THE LOCATION ADVANTAGE

TWENTY ADELAIDE EAST

Carttera

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.

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

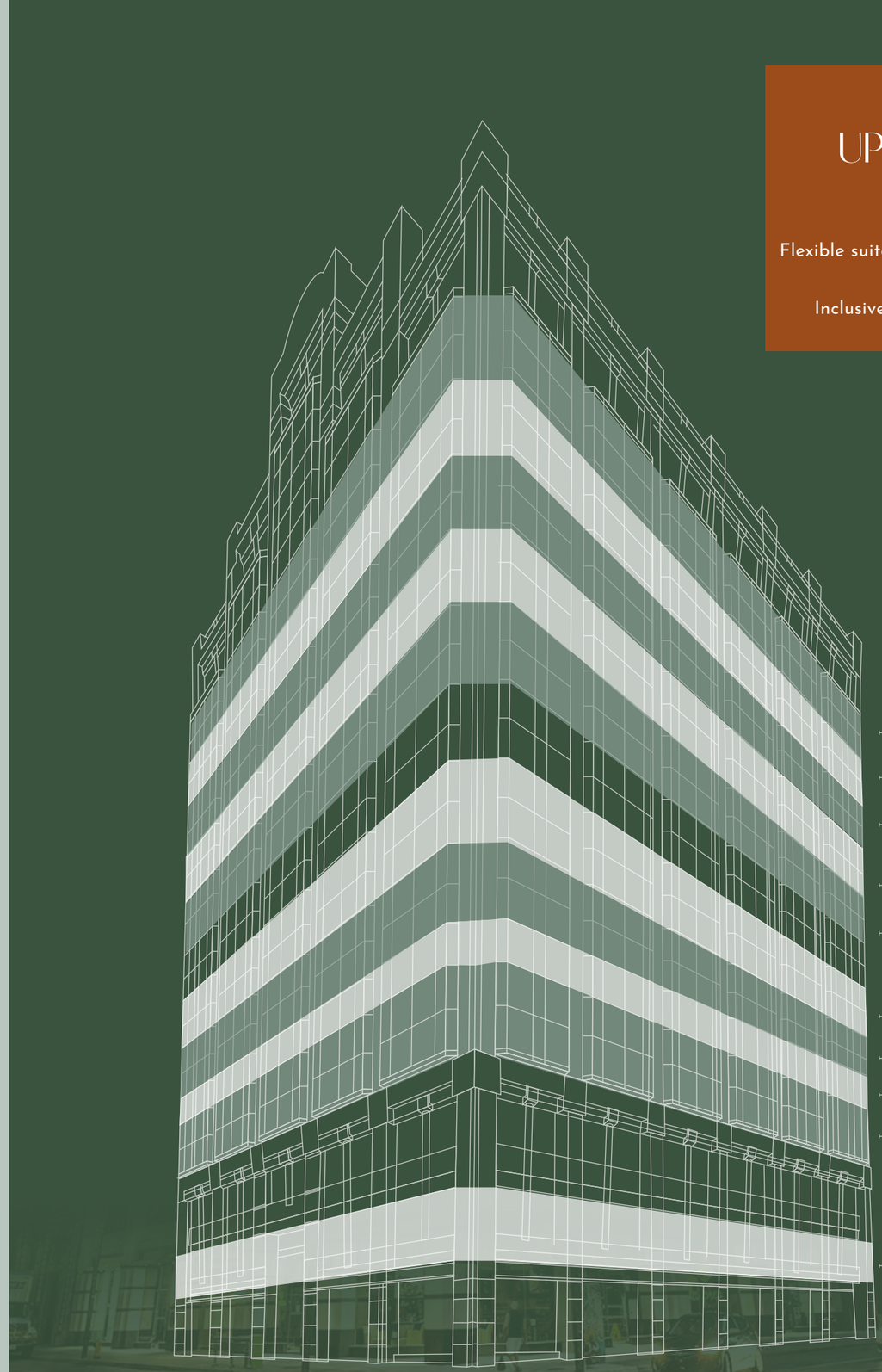
Model suite

Click on suite to view floor plan

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~~	LEASED
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.
200	2,127 SF	Built out with reception, boardroom, kitchenette and 5 offices.

UP TO 65 000 SF AVAILABLE

Flexible suites ranging from 2,127 – 12,539 SF
Additional rent $30.38
Inclusive of utilities and in-suite janitorial

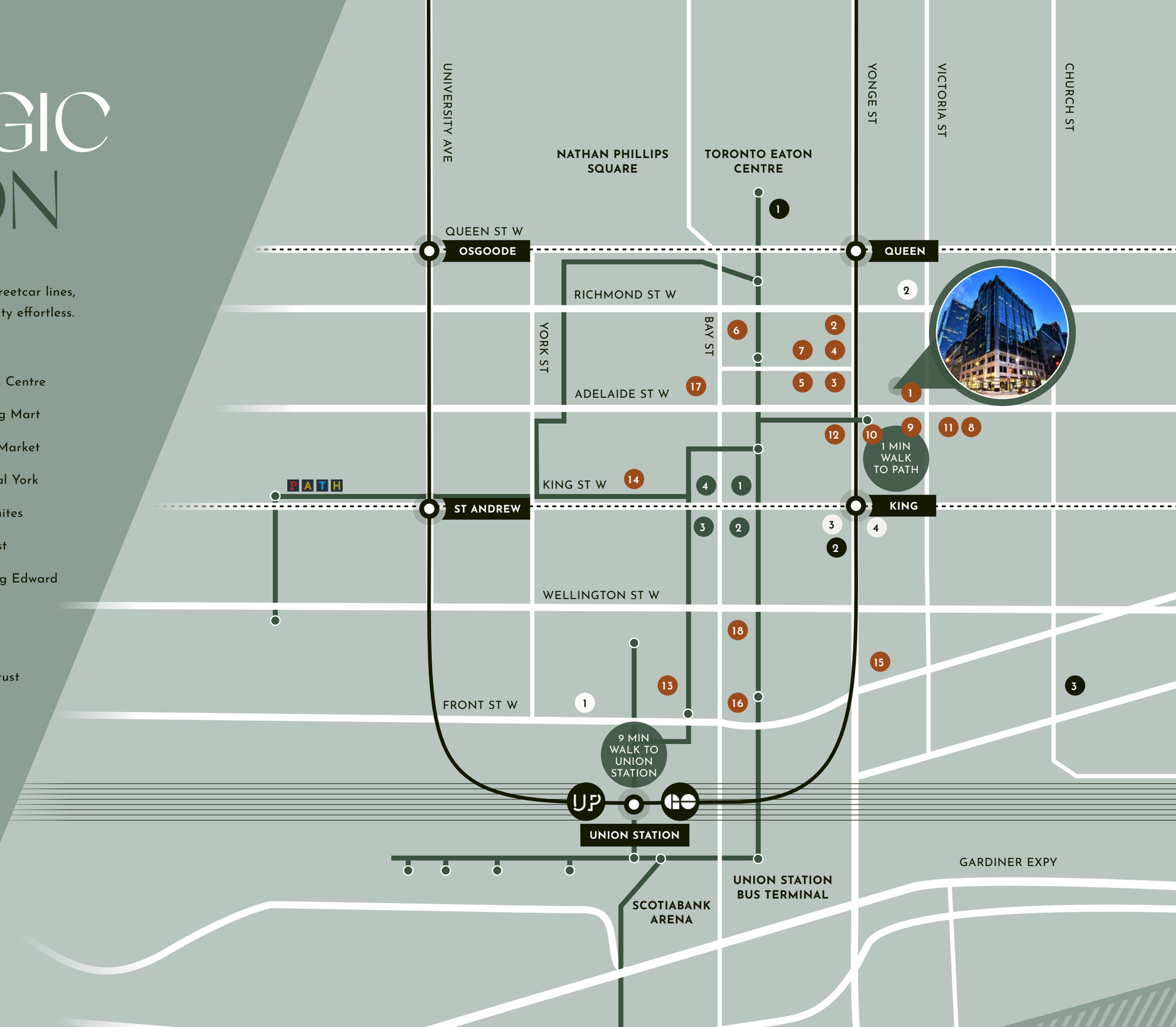


STRATEGIC LOCATION

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
2. Richmond Station
3. Sud Forno
4. Dineen
5. The Brick Room
6. Hy's Steakhouse
7. The Frederick
8. Terroni on Adelaide
9. Bar Goa
10. Hale Coffee Company
11. Laylak
12. Lucie
13. Mos Mos
14. King Taps
15. Sammarco
16. Chotto Matte
17. Cactus Club Cafe
18. Ki Modern Japanese

1. Toronto Eaton Centre
2. Shoppers Drug Mart
3. St. Lawrence Market
1. Fairmont Royal York
2. Cambridge Suites
3. One King West
4. The Omni King Edward
1. Scotiabank
2. CIBC
3. TD Canada Trust
4. BMO



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	47+ RESTAURANTS
100 TRANSIT SCORE	6 FITNESS STUDIOS
93 BIKE SCORE	5 HOTELS



ASSET MANAGER

Carttera

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

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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