. The Scotiabank Theater

20. The Porch

21. Sweet Jesus

22. Grace O'Malley's
23. Tiff Lightbox

24. Princess of Wales Theater

25. Wild Wing

26. Flock

27. Rexall

28. Hilton Hotel

29. SoHo House

30. Freshii

31. Royal Alexander Theater

32. Il Fornello

33. Starbucks

34. Roy Thompson Hall

35. The Ritz Carlton

36. Cora

37. Residence Inn

38. Montecito

39. Metro Toronto Convention Centre

40. Rogers Centre

41. CN Tower

42. Figo







Office Entrance

Retail Entrance

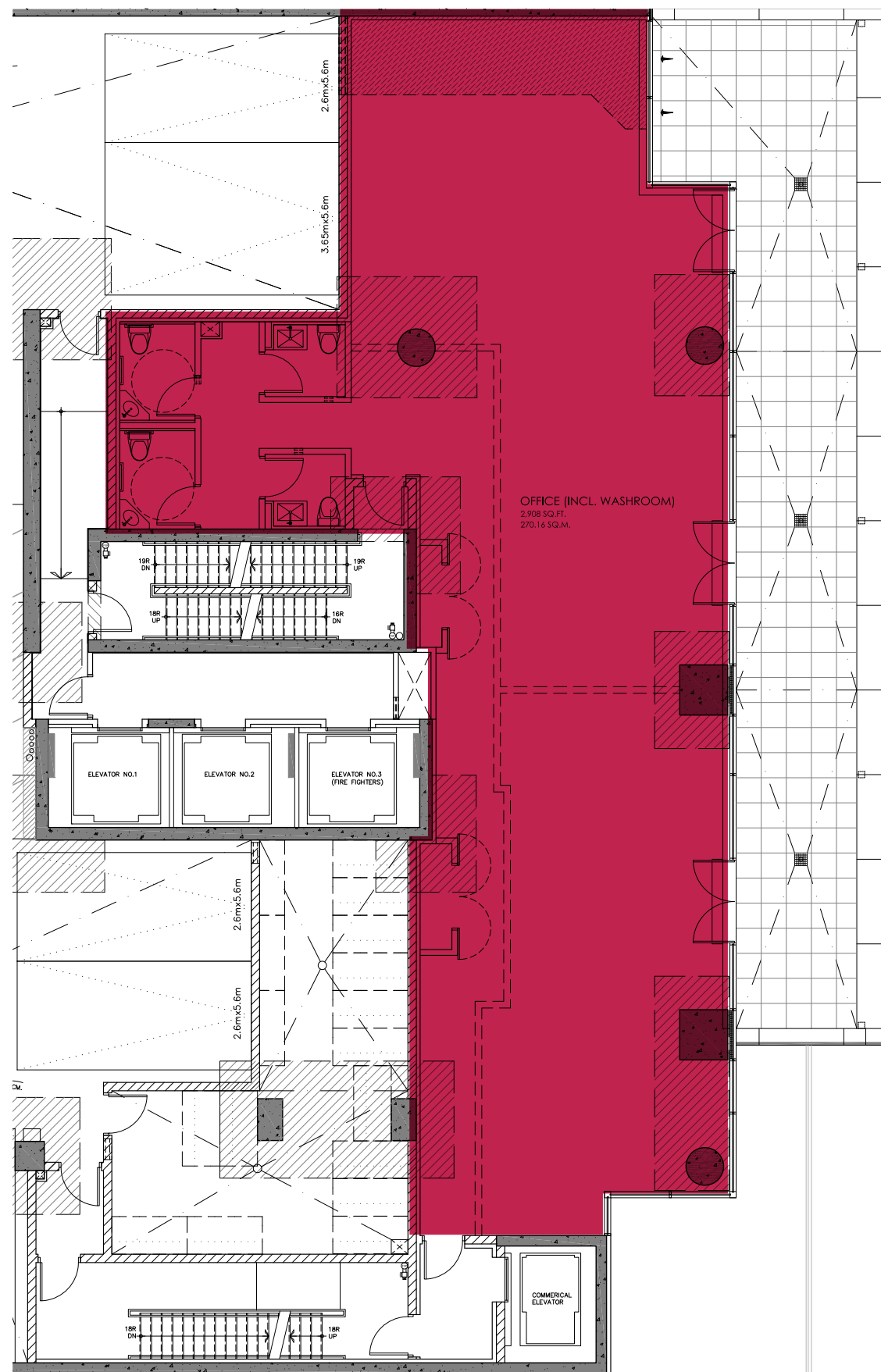
Retail Entrance

Parking Garage Entrance



# FLOOR PLANS

5th Floor | 2,908 SF







**290**  
Adelaide  
Street  
West



**CUSHMAN &  
WAKEFIELD**

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