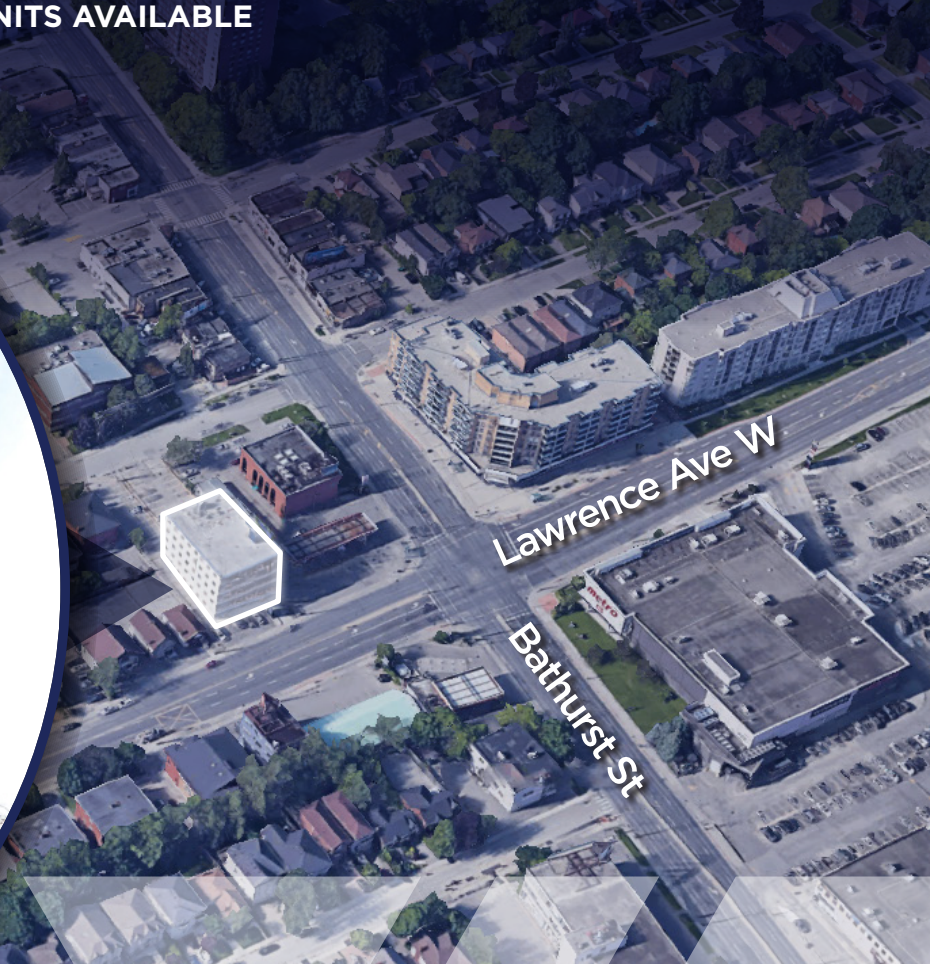


491 Lawrence Avenue West, Toronto

MEDICAL SPACE FOR LEASE
SMALL, LARGE AND SHARED UNITS AVAILABLE



VALUE INSIGHT
REALTY
REAL ESTATE ADVISORY GROUP

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
- Parking available for tenants and visitors, as well as an easy drop off location
- Professionally managed building
- A variety sizes and floor plan configurations available
- Corner suites with ample natural light and exposure to Lawrence Ave. available
- Wheelchair accessible
- Co-tenancy includes: General Practitioner, Specialty Hearing clinic, **X-ray clinic, Life Labs, Pharmacy, Psychotherapy**, etc.
- Medical/clinic build outs available with options of ensuite restrooms and common restrooms
- Potential move-in ready medical use includes ultrasound clinic, specialty clinic, medical professional offices, physio, optical, women's or sleep clinic, etc.
- Custom lease package available with attractive rates and incentives



POTENTIAL OF SHARED SPACE



491 Lawrence Avenue West Toronto



PROPERTY DETAILS

Floor	SECOND	THIRD	FOURTH	LOWER
Unit number	201-B	302	405	LL4 (Coffee Shop Operator)
Size (sq.ft.)	794	1,784	1,327	185
TMI (2024):	\$14.99 (hydro & ensuite janitorial services included)			
Rent:	Please inquire with listing agent			



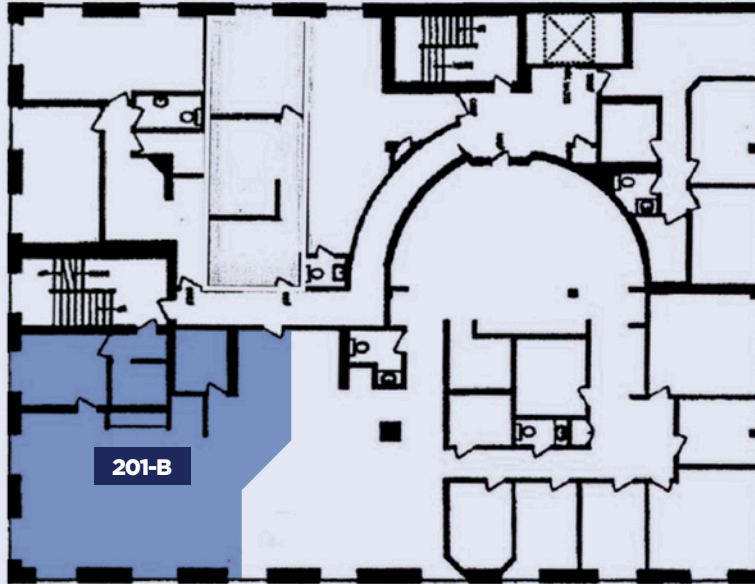
491 Lawrence Avenue West Toronto



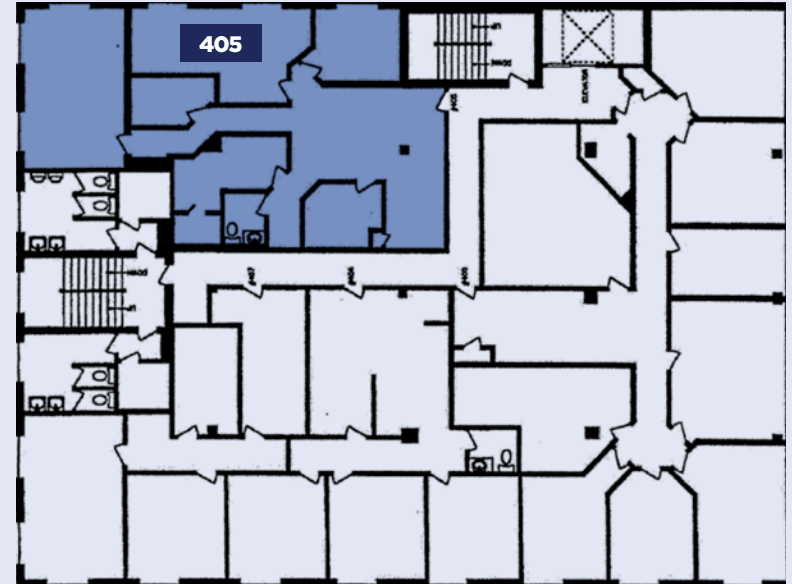
491 Lawrence Avenue West Toronto



SECOND
FLOOR



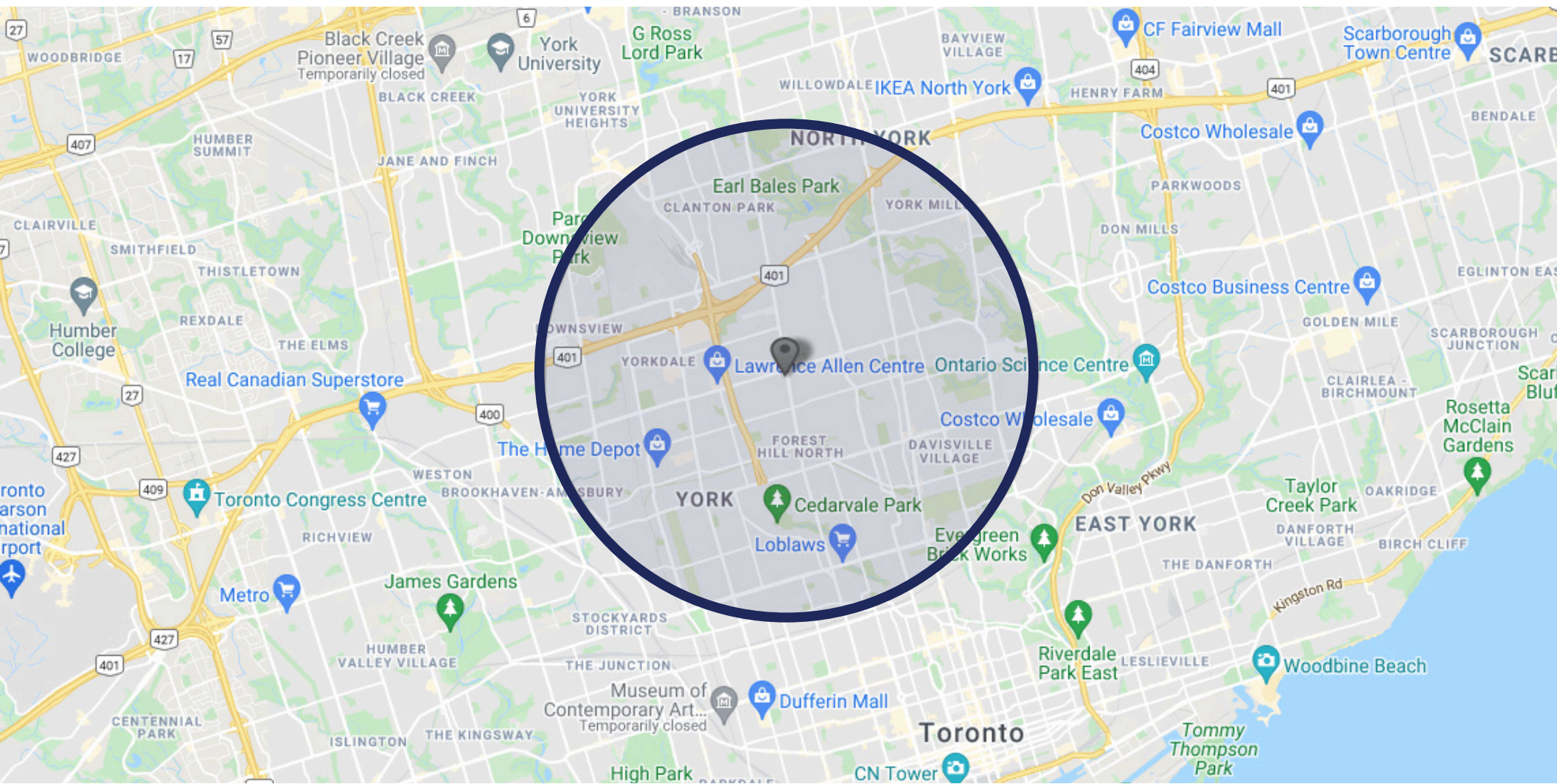
FOURTH
FLOOR



THIRD
FLOOR



491 Lawrence Avenue West Toronto



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

caitlyn.price@valueinsightrealty.com