



COMMERCIAL OFFICE MARKET REPORT

DOWNTOWN WEST



DUFFY
— GROUP —

Duffy Group, Brokerage

www.duffygroup.ca

416.477.8249

The downtown West periphery of Toronto continues to experience heightened vacancy levels

The area has been the hardest hit in Canada with regards to vacancy shell shock

Mix of vacant new product and existing product throughout the market

Large tenant inducement and turnkey packages being offered to attract new tenants

Still the coolest part of town to operate and live/work

DEALS DONE (2024)



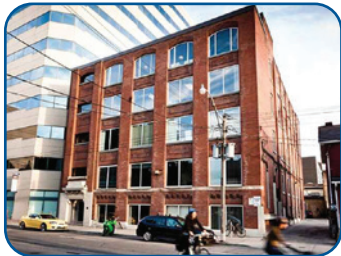
366 Adelaide Street West

3,756 SF

\$45.00 PSF Gross

Turnkey build out with rent free package

5 year term – New Deal



579 Richmond Street West

5,377 SF

\$31.00 PSF Gross

As-Is, Where-is Deal

2 year term - Extension



425 Adelaide Street West

8,398 SF

\$50.00 PSF Gross with escalations

Large free rent and TIA package

10 year term – New Deal



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DEALS TO BE HAD



High End Heritage Design with Building Signage Opportunity

49 Spadina Avenue

Suite 303 7,943 SF

Suite 401 10,152 sf *Off Market Pocket

Gross Rent (Approx.) \$55.00 psf

Includes negotiable TI Allowance package



Full Floor Spadina Avenue Gem

116 Spadina Avenue

Suite 600 7,492 SF

Gross Rent (Approx.) \$45.25 psf

Post & Beam turnkey construction available

DEALS TO BE HAD



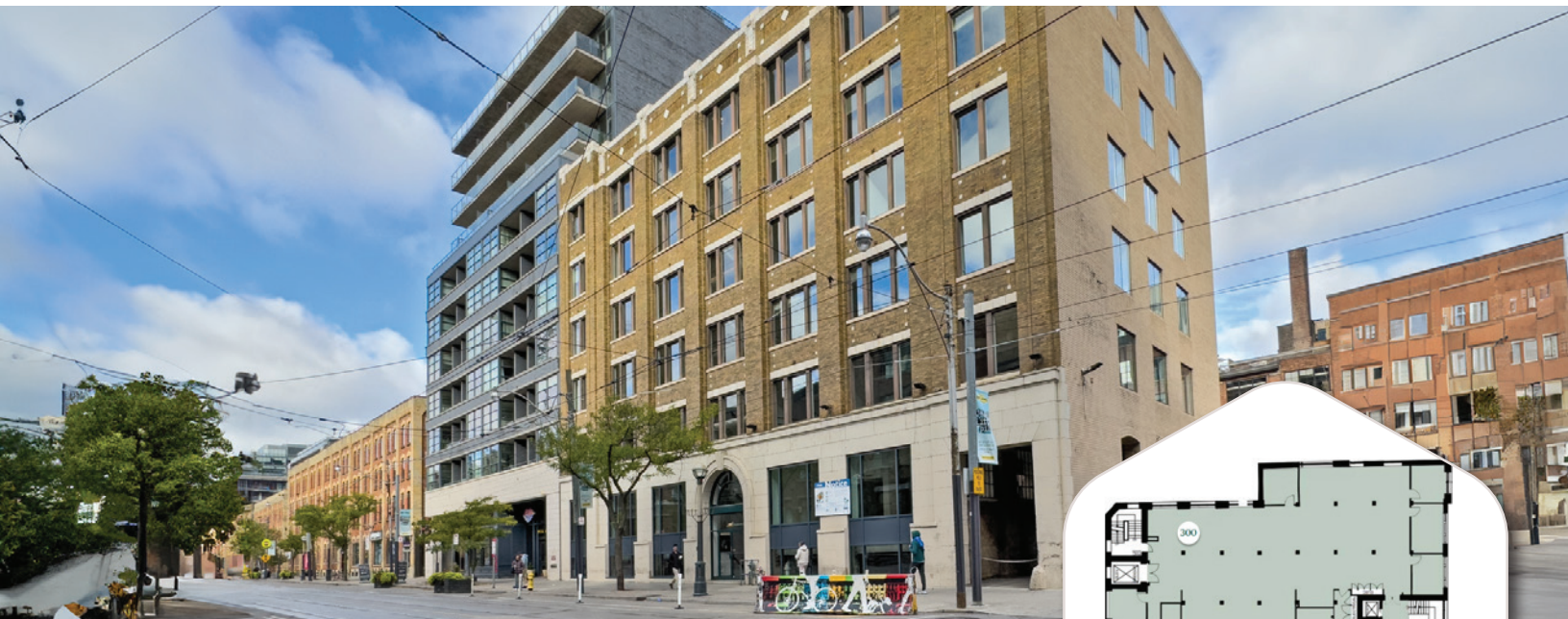
Creatively Designed Floor Within Steps to The Core

317 Adelaide Street West

Suite 600 12,000 SF

Gross Rent (Approx.) \$45.00 psf

Beautifully designed with furniture in place



Entire King West Building for quick occupancy

468 King Street West

Floors 1-6 9,000 SF (Avg.)

Gross Rent (Approx.) \$40.00 psf

Mix of layouts available with guaranteed term (3-5 years)

