

# 491 Lawrence Avenue West, Toronto

OFFICE SPACE FOR LEASE  
SMALL, LARGE AND SHARED UNITS AVAILABLE



Lawrence Ave W  
Bathurst St



**VALUE INSIGHT**  
REALTY  
REAL ESTATE ADVISORY GROUP

[valueinsightrealty.com](http://valueinsightrealty.com)



# 491 Lawrence Avenue West Toronto



## PROPERTY HIGHLIGHTS

- Located in high traffic areas with ample density and neighbouring retail community (Lawrence Plaza in the Lawrence Manor community)
- Easy access to public transit
- High visibility signage located on the building and pylon sign available for all tenants
- Parking available for tenants and visitors, as well as an easy drop off location
- Professionally managed building
- A variety of different sizes and floor plan configurations available
- Corner suites with ample natural light and exposure to Lawrence Ave available
- Wheelchair accessible
- Large reception areas with multiple offices available
- Ensuite restrooms and common restrooms available
- Demising potential
- Quiet and clean professional environment
- Potential professional tenants include law practice, medical practice, head office, real estate brokerage, etc.



**POTENTIAL OF SHARED SPACE**



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## PROPERTY DETAILS

Floor	THIRD	FOURTH	LOWER
Unit number	302	405	LL4 (Coffee Shop Operator)
Size (sq.ft.)	<b>1,784</b>	<b>1,327</b>	<b>185</b>
TMI (2025):	<b>\$15.85</b> (hydro & ensuite janitorial services included)		
Rent:	Please inquire with listing agent		





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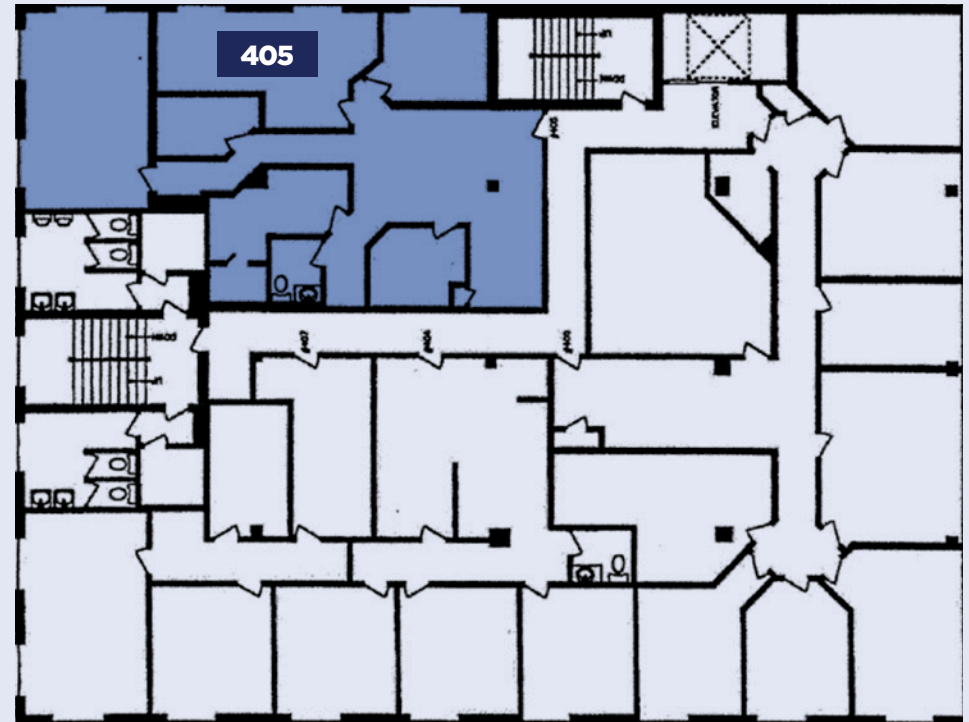
# 491 Lawrence Avenue West Toronto



THIRD FLOOR

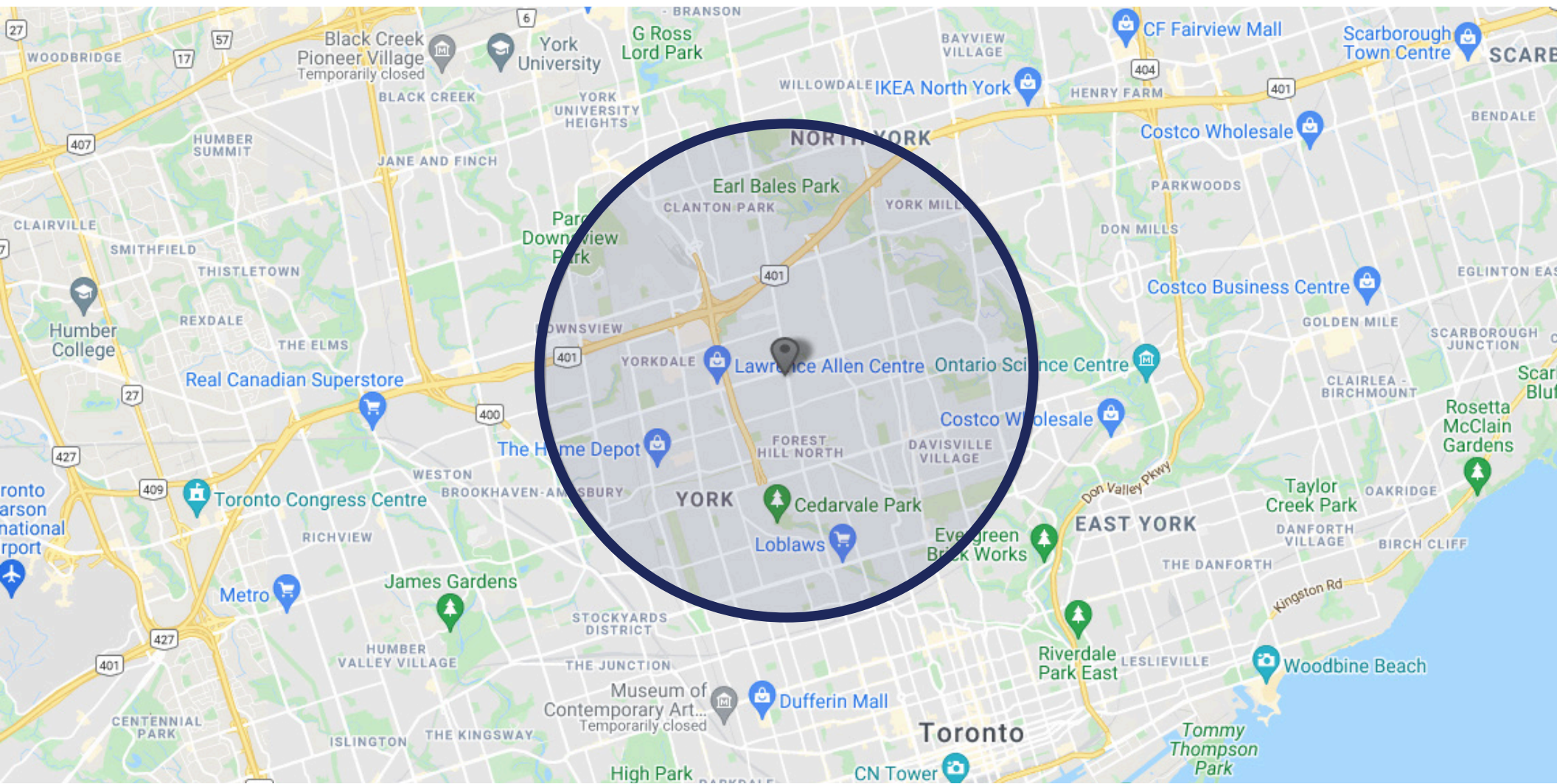


FOURTH FLOOR





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## AREA DEMOGRAPHICS

*Within 5 km radius of property*



POPULATION

**429,204**



AVERAGE INCOME

**\$192,021\***

\* Annually per household



MEDIAN AGE

**40.1**



## LANDLORD SERVICES:

**CAITLYN PRICE\***

Director | Advisory & Transaction Services

416.276.8279

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