

CORNER RETAIL FOR LEASE

10 LOWER SPADINA TORONTO, ON



ADMP
COMMERCIAL REALTY

LOWER SPADINA AVE & QUEENS QUAY W.

YOUR SIGN HERE

FOR LEASE

PROPERTY HIGHLIGHTS

Former Starbucks For Lease at Lower Spadina Ave & Queens Quay West

Unlock a rare opportunity to secure a high-exposure 1,667 SF corner retail space in one of Toronto's most sought-after waterfront neighbourhoods. This former Starbucks offers a wide-open layout, soaring ceiling heights, and an exceptional 600 amps of power plus transformer, ideal for a variety of retail, café, or restaurant concepts.

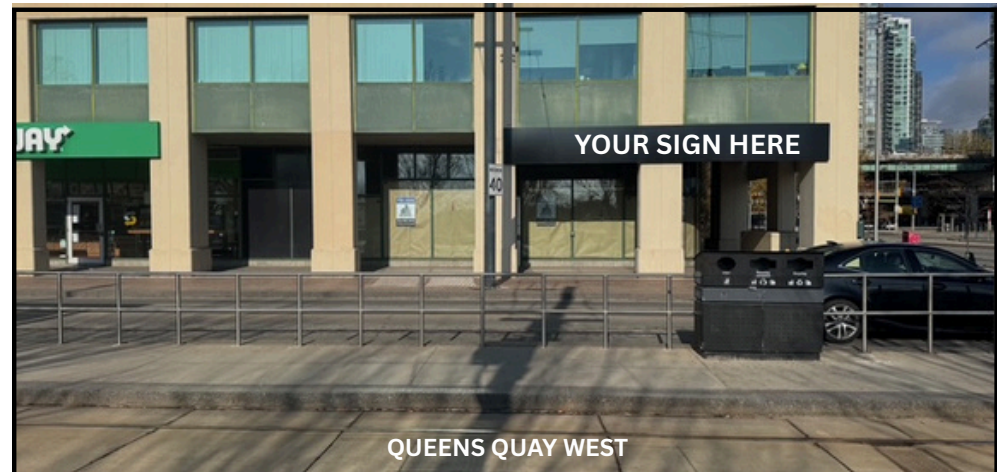
Located directly at Lower Spadina & Queens Quay West, this space sits at a vibrant transit hub surrounded by major residential density, office towers, tourism traffic, and continuous pedestrian flow along the waterfront.

Key Highlights

- High-visibility corner unit with floor-to-ceiling street presence
- Excellent corner signage branding above store, razor signage also available
- 1,667 SF wide-open interior – ideal for efficient planning and flexible layouts
- 600 amps of power + transformer – perfect for QSR, café, or high-demand electrical users
- High ceilings for an airy, modern feel, with two handicap washrooms.
- Former Starbucks with existing infrastructure
- Steps from Toronto's waterfront, Spadina streetcar, and Queens Quay streetcar
- Surrounded by dense condominium towers, offices, hotels, and tourist attractions
- Strong pedestrian, cycling, and vehicular traffic year-round
- Ideal for coffee, QSR, restaurant, fitness, medical, professional services, and more

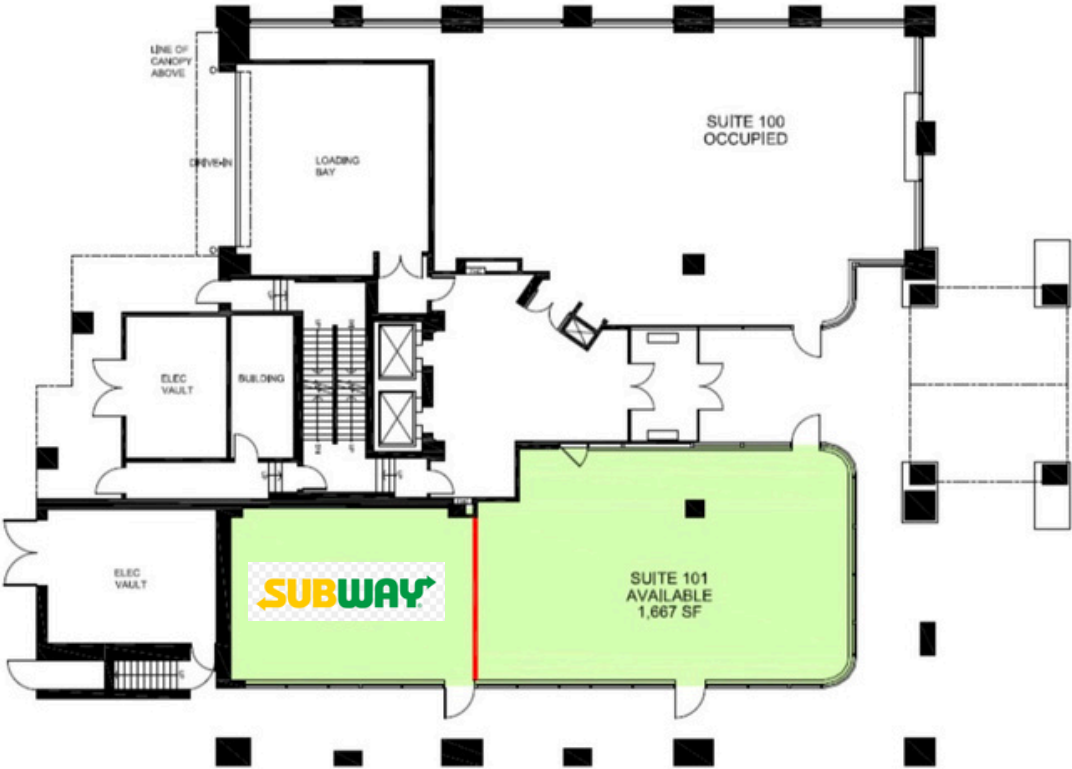
Lease Details

- Size: 1,667 SF
- Availability: Immediate
- Term: 5 year
- Net Rent: Call Broker(s)
- T.M.I.: \$21.00 Net per SF/Annum (2025)



SITE PLAN

SCHEDULE A
FLOOR PLAN – Suite 101 – 1,667 SF



INTERIOR PHOTOS



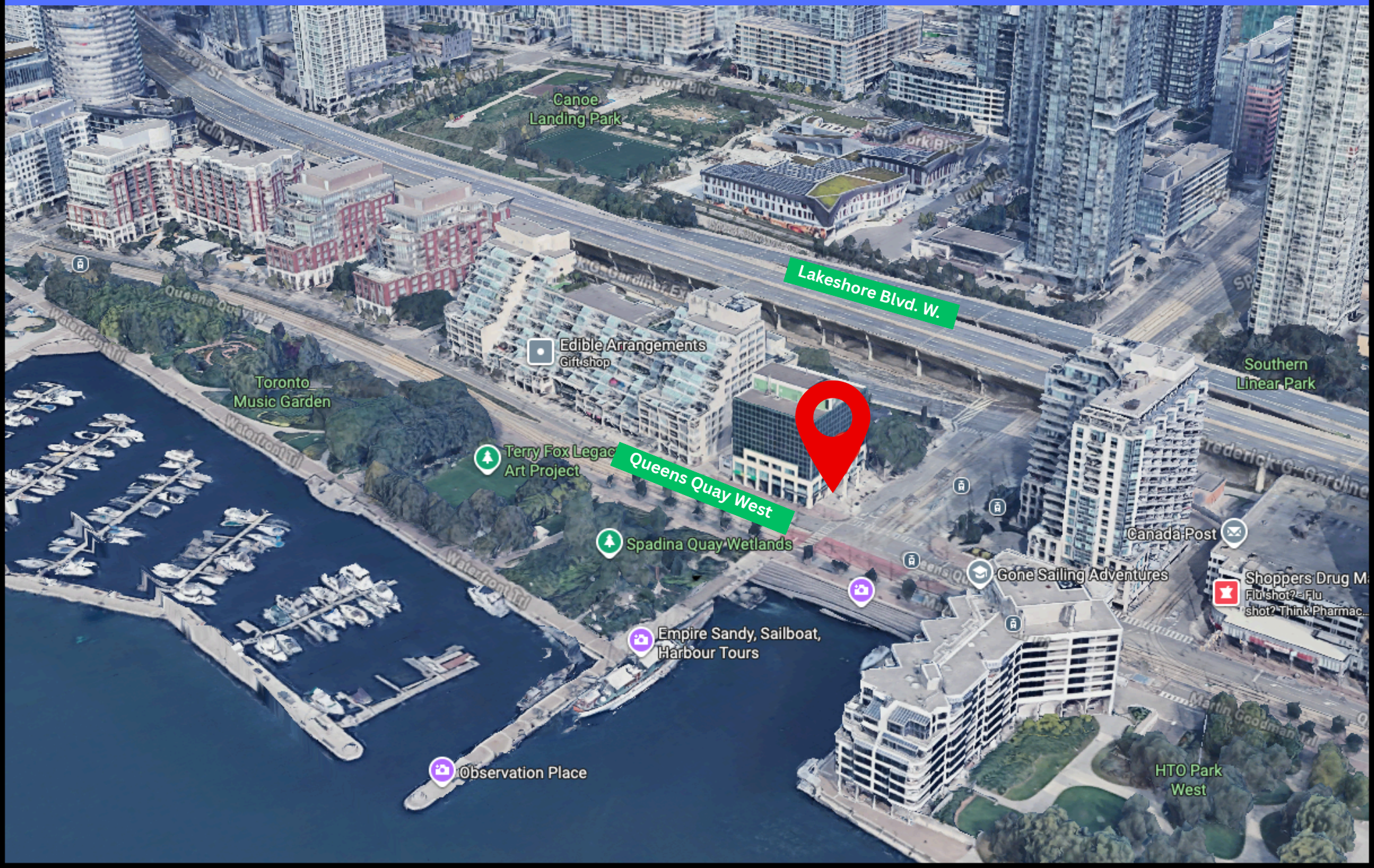
INTERIOR PHOTOS



INTERIOR PHOTOS



SITE AREA



CONTACT INFORMATION CORNER RETAIL FOR LEASE

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