



698 Lawrence Ave West

## Stand-Alone Building for Lease: Full Building or **Floor-By-Floor**

25,000-75,000 SF +10,000 SF Basement | Ready to be Branded  
Suitable for Multiple Uses & Industries

**RIO CAN**  
REAL VISION, SOLID GROUND.



# About 698 Lawrence Avenue West

Exceptional opportunity for a standalone building on the Lawrence Allen Centre lands, facing Allen road.

698 Lawrence Ave W presents a prime leasing opportunity for those seeking a freestanding three-story building with exceptional features. Positioned strategically along the prominent Allen Expressway, this property offers unparalleled visibility and signage opportunities, making it an ideal choice for businesses looking to establish a strong presence. The building comprises three expansive floors, each spanning 25,000 square feet, providing ample space for a variety of purposes, including medical facilities, educational institutions, and industrial applications. The location is conducive to a thriving professional environment, with easy accessibility and visibility for the convenience of both clients and employees. Moreover, the property boasts ample parking facilities, further enhancing its appeal. Overall, 698 Lawrence Ave W stands as a versatile and strategically positioned option for those seeking to lease a prominent space for their operations.



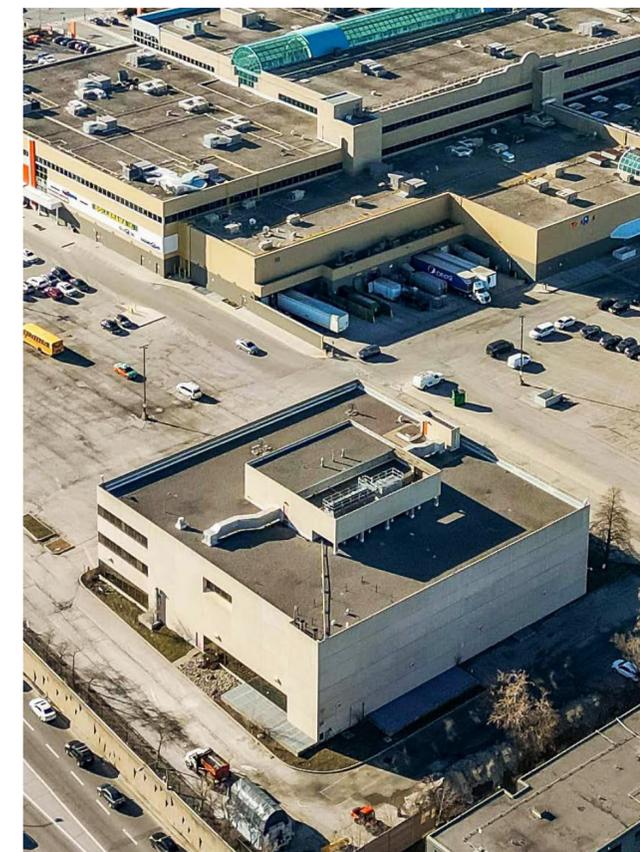
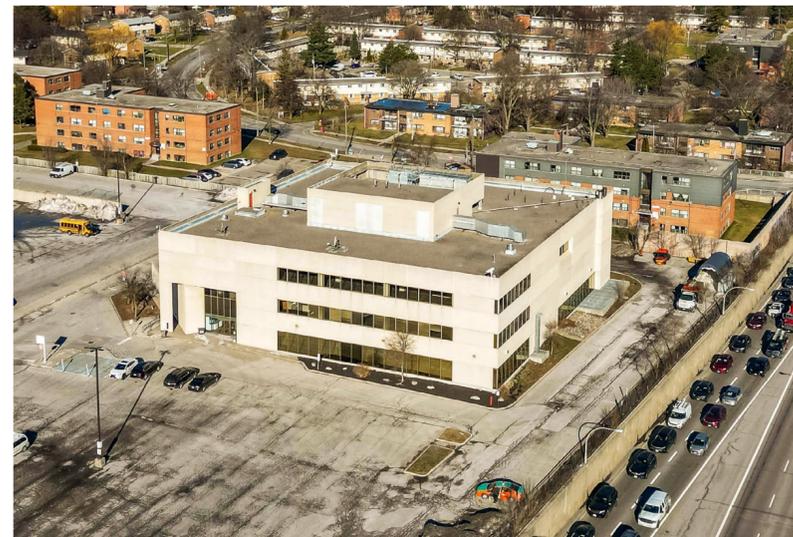
Ample  
Parking



High Visibility  
From Allen Road



Immediate  
Availability



# Potential Uses

1

Medical/Clinical



2

Education



This **highly-accessible signature stand-alone property** is among a neighbourhood with a talent pool and consumer base of educated people with an average Toronto household income level, allowing for the functionality and flexibility **to accommodate a broad range of uses.**

4

Institutional



3

Office



## Key Features:



Ample parking



Immediate access to Lawrence West Station



Large signage potential with great exposure to the Allen Expressway

## Demographics within a 3KM Radius of Property:

<b>79,753</b>	<b>115,442</b>	<b>91%</b>	<b>131,414</b>
Population Employed in the Labour Force	Educational Attainment: University Degree, College, CEGEP or Other Certificate or Diploma	Employment Rate	Daytime Population

## Top 4 Industries within a 3KM Radius:

<b>12.4%</b>	Health Care and Social Assistance
<b>11.1%</b>	Professional, Scientific and Technical Services
<b>9.7%</b>	Retail Trade
<b>8.2%</b>	Educational Services

# Floor Plans & Specifications

Signature building ready to be branded. Stand-alone presence looking onto Allen Road at Lawrence Avenue West. On the Lawrence Allen Centre lands.



## Available Space

1st Floor - 25,000 SF  
2nd Floor - 25,000 SF  
3rd Floor - 25,000 SF  
(+10,000 SF Basement)



## Net Rent

Please Inquire  
**Additional Rent**  
\$16.50 PSF (Est.)  
(Plus utilities & janitorial)



## Availability

Immediate

## Term

Flexible



## Amenities

Abundance at the  
Lawrence Allen Centre



## Commuting

Ample parking &  
immediate access to  
Lawrence West Station



## Uses

Multiple uses and  
industries welcome

## Floor Plans

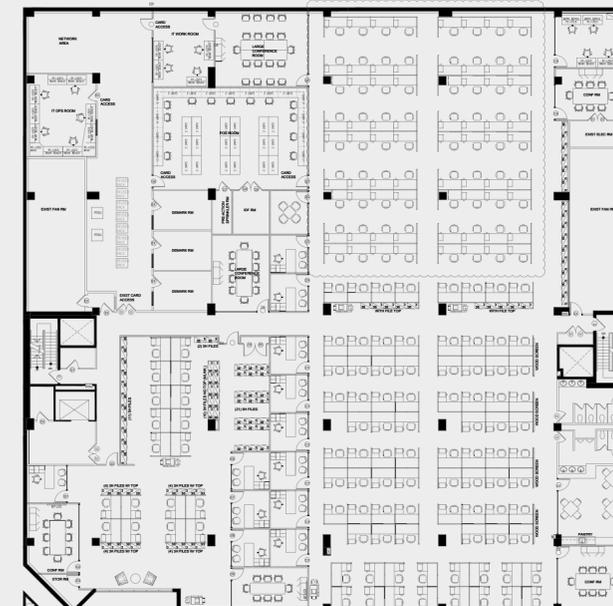
### Ground Floor

25,000 SF



### Second Floor

25,000 SF



### Third Floor

25,000 SF



# Property Summary

## Building Information

Appealing to a broad range of uses, this centrally located, easily-accessible property comes equipped with high ceilings, flexible solutions to accommodate continuous innovation and alternative uses, efficient floor plates that can change with tenant needs and corporate strategy, and the optimization of lighting technologies for an energy-efficient strategy, improving the building's sustainability.

**Year Built** 1988

**Zoning** CR

**Permitted Uses** Office, educational, medical, institutional



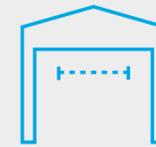
## Specifications

### Raised Floors



**Building with Raised Floors**  
(Floor load - 100 LBS PSF  
below raised floor)

### Column Spacing



Interior column grids: **30'x30'**  
Perimeter columns grids: **30'x17'**

### Power



**4,000 Amps at 600 Volts**  
Emergency Generators  
**Two 1,200kw Diesel Engines**  
(Rated 347/600v, 3 phase)

### Elevator Capacity



**Max 4,000 lbs**  
& 26 passengers

### Loading



**ONE**  
Loading Dock

### Slab to Ceiling Height



**13'**  
Clear

# Location Accessibility



Yorkdale  
Yorkdale Shopping Centre

Yorkdale TTC Station

Hwy 401

698 Lawrence Ave West

la  
lawrence  
allen  
centre

Lawrence Allen Centre

Lawrence West TTC Station

## Local Transit

- Bus Line 52 ———
- Bus Line 352 ———
- Bus Line 400 ———
- Subway Line ·····



# Building Gallery



# 698 Lawrence Ave West

Toronto, ON

**RIO**  **CAN**  
REAL VISION, SOLID GROUND.



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