



FOR SUB LEASE OR CO-TENANCY

49 Spadina Avenue Steele Briggs Building

SUITE 303

BRICK & BEAM CHARACTER SPACE IN TORONTO'S DOWNTOWN



Overview

A rare opportunity to sublease a fully built-out, move-in ready suite in one of King-Spadina's signature heritage buildings. Overlooking Clarence Square Park, 49 Spadina pairs original 1911 brick-and-beam character — exposed timber, red brick, oversized windows — with fully modernized building systems and professional on-site management.

Suite 303 suits a growing company that wants signature space without the long-term commitment or the upfront cost of building it out. With a flexible term through May 2029, it's ready for a team to walk in and start working on day one.

At a Glance

- Plug-and-play: fully furnished and wired
- 70 workstations + 10-person boardroom, 4 private offices, multiple meeting and phone rooms, lounge areas, and a full kitchen
- Access to building amenities
- Authentic character — exposed timber, high ceilings, oversized windows
- Negotiable net rent
- Steps to King West restaurants, Stackt Market, The Well and the Rogers Centre
- Easy transit and walkability

Size
7,934 SF

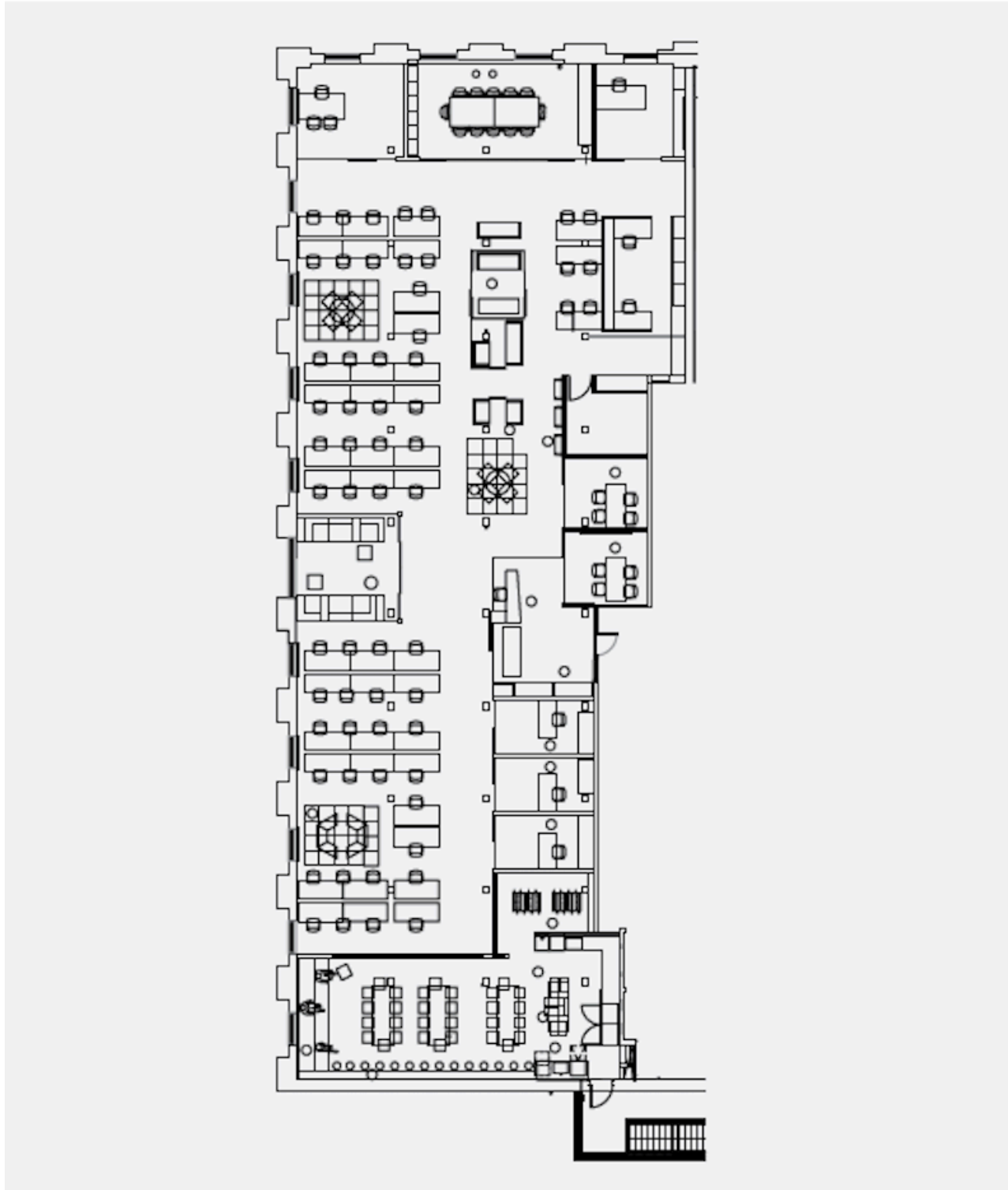
Rent
Negotiable

Additional Rent
\$26.77 PSF
(2026 Est.)

Term
To May 31, 2029

Availability: Immediately · Full sublease or flexible co-tenancy considered

FLOOR PLAN



70+ workstations, boardroom, private offices, meeting and phone rooms, lounge areas and full kitchen.



THE BUILDING



Built in 1911 as the warehouse of the Steele Briggs Seed Company, 49 Spadina has been thoughtfully modernized by WolfeCorp into a best-in-class mixed-use building. The original character remains throughout — exposed timber beams, high ceilings, red brick and stone window details — now paired with modern electrical and building systems.



Amenities

- On-site property management
- Touchless building entry
- 40 weather-protected bike stalls
- Change rooms and shower facilities
- Enclosed, weather-protected loading dock
- 15-minute park and drop zone along Clarence Square
- Boutique branding and signage opportunities in the newly built lobby
- Gender-neutral washrooms

LOCATION

The Heart of Downtown West

Located at Spadina and Front, the Steele Briggs Building sits in the centre of Toronto's Downtown West — a vibrant live, work and play neighbourhood ranked the #1 neighbourhood in Toronto for transit by Toronto Life. Two streetcar lines run at the door, Union Station and the Financial District are a short walk east, and the Gardiner puts the rest of the region within easy reach — with a future GO station announced by Metrolinx immediately south of the building. It's a location that works whether your team arrives by transit, bike or car, in a neighbourhood that holds the city's highest concentration of bars and restaurants per capita.

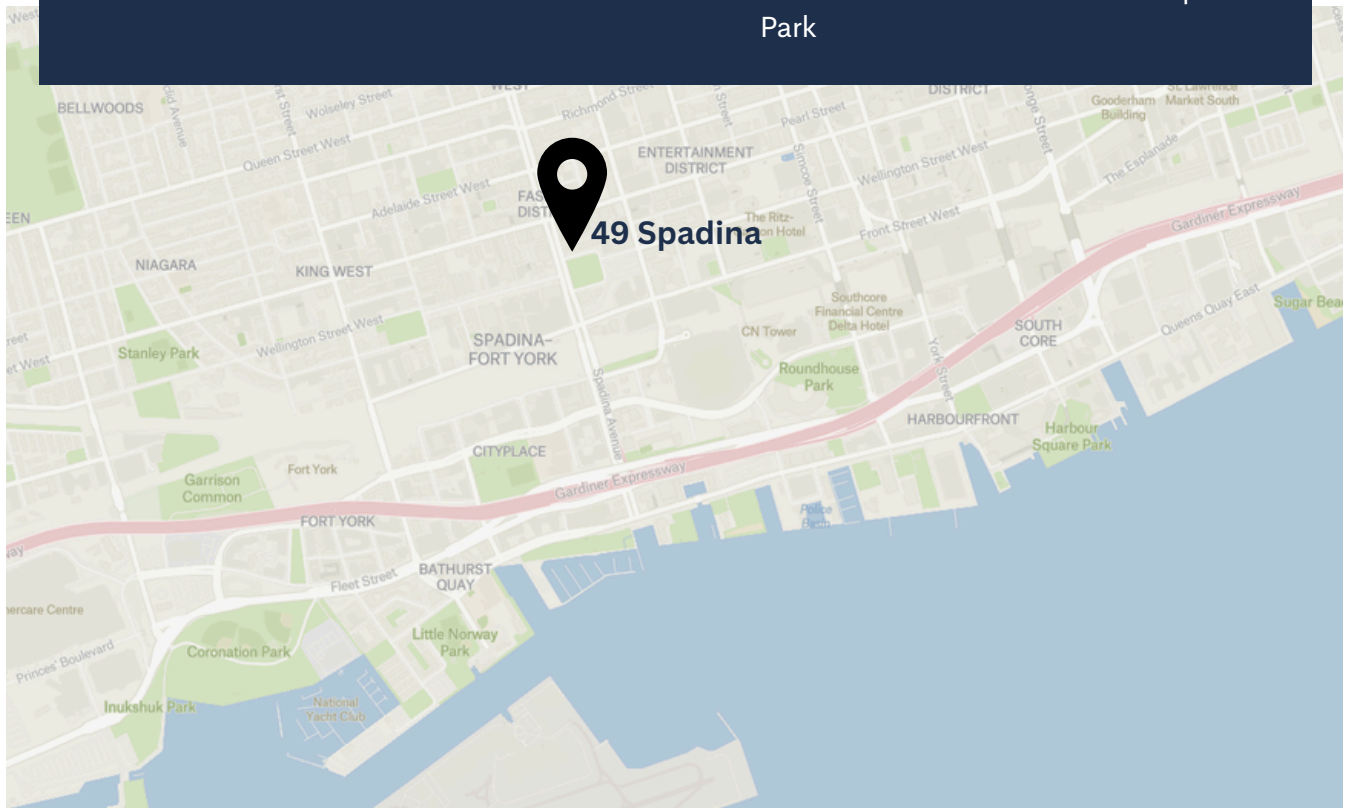
Steps to Everything

Transit

- 2 min — 510 Spadina & 504 King streetcars
- 12 min — St. Andrew Subway Station
- 15 min — Union Station
- 1 min — future Spadina-Front GO
- 6 min — Billy Bishop Airport
- 4 blocks — Gardiner

Entertainment & Food

- 5 min — Gusto 101, Patria, Jimmy's Coffee
- 3 min — The Well (shops, restaurants, gyms)
- 10 min — Stackt Market
- 10 min — Rogers Centre, CN Tower
- Across the street — Clarence Square Park





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Flatiron Building

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