



For Sale & For Lease: Office Condo

120 Carlton Street

Office Condo for Sale & for Lease in Downtown Toronto

Lennard:

200-55 University Avenue, Toronto
416.649.5920

120 Carlton Street

2,201 SF office available for Sale & for Lease at the northeast corner of Jarvis Street & Carlton Street conveniently located in the centre of Downtown Toronto



Suite

213-214 - 2,201 SF

Option to divide into:

1,079 & 1,122 SF



Sale Price

\$895,000.00

Semi-Gross Rent

\$36.00 PSF

Taxes (2025)

\$11,381.48

Monthly Condo Fees

\$3,370.60***

***Hydro & In-suite Janitorial billed separately

Parking & Storage

**4 Underground Stalls
+ 1 Storage Unit**



Availability

Immediate



Listing Agents

Cole Soprovich

Sales Representative

416.915.5275

csoprovich@lennard.com

William J. Dempsey, SIOB

Partner, Broker

416.649.5940

wdempsey@lennard.com

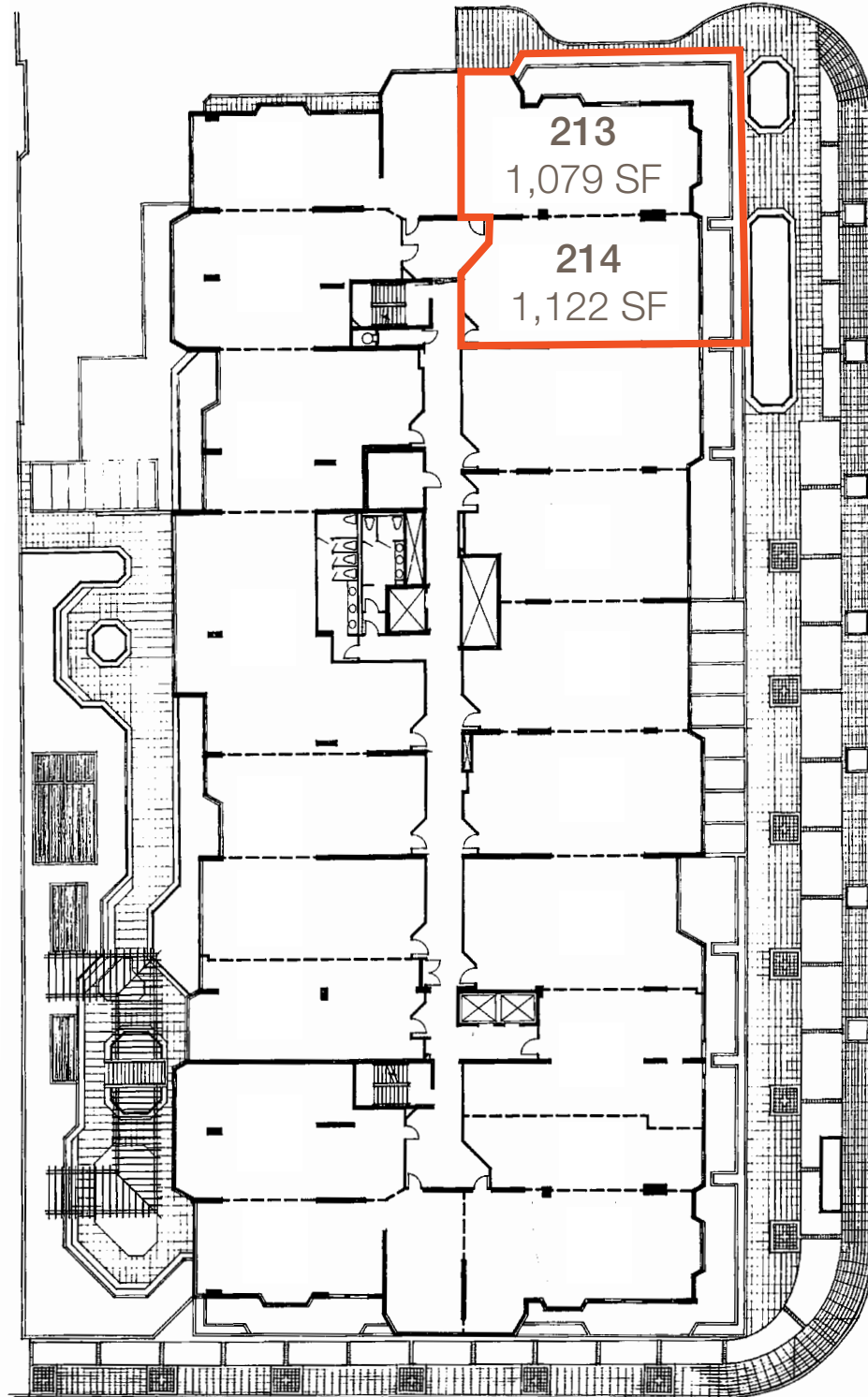


Property Highlights

- **Prime Downtown Location:** Within close proximity to amenities, retail shops, and restaurants.
- **Spacious Office Condo:** Corner unit on the second floor with abundant natural light and a large wrap-around balcony.
- **Versatile Layout:** Includes private offices, a kitchenette, a reception area, and an open workspace.
- **Ample Parking:** Four underground indoor parking spaces.
- **Convenient Transit Access:** Just a 5-minute walk to College Subway Station and 506 Streetcar stop directly at front door.
- **Extensive Building Amenities:** Features an indoor pool, hot tub, sauna, showers, squash courts, yoga space, fitness facility, library, meeting rooms, party room, and concierge/security services.
- **Ideal for Multiple Uses:** Suitable for law firms, financial services, educational institutions, certain medical and healthcare practices, and more!

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Floor Plan • Suite 213-214: 2,201 SF

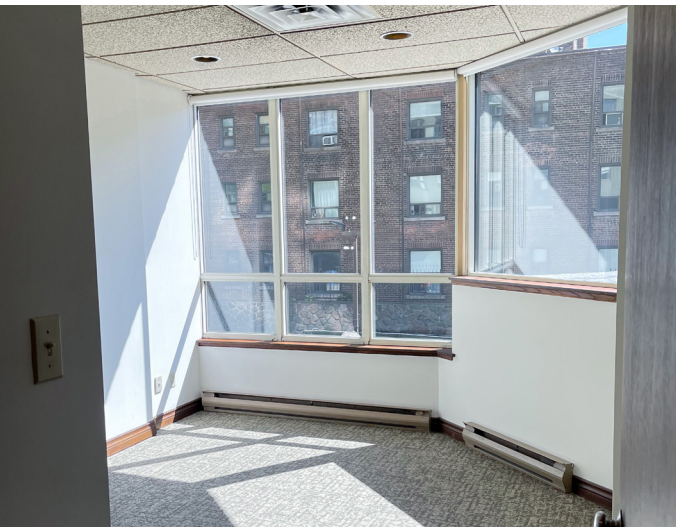


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Suite 213-214

Space Highlights

2,201 SF corner unit on the Second floor with tons of natural light, a balcony, 6 private offices, 1 meeting room, kitchenette, reception, and open workspace



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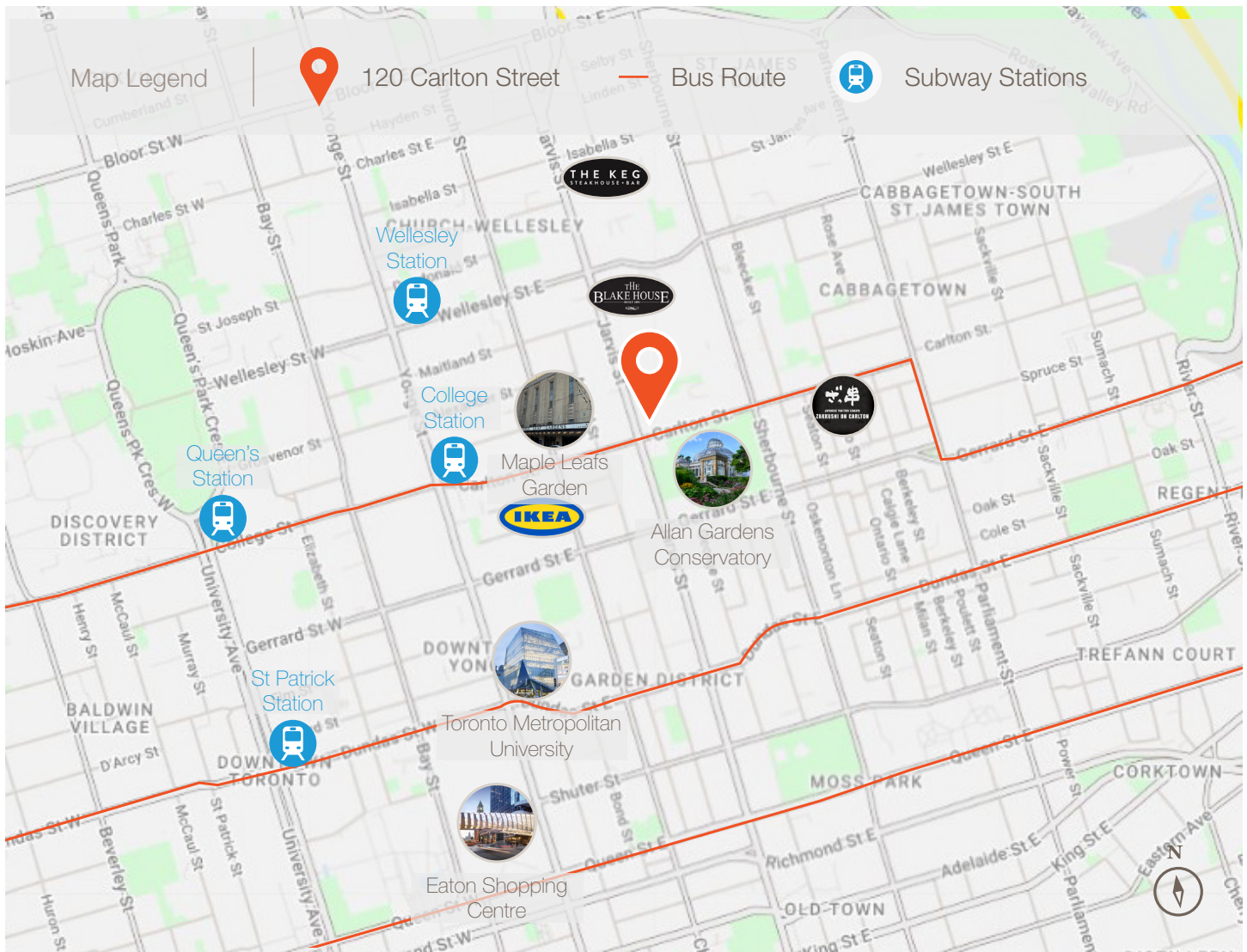


Amenity Highlights

Features an indoor pool, hot tub, sauna, showers, squash courts, yoga space, fitness facility, library, meeting rooms, party room, and concierge/security services.



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What's Near By

120 Carlton Street is situated in a prime area of Downtown Toronto, that has a bustling and vibrant neighborhood with many high-rise buildings, offices, and financial institutions. The streets are lined with modern skyscrapers, and the area is always buzzing with activity during business hours.

There are many restaurants, cafes, and shops around the area, catering to the needs of the office workers and visitors. The Toronto Eaton Centre, a large shopping mall, is located nearby, as well as Sankofa Square, a prominent intersection of shops, restaurants, and services.

120 Carlton Street is served by several transit lines including the 506 Carlton Streetcar and is a 5 minute walk away from College Subway Station.

Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage.

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