

OFFICE SPACE

FOR LEASE



699 Lawrence Avenue West, Toronto, ON, M6A 1B4



Second floor office opportunity with street exposure situated at The Allen Expressway and Lawrence Ave.

- Excellent accessibility via TTC, Allen Rd, Hwy 401, and positioned directly across the Lawrence Allen Centre.
- Ideal for professional office, law firms, accounting, education, and more.
- Minutes to Yorkdale Mall.
- Space includes 5 separate offices, full kitchen, 3 piece washroom and washer/dryer.
- Lease is on a gross basis.
- Ample parking on site.



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Wilson Station Daily Ridership
 21,579 (TTC, 2023-2024)

Yorkdale Station Daily Ridership
 19,725 (TTC, 2023-2024)

Lawrence West Station Daily Ridership
 19,742 (TTC, 2023-2024)

PROPERTY DETAILS

Size:	983 SF
Lease Rate:	\$3,295.00 per month (Gross)
Availability:	Immediate

DEMOGRAPHICS	1 KM	3 KM	5 KM
Total Population	19,848	157,609	482,681
Daytime Population	16,120	148,257	423,440
Total Households	7,540	58,307	190,724
Average Household Income	\$110,390	\$180,852	\$182,079

Data Source: Environics Estimates 2024

Map data ©2026 Google Imagery ©2026 Airbus, CNES / Airbus, First Base Solutions, Maxar Technologies

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THE BEHAR GROUP™

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The Behar Group Realty Inc., Brokerage
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As of December 1, 2023, new legislation has come into effect (TRESA -phase 2). These changes affect how you interact with real estate agents and brokerages.

Please read the Information guide published by RECO. Click here: [RECO Information Guide](#)

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TBG strongly recommends that consumers retain the services of a qualified and experienced real estate agent.

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