

# 491 Lawrence Avenue West, Toronto

OFFICE SPACE FOR LEASE  
SMALL, LARGE AND SHARED UNITS AVAILABLE



**VALUE INSIGHT**  
REALTY  
REAL ESTATE ADVISORY GROUP

[valueinsightrealty.com](http://valueinsightrealty.com)

# 491 Lawrence Avenue West Toronto



## PROPERTY HIGHLIGHTS

- Located in high traffic areas with ample density and neighbouring retail community (Lawrence Plaza in the Lawrence Manor community)
- Easy access to public transit
- High visibility signage located on the building and pylon sign available for all tenants
- Parking available for tenants and visitors, as well as an easy drop off location
- Professionally managed building
- A variety of different sizes and floor plan configurations available
- Corner suites with ample natural light and exposure to Lawrence Ave available
- Wheelchair accessible
- Large reception areas with multiple offices available
- Ensuite restrooms and common restrooms available
- Demising potential
- Quiet and clean professional environment
- Potential professional tenants include law practice, medical practice, head office, real estate brokerage, etc.



**POTENTIAL OF SHARED SPACE**



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## PROPERTY DETAILS

Floor	SECOND	THIRD	FOURTH	LOWER
Unit number	201-B	302	405	LL4 (Coffee Shop Operator)
Size (sq.ft.)	<b>794</b>	<b>1,784</b>	<b>1,327</b>	<b>185</b>
TMI (2024):	<b>\$14.99</b> (hydro & ensuite janitorial services included)			
Rent:	Please inquire with listing agent			



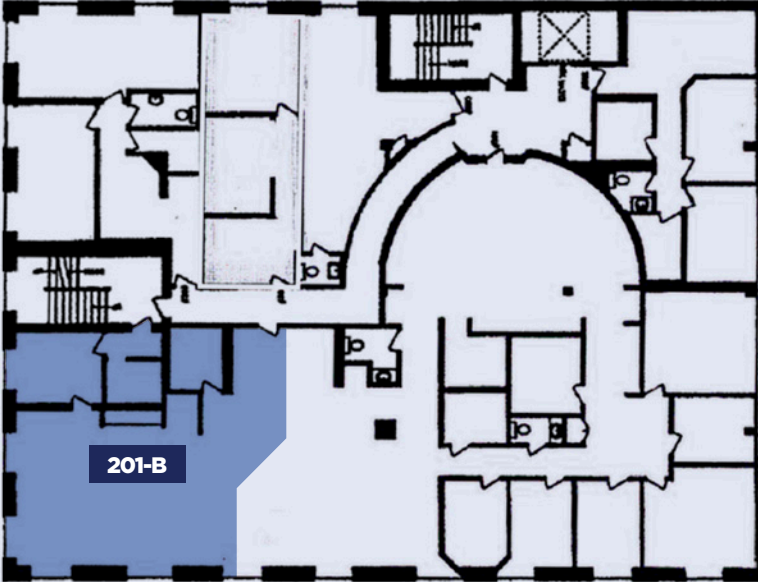
# 491 Lawrence Avenue West Toronto



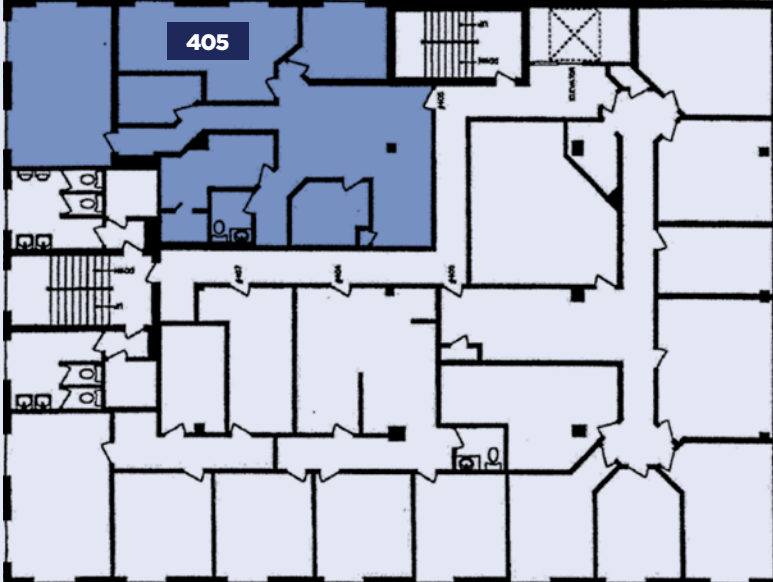
# 491 Lawrence Avenue West Toronto



**SECOND  
FLOOR**



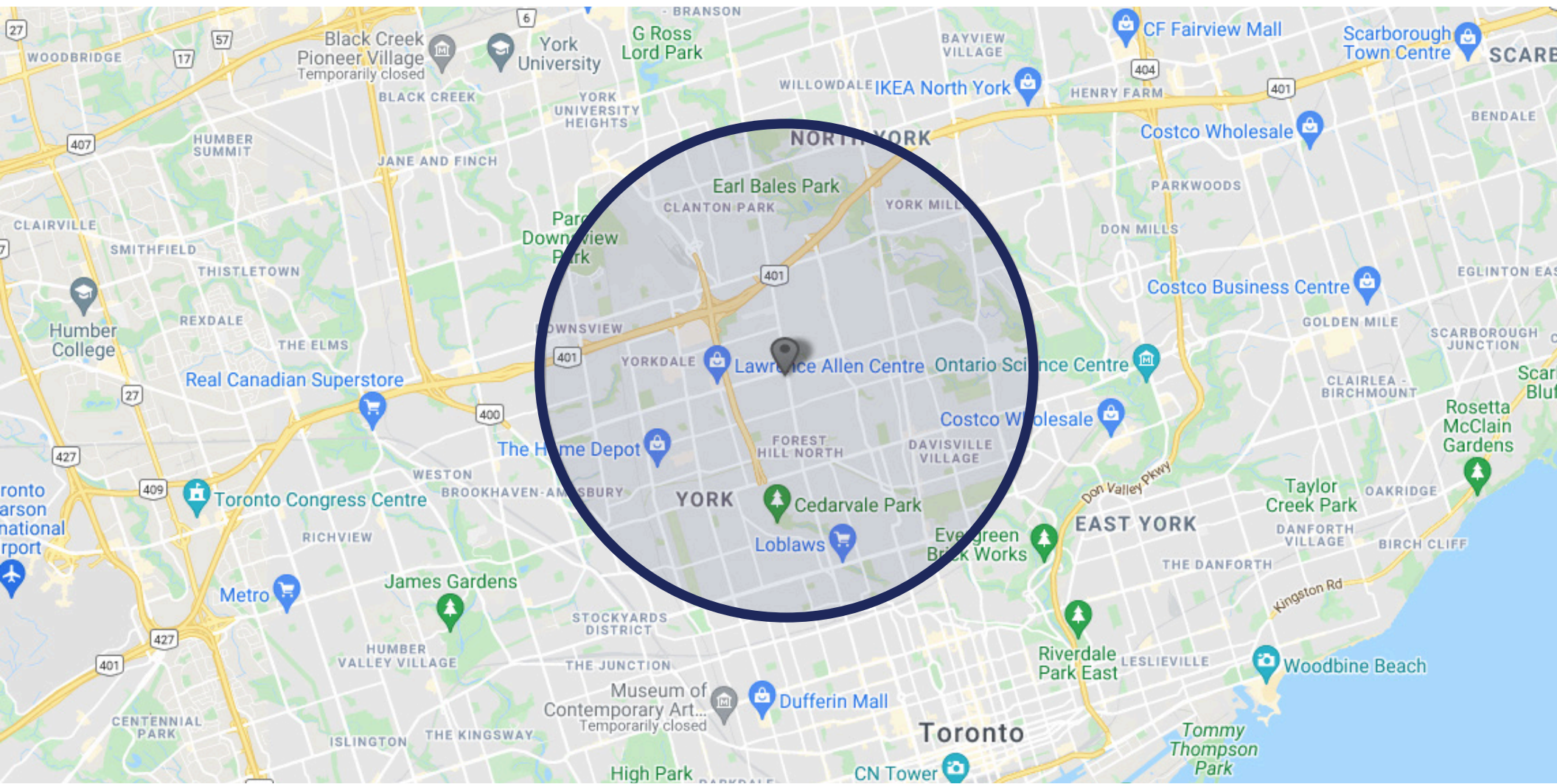
**FOURTH  
FLOOR**



**THIRD  
FLOOR**



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## AREA DEMOGRAPHICS

*Within 5 km radius of property*



POPULATION

**429,204**



AVERAGE INCOME

**\$192,021\***

*\* Annually per household*



MEDIAN AGE

**40.1**

**LANDLORD SERVICES:**

**CAITLYN PRICE\***

Director | Advisory & Transaction Services

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