

SOUND STUDIO FOR LEASE

DETAILS

Availability: Suite 208

Size: 1,493 sq ft

Rent: Contact us

Occupancy: May 1 2022/TBA

Term: 3 to 5 years

HIGHLIGHTS

Custom built audio studio with editing suite

Sound proofed rooms

Dedicated AC system to service the premises

Kitchenette

[Detailed spec sheet attached](#)

Classic post and beam suite

Large operable windows

Ample parking in the area,
LRT at the doorstep

116 SPADINA AVE.

The Reading Building



WTF group
COMMERCIAL REAL ESTATE DEVELOPMENT

Honor Sewell
401-119 Spadina Avenue, Toronto, ON, M5V 2L1
P: 416.593.6420 | F: 416.593.6375 | www.wtfgroup.com

Studio Spec Sheet

1. Suite contains dedicated air conditioning system, not tied to ductwork servicing the rest of the floorplate and building.
2. The suite contains an isolated 10 ft by 11 ft (9 ft high) record floor, "floated" on neoprene pucks to prevent audible vibration. Record floor also treated with sound absorbing baffles on all walls and ceiling to create a very quiet, non-reverberant recording room. A set of sliding glass door allows for full visibility to the control room.
3. The suite includes a 14 ft by 22 ft (6 1/2 ft high) acoustically designed control room that also touches none of the suites walls or ceiling, "floated" on neoprene pucks for an acoustically isolated room.

It includes:

- a raised client area in the back half of the room that includes bass traps in the floor.
- sound absorbing baffles on the control room walls and the ceiling above the sound mixers position
- a custom built producers desk at the back of the room that seats three
- custom mixer/producers desk at the front of the room with lots of rack space for gear, plenty of room for a mixing console and room for producer to sit right next to the record floor
- 8 audio lines and a video cable from the control room to the record floor
- 4 x 24 point patch bays
- large windows for lots of natural light
- built in glass doored machine closet for any noisy computers
- half hardwood (front half) half carpeted floor
- custom built sound diffuser on the back wall of the suite

4. An edit suite (not sound treated) is set up with a large glass desk and large TV on an industrial mount hanging from the brick above the windows. It has theatre curtains on the two sides of the suite that have windows to dampen the sound in the room.