

FOR LEASE

# 700 LAWRENCE AVENUE WEST

## Welcome to the new centre of it all



**RIO CAN**  
REAL VISION, SOLID GROUND



OWNED AND MANAGED BY  
**RIO CAN**

**CBRE**



The newly revitalized Lawrence Allan Centre includes dynamic new retailers, a modernized interior, fully renovated food court and upgraded amenities. Since 1989 this mixed-use office/retail property has long been a place for the community to gather and will continue to be the hub of this important and rapidly growing Toronto neighbourhood. With a focus on enhancing the existing spirit of the neighbourhood, Riocan has ensured the design, service and retail mix suit the immediate and long-term needs of the community.

**Step up for immediate lease opportunities and take advantage of...**



Lawrence Ave. W.  
subway station at the corner



On-site parking  
@ 1:1,200 sq. ft. leased



Quick and easy access to Allen  
Expressway



Newly improved Shopping Centre with  
an abundance of on-site amenities



Renovated Food Court

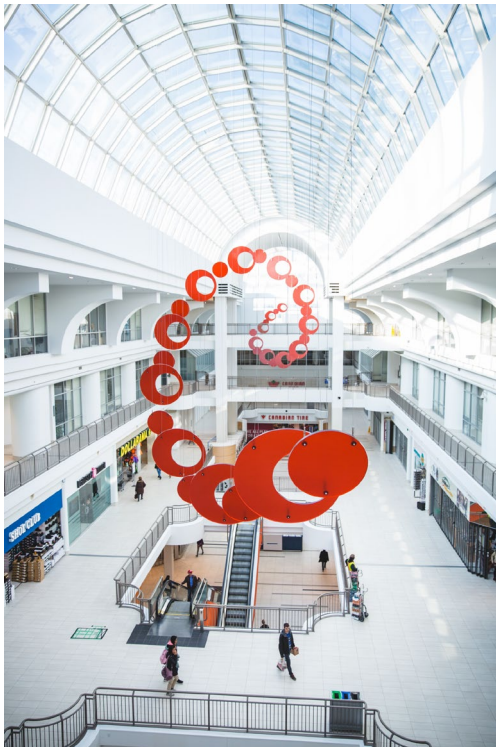


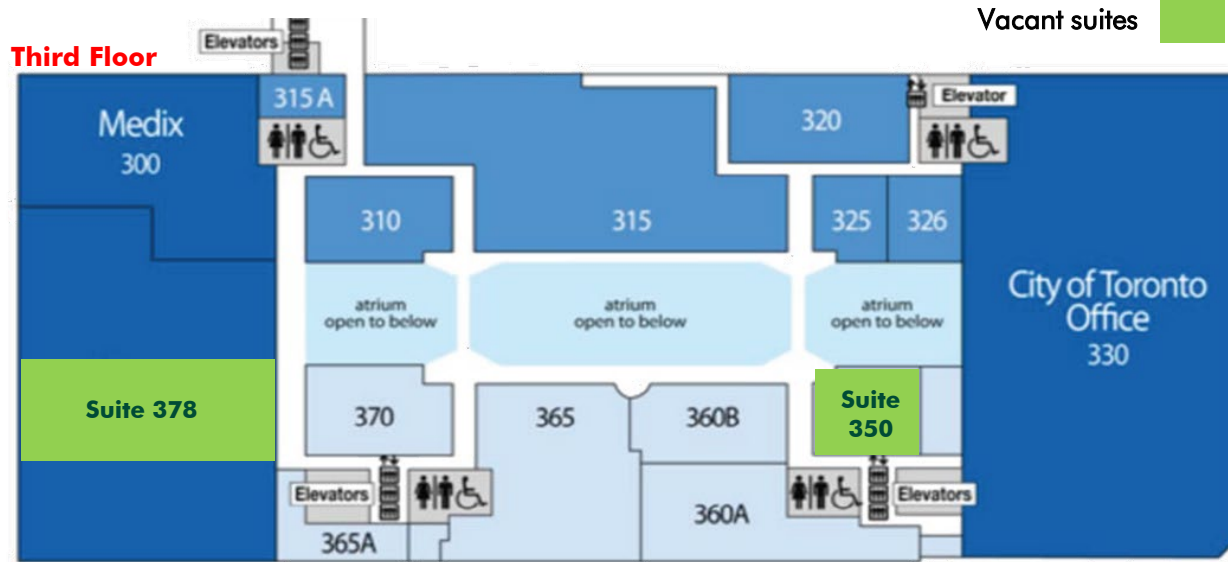
On-site Fitness Centre



Countless retail options  
(Canadian Tire, Marshalls, Fortino's, etc.)

# LOOK inside





## LEASE DETAILS

NEW MODEL SUITE AVAILABLE

Available Space:

Suite	Area (sq. ft.)	Possession
Suite 350:	3,051	May 1, 2023
Suite 378:	8,325	Immediate
Suite 420A:	3,929	Immediate
Suite 425:	3,145	MODEL SUITE
Suite 430:	2,899	Immediate

Rental Rates:

Net Rent (PSF): Contact Listing Broker

Additional Rent: (2023 Estimate) \$21.05 per sq. ft.

## NOTABLE ON-SITE RETAILERS & AMENITIES

### Services & Retailers

Fit for Less  
Canadian Tire  
Marshalls  
HomeSense  
Structube  
Fortino's  
Dollarama  
PetSmart  
The Source  
Hakim Optical  
Dentistry in Motion  
First Chiropractic Care  
The Foot Institute  
Service Canada

### Food & Eateries

Tim Horton's  
McDonald's  
KFC  
Bar BURRITO  
Real Fruit Bubble Tea  
Asian Gourmet  
Pita Land  
Mango Thai Kitchen  
Wikki Hut

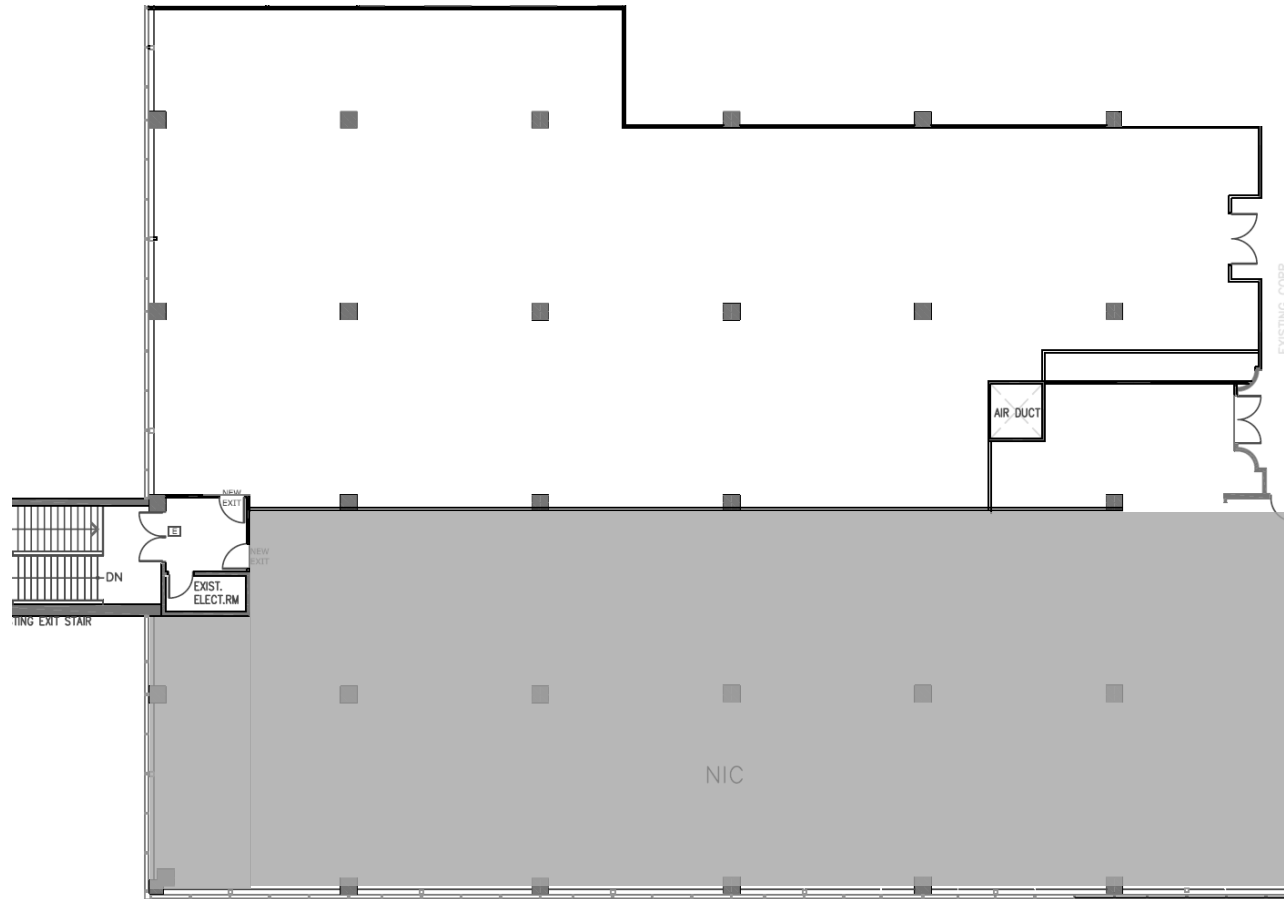


\*Sales Representative | ALL OUTLINES ARE APPROXIMATE

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Suite 378: 8,325 square feet



## CONTACT US

### DAVID CHIARELLO\*

Associate Vice President  
T +1 416 495 6220  
david.chiarell@cbre.com

### STEPHEN BROWN\*

Vice President  
T +1 416 495 6239  
steve.brown@cbre.com

### BYRON AHMET\*

Senior Vice President  
T +1 416 815 2354  
byron.ahmet@cbre.com

### CBRE Limited, Real Estate Brokerage

2005 Sheppard Avenue E.  
Suite 800  
Toronto, ON M2J 5B4

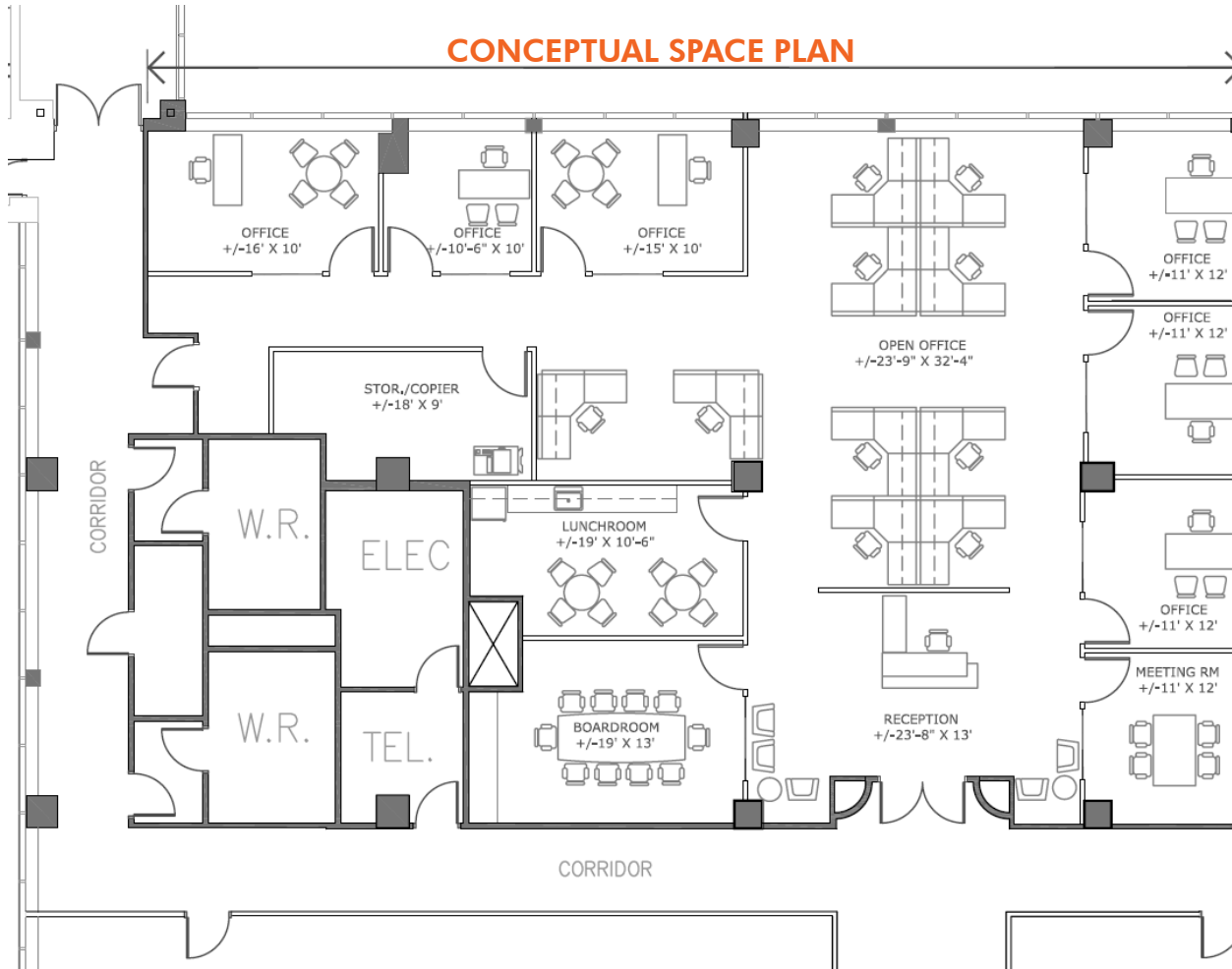
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Suite 420A: 3,929 square feet

## CONCEPTUAL SPACE PLAN



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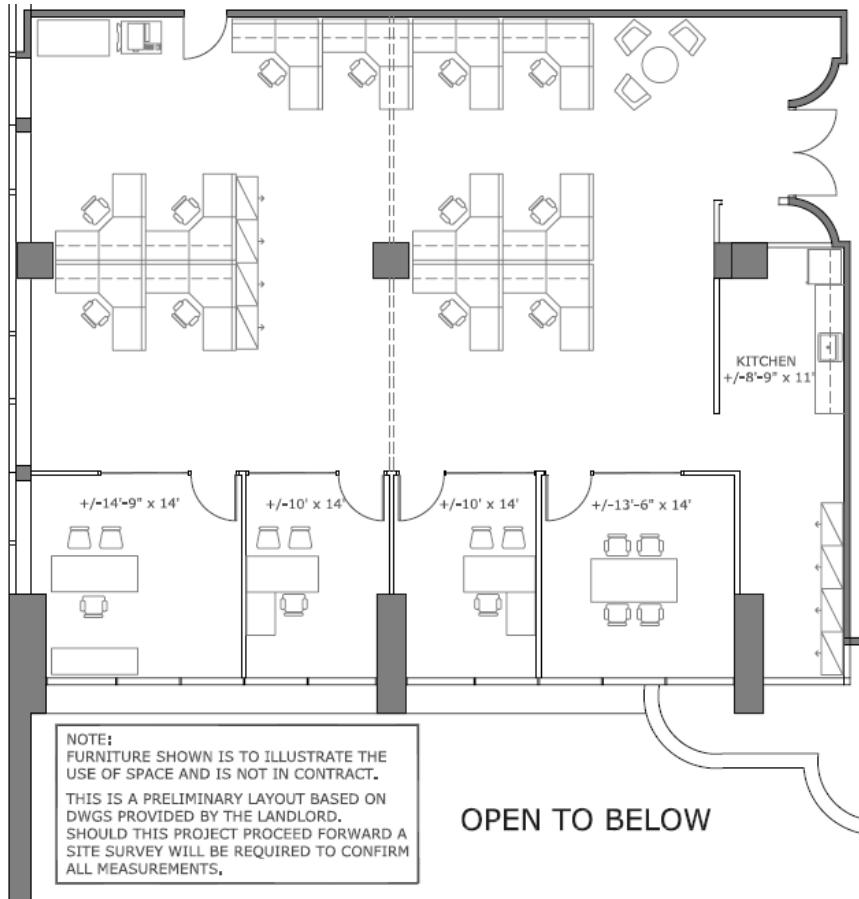
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Suite 425: 3,145 square feet – **MODEL SUITE**



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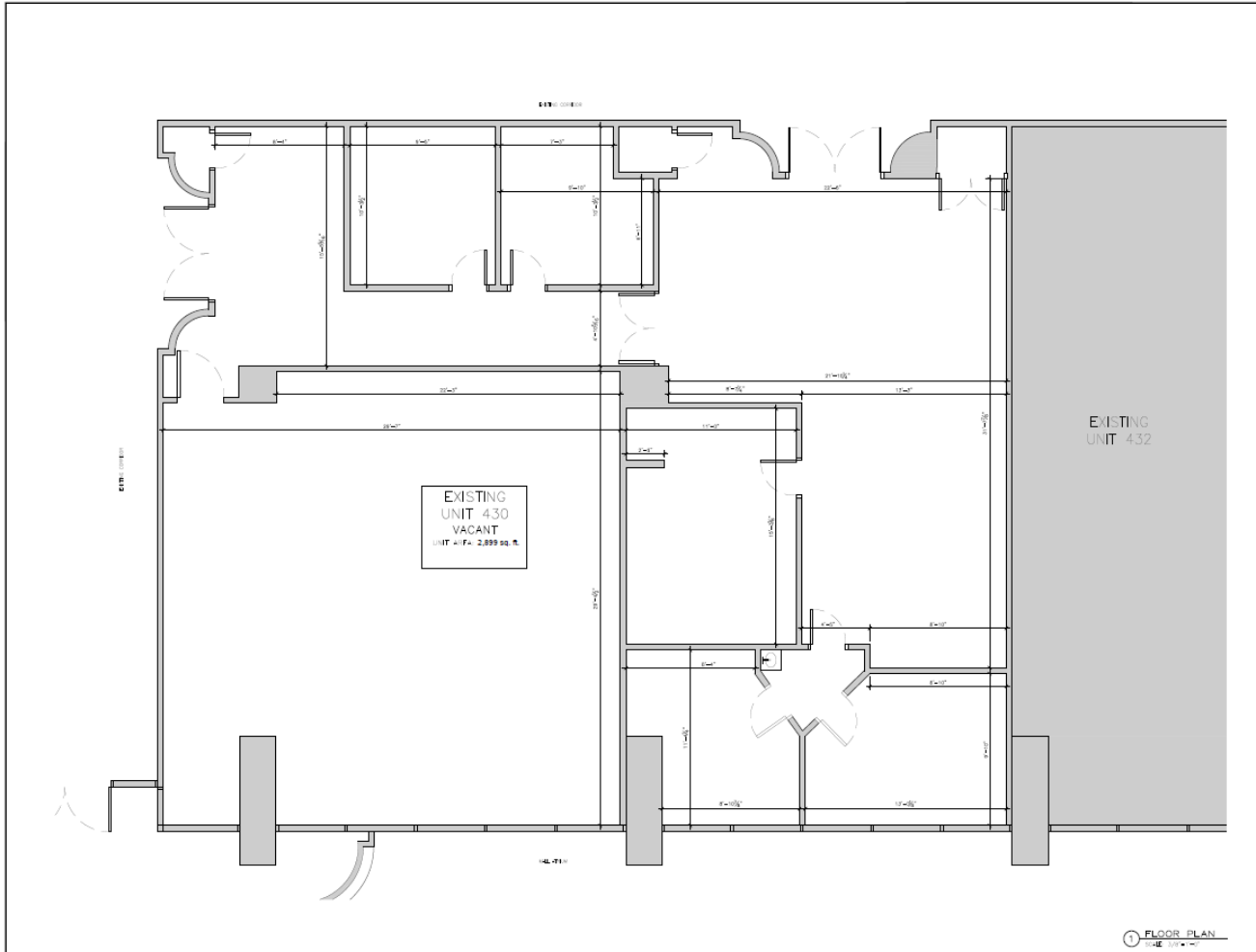
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Suite 430: 2,899 square feet



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