



349

Carlaw Ave.

Toronto, ON

East End Office Space
For Lease

Accelerating success.



About 349 Carlaw Ave. Toronto, ON

Perfectly Positioned in the East End

Located in the heart of Toronto’s dynamic Leslieville neighbourhood, **349 Carlaw Avenue** is a prime destination for businesses seeking a unique and efficient space. This building offers a creative environment ideal for a variety of users looking to grow in a vibrant, collaborative community for like-minded professionals. With a variety of size ranges and multiple configurations available, the building offers flexibility to occupy a space that meets your specific needs.



Unique
Office Opportunity
for a Variety of
Users



Perfectly Situated
in the heart of
Leslieville



Variety of Size
Ranges & Flexible
Configurations
Available



High
Transit
Connectivity



Bright &
Naturally Lit
with Windows
Throughout



Underground
Parking
Available



Freight
Elevator
Available



Availability and Rates

25,000 Square Feet on 3 Floors Available Immediately

Suite 100-101	11,000 square feet	Large suite occupying entire ground floor. Built out with various sizes of offices, meeting rooms, open area and an abundance of natural light.
Suite 201	3,567 square feet	Built out with various sizes of offices, meeting rooms and open area. Features an interconnected stairwell to suite 302. Opportunity to demise space to accommodate flexible size requirements.
Suite 201 + Suite 302	7,497 square feet	Fully built-out includes a mix of offices/meeting rooms, open workspace, large boardroom and open kitchen.
Suite 205	971 square feet	Open floor plan with an abundance of natural light and loft style ceilings.
Suite 302	Up to 2,000 square feet available	Abundance of natural light, open area brick and beam space. Features an interconnected stairwell to suite 201.
LEASED Suite 304	1,476 SF	Bright, street-facing unit with open concept layout.
LEASED Suite 305	1,364 SF	Bright, street-facing unit with open concept layout.
LEASED Suite 304 - 305	2,840 SF	Contiguous offices, perfect for interactive office layout.



Net Rent: Please contact Listing Agent



Additional Rent: \$18.99 per square foot (2024)



Suite 100/101
Virtual Tour



Suite 201 / 302
Virtual Tour

Amenities, Transit and Community

Conveniences at Your Doorstep

Ideally located at the centre of Leslieville between Dundas St E & Gerrard St E, just east of the Don Valley Parkway, easily accessible by bus from Pape Station and the 506 Dundas/Gerrard streetcar. Perfectly positioned nearby future Ontario Line stations (Gerrard & Riverside-Leslieville) and the East Harbour Transit Hub.

A 5 Minute Walk to:

Jimmie Simpson Park



Crow's Theatre

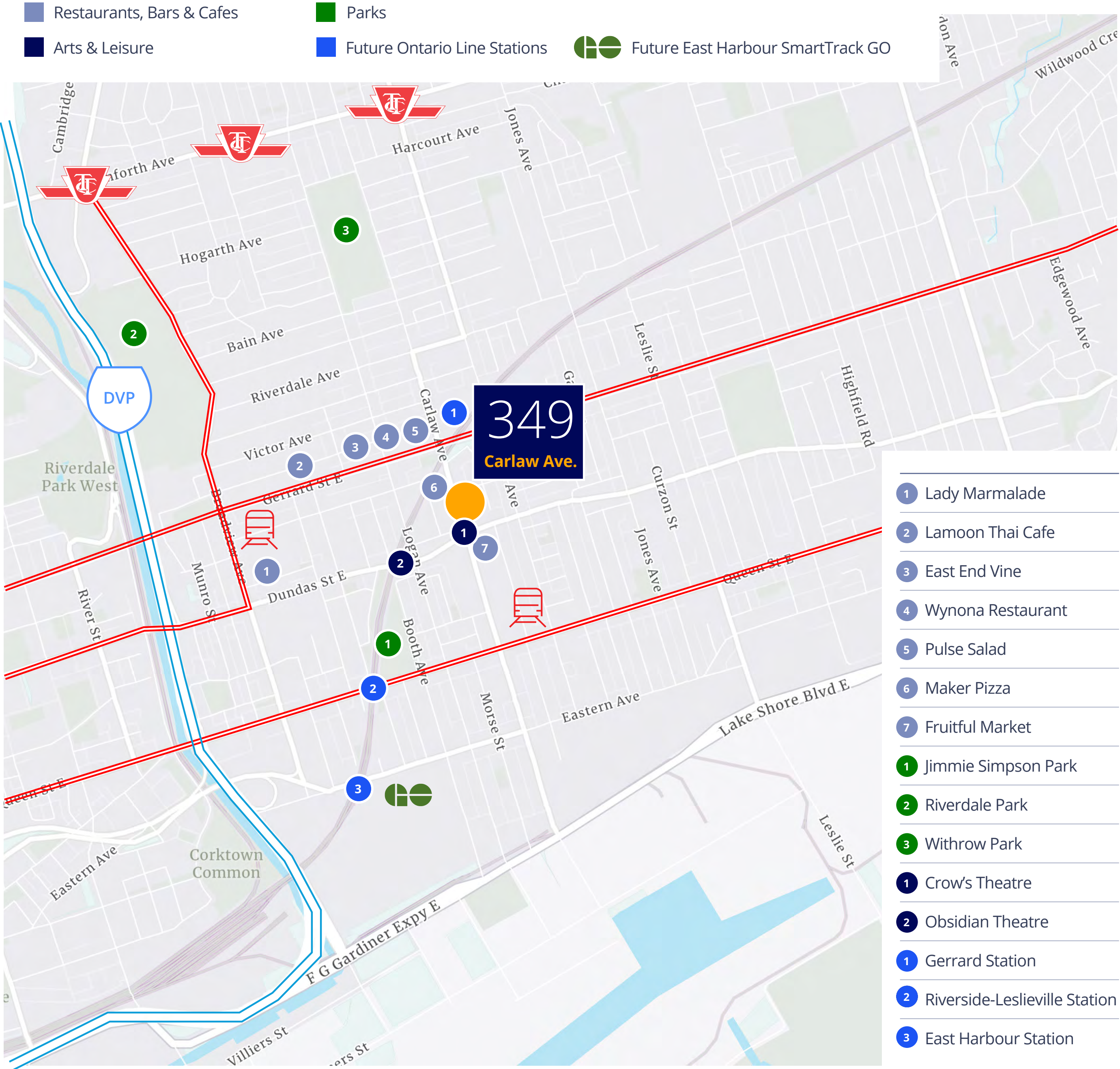


Lamoon Thai Cafe



Demographics – within a 5 KM radius of Property

			
Population	Average Household Income	Average Age	Labour Employment Rate
538,764	CA\$140,121	40.3	91.4%



First Floor

Suite 100-101 Photos

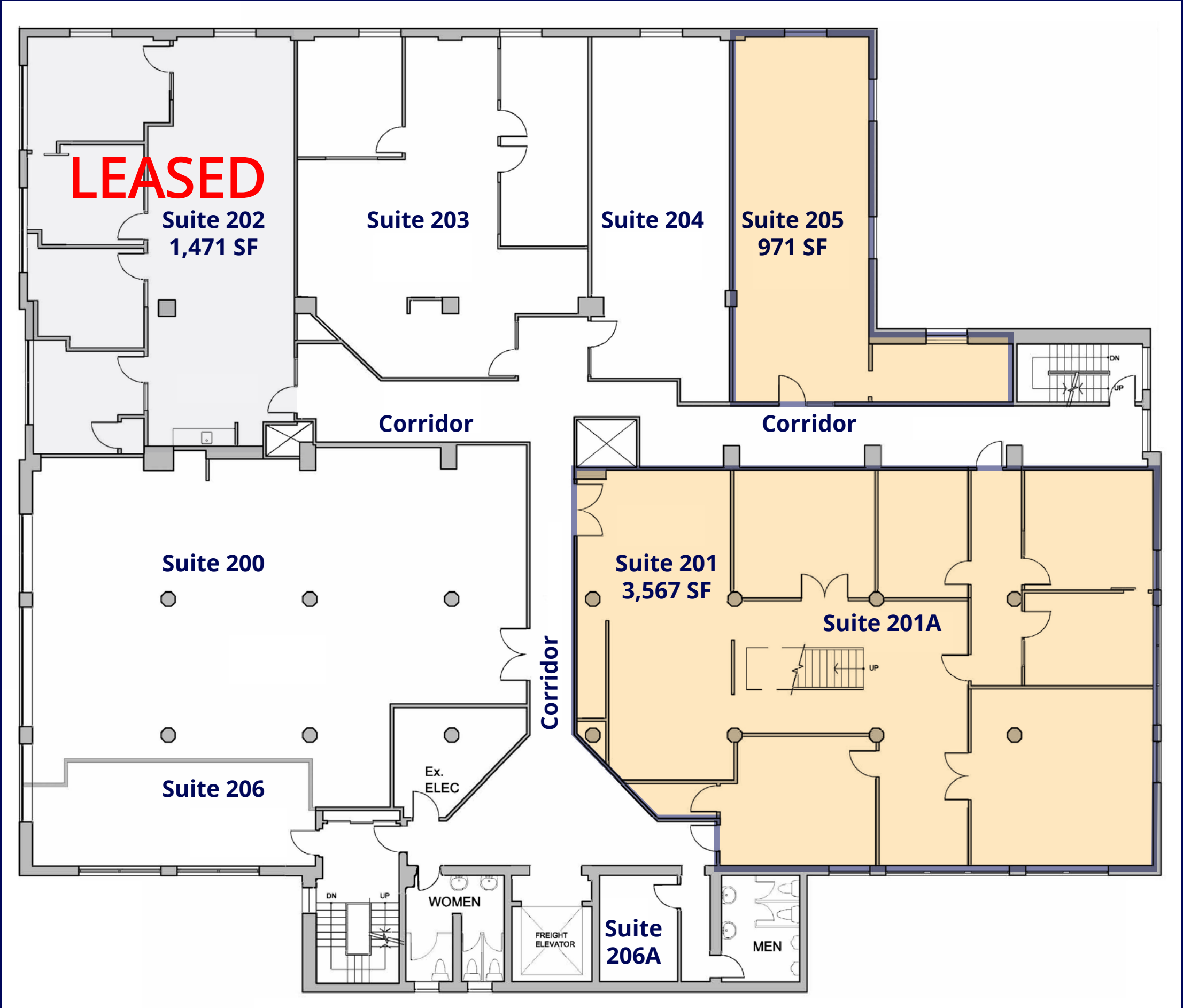


Second Floor

Floor plans

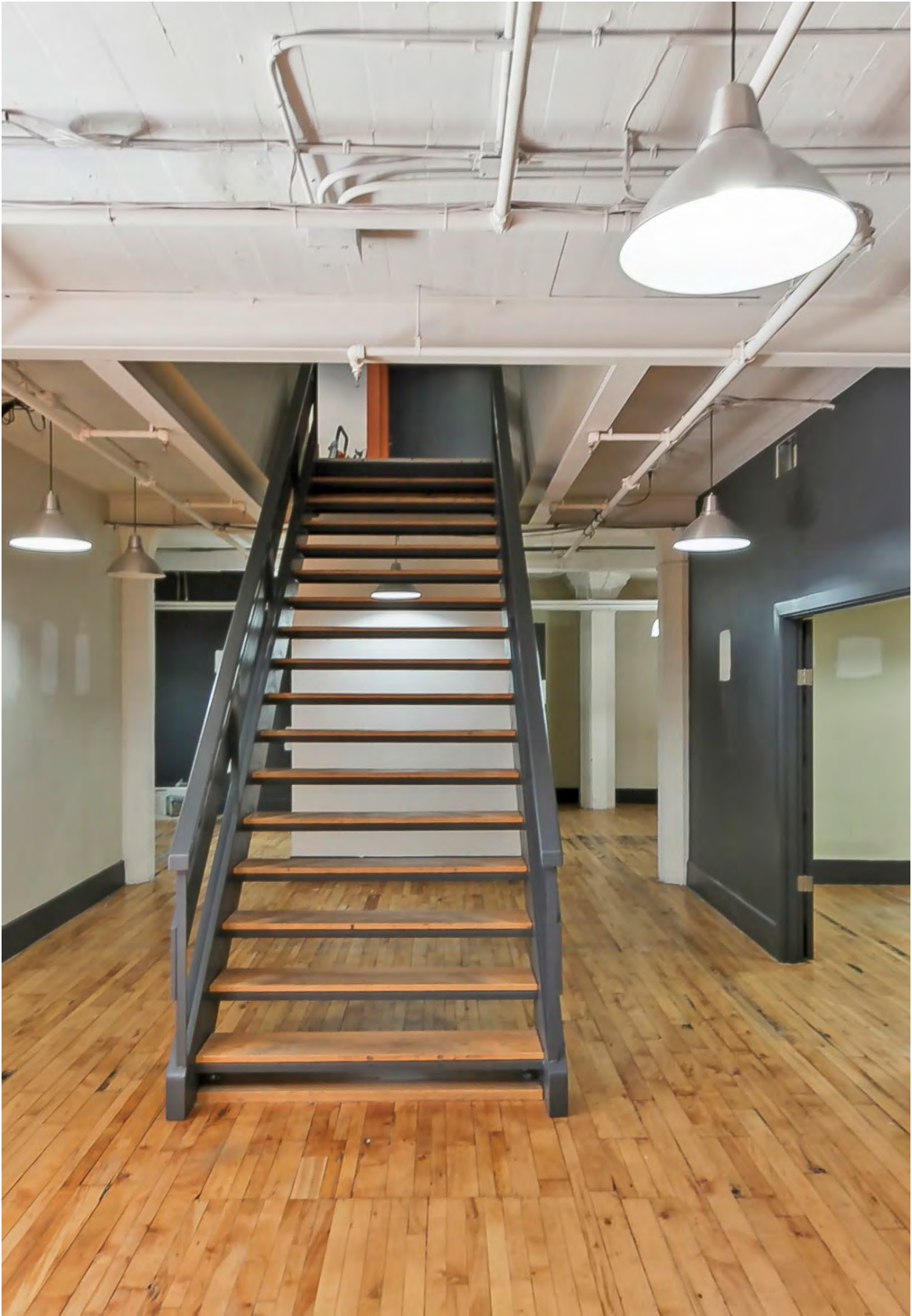
Availabilities

- Suite 201: 3,567 SF
- Suite 201 + Suite 302: 7,497 SF
- Suite 205: 971 SF



Second Floor

Suite 201 Photos



Second Floor

Suite 205 Photos

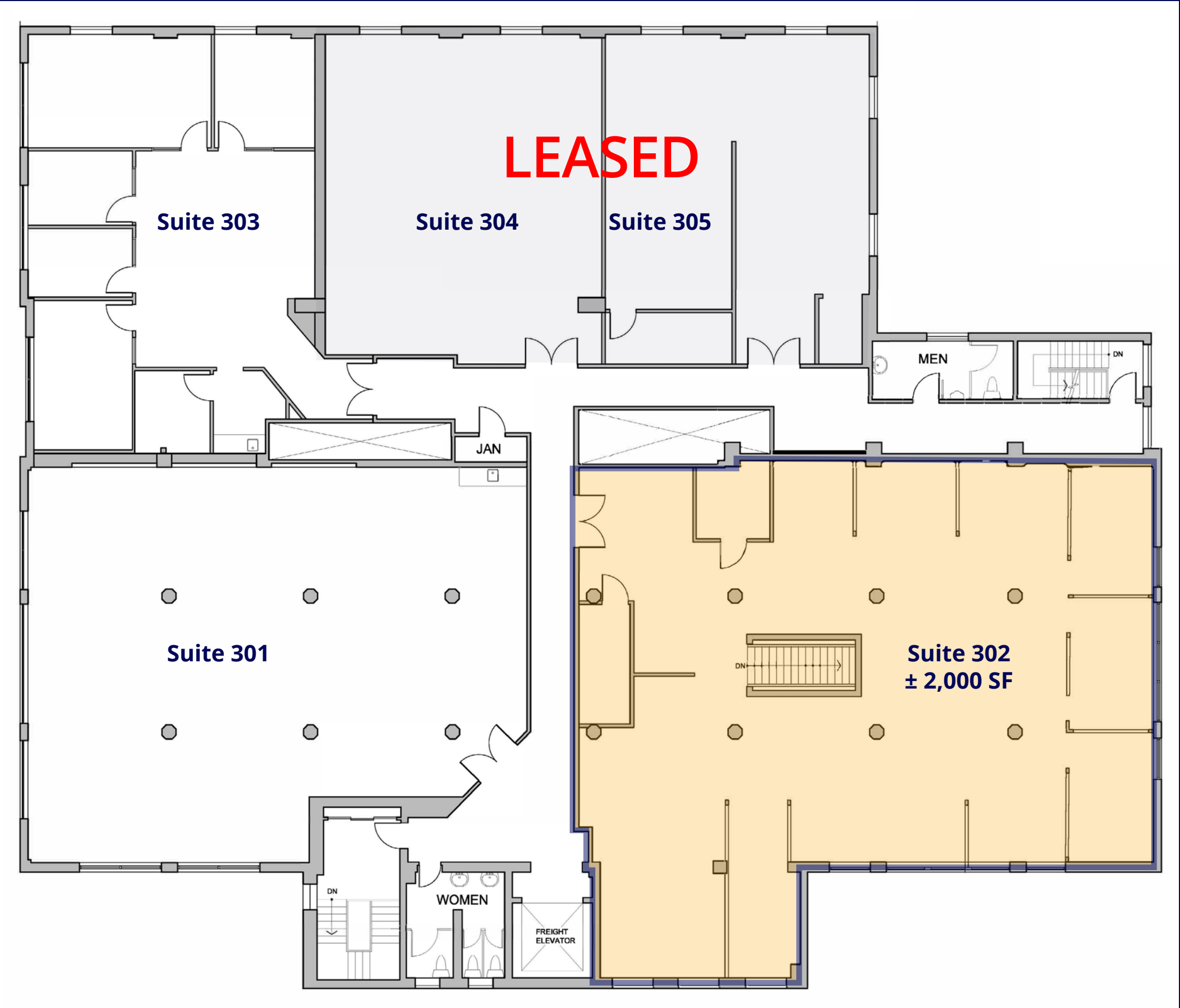
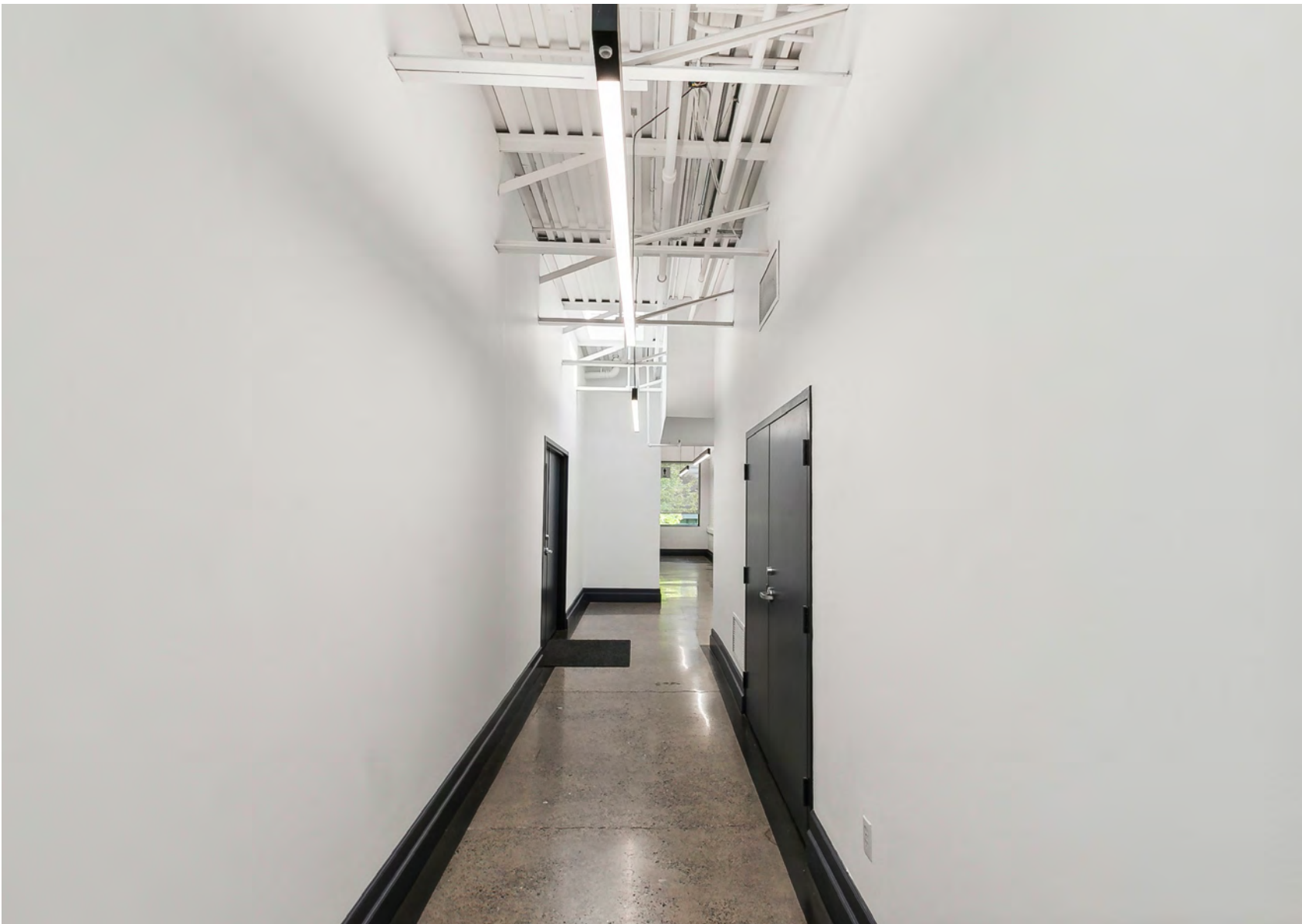


Third Floor

Floor plans

Availabilities

Suite 302: ± 2,000 SF Available



Third Floor

Suite 302 Photos



349 Carlaw Ave. Toronto, ON

Colliers

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