

FOR LEASE



**RIO CAN**  
REAL VISION, SOLID GROUND

# 700 LAWRENCE AVENUE WEST

## Welcome to the new centre of it all



OWNED AND MANAGED BY  
**RIO CAN**

**CBRE**

# Welcome to the new centre of it all



The newly revitalized Lawrence Allan Centre includes dynamic new retailers, a modernized interior, fully renovated food court and upgraded amenities. Since 1989 this mixed-use office/retail property has long been a place for the community to gather and will continue to be the hub of this important and rapidly growing Toronto neighbourhood. With a focus on enhancing the existing spirit of the neighbourhood, Riocan has ensured the design, service and retail mix suit the immediate and long-term needs of the community.

**Step up for immediate lease opportunities and take advantage of...**



Lawrence Ave. W.  
subway station at the corner



On-site parking  
@ 1:1,200 sq. ft. leased



Quick and easy access to Allen  
Expressway



Newly improved Shopping Centre with  
an abundance of on-site amenities



Renovated Food Court



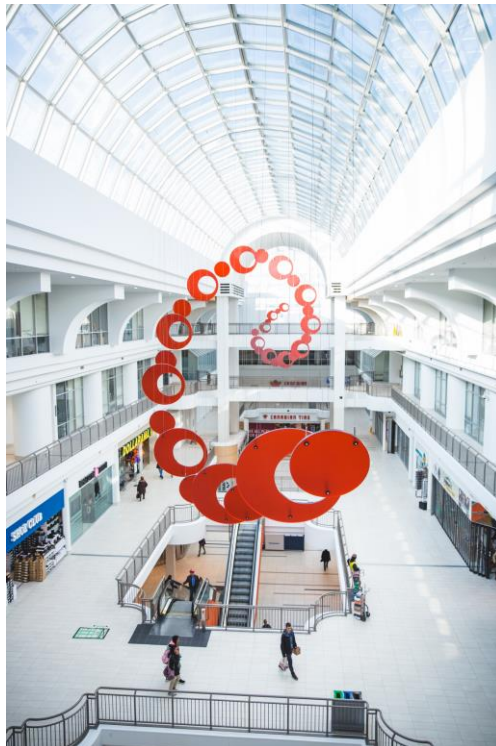
On-site Fitness Centre



Countless retail options  
(Canadian Tire, Marshalls, Fortino's, etc.)

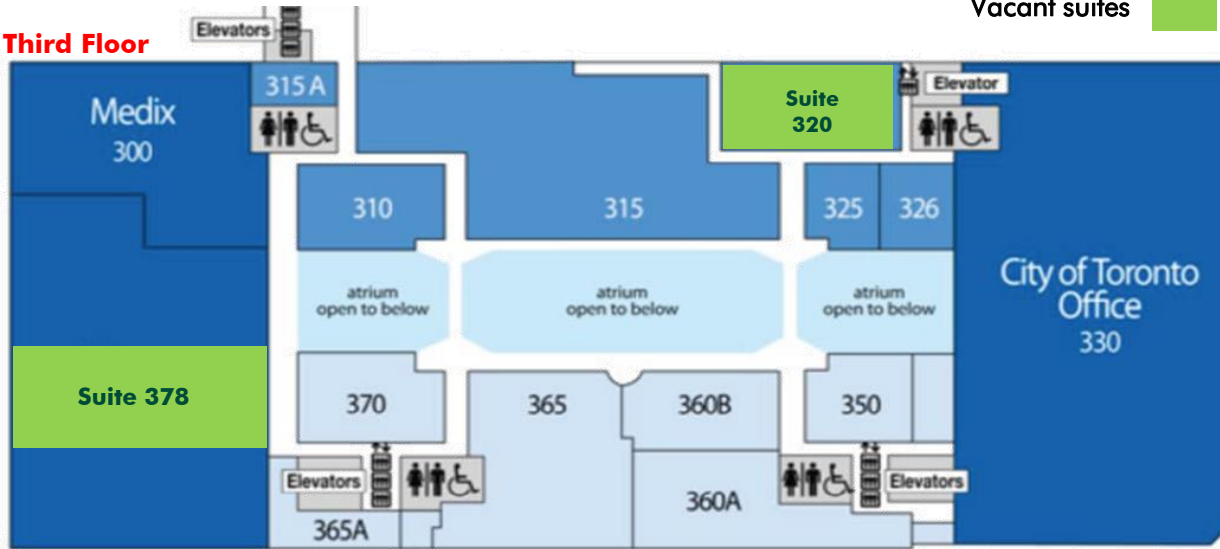
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## LOOK inside



# Welcome to the new centre of it all

## Third Floor



Vacant suites



## LEASE DETAILS

NEW MODEL SUITE AVAILABLE

Available Space:

Suite	Area (sq. ft.)	Possession
Suite 320:	5,357	Immediate
Suite 325:	2,640	LEASED
Suite 378:	8,325	Immediate
Suite 420A:	3,929	Immediate
Suite 425:	3,145	LEASED
Suite 430:	2,899	LEASED
Suite 495:	950	Immediate

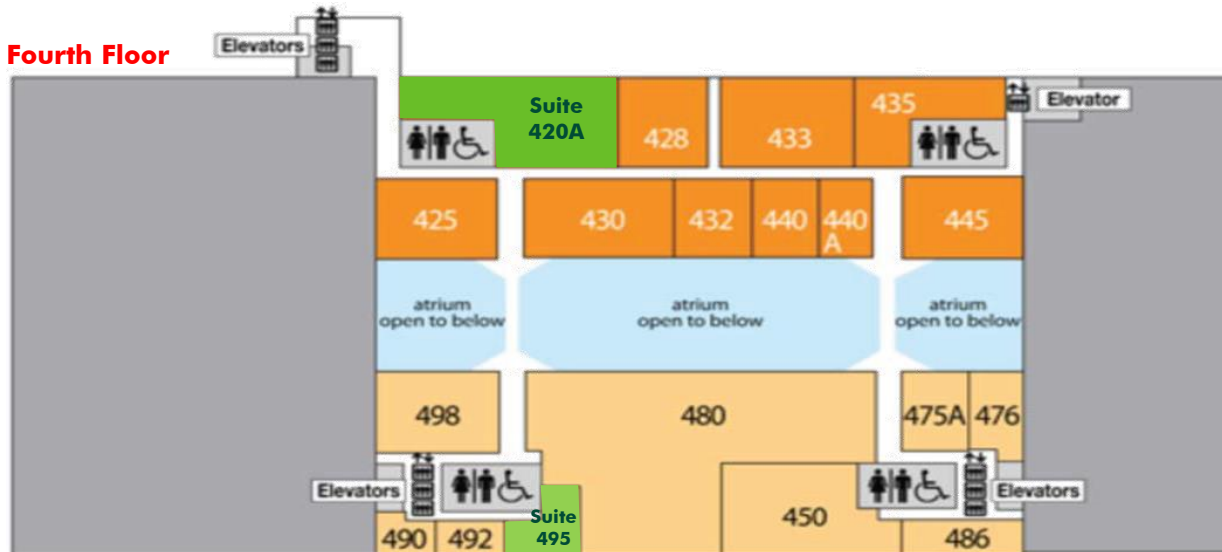
Rental Rates:

Net Rent (PSF): Contact Listing Broker

Additional Rent:  
(2025 Estimate) \$24.96 per sq. ft.

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## Fourth Floor



## NOTABLE ON-SITE RETAILERS & AMENITIES

### Services & Retailers

Fit for Less  
Fortino's  
Canadian Tire  
Marshalls  
HomeSense  
Structube  
Value Village  
Dollarama  
Toys "R" Us  
PetSmart  
The Source  
Specsavers  
Dentistry in Motion  
First Chiropractic Care  
Service Canada

### Food & Eateries

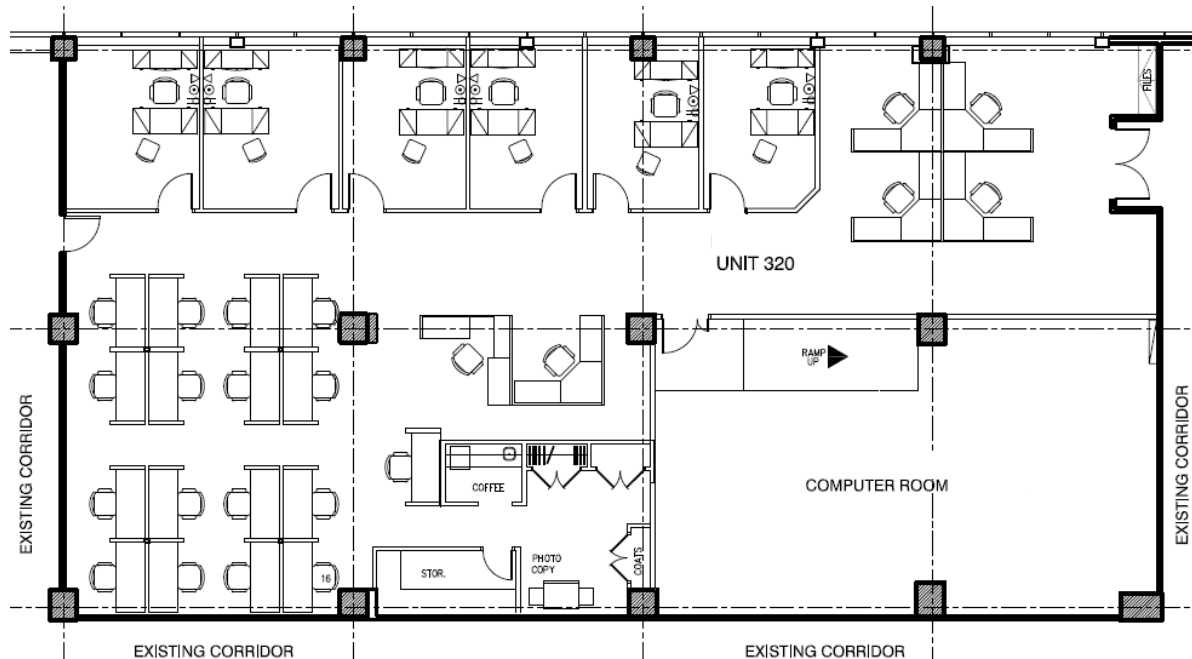
Tim Horton's  
KFC  
Bar BURRITO  
Real Fruit Bubble Tea  
Asian Gourmet  
Pita Land  
Mango Thai Kitchen  
Wikki Hut



\*Sales Representative | ALL OUTLINES ARE APPROXIMATE

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Suite 320: 5,357 square feet



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**CBRE**

Suite 325: 2,640 square feet



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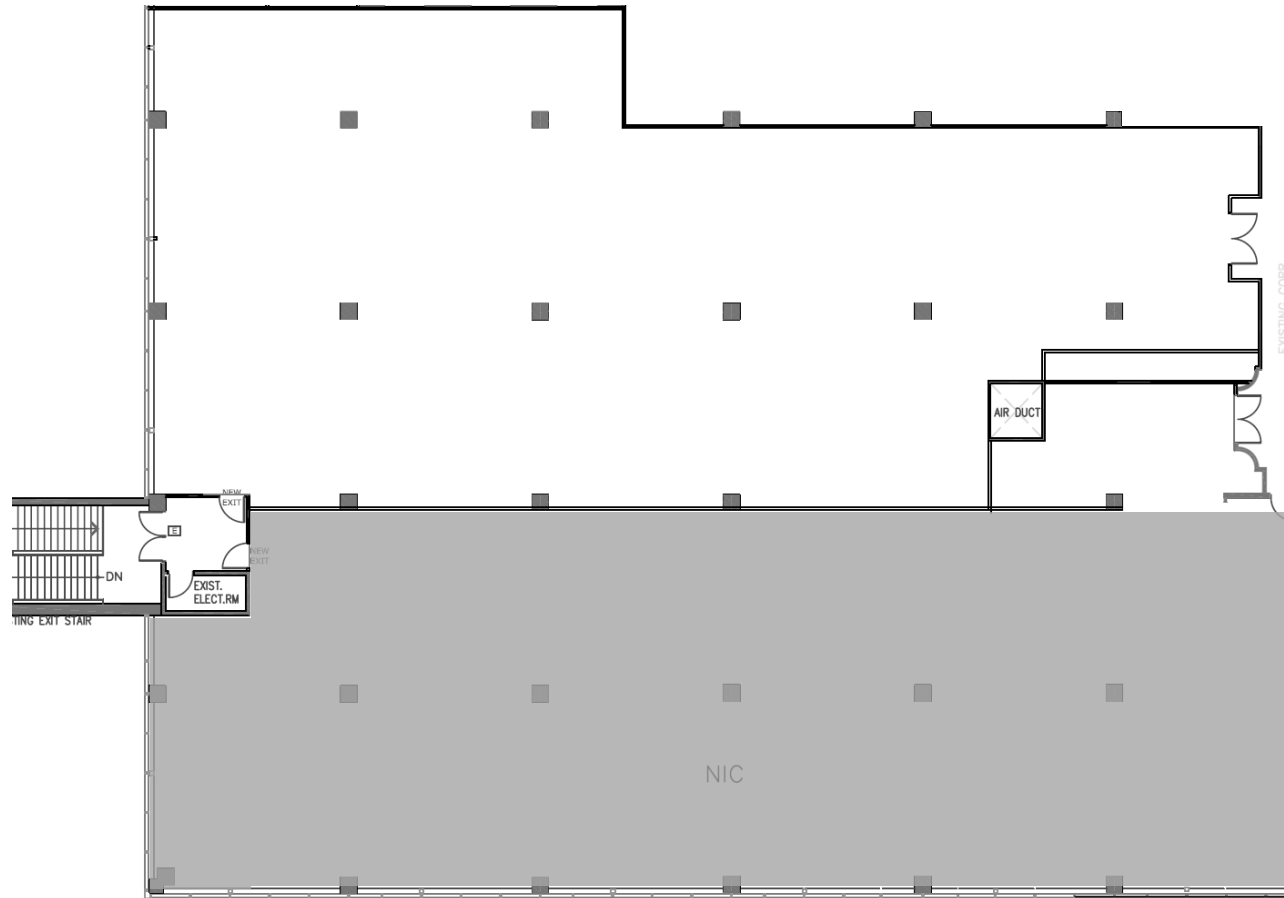
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Suite 378: 8,325 square feet



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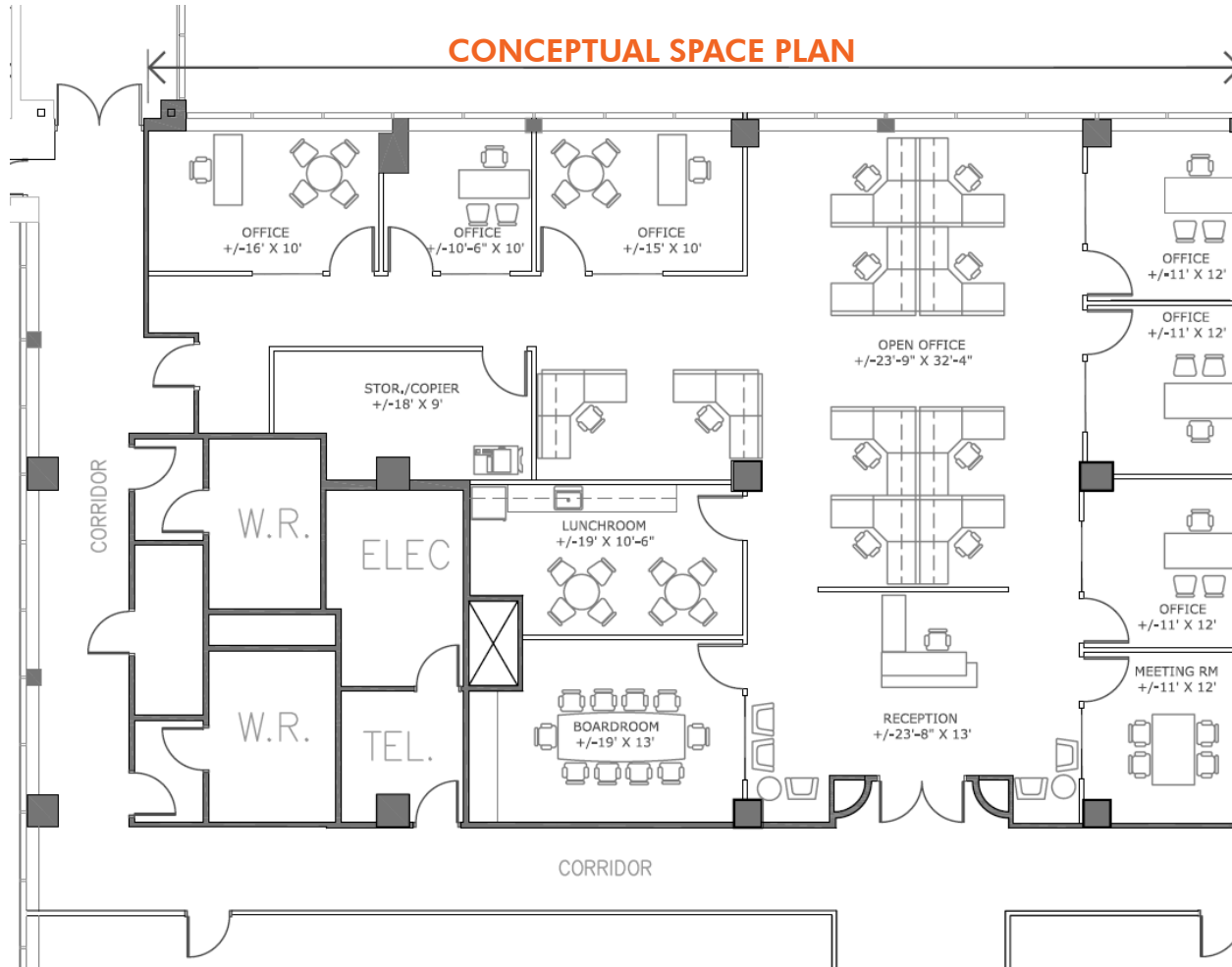
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Suite 420A: 3,929 square feet

## CONCEPTUAL SPACE PLAN



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Suite 430: 2,899 square feet

**LEASED**

EXISTING  
UNIT 430  
VACANT  
UNIT = 2,899 sq. ft.

EXISTING  
UNIT 432

1 FLOOR PLAN  
1/4" = 1' - 0"

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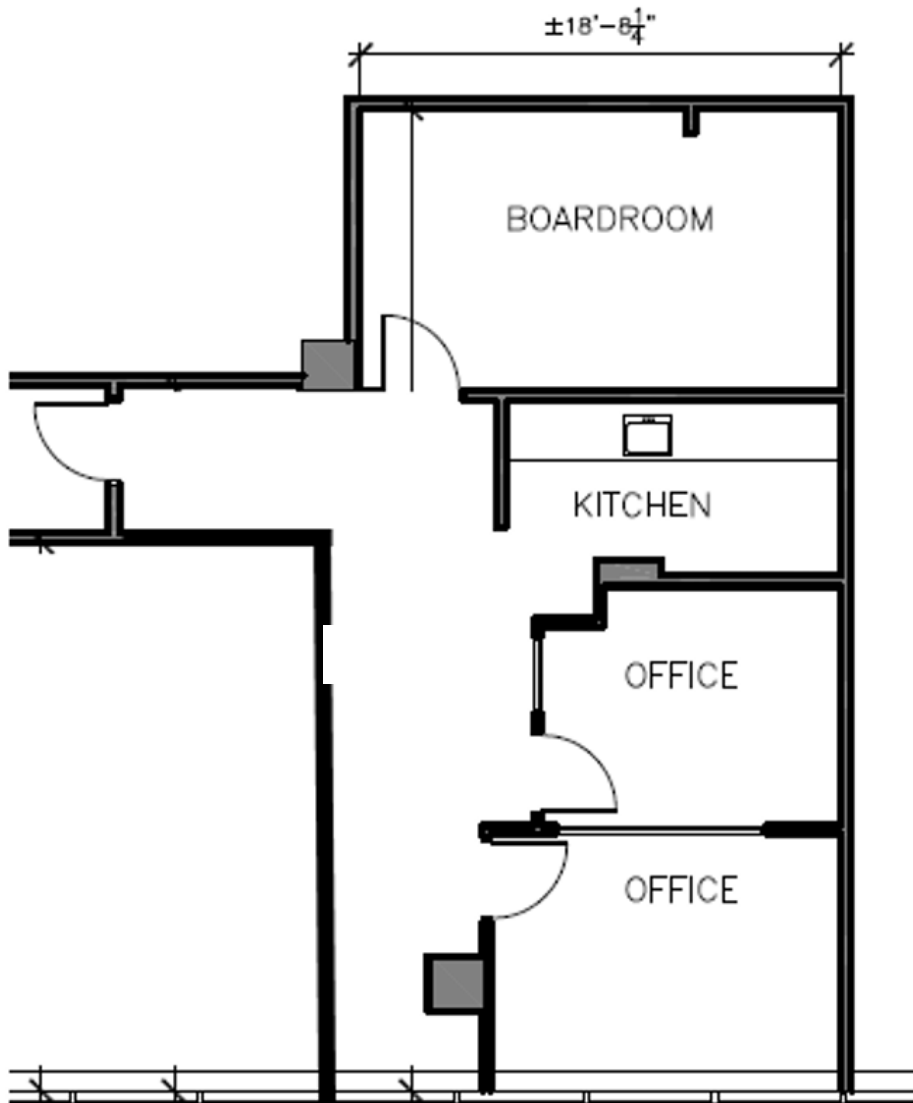
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**CBRE**

Suite 495: 950 square feet



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