

**AVISON  
YOUNG**

## Office Space For Lease

970 Lawrence Avenue West  
North York, ON



**AIR  
PURIFICATION**  
individual  
system for  
each suite

**TRANSIT**  
directly at  
doorstep

**INTERNET  
CONNECTION**  
up to 1 gbps  
upload/  
download

### Get more information

**Eva Destunis**

Principal, Sales Representative  
+1 905 968 8006  
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**Tom Clancy**

Principal, Sales Representative  
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Platinum member

## Office Space For Lease

970 Lawrence Avenue West , North York, ON

## Availability

### Suites

Suite 211    1,437 sf    \$15.00 net psf

Suite 304    9,783 sf    \$14.00 net psf

Suite 304A    5,472 sf    \$14.00 net psf

Suite 304B    4,178 sf    \$14.00 net psf

Suite 403    1,268 sf    \$16.00 net psf

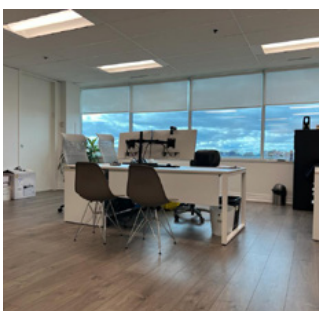
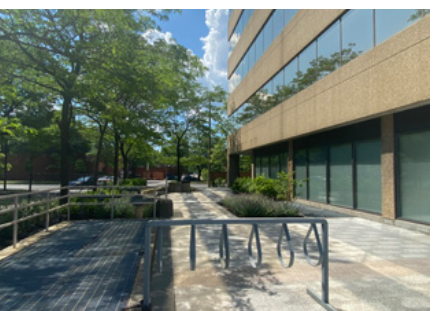
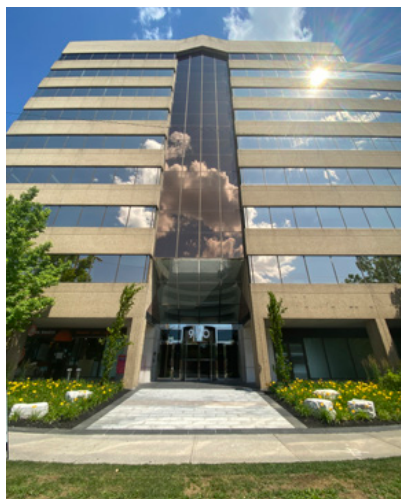
Suite 803    1,083 sf    \$15.00 net psf

### Additional Rent

\$15.90 psf per annum (2025)

### Highlights

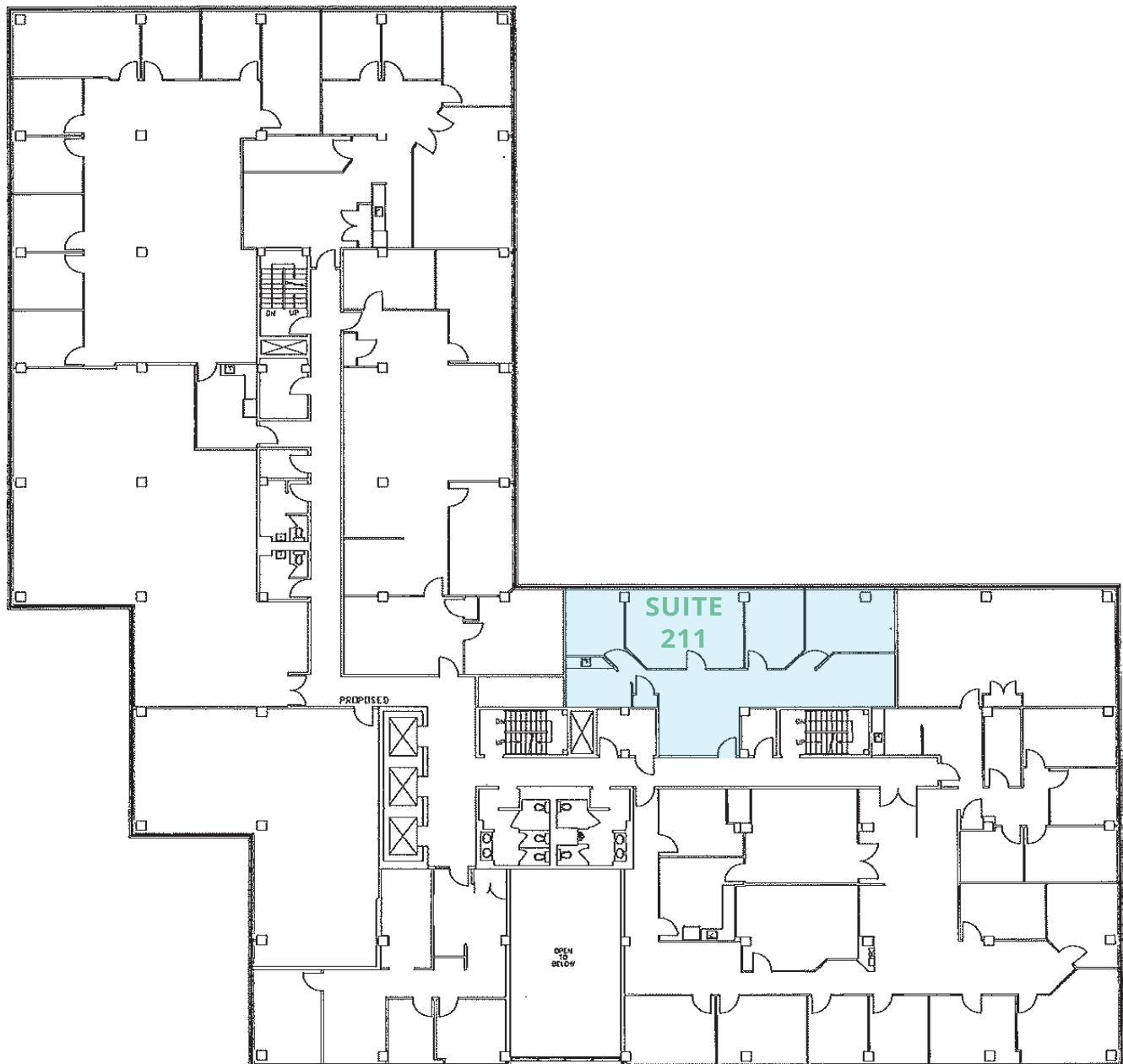
- On site café
- Landlord located on site
- TTC at doorstep
- Quick access to Highway 401
- Walking distance to many amenities
- Flex underground parking @ \$175 per stall per month
- Reserved underground parking @ \$125 per stall per month
- Low tax & operating costs
- Parking ratio is 2/1,000 (to be confirmed)
- Recently upgraded exterior landscaping
- Symmetrical internet connection up to 1 gbps download and upload
- Individual air purification system available for each suite



## Second Floor

Suite 211    1,437sf    \$15.00 psf net rent

- Rare small suite
- Fully built out with several private offices
- Excellent natural light
- Turnkey / move in ready
- Available immediately



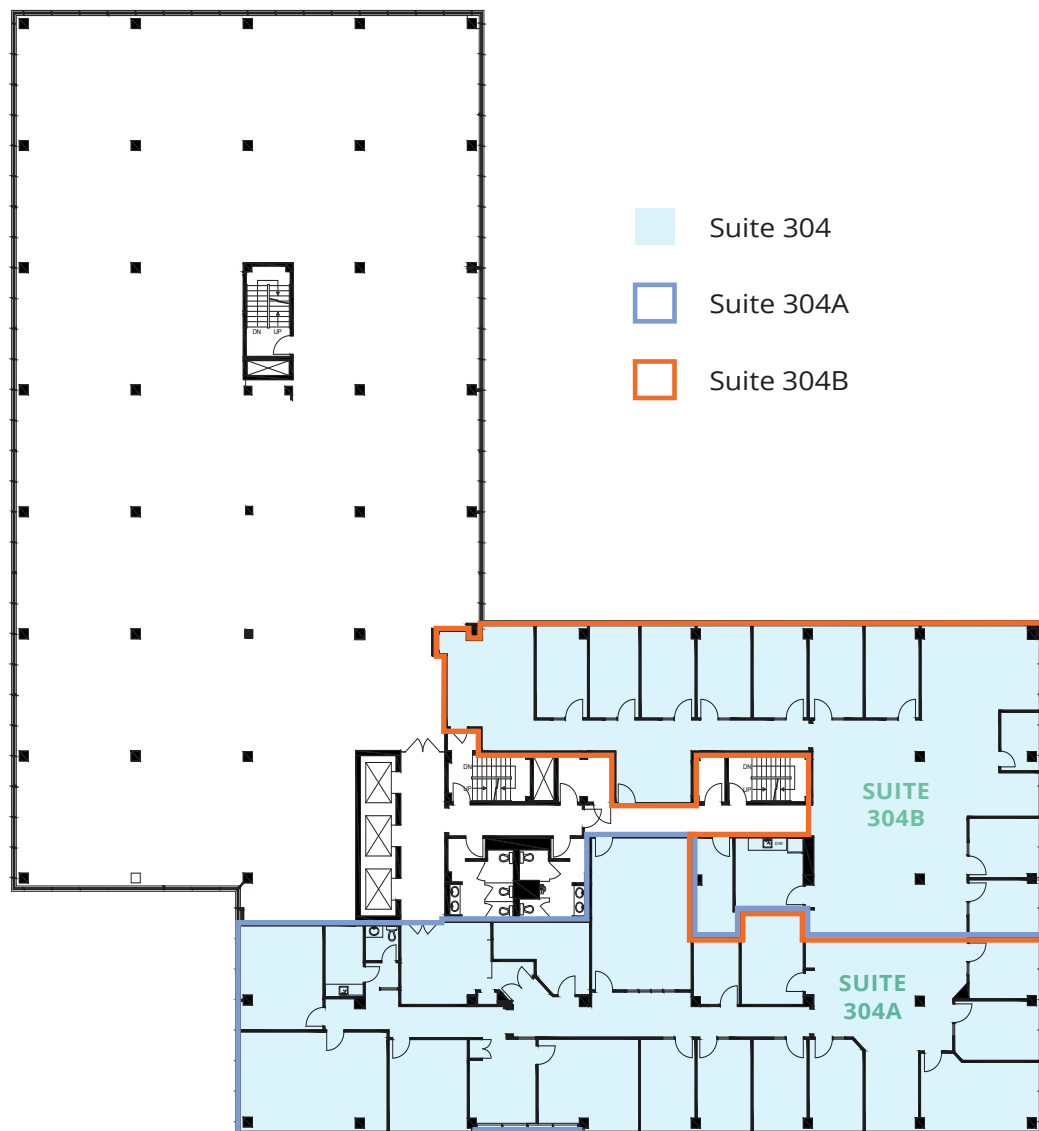
## Third Floor

Suite 304 9,783 sf \$14.00 psf net rent

Suite 304A 5,472 sf \$14.00 psf net rent

Suite 304B 4,178 sf \$14.00 psf net rent

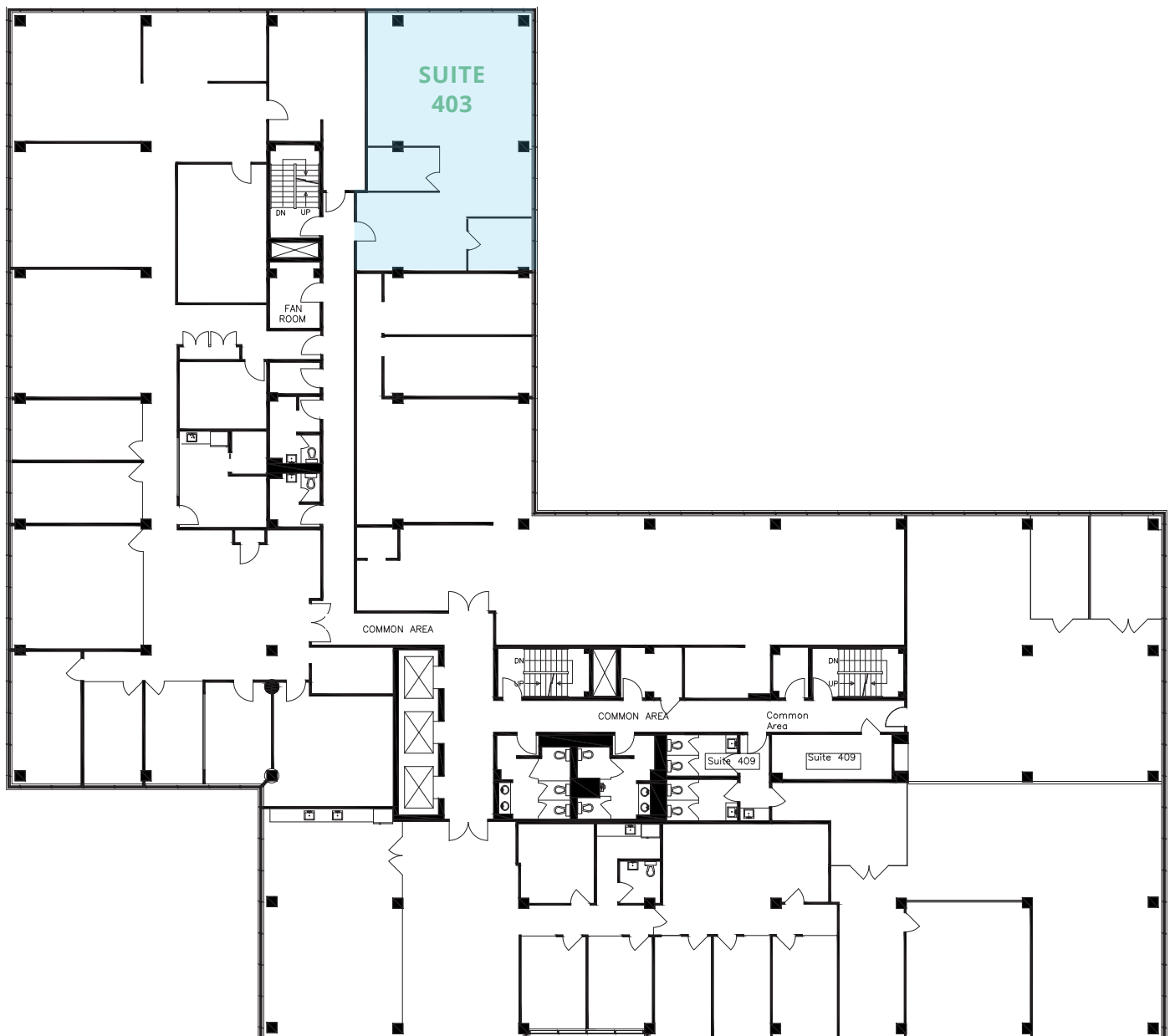
- Rarely offered size for this location
- Heavy build out with an abundance of private offices
- Executive wing with private offices, boardroom and washroom
- Kitchen / lunchroom and dedicated washrooms
- Excellent natural light with north, east & south exposure
- Available immediately



## Fourth Floor

Suite 403    1,268 sf    \$16.00 psf net rent

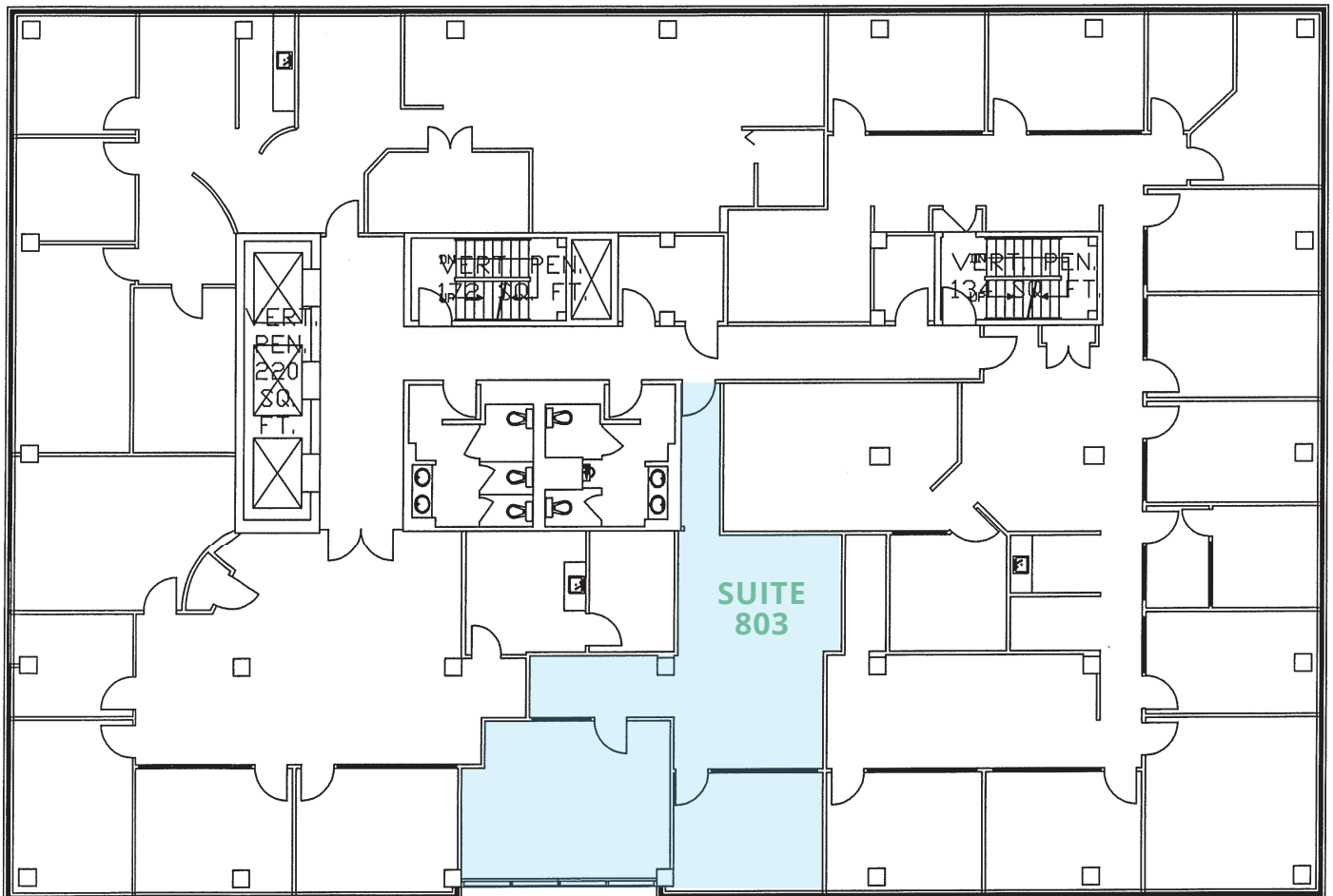
- Rare small sized suite
- Bright corner location
- Open concept with two private offices
- Turnkey / move in ready
- Available immediately



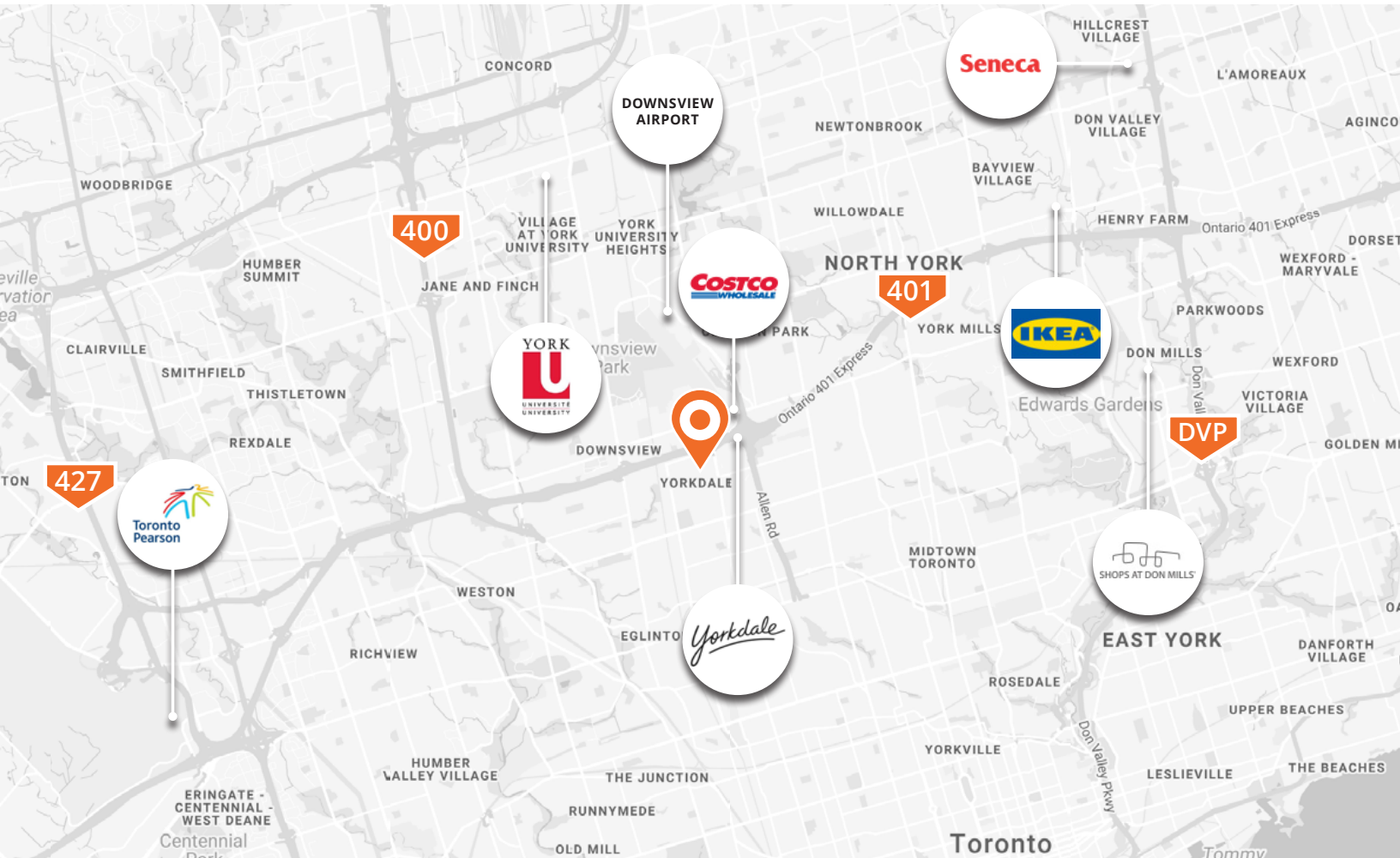
## Eighth Floor

Suite 803    1,083 sf    \$15.00 net psf rent

- Open floor plan with one private office and boardroom
- Newly finished with glass partitions
- Turnkey / move in ready
- Available immediately



# Transit & Amenities



## Amenities within 5 km

**130**

RESTAURANTS

**94**

SCHOOLS

**6**

HOTELS

**72**

FITNESS CENTRES

**104**

BANKS

**57**

GAS STATIONS



1, 7, 14, 52D, 929, 952,  
941, 32C, 51, 59, 47B,  
47C, 104, 109C



3, 5, 6, 36

## Drive Times

**3 mins** to Allen Rd & Lawrence West Station (1.2 km)

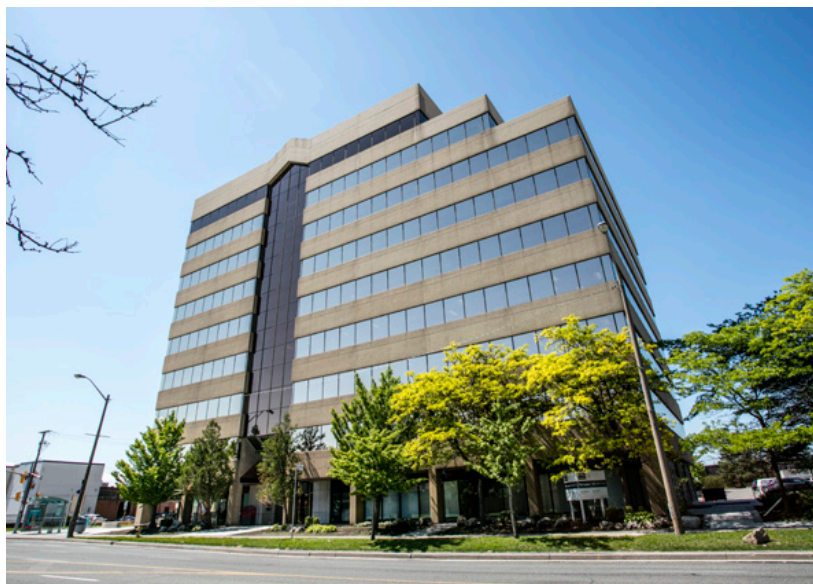
**5 mins** to Yorkdale Shopping Centre (1.7 km)

**6 mins** to Highway 401 at Keele Street (3.1 km)

**8 mins** to Downsview Airport (3.6 km)

**9 mins** to Highway 400 (3.9 km)

**12 mins** to Lawrence Station (5.4 km)



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### Avison Young

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