







FOR LEASE

1200 Lawrence Ave E,
Toronto, ON



PROPERTY SUMMARY:

 Space:	 Use:	 Total Area:	 Asking Price:
#300	Office/Medical	1,202 SF	\$3,368 Gross Lease
#303	Office/Medical	543 SF	\$1,600 Gross Lease



Stephen & Mariya Lilly
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PROPERTY OVERVIEW

Located in the Banbury–Don Mills/Scarborough submarket, this adaptable suite presents endless opportunities.

Enjoy direct bus access at the front door, easy DVP/highway connectivity, and nearby conveniences like Tim Hortons and gas stations.

Benefit from elevator access, public washrooms, and free on-site parking for tenants and visitors.

Toronto's evolving commercial real estate landscape favours quality, small-footprint spaces with strong locational fundamentals. This suite aligns with that trend.



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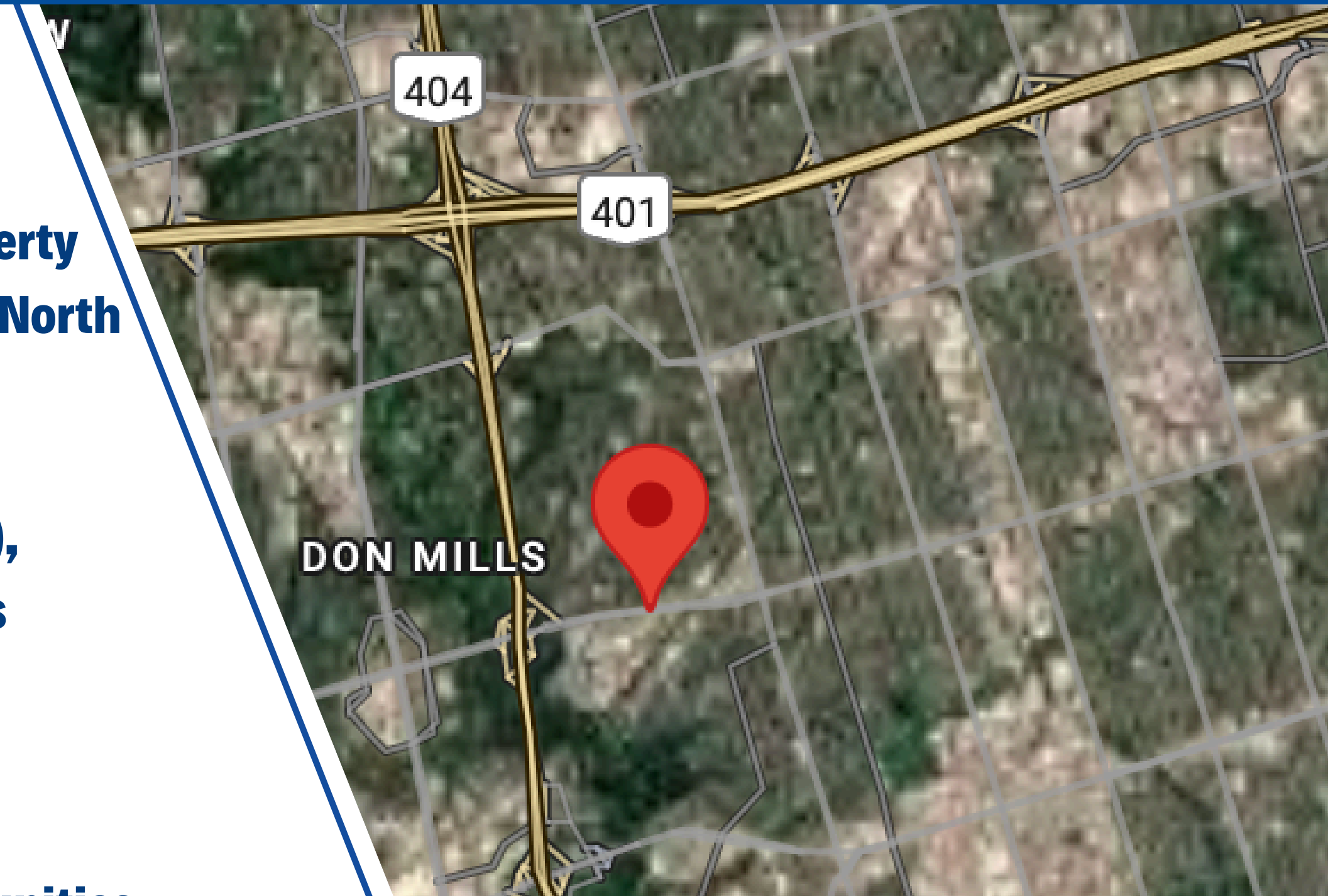


LOCATION

Located at 1200 Lawrence Avenue East, this property offers a highly accessible address in the heart of North York.

With close proximity to Don Valley Parkway (DVP), Highway 401, and Highway 404, the site provides seamless connectivity across the GTA.

The surrounding area features a strong mix of businesses, retail centres, and residential communities, making it a convenient and visible location for a wide range of tenants.



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UNIT 300

- **2 large corner offices with SW and SE views of Lawrence**
- **Another open office area**
- **A wheelchair-accessible washroom**
- **A kitchenette**



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UNIT 300 – PHOTOS



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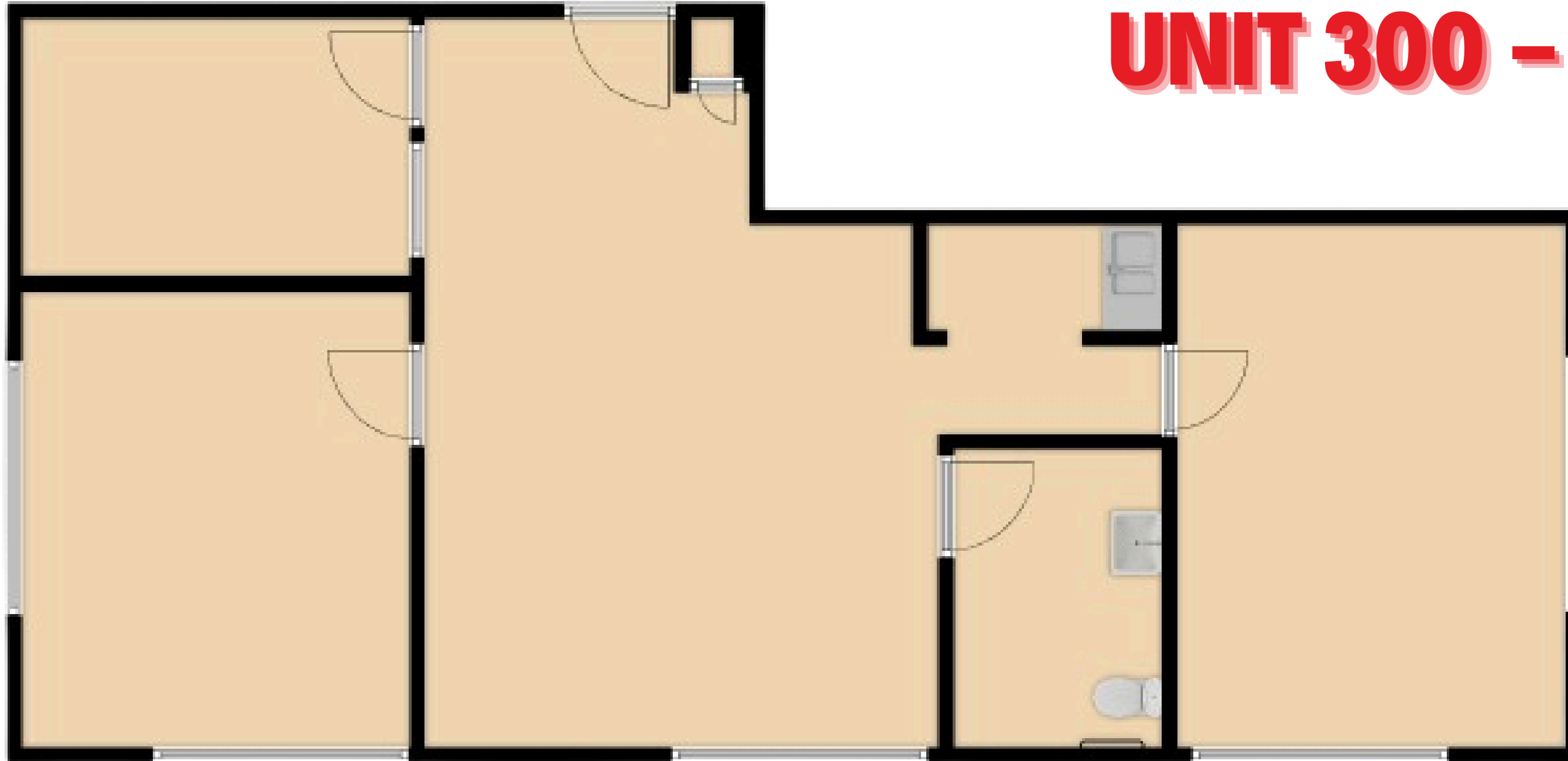
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UNIT 300 – FLOOR PLAN



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UNIT 303 – PHOTOS



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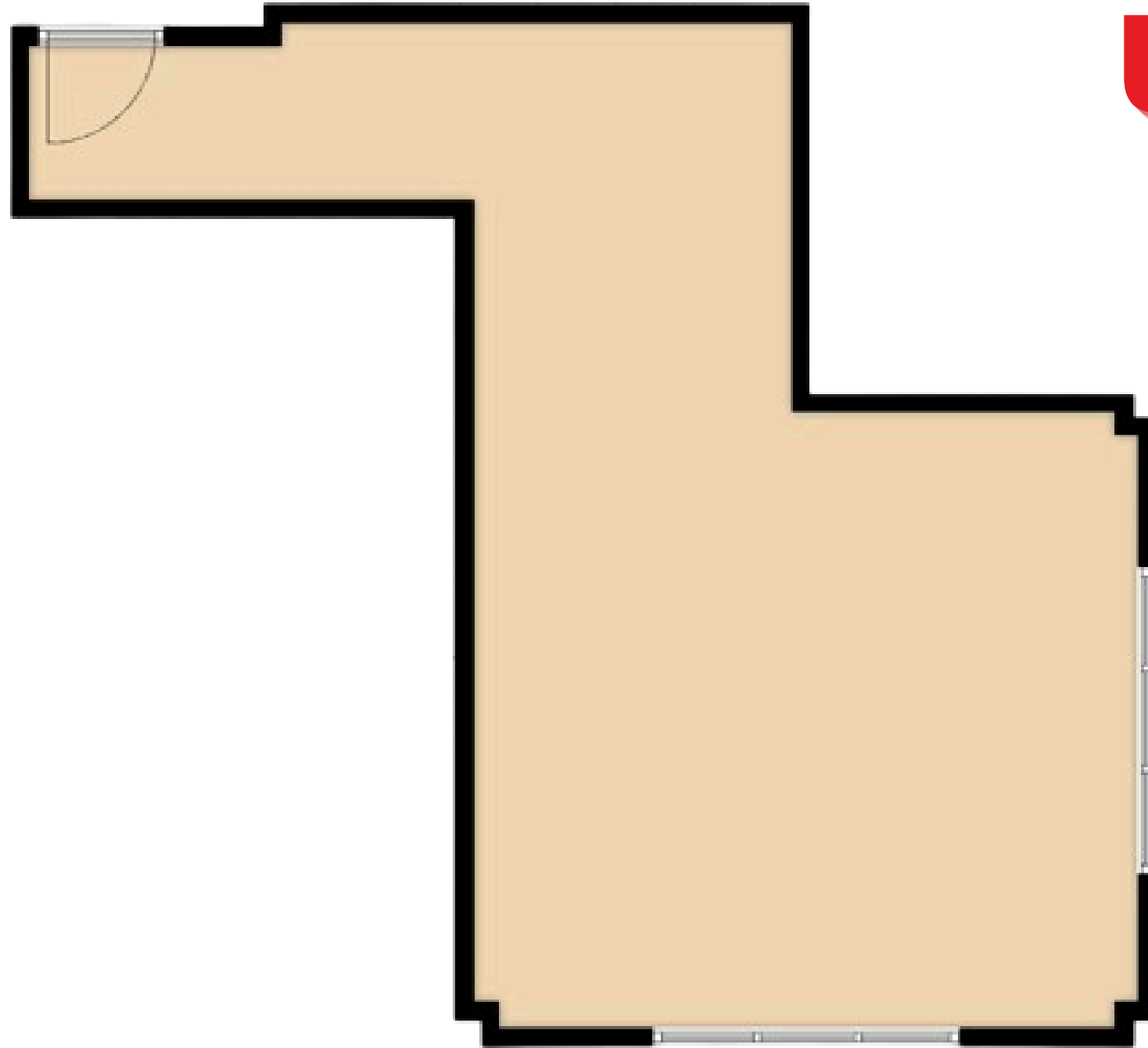
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UNIT 303 – FLOOR PLAN



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