

Colliers



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

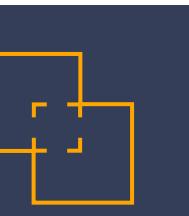
Located in the heart of Toronto's dynamic Leslieville neighbourhood, **349 Carlaw Avenue** is a prime destination for businesses seeking a unique and efficient space. This building offers a creative environment ideal for a variety of users looking to grow in a vibrant, collaborative community for like-minded 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

8,009 Square Feet on 2 Floors Available Immediately

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.
LEASED suite 202	1,471 square feet	Built out and furnished model suite with high end finishes and perimeter offices.
suite 205	971 square feet	Open floorplan 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.
Suite 304	1,476 SF	Bright, street-facing unit with open concept layout.
Suite 305	1,364 SF	Bright, street-facing unit with open concept layout.
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)



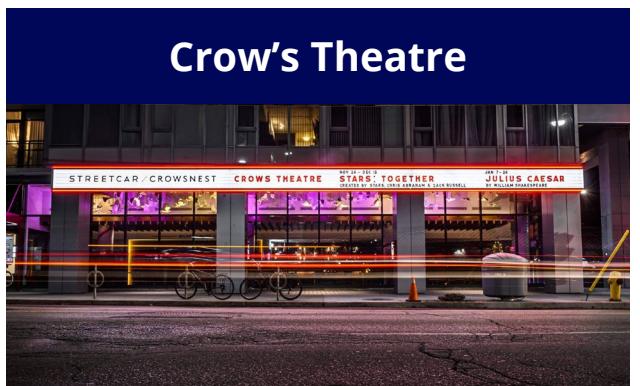
Suite 201 / 302
Virtual Tour

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.

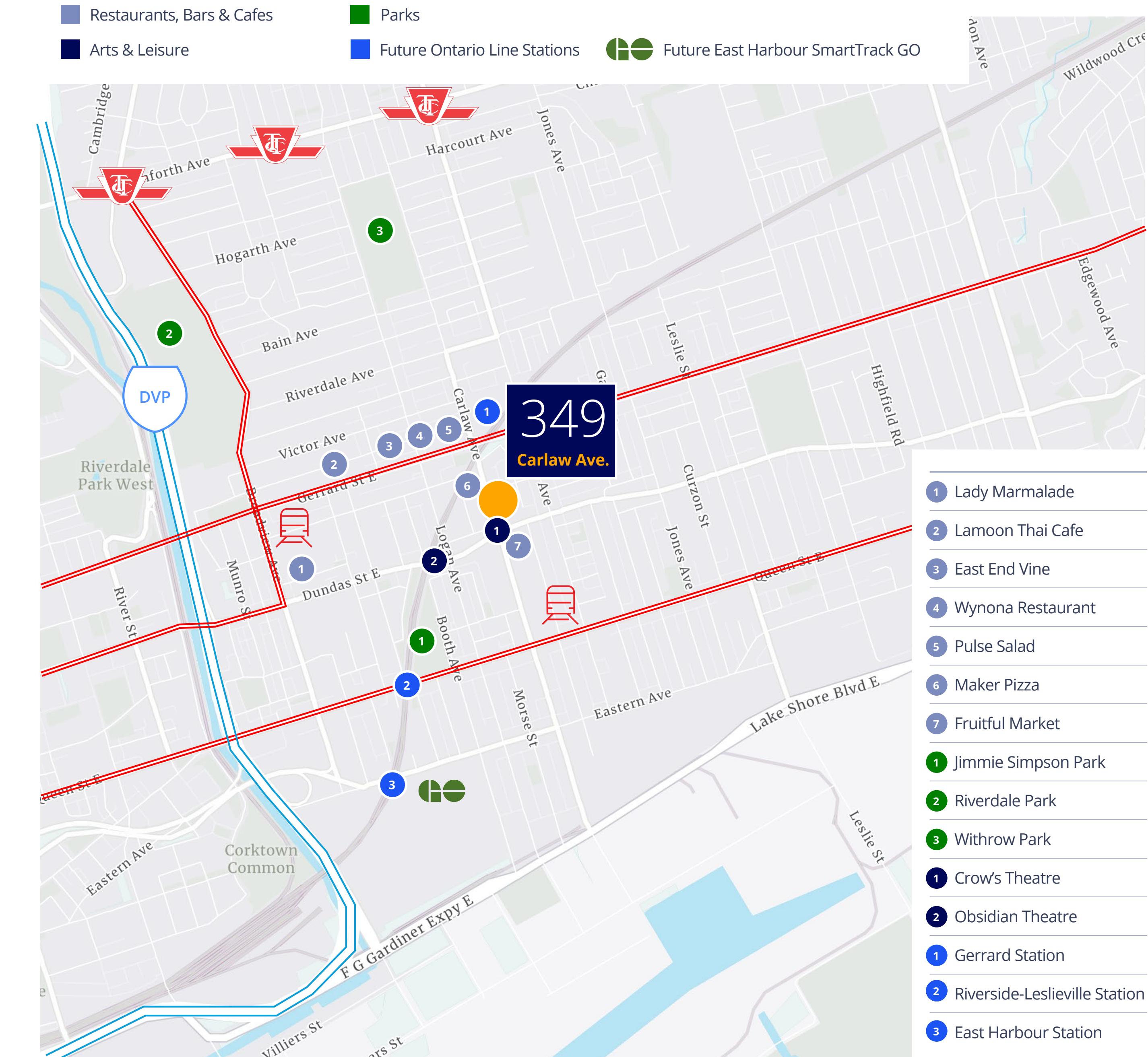
A 5 Minute Walk to:



Demographics – within a 5 KM radius of Property

		
Population	Average Household Income	Average Age
538,764	CA\$140,121	40.3

	Labour Employment Rate
	91.4%



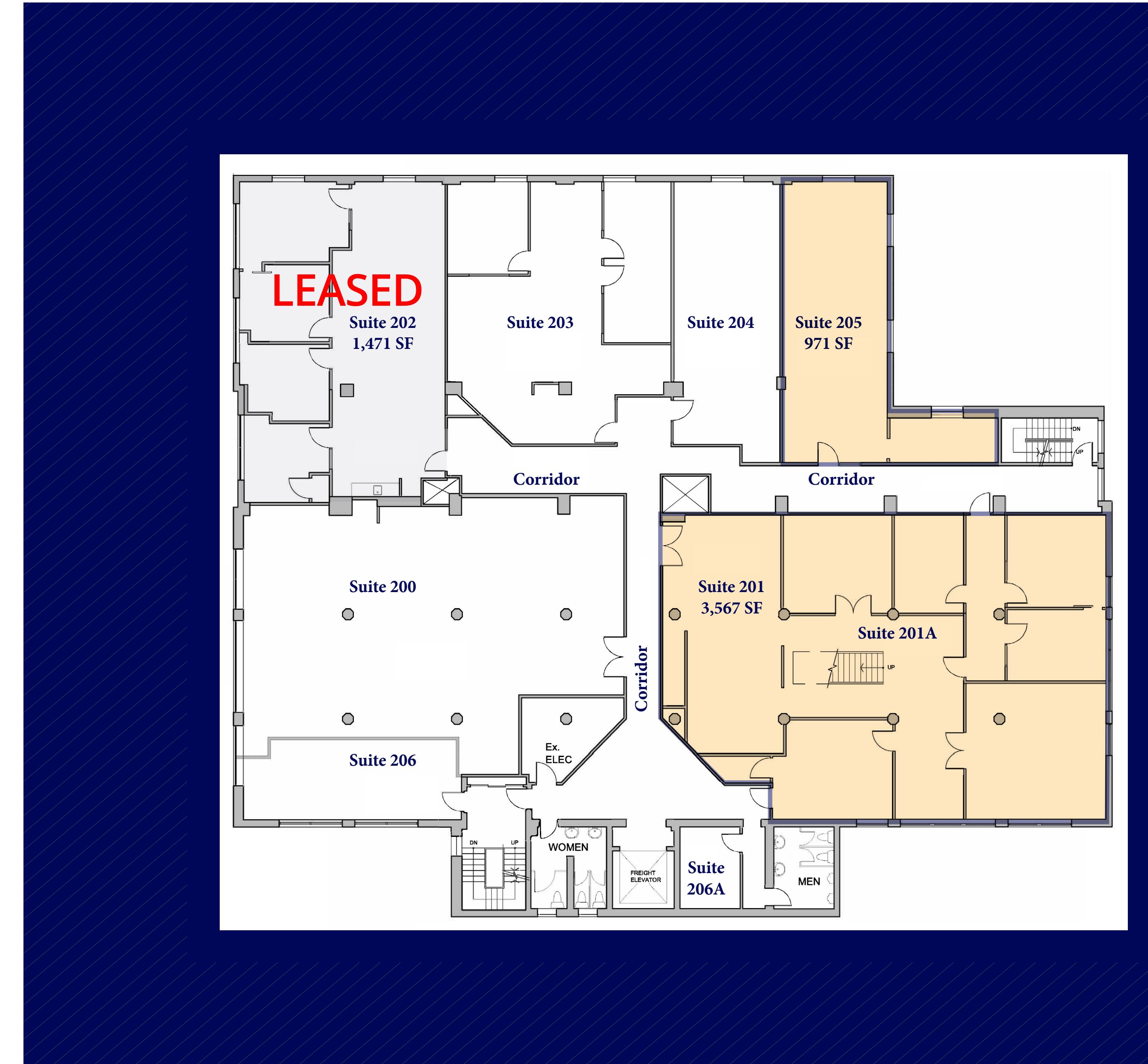
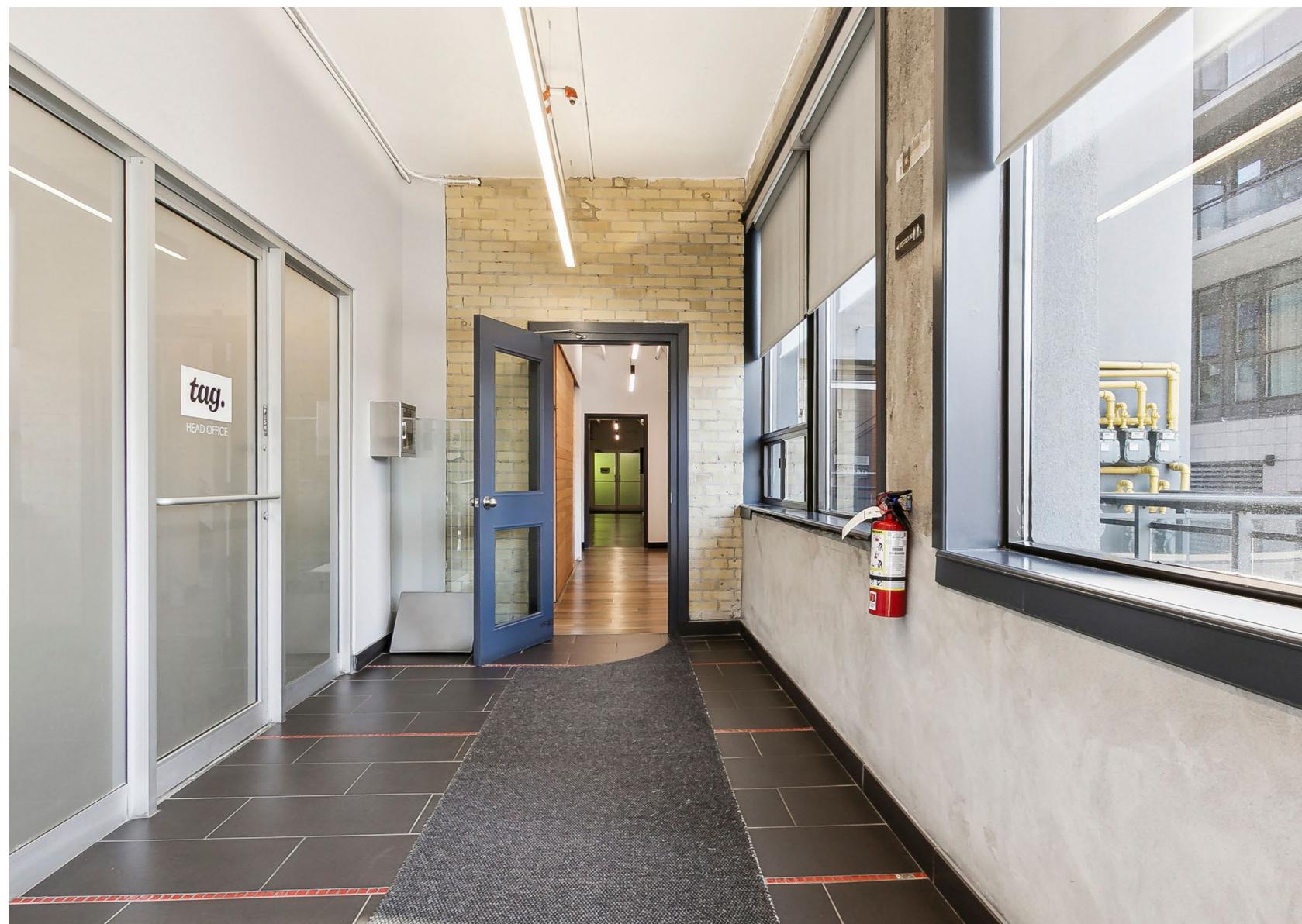
Second Floor Floorplans

Availabilities

Suite 201: 3,567 SF

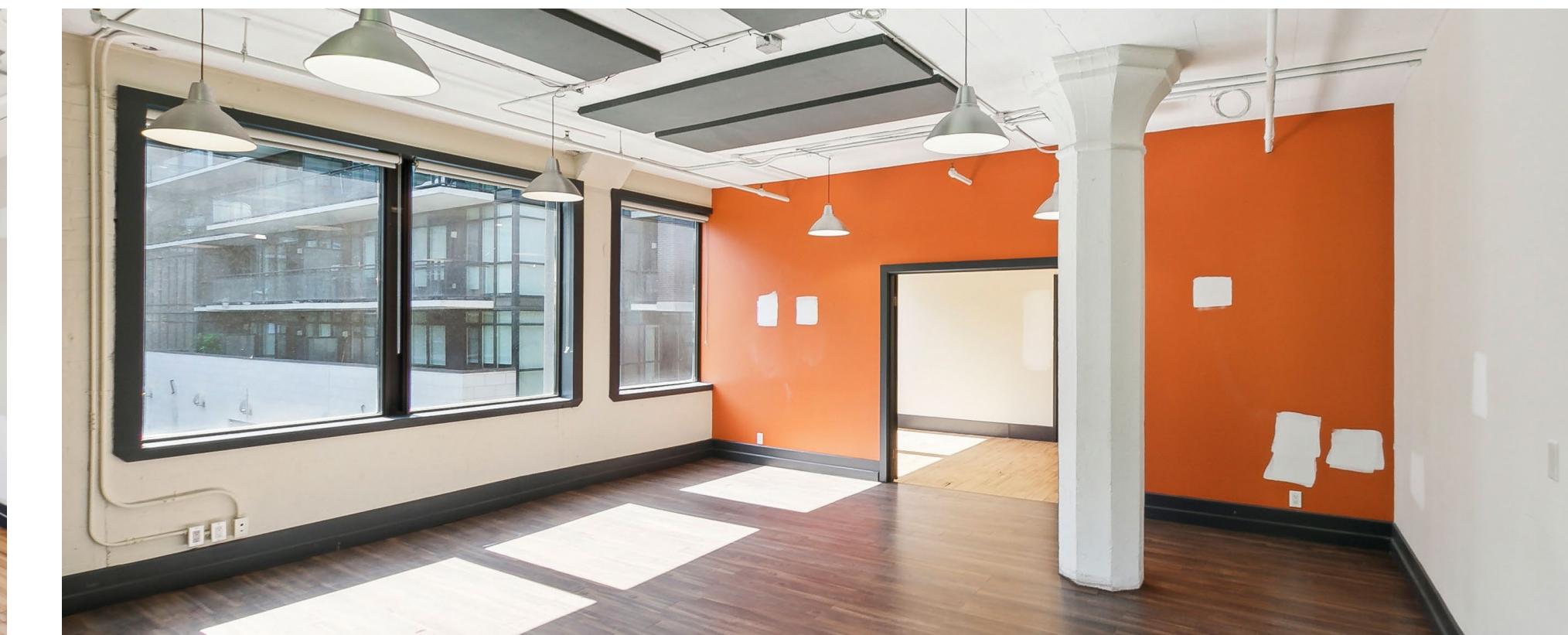
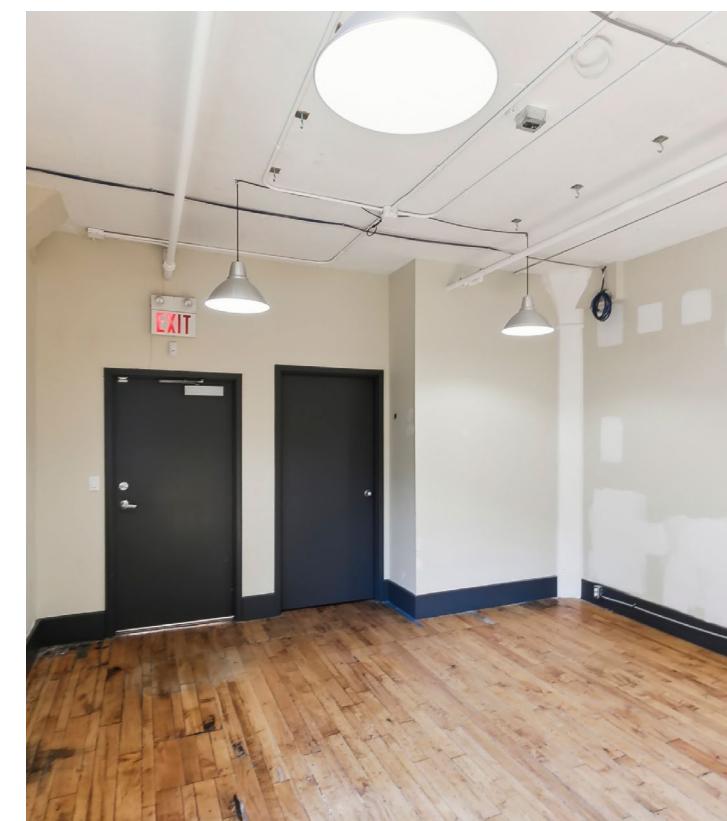
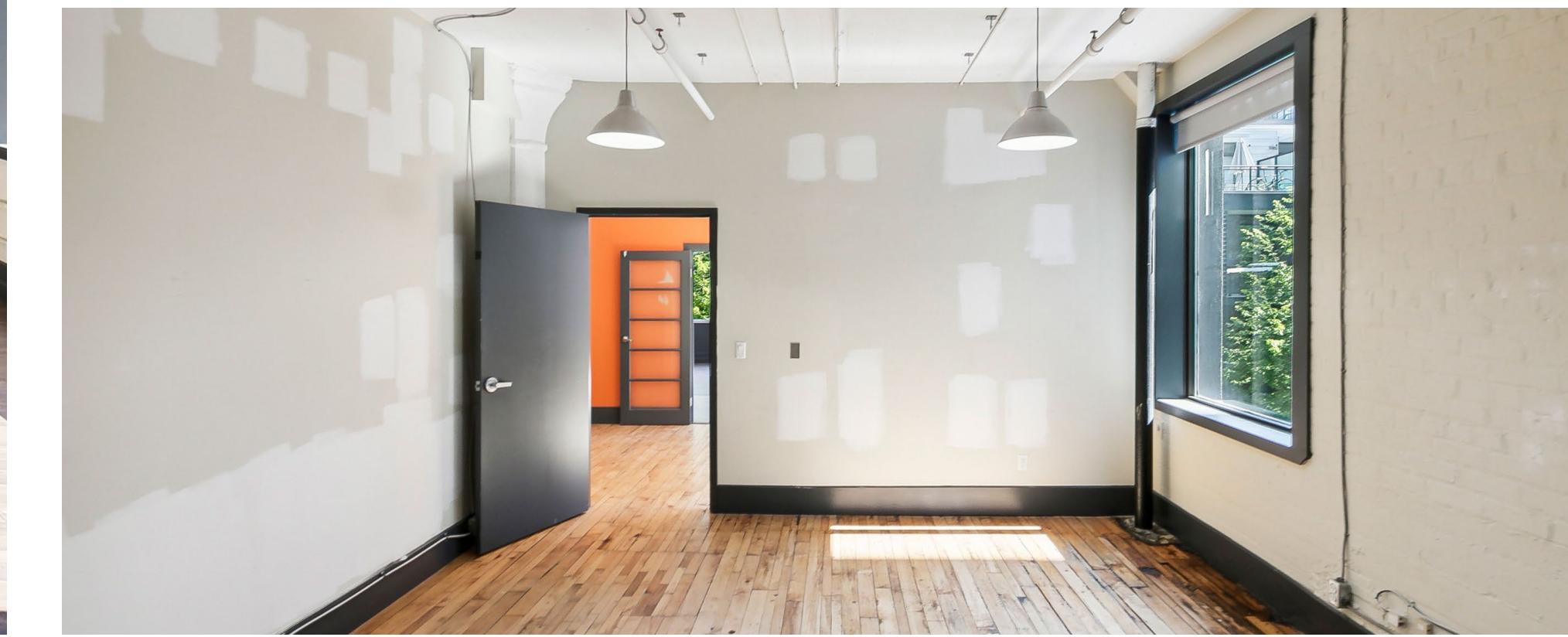
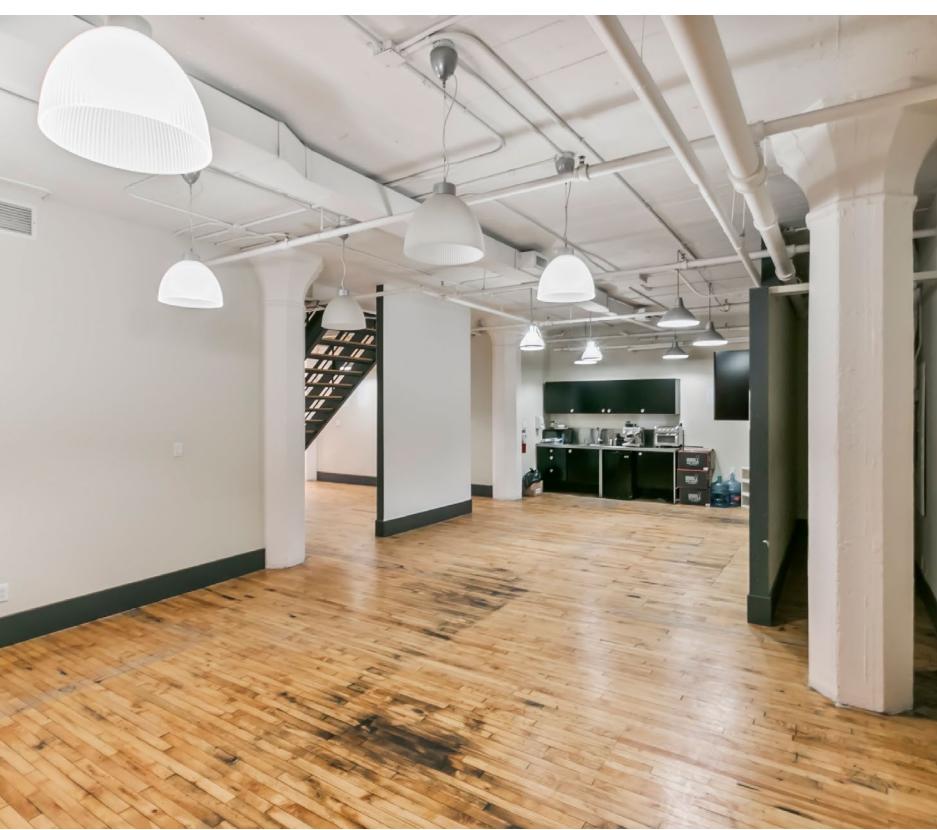
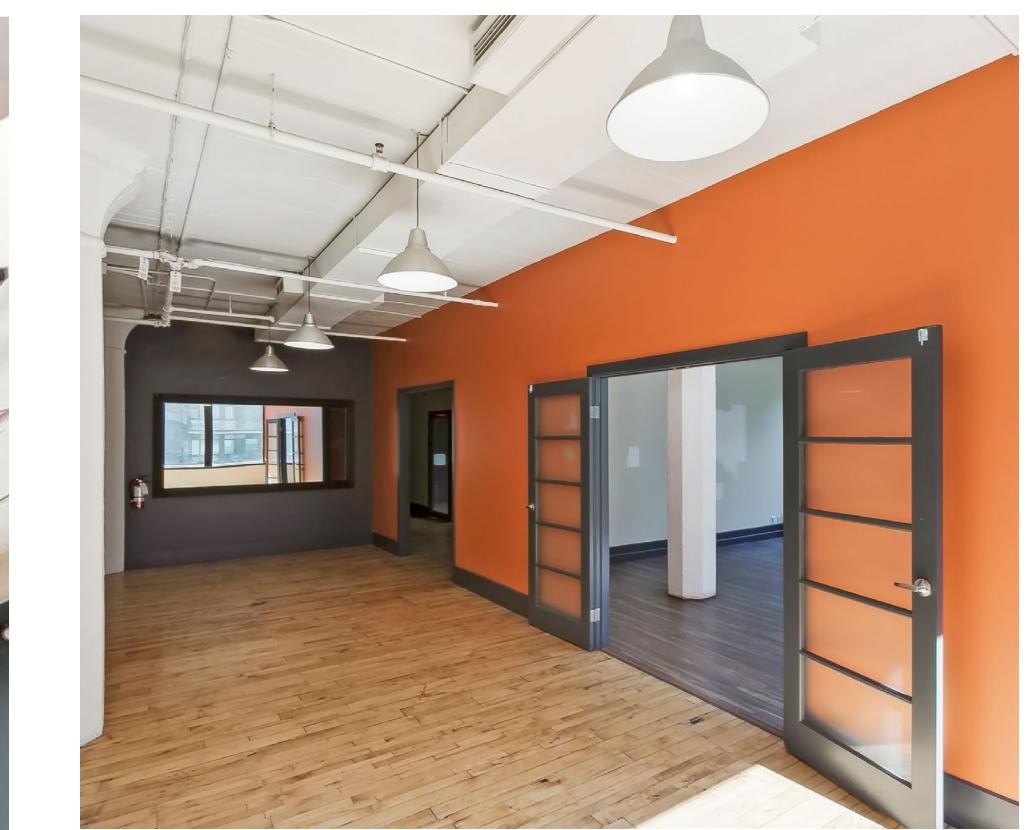
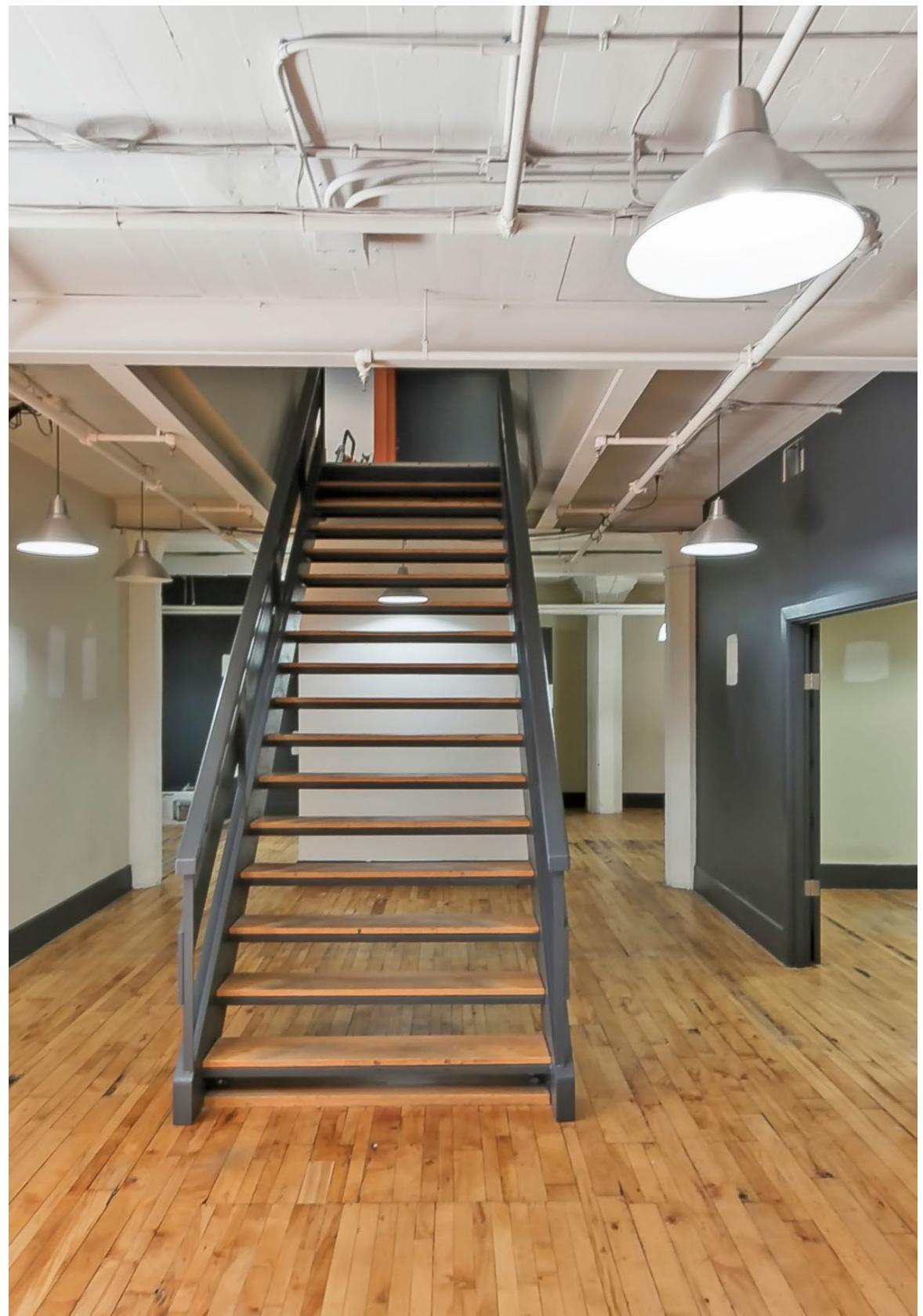
Suite 201 + Suite 302: 7,497 SF

Suite 205: 971 SF



Second Floor

Suite 201 Photos



Second Floor

Suite 205 Photos



Third Floor Floorplans

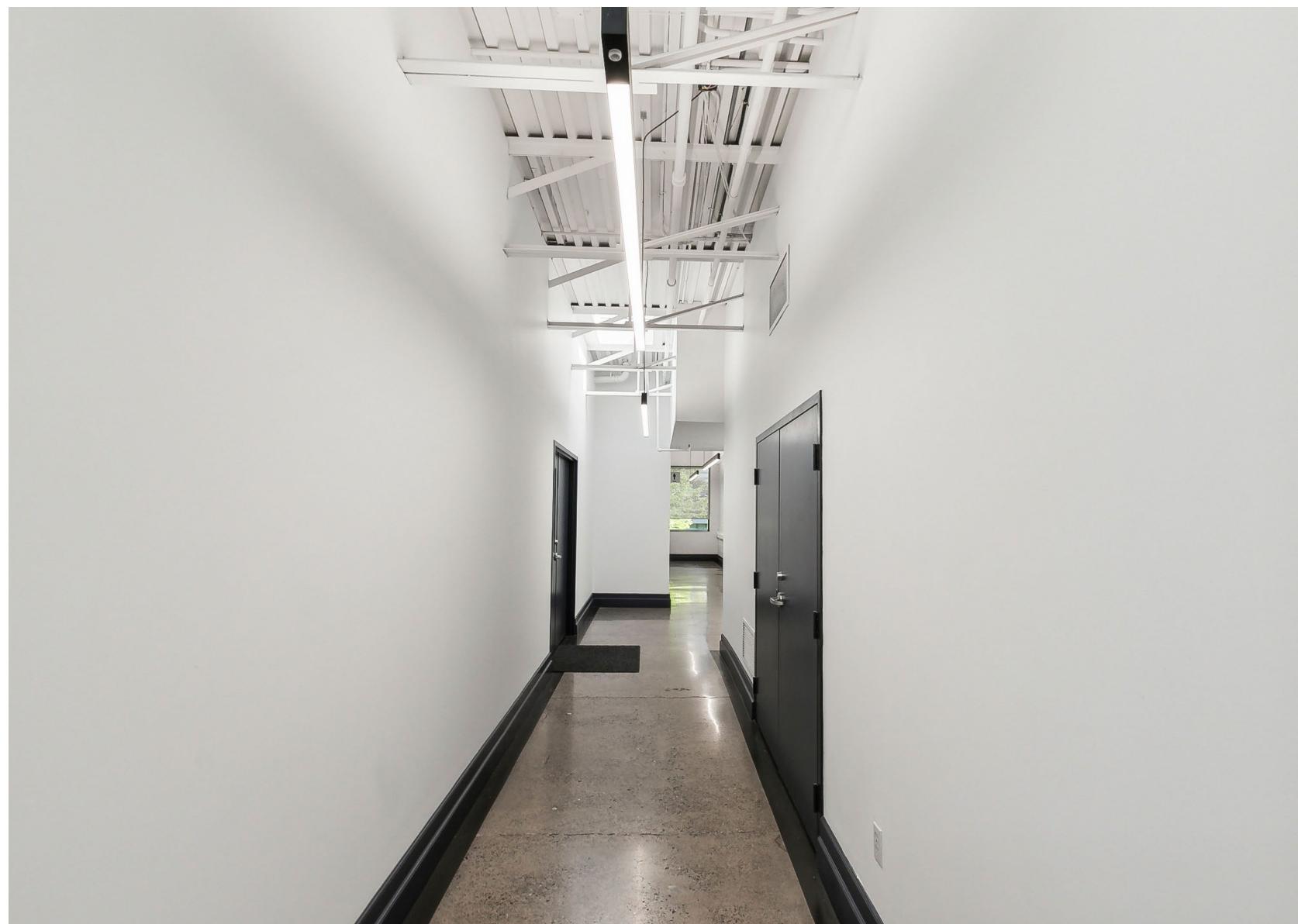
Availabilities

Suite 302: \pm 2,000 SF Available

Suite 304: 1,476 SF

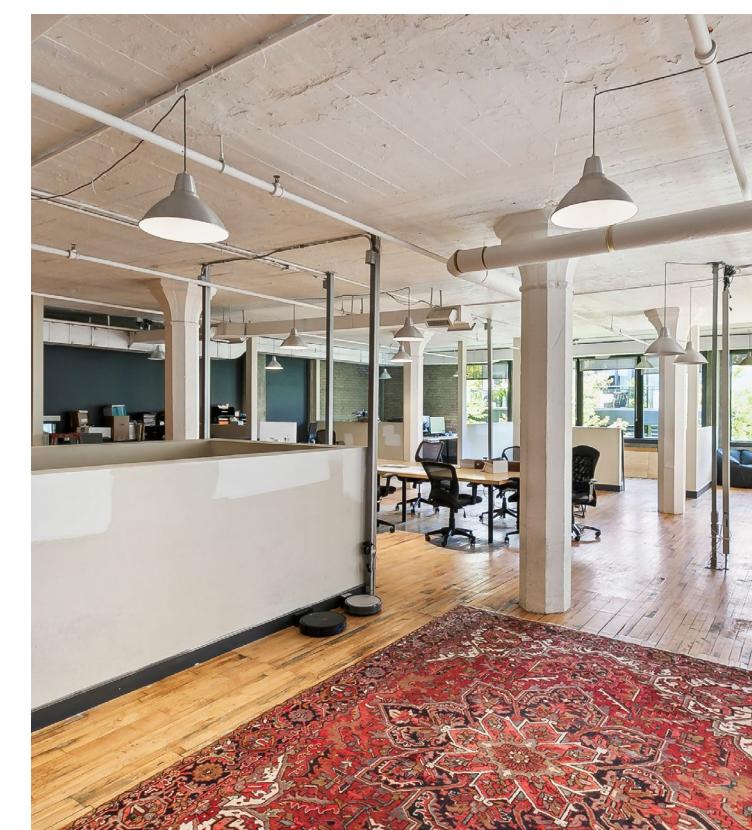
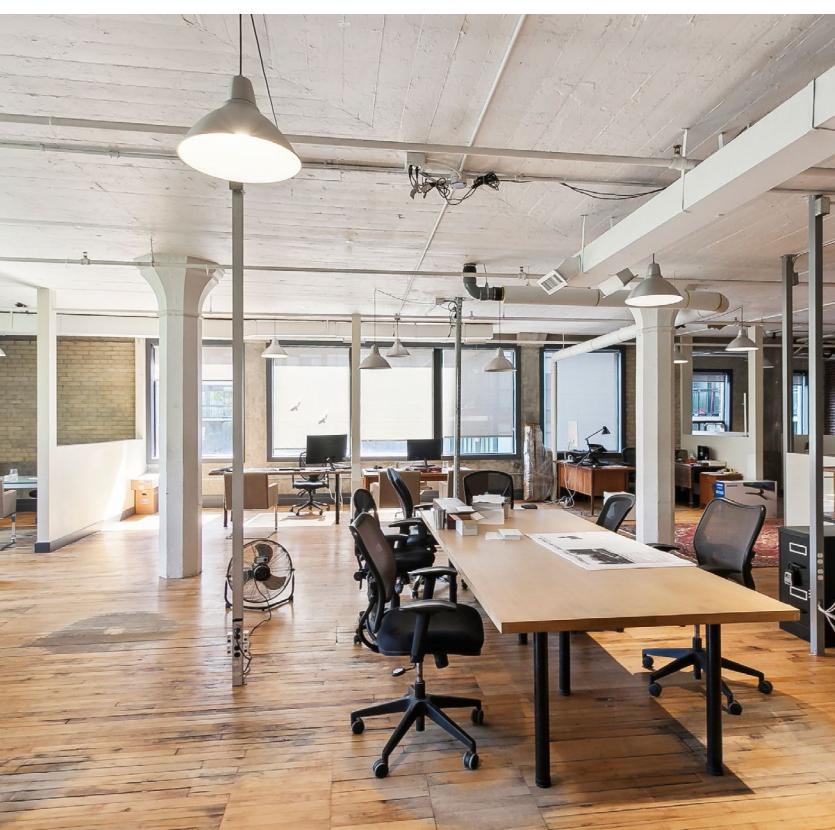
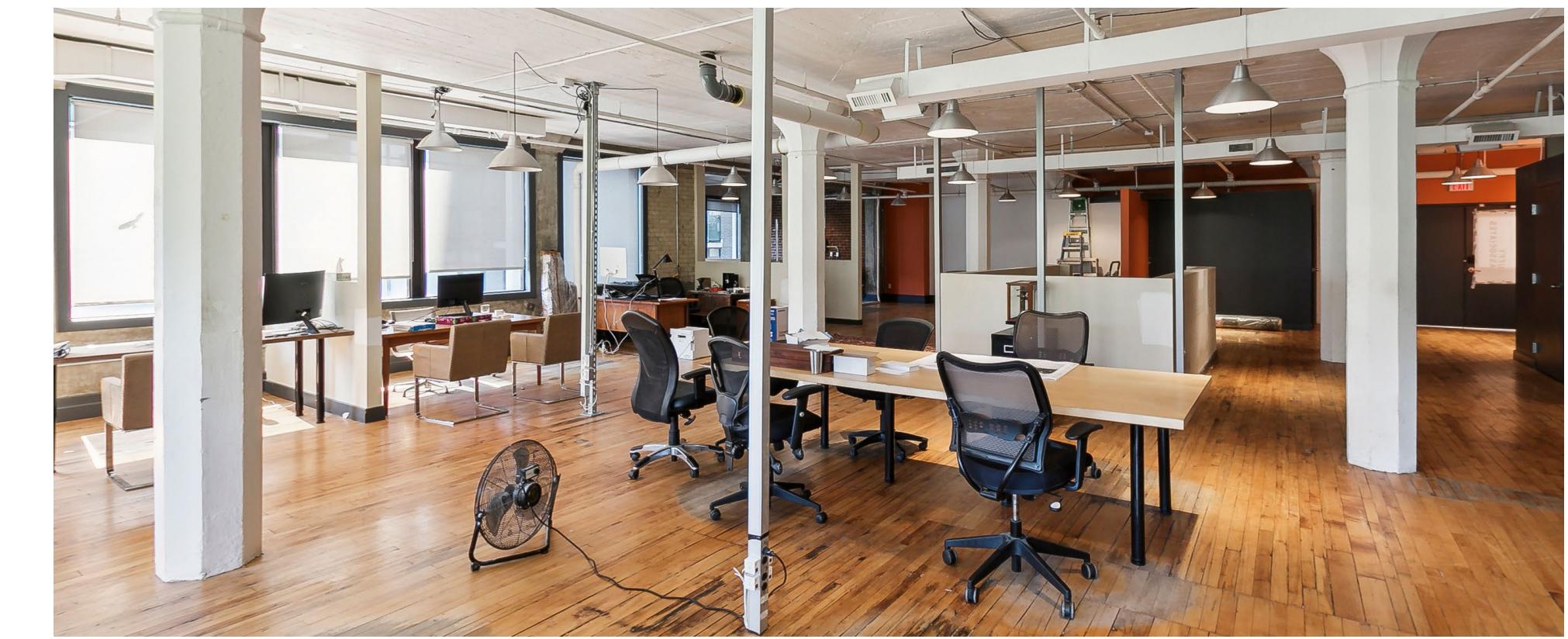
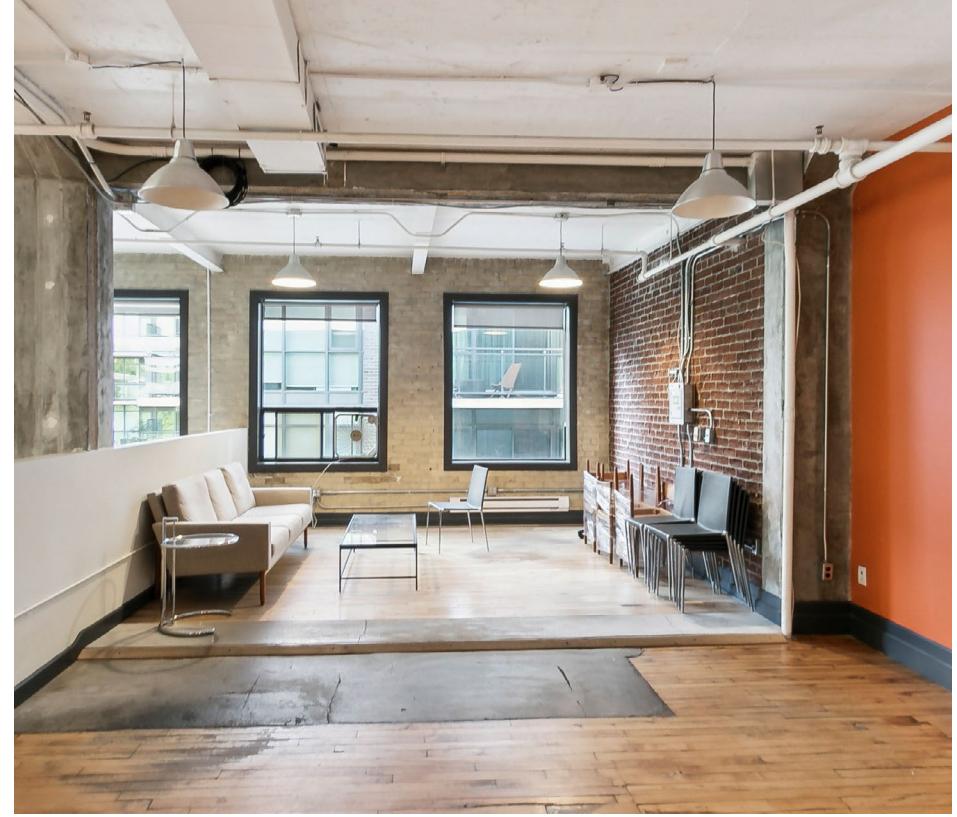
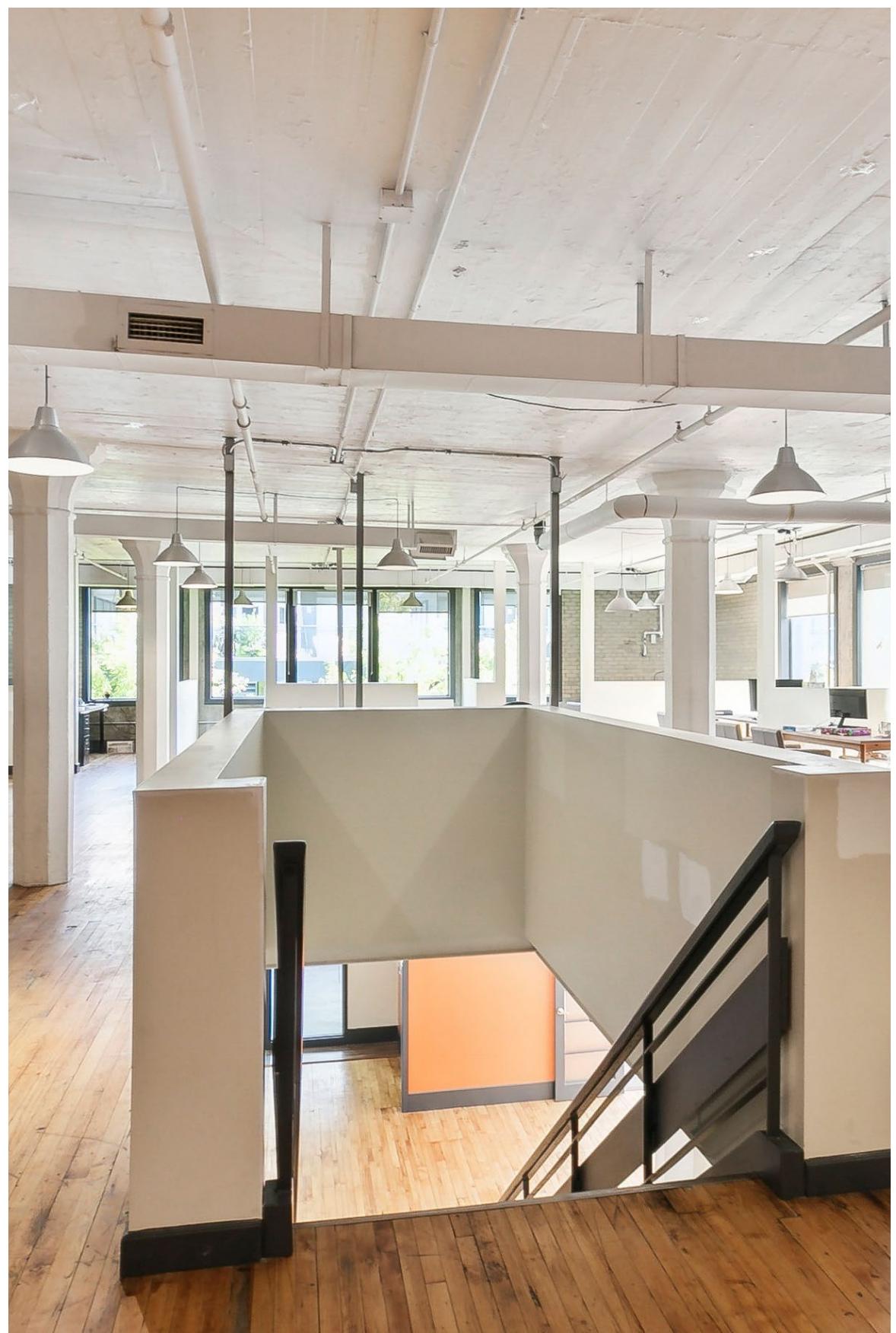
Suite 305: 1,364 SF

Suite 304 + 305: 2,840 SF



Third Floor

Suite 302 Photos



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Contact Us

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