252–264 Adelaide

Street East | Toronto, Ontario



Retail. Workspaces. New possibilities.

Distinctive commercial spaces in Old Town Toronto, near the Financial District, St. Lawrence Market and George Brown's St. James Campus.

EXPLORE SPACES | **BOOK A TOUR** | **WEBSITE** | 252ADELAIDE.COM

LEASING / AURA PARTNERS INC., BROKERAGE

Fraser McKay | Broker of Record

416-300-4504 | fraser@aurapartners.ca

MANAGED BY ALDERA PROPERTY MANAGEMENT

Angie Lu | 647-895-0766 | angi@alderapm.com

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Rooted in Trust, Built for Value

All information is for demonstration purposes only and is not legally binding or an offer to lease. Confirm availability, Rentable Area, suite condition, permitted uses and leasing terms with the leasing team. Photos may be digitally enhanced or virtually staged; furniture and fit-out are illustrative and are not a delivery-condition commitment.

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252 Adelaide Street East

Suite 100 | Street level

RENTABLE AREA

3,927 SF



MATTERPORT-DERIVED IMAGE / DIGITALLY REFRESHED

RETAIL / SHOWROOM / WORKPLACE

A distinctive setting for your business.

Original timber, generous windows and a memorable street-level setting in Old Town Toronto.

- Streetfront presence on Adelaide Street East
- A flexible setting for a client-facing business

RECOMMENDED USES

Design showroom / professional services / client-facing workplace

ZONING / FIT-OUT

Reference: CR SS1 (x339), subject to parcel verification. Suggested uses are not approvals. Review banking-hall protections before partitions, signage or fit-out.

FULL FLOOR / COLOURED SUITE



Click to open the complete floor plan.

3D TOUR | **FLOOR PLAN** | **BOOK A TOUR** | **WEBSITE**

SCAN FOR 3D

Net rent & terms on enquiry.

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252 Adelaide Street East

Suite 200 | Second floor

RENTABLE AREA

4,250 SF



VIRTUALLY STAGED / CONCEPT ONLY

PROFESSIONAL / CREATIVE WORKPLACE

Room for a growing team.

A full-floor workplace with exposed timber, generous windows and room for open work and enclosed meetings.

- Full-floor office opportunity
- Open work area with enclosed rooms

RECOMMENDED USES

Consulting / architecture practice / technology team

ZONING / FIT-OUT

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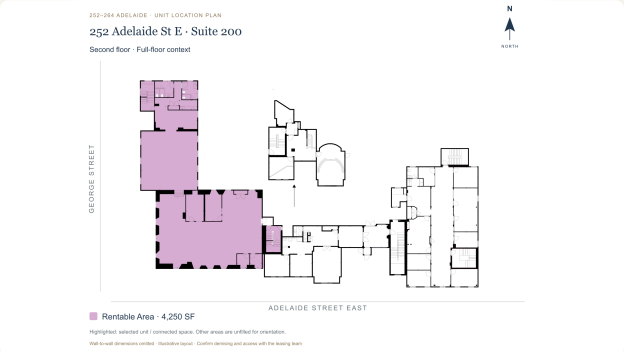
FULL FLOOR / COLOURED SUITE



Click to open the complete floor plan.

3D TOUR | **FLOOR PLAN** | **BOOK A TOUR** | **WEBSITE**

SCAN FOR 3D

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252 Adelaide Street East

Suite 300 + Mezzanine | Third floor + mezzanine

RENTABLE AREA

7,463 SF



MATTERPORT-DERIVED IMAGE / DIGITALLY REFRESHED

CREATIVE / DESIGN / WORKPLACE

Two levels. A distinctive perspective.

A connected suite and mezzanine with double-height character, exposed brick, timber and an architectural gallery above.

- Connected third-floor and mezzanine space
- Double-height interior and original brick detail

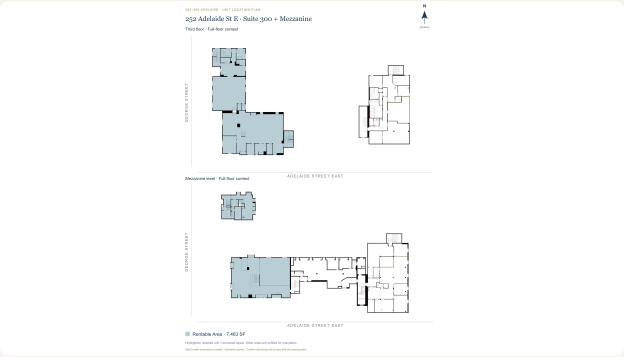
RECOMMENDED USES

Creative agency / design practice / professional services

ZONING / FIT-OUT

Reference: CR SS1 (x339), subject to parcel verification. Suggested uses are not approvals. Review both levels, protected features and fit-out requirements.

FULL FLOOR / COLOURED SUITE



Click to open the complete floor plan.

3D TOUR | **FLOOR PLAN** | **BOOK A TOUR** | **WEBSITE**

SCAN FOR 3D

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252 Adelaide Street East

Suite B01 | Lower level

RENTABLE AREA

3,073 SF



MATTERPORT-DERIVED IMAGE / DIGITALLY REFRESHED

STUDIO / PROJECT WORKSPACE

A setting with depth and character.

Stone walls, brick arches and timber bring a distinctive character to this lower-level business setting.

- Stone and brick architectural details
- Lower-level space with courtyard access

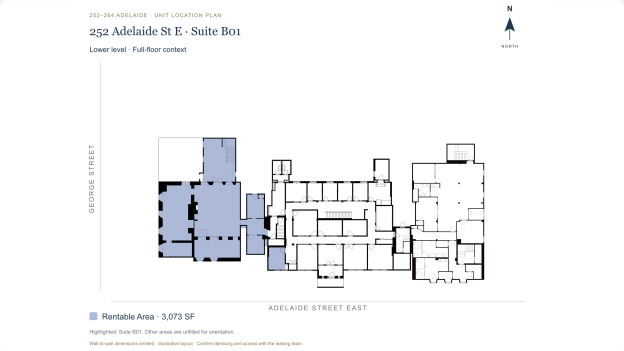
RECOMMENDED USES

Design studio / project workspace / back-office team

ZONING / FIT-OUT

Reference: CR SS1 (x339), subject to parcel verification. Suggested uses are not approvals. Confirm daylight, ventilation, egress and protected interior features.

FULL FLOOR / COLOURED SUITE



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3D TOUR | **FLOOR PLAN** | **BOOK A TOUR** | **WEBSITE**

SCAN FOR 3D

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256 Adelaide Street East

Suite 100 | Street level

RENTABLE AREA

3,015 SF



VIRTUALLY STAGED / CONCEPT ONLY

SHOWROOM / SERVICES / WORKPLACE

A welcoming base for your business.

A street-level commercial setting with timber posts, enclosed meeting areas and a connection to the lower level.

- Ground-level commercial opportunity
- Ask about combining with Suite B102

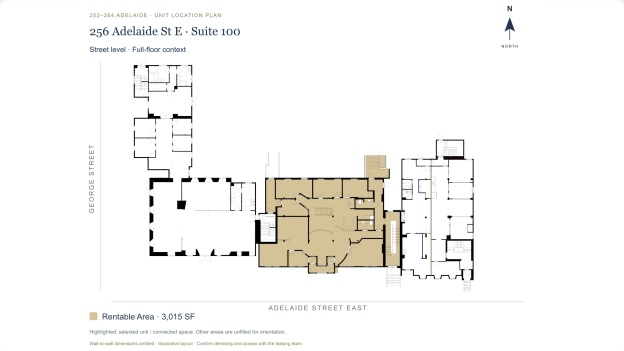
RECOMMENDED USES

Design showroom / professional services / studio office

ZONING / FIT-OUT

Reference: CR SS1 (x339), subject to parcel verification. Suggested uses are not approvals. Confirm frontage, entrance and fit-out before selecting a use.

FULL FLOOR / COLOURED SUITE



Click to open the complete floor plan.

3D TOUR | **FLOOR PLAN** | **BOOK A TOUR** | **WEBSITE**

SCAN FOR 3D

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256 Adelaide Street East

Suite B102 | Lower level

RENTABLE AREA

3,309 SF



VIRTUALLY STAGED / CONCEPT ONLY

STUDIO / DESIGN / PROJECT OFFICE

A dedicated space to make your own.

A lower-level suite with enclosed rooms and a flexible setting for focused work, with access from Adelaide Street East.

- Enclosed spaces and existing kitchenette
- Ask about connection to street-level Suite 100

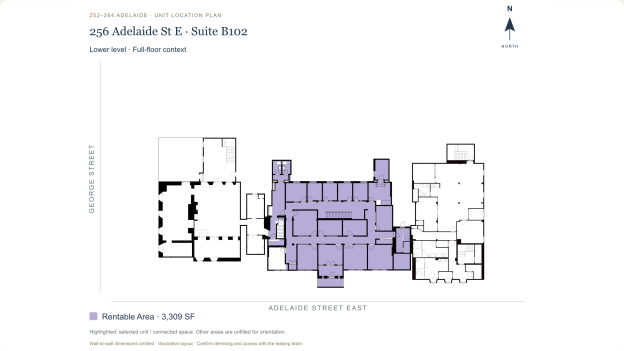
RECOMMENDED USES

Creative studio / design workspace / project office

ZONING / FIT-OUT

Reference: CR SS1 (x339), subject to parcel verification. Suggested uses are not approvals. Confirm ventilation, equipment loads, egress and access.

FULL FLOOR / COLOURED SUITE



Click to open the complete floor plan.

3D TOUR | **FLOOR PLAN** | **BOOK A TOUR** | **WEBSITE**

SCAN FOR 3D

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258 Adelaide Street East

Suite 300 | Third floor

RENTABLE AREA
961 SF



VIRTUALLY STAGED / CONCEPT ONLY

BOUTIQUE / PROFESSIONAL WORKPLACE

A bright base for an independent team.

A compact south-facing suite with timber details, natural light and a separate meeting room.

- South-facing windows and timber detail
- Ask about leasing together with Suite 302

RECOMMENDED USES

Accounting / consulting / small design team

ZONING / FIT-OUT

Reference: CR SS1 (x339), subject to parcel verification. Suggested uses are not approvals. Confirm team needs, access and connected-space availability.

FULL FLOOR / COLOURED SUITE



Click to open the complete floor plan.

3D TOUR | **FLOOR PLAN** | **BOOK A TOUR** | **WEBSITE**

SCAN FOR 3D

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258 Adelaide Street East

Suite 302 | Third floor

RENTABLE AREA

995 SF



VIRTUALLY STAGED / CONCEPT ONLY

PROFESSIONAL / CREATIVE WORKPLACE

A focused setting for a small business.

An enclosed-office layout with meeting spaces and exposed brick detail in an Old Town Toronto setting.

- Enclosed offices and meeting rooms
- Ask about leasing together with Suite 300

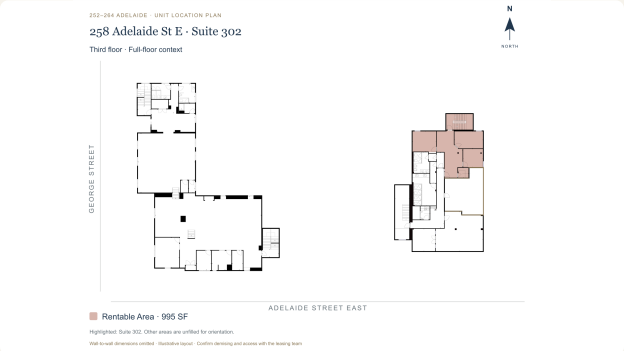
RECOMMENDED USES

Legal or consulting practice / software / creative office

ZONING / FIT-OUT

Reference: CR SS1 (x339), subject to parcel verification. Suggested uses are not approvals. Confirm office layout, access and any proposed reconfiguration.

FULL FLOOR / COLOURED SUITE



Click to open the complete floor plan.

3D TOUR | **FLOOR PLAN** | **BOOK A TOUR** | **WEBSITE**

SCAN FOR 3D

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264 Adelaide Street East

Suite 200 | Second floor

RENTABLE AREA

2,746 SF



VIRTUALLY STAGED / CONCEPT ONLY

PROFESSIONAL / CREATIVE WORKPLACE

A workplace with room to connect.

A full-floor office setting with enclosed meeting areas, timber and brick detail, and space for a connected team.

- Full-floor office opportunity
- Meeting rooms and existing kitchenette

RECOMMENDED USES

Professional services / creative agency / technology office

ZONING / FIT-OUT

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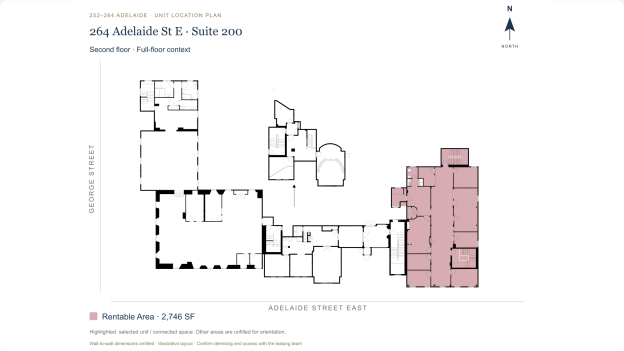
FULL FLOOR / COLOURED SUITE



Click to open the complete floor plan.

3D TOUR | **FLOOR PLAN** | **BOOK A TOUR** | **WEBSITE**

SCAN FOR 3D

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258 Adelaide Street East

Suite 402 | Fourth floor

RENTABLE AREA

1,774 SF



VIRTUALLY STAGED / CONCEPT ONLY

PROFESSIONAL / CREATIVE WORKPLACE

A bright home for a focused team.

A bright upper-floor suite with an open work area, enclosed rooms and distinctive architectural detail.

- Open work area with enclosed meeting rooms
- Natural light and existing kitchenette

RECOMMENDED USES

Accounting practice / consulting / design studio

ZONING / FIT-OUT

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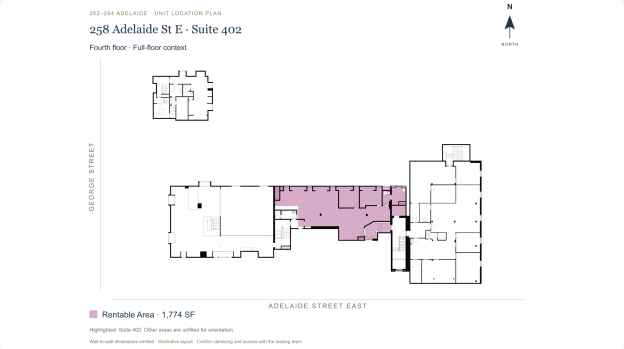
FULL FLOOR / COLOURED SUITE



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3D TOUR | **FLOOR PLAN** | **BOOK A TOUR** | **WEBSITE**

SCAN FOR 3D

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264 Adelaide Street East

Suite B01 | Lower level

RENTABLE AREA

1,815 SF



MATTERPORT-DERIVED IMAGE / DIGITALLY REFRESHED

STUDIO / CONSULTING / PROJECT OFFICE

A practical base with original character.

A lower-level workplace with timber details, open work space and enclosed rooms within the Adelaide complex.

- Open work area and meeting rooms
- Dedicated lower-level opportunity

RECOMMENDED USES

Design studio / consulting back office / project team

ZONING / FIT-OUT

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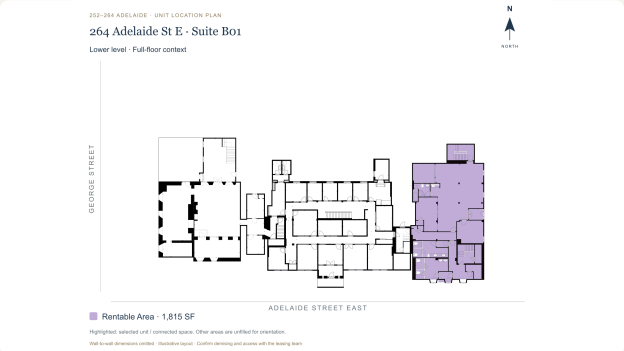
FULL FLOOR / COLOURED SUITE



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3D TOUR | **FLOOR PLAN** | **BOOK A TOUR** | **WEBSITE**

SCAN FOR 3D

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264 Adelaide Street East

Suite 100 | Street level

RENTABLE AREA

1,404 SF



VIRTUALLY STAGED / CONCEPT ONLY

RETAIL / SERVICES / WORKPLACE

A street-level address with possibility.

A compact street-level opportunity with meeting rooms and a practical layout for a customer-facing team.

- Direct Adelaide Street access
- Offices and meeting rooms; rear courtyard access

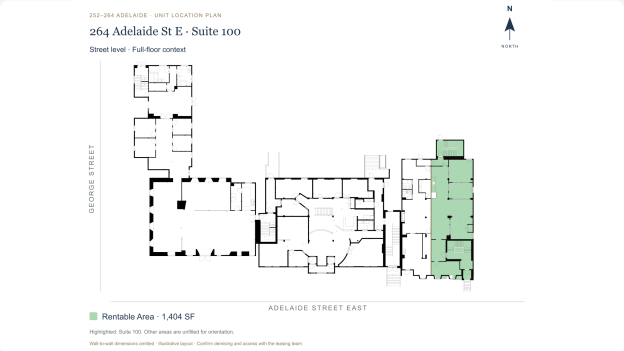
RECOMMENDED USES

Boutique showroom / professional services / client-facing office

ZONING / FIT-OUT

Reference: CR SS1 (x339), subject to parcel verification. Suggested uses are not approvals. Confirm signage, entrance arrangements and delivery condition.

FULL FLOOR / COLOURED SUITE



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3D TOUR | **FLOOR PLAN** | **BOOK A TOUR** | **WEBSITE**

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