



# 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

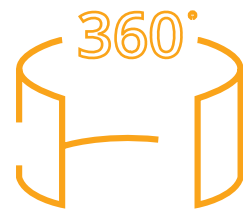
suite 201	3,567 square feet	Built out with various sizes of offices, meeting rooms and open area. Features an interconnected stairwell to suite 302. Opportunity to demise space to accommodate flexible size requirements.
Suite 201 + Suite 302	7,497 square feet	Fully built-out includes a mix of offices/meeting rooms, open workspace, large boardroom and open kitchen.
<del>LEASED - suite 202</del>	<del>1,471 square feet</del>	<del>Built out and furnished model suite with high end finishes and perimeter offices.</del>
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

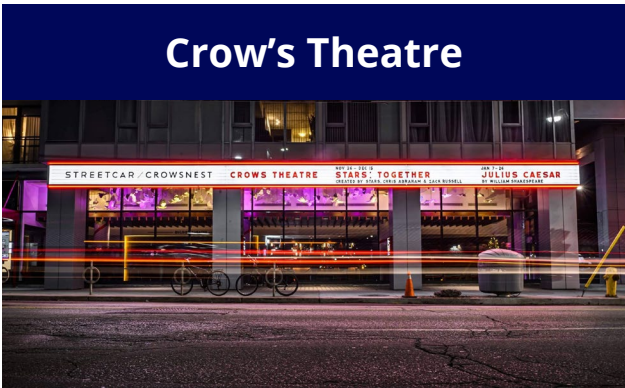


# Amenities, Transit and Community

## Conveniences at Your Doorstep

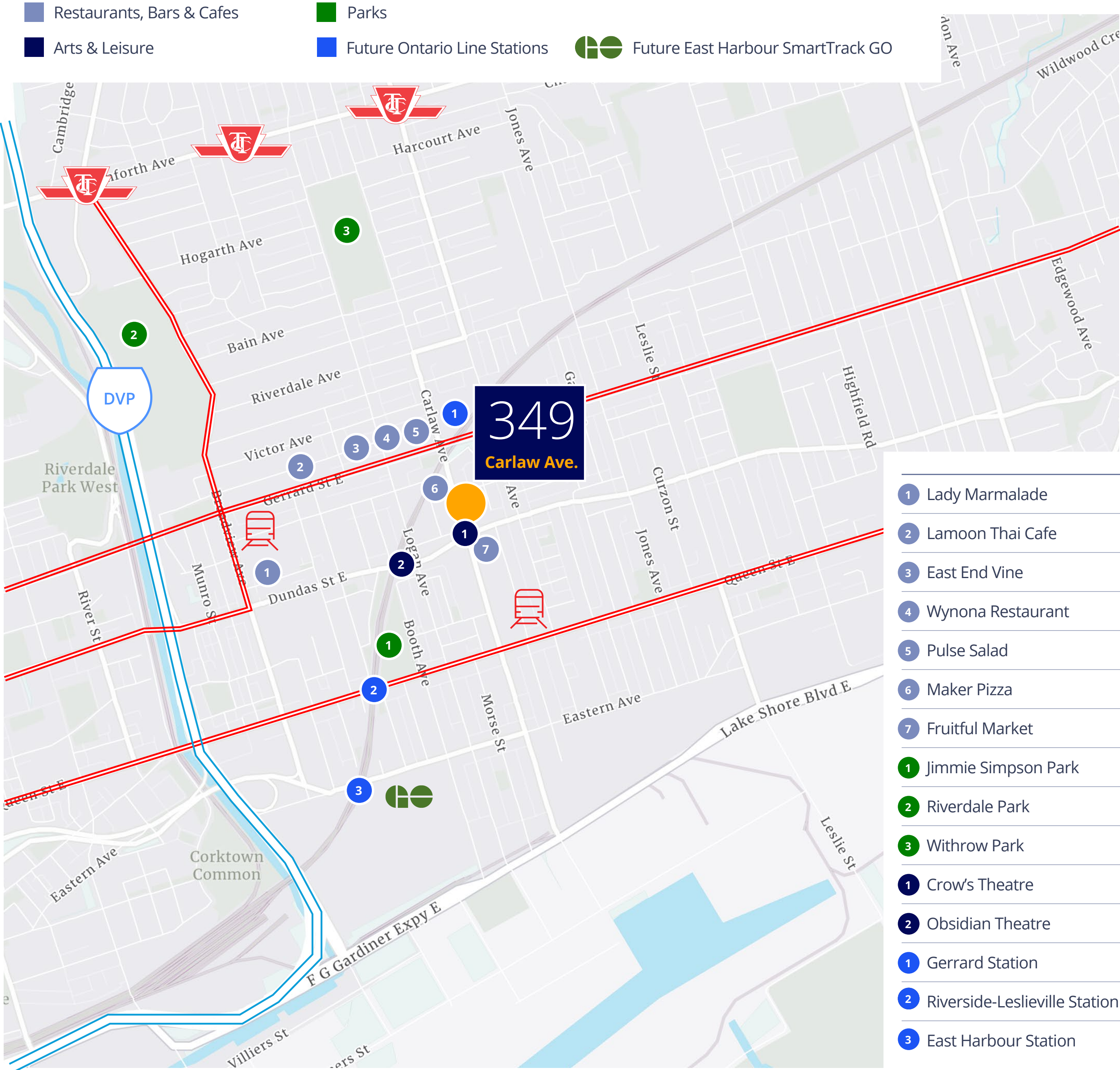
Ideally located at the centre of Leslieville between Dundas St E & Gerrard St E, just east of the Don Valley Parkway, easily accessible by bus from Pape Station and the 506 Dundas/Gerrard streetcar. Perfectly positioned nearby future Ontario Line stations (Gerrard & Riverside-Leslieville) and the East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

### A 5 Minute Walk to:



### Demographics – within a 5 KM radius of Property

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





# Second Floor

## Floorplans

### Availabilities

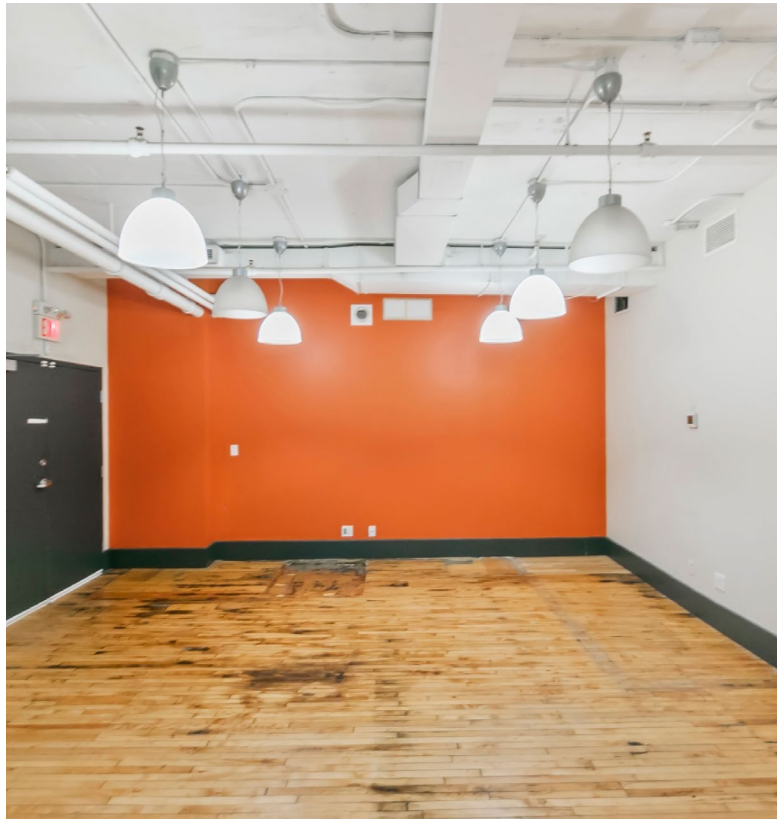
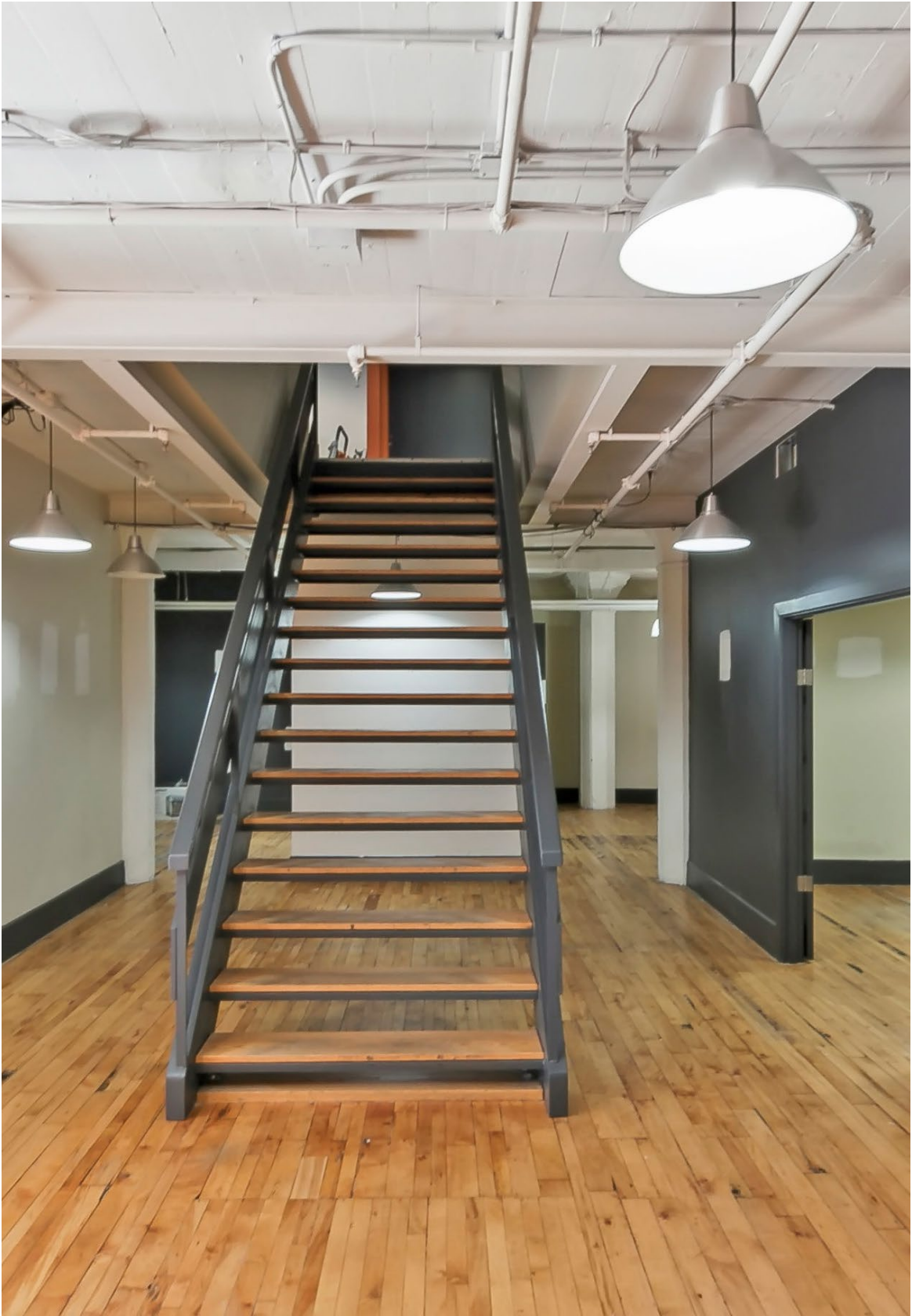
- Suite 201: 3,567 SF
- Suite 201 + Suite 302: 7,497 SF
- Suite 205: 971 SF





# Second Floor

## Suite 201 Photos





# Second Floor

## Suite 205 Photos



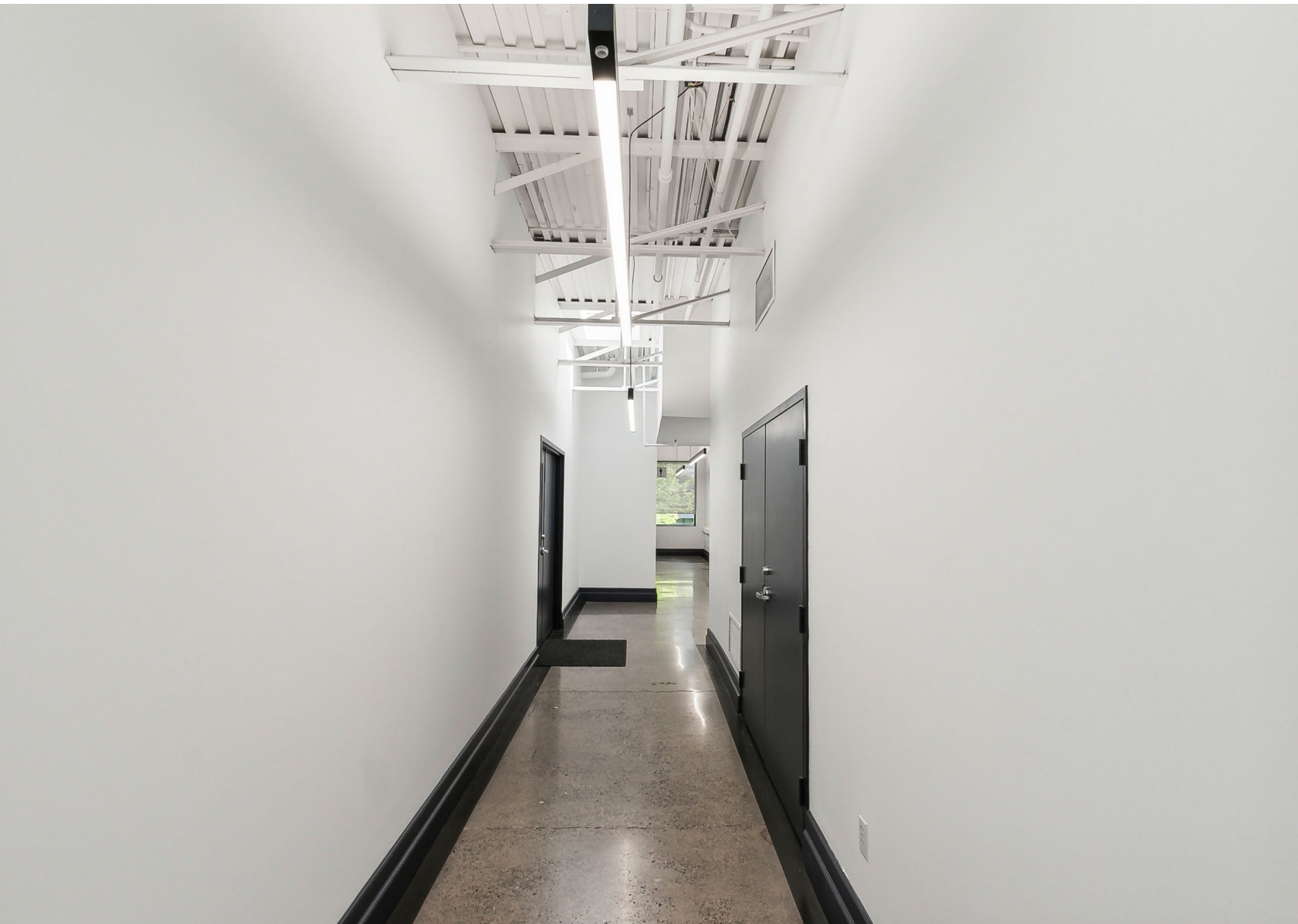


# Third Floor

## Floorplans

### Availabilities

- Suite 302: ± 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





# 349 Carlaw Ave. Toronto, ON

Colliers

## Contact Us

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