



Accelerating success.

# Historic renovated studios for lease

A landmark in Toronto for your business to call home

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G&N Developments Inc.



# Experience the energy of the East End

Set in one of Leslieville's most vibrant pockets, 401 Logan Avenue offers a contemporary workspace designed for growing businesses. With a functional layout, flexible leasing options, and a location surrounded by cafés, restaurants, and creative energy, this space provides everything needed to support productivity, collaboration, and long-term success.

94

Walk  
score

92

Bike  
score

91

Transit  
score



# A community in the heart of Leslieville

## Vibrant Leslieville Location

Nestled in the heart of Toronto's east end, 401 Logan Avenue sits within Leslieville—one of the city's trendiest and most dynamic neighborhoods. Surrounded by charming tree-lined streets and historic character, the area offers an inspiring backdrop for any business.

## Rich Industrial Heritage

Once a modest 1850s village, Leslieville has evolved into a lively district known for its restored industrial buildings, creative energy, and unique urban charm. At 401 Logan, that heritage is reflected in a setting that blends authenticity with modern appeal.

## Cafés, Culture & Community

Steps away from hip cafés, innovative restaurants, and eclectic boutiques, the building offers easy access to everything that makes Leslieville special. From casual patio lunches to cultural hubs like the India Bazaar and Chinatown East, the neighborhood is full of life and diversity.

## An Ideal Setting for Modern Businesses

With its strong sense of community and growing population of artists, professionals, and young families, the area surrounding 401 Logan provides the perfect environment for companies seeking both vibrancy and character. It's a place where businesses can thrive and feel at home.

401 Logan Avenue, Toronto

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# A space for ideas, innovation, and community

The iconic Woods Tower has been a beacon of Leslieville and is just minutes from the downtown core with strategic access to the entire GTA. The former Woods Manufacturing factory building's original heritage features have been preserved, while the interior has been remodeled to create unique studio lofts to inspire and excel growth.

401 Logan is now a thriving, inclusive community and home to over 50 artists and creative enterprises. Our diverse tenants in high-tech, architecture, and design, artist studios/galleries, not-for-profit, and health & fitness create a vibrant ecosystem within the building and bring vital services to the Leslieville neighbourhood.

**Location** 401 Logan Avenue, Toronto

**Availability** Immediate

**Year Built** 1907

Suite 104 – 2,082 SF

Suite 118 – 669 SF

**Available space**

Suite 210 – 1,485 SF

Suite 215 – 1,743 SF

**Parking**

- On-site parking available
- Inquire for rates

**Elevator** Freight

**Security features**

- Doors locked during business hours
- 24/7 keycard access
- Security cameras in common areas

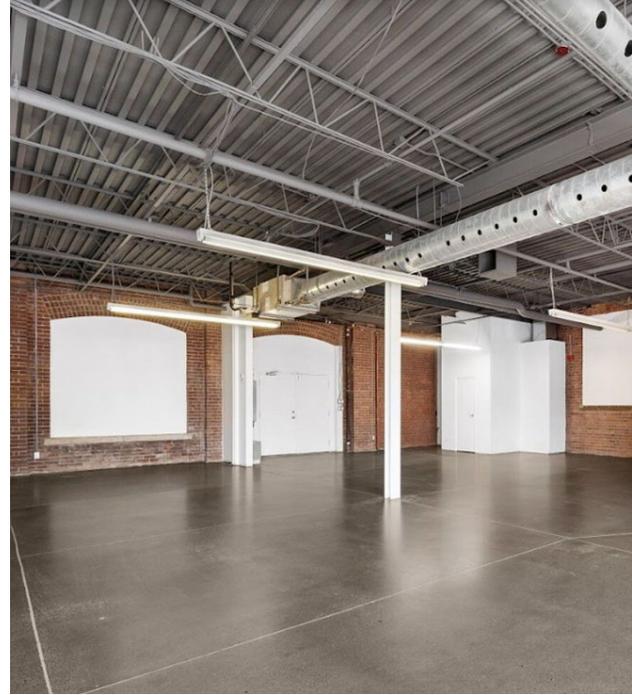
**Building amenities**

- 14'-18' open ceiling
- Polished concrete floors and exposed brick
- Prime street-front exposure along Dundas Street East
- Excellent accessibility by public transit
- Large windows with ample natural light
- Heating included

**Building Access**

- 325 & 506 bus lines
- 501, 503, 504 and 505 Streetcars and busses
- Close proximity to DVP, Gardiner, Lakeshore and other major thoroughfares

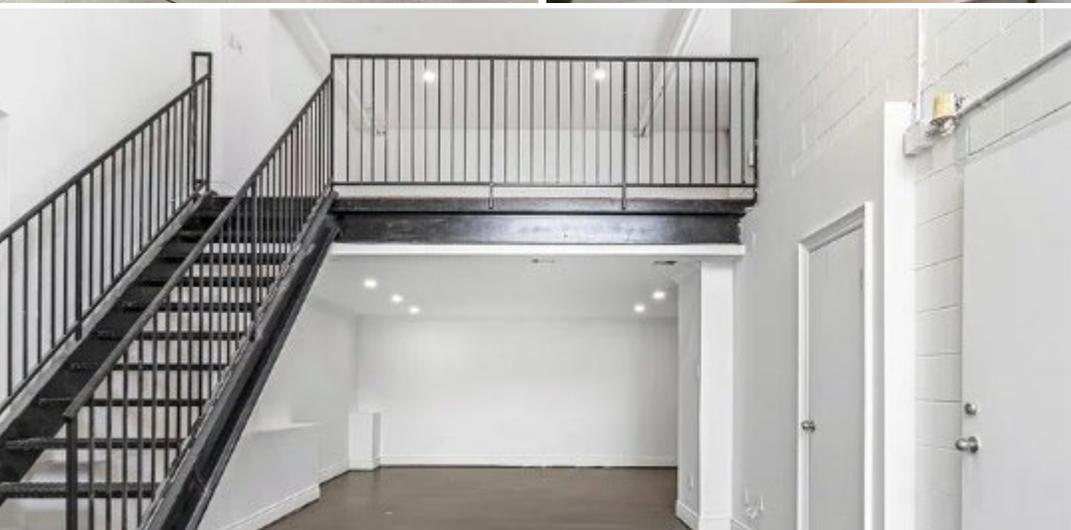
**Internet connectivity** High-speed fiber



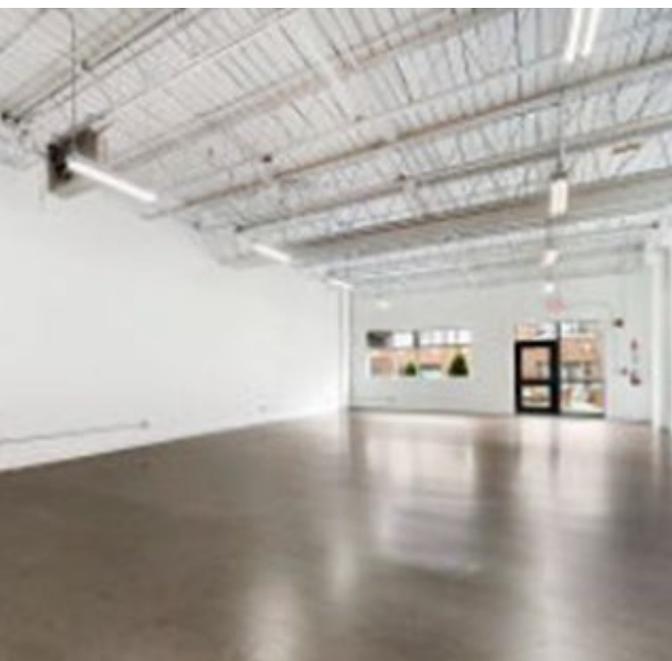
Suite 215



Suite 104

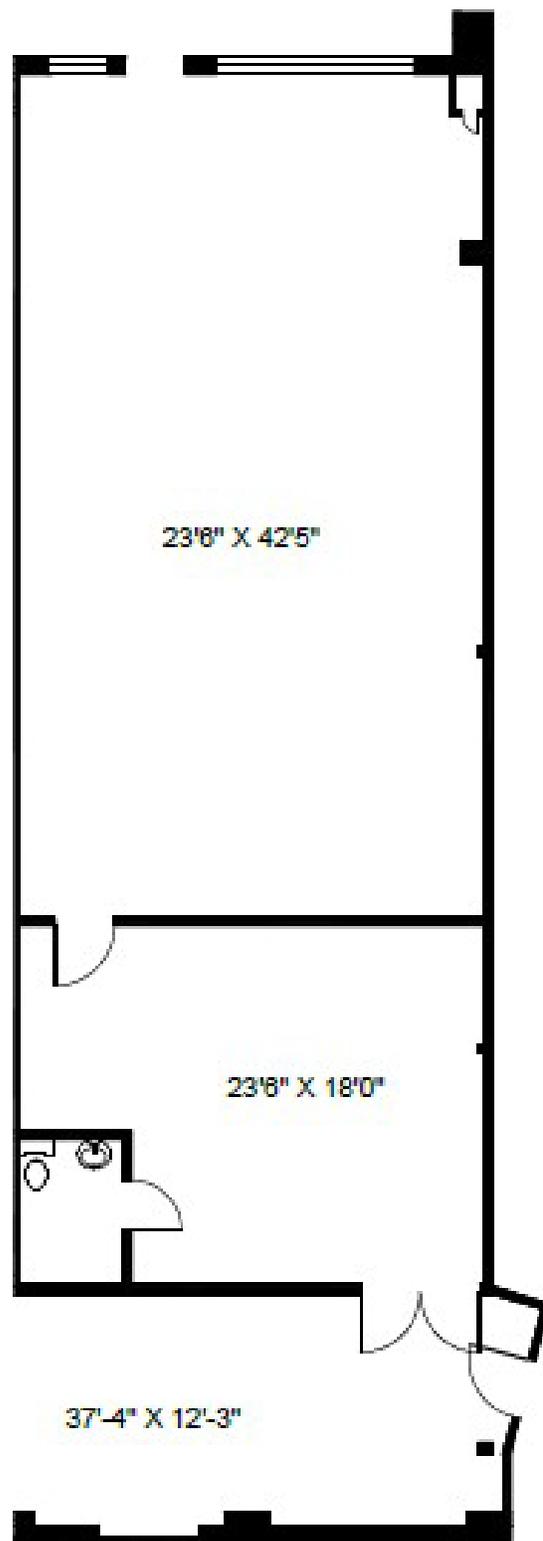


# Suite 104 | 2,082 SF



## Information

- Includes TMI & heating
- Direct street-front access off Dundas
- Ideal for a studio, client-facing office or retail use
- Open-concept layout
- High open ceilings and polished concrete floors
- En-suite restroom
- Abundant natural light

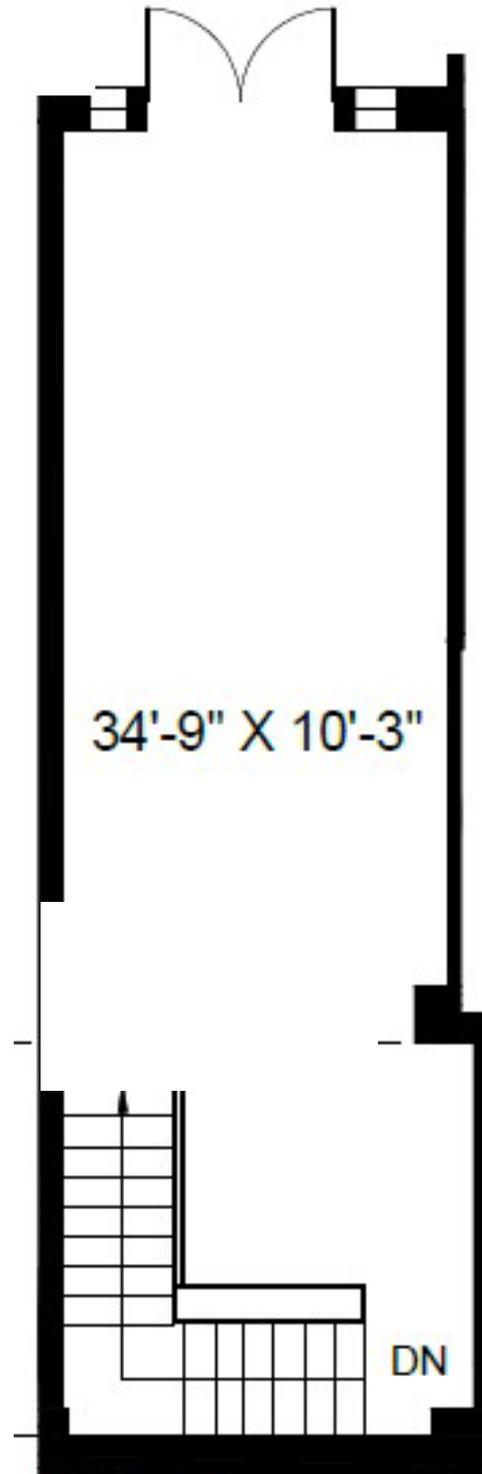


Gross Rent  
**\$40.00** PSF

# Suite 118 | 669 SF

## Information

- Includes TMI and heating
- Direct street-front access off Dundas
- Ideal for a studio, client-facing office or retail use
- Open-concept layout
- High open ceilings and polished concrete floors

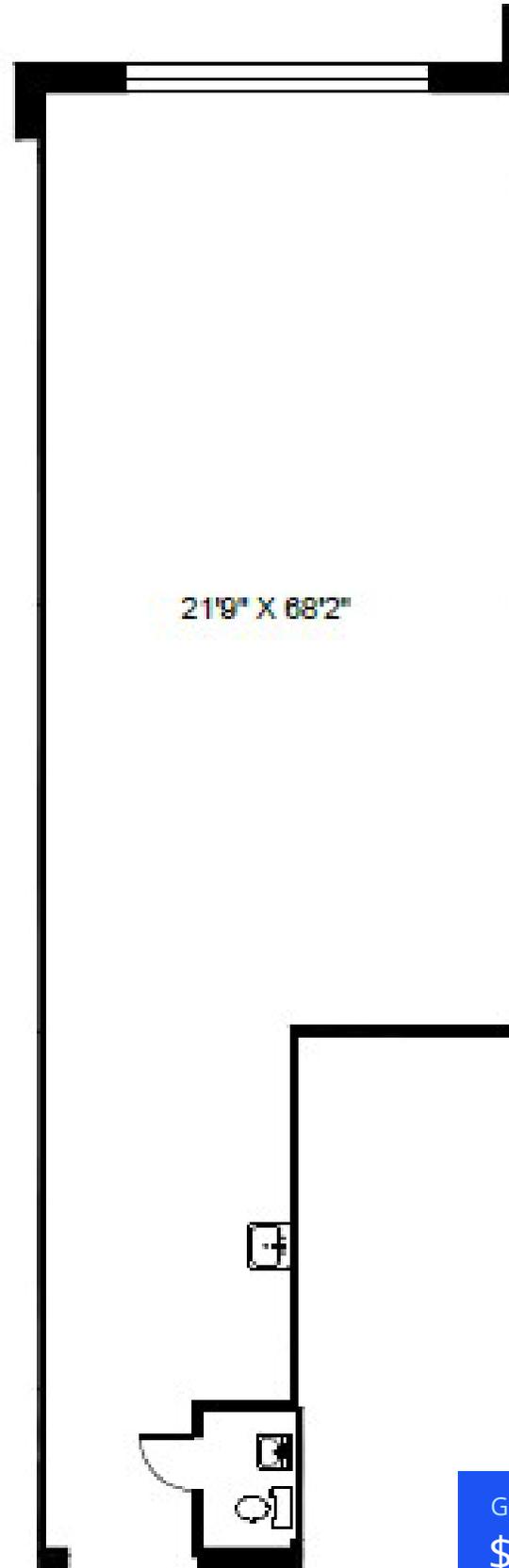


Gross Rent  
**\$2,100** PER MONTH

# Suite 210 | 1,485 SF

## Information

- Includes TMI and heating
- Quiet second-floor unit
- Ideal for a studio or office space
- En-suite restroom
- Kitchenette
- Built out office space

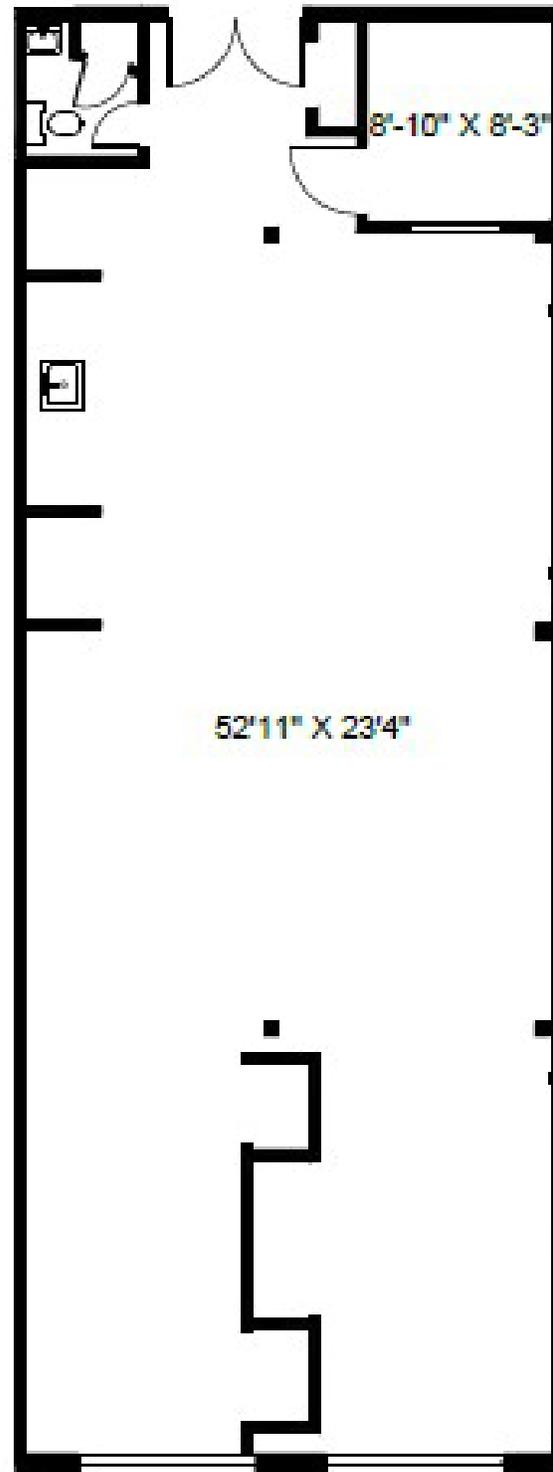


Gross Rent  
**\$35.56** PSF

# Suite 215 | 1,743 SF

## Information

- Includes TMI and heating
- Quiet second-floor unit
- Ideal for a studio or office space
- Built out with a predominantly open-concept layout, including a restroom, kitchenette and one private office
- Abundant natural light



Gross Rent  
**\$38.00** PSF

**Arts & Entertainment**

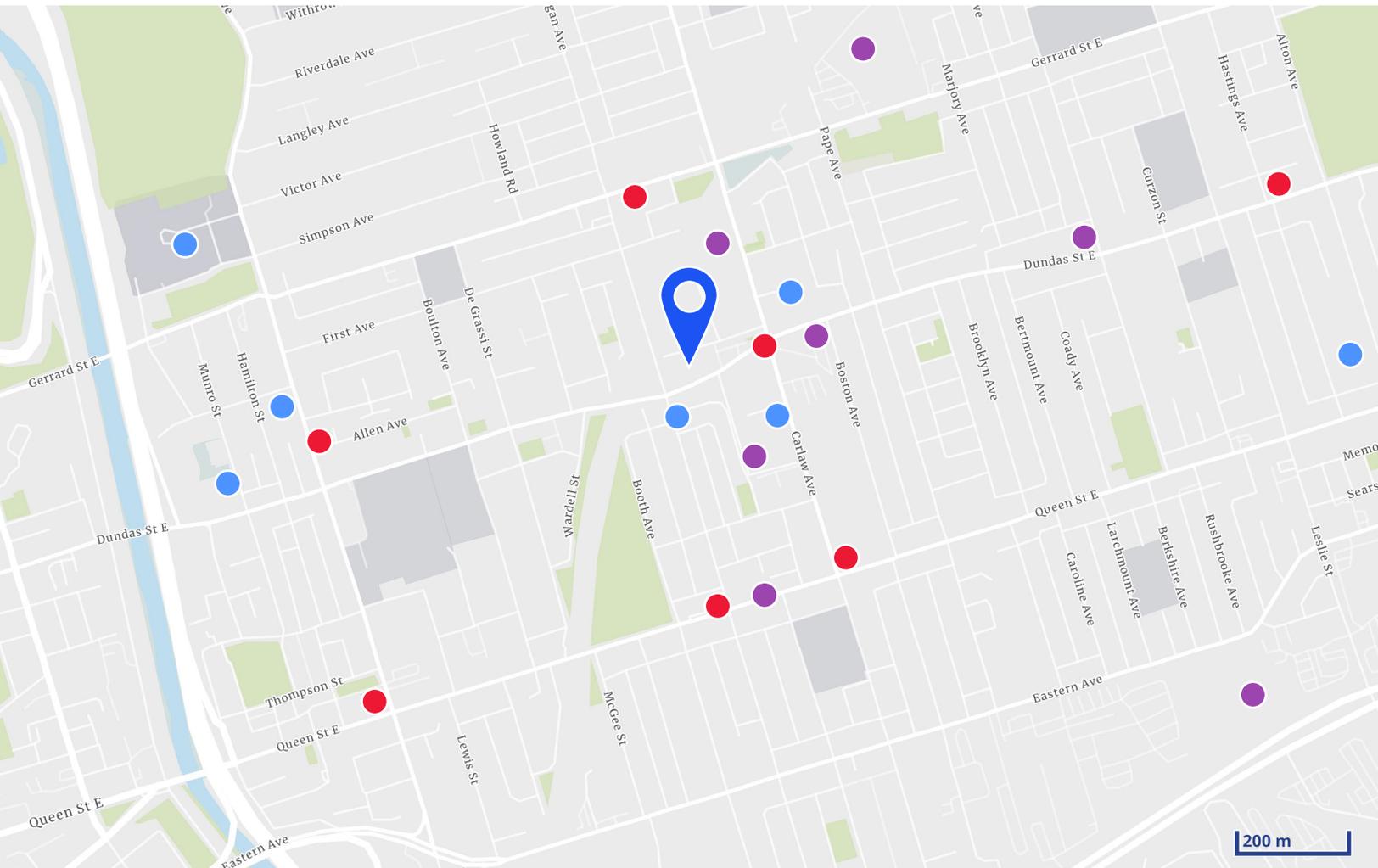
- Crow's Theatre
- Obsidian Theatre Company
- Inlight Studio
- Domaine Ashbridge
- The Old Don Jail
- Hugh's room Live
- Nature Museum

**Restaurants, Cafés and Breweries**

- Wynona Toronto
- Garden Bar & Bodega
- Lady Marmalade
- Starbucks
- Slowhand Pizza
- The Rooftop
- Blondie's Pizza

**Shops & Businesses**

- Gerrard Shopping Center
- Vimalife
- FreshCo Leslie
- Value Village
- The Rock Oasis Inc.
- Setu Yoga Studio
- Toronto Public Library



**Nearby Amenities**

Located in the heart of Leslieville, 401 Logan Avenue is steps from local favourites like Fruitful Market, Pilot Coffee Roasters, and the eclectic Arts Market, offering convenient spots for coffee, shopping, and everyday essentials.

**Shops & Cafés Around the Corner**

Queen Street East's boutique scene is just minutes away, with popular stops such as Scout for gifts and design items, and Gadabout Vintage for unique finds, perfect for quick breaks or client meetups.



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