

491 LAWRENCE AVE. W.,TORONTO,ON

MEDICAL OFFICE SPACE

FOR LEASE

**LAWRENCE AVE. W & BATHURST ST.
(TORONTO, ON)**



PROPERTY PROFILE & LOCATION

- On south side of Lawrence Avenue West just east of Bathurst Street
- Great opportunities for medical uses and professional office uses
- Medical clinic, pharmacy and LifeLabs on site
- Great street exposure and signage opportunities
- Steps from public transit
- Parking available
- Located across from Lawrence Plaza and in the heart of Lawrence Manor district
- Professionally managed building with long standing and established tenant mix

AVAILABLE SPACE

Suites ranging from 394 sf to 4,436 sf

- A variety of different build outs and configurations available
 - Corner suites with exposure to Lawrence
 - Turnkey x-ray clinic available

Net rental rate: Starting at \$17.50 per sf
T&O (including hydro): \$19.39 per sf

DEMOGRAPHICS

- Total Population: Nearly 410,000 (within 5 kilometres)
- Total Households: Approx. 175,000 (within 5 kilometres)
- Average Household Income: Over \$150,000 (within 5 kilometres)

Owned & Managed By:

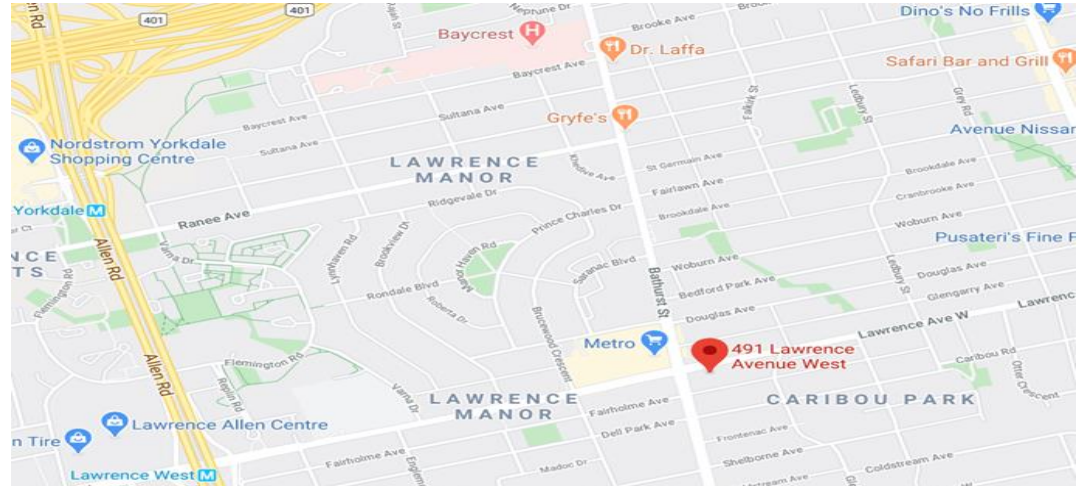
**Firm
Capital**
Commercial Properties

**MediLife Medical &
Professional Centres**

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FIRM CAPITAL PROPERTIES LEASING CONTACT

Kevin Kandaharian, National Director of Leasing
163 Cartwright Avenue, Toronto, ON M6A 1V5

T. 416.635.0221 ext. 349 | E. kkandaharian@firmcapital.com