

THE LOCATION ADVANTAGE

TWENTY

ADELAIDE

EAST

Carterra



CUSHMAN &
WAKEFIELD

20AdelaideEast.com



BIG PRESENCE. BOUTIQUE SCALE.

Positioned in the heart of the Financial District, and only steps away from the PATH, 20 Adelaide Street East offers the location today's tenants want with the flexibility they need. Offering turnkey suites and build-to-suit opportunities, the building provides professional, creative and corporate tenants with efficient, adaptable space designed to elevate their presence within one of the city's top business corridors.

20A

CONVENIENCE BUILT IN

20 Adelaide Street East offers convenient on-site retail amenities, including Au Pain Doré with fresh coffee and baked goods, Adelaide Dental, and Y&Z Convenience for everyday essentials.



UNMATCHED LOCATION

Situated in the heart of the Financial District, steps from the PATH and Yonge Street with direct connection to TTC Subway and streetcar, and a short 8 minute walk from Union Station.

TENANT AMENITIES

Recently renovated exclusive tenant amenities include an on-site conference facility inclusive of a fully fixtured catering kitchenette, underground parking facility with EV charging, end-of-trip facilities featuring showers, change rooms and lockers, along with secure bike storage.

MOVE-IN READY

Variety of available suites ranging in size from 2,138 SF to full floor availabilities of 12,539 SF. Landlord is open to a variety of deal structures, including delivering custom built-to-suit fully furnished model suite solutions.

ENHANCED SECURITY

Offering 24-hour secure access and dedicated on-site property management to deliver a consistently seamless tenant experience.

DEDICATED OWNERSHIP

A comprehensive renovation program is in progress, featuring enhanced tenant amenities, and a revitalized lobby experience.



AVAILABLE SUITES

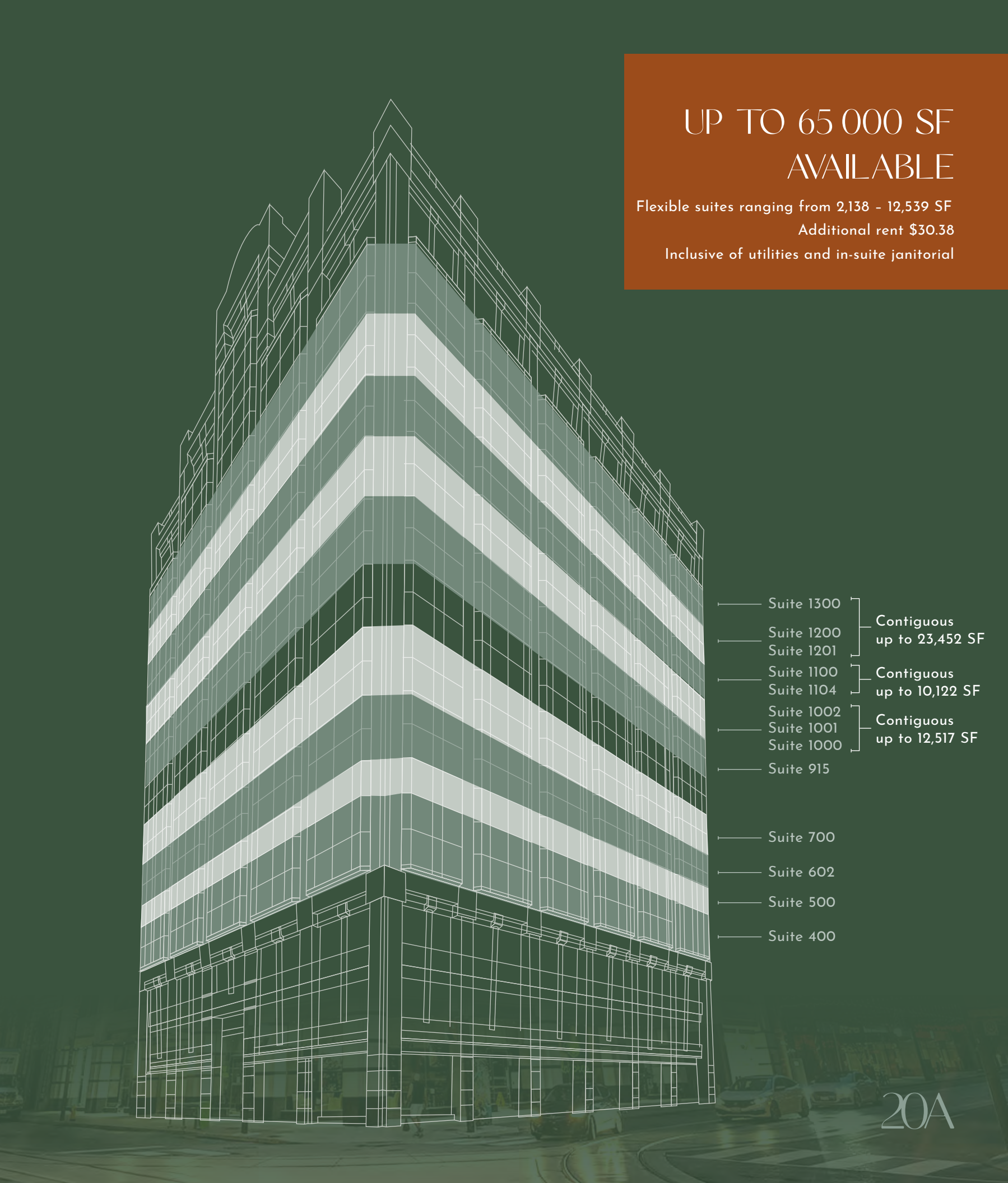
SUITE	SQUARE FEET	NOTES
1300	12,539 SF	Full floor opportunity built out with 25 offices, 7 meeting rooms, storage space, open area, reception, kitchenette, and server room.
1201	4,495 SF	Suite built out with 11 offices, meeting room, kitchenette, reception area, and small open area with workstations.
1200	6,418 SF	Suite built out with 13 offices, kitchenette, 3 meeting rooms, reception, and in-suite washroom.
1105	2,414 SF	LEASED
1104	6,886 SF	22 offices, kitchen, boardroom, and reception
1100	3,236 SF	Previous law firm space built out with 7 offices, storage room, kitchenette, and 2 meeting rooms.
1002	2,341 SF	Second generation suite built out with 2 meeting rooms, boardroom, kitchenette, and open area. Available July 1, 2027.
1001	6,952 SF	Brand new model suite with 3 offices, large boardroom, 4 meeting rooms, 2 call rooms, kitchen and 42 workstations. Delivering December 2026.
1000	3,224 SF	Brand new model suite with 1 office, large and small meeting room, 2 call rooms, kitchen and 18 workstations. Delivering December 2026.
915	2,979 SF	Brand new fully furnished model suite built out with 6 offices, 4 workstations, 2 meeting/boardrooms, reception, and kitchenette.
700	12,427 SF	Full floor opportunity in base building condition with open ceilings.
602	2,508 SF	Brand new fully furnished model suite built out with reception, boardroom, 4 offices, kitchenette, server room, printer area, and 4 workstations.
500	4,339 SF	Base building suite with direct elevator exposure and open ceilings.
400	2,138 SF	Suite built out with 3 offices, kitchenette, boardroom, and open area for 6 workstations.

■ Model suite

🖱️ Click on suite to view floor plan

UP TO 65 000 SF
AVAILABLE

Flexible suites ranging from 2,138 - 12,539 SF
Additional rent \$30.38
Inclusive of utilities and in-suite janitorial

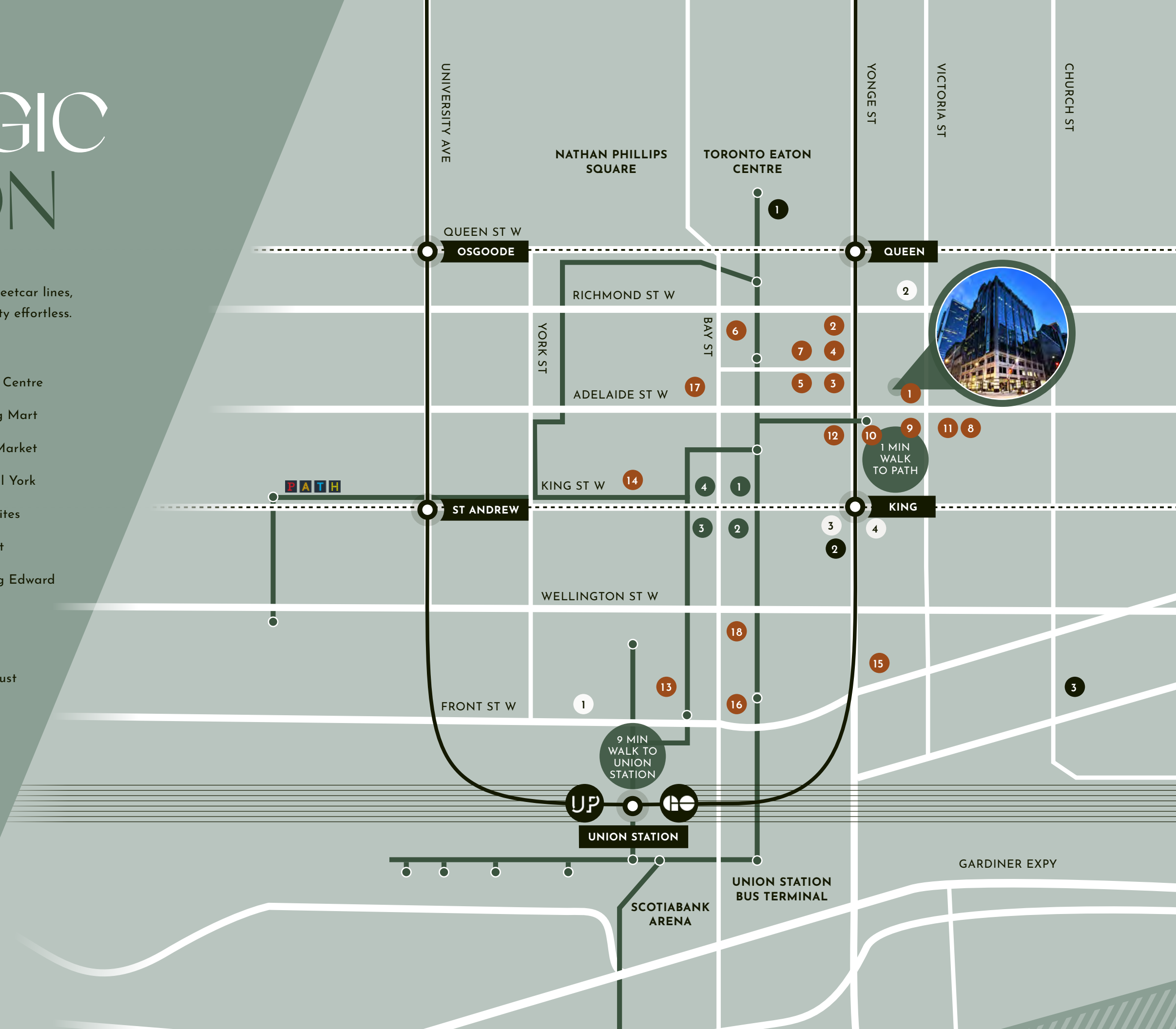


- Suite 1300
- Suite 1200
- Suite 1201
- Suite 1100
- Suite 1104
- Suite 1002
- Suite 1001
- Suite 1000
- Suite 915
- Suite 700
- Suite 602
- Suite 500
- Suite 400

STRATEGIC LOCATION

Steps from Yonge and King, major TTC subway and streetcar lines, and the PATH network, makes commuting across the city effortless.

- | | |
|------------------------|------------------------|
| 1 Au Pain Dore | 1 Toronto Eaton Centre |
| 2 Richmond Station | 2 Shoppers Drug Mart |
| 3 Sud Forno | 3 St. Lawrence Market |
| 4 Dineen | 1 Fairmont Royal York |
| 5 The Brick Room | 2 Cambridge Suites |
| 6 Hy's Steakhouse | 3 One King West |
| 7 The Frederick | 4 The Omni King Edward |
| 8 Terroni on Adelaide | 1 Scotiabank |
| 9 Bar Goa | 2 CIBC |
| 10 Hale Coffee Company | 3 TD Canada Trust |
| 11 Laylak | 4 BMO |
| 12 Lucie | |
| 13 Mos Mos | |
| 14 King Taps | |
| 15 Sammarco | |
| 16 Chotto Matte | |
| 17 Cactus Club Cafe | |
| 18 Ki Modern Japanese | |



THE ENERGY IS UNMATCHED

At 20 Adelaide Street East, you're not just in the city; you're at the center of it all. From hosting client dinners along King Street, to fitting in errands at the Eaton Centre between meetings or catching a game or concert with friends at Scotiabank Arena, Toronto's premier retail, dining and entertainment destinations are all within walking distance.



The financial core's dining scene has evolved into one of Toronto's most exciting culinary corridors. Just steps away, acclaimed newcomers like Bar Goa, Sammarco and The Frederick offer an elevated take on classic cocktails and contemporary cuisine in a refined, design-forward setting.

100
WALK SCORE

100
TRANSIT SCORE

93
BIKE SCORE

47+
RESTAURANTS

6
FITNESS STUDIOS

5
HOTELS



ASSET MANAGER



Carttera delivers institutional-grade real estate investment and development with the discretion, integrity and performance demanded by top-tier investors. By blending rigorous financial discipline with entrepreneurial instinct, the firm strategically originates, structures and executes investments in an increasingly complex and competitive market.

Built on long-term, collaborative relationships with tenants, owners and capital partners, Carttera has developed more than \$7.5 billion in award-winning projects and over 12 million SF built. A proven track record, quiet achievements and integrity bear the cornerstones of our corporate mandate.

carttera.com

LISTING TEAM



Cushman & Wakefield is a leading global real estate services firm that delivers exceptional value for real estate occupiers and owners. Cushman & Wakefield is among the largest real estate services firms with approximately 52,000 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. We serve the world's real estate owners and occupiers, delivering a broad suite of services through our integrated and scalable platform. Our business is focused on meeting the increasing demands of our clients through a comprehensive offering of services including Property, Facilities and Project Management, Leasing, Capital Markets, Valuation and other services.

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