

FOR
LEASE



RIO CAN
REAL VISION, SOLID GROUND

700 LAWRENCE AVENUE WEST

Welcome to the new centre of it all



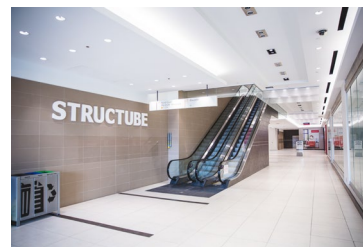
OWNED AND MANAGED BY
RIO CAN

CBRE

Welcome to the new centre of it all



LOOK inside



The newly revitalized Lawrence Allen 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

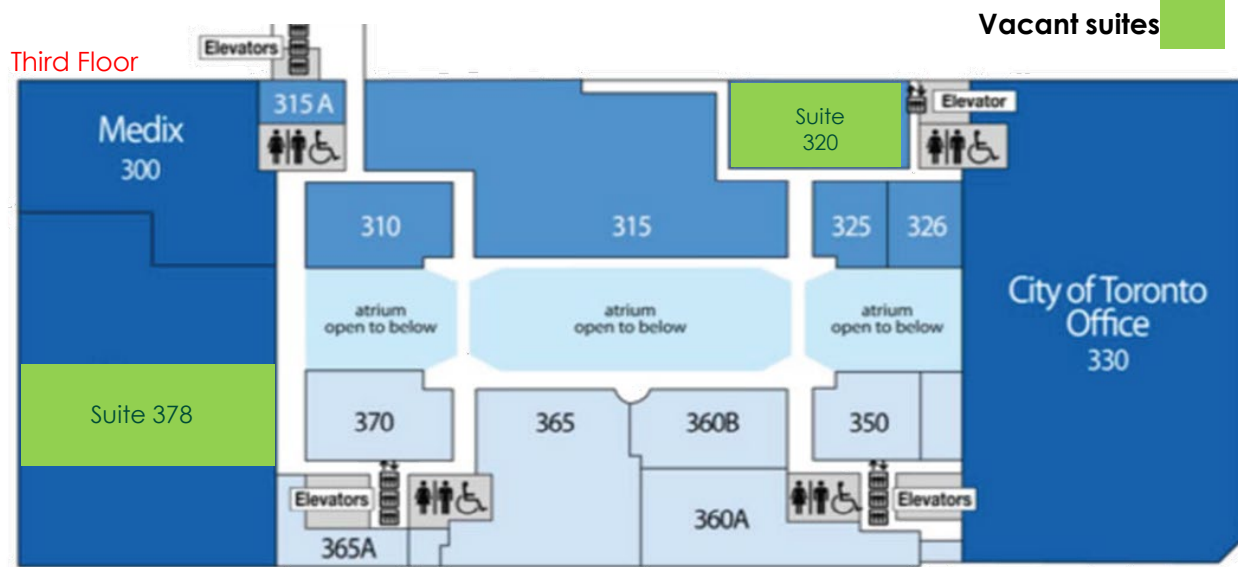


On-site Fitness Centre



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

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LEASE DETAILS

NEW MODEL SUITE AVAILABLE

Available Space:

Suite	Area (sq. ft.)	Possession
Suite 320:	5,357	Immediate
Suite 325:	2,640	LEASED
Suite 378:	8,325	Immediate
Suite 420A:	3,929	Immediate
Suite 425:	3,145	LEASED
Suite 430:	2,899	LEASED
Suite 495:	950	LEASED

Rental Rates:

Net Rent (PSF): Contact Listing Broker

Additional Rent:
(2025 Estimate) \$26.39 per sq. ft.

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NOTABLE ON-SITE RETAILERS & AMENITIES

Services & Retailers

Fit for Less
Fortino's
Canadian Tire
Marshalls
HomeSense
Structube
Value Village
Dollarama
Toys "R" Us
Petsmart
The Source
Specsavers
Dentistry in Motion
First Chiropractic Care
Service Canada

Food & Eateries

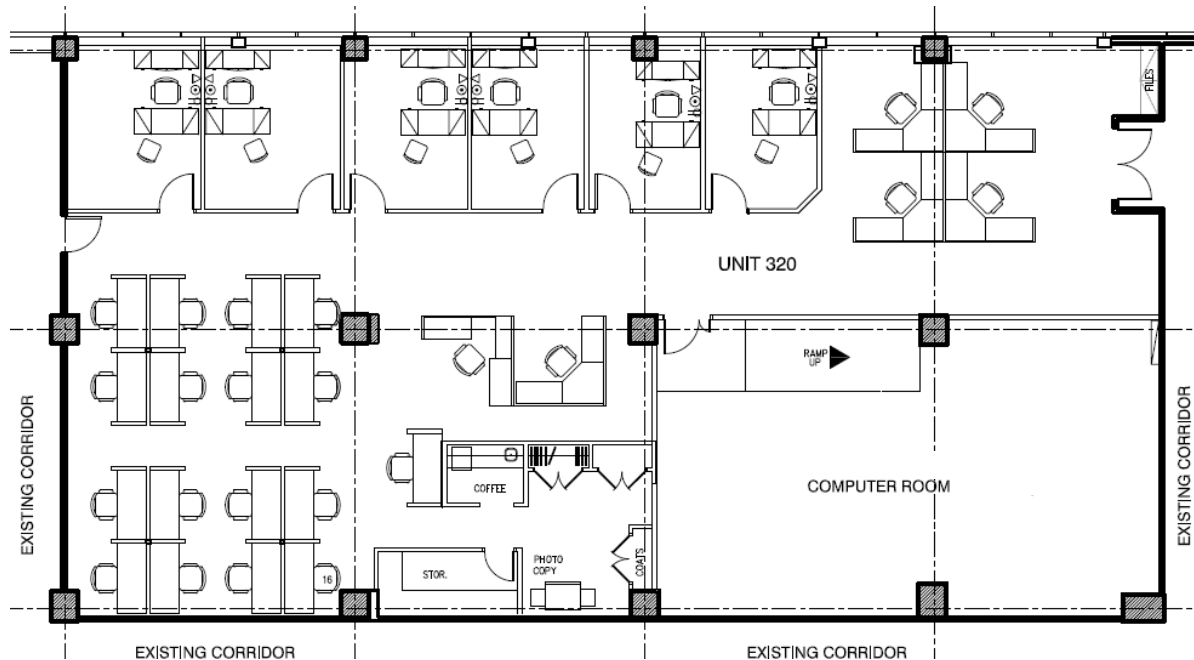
Tim Horton's
KFC
Bar BURRITO
Real Fruit Bubble Tea
Asian Gourmet
Pita Land
Mango Thai Kitchen
Wikki Hut



*Sales Representative | ALL OUTLINES ARE APPROXIMATE

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Suite 320: 5,357 square feet



CONTACT US

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*Sales Representative

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Suite 325: 2,640 square feet



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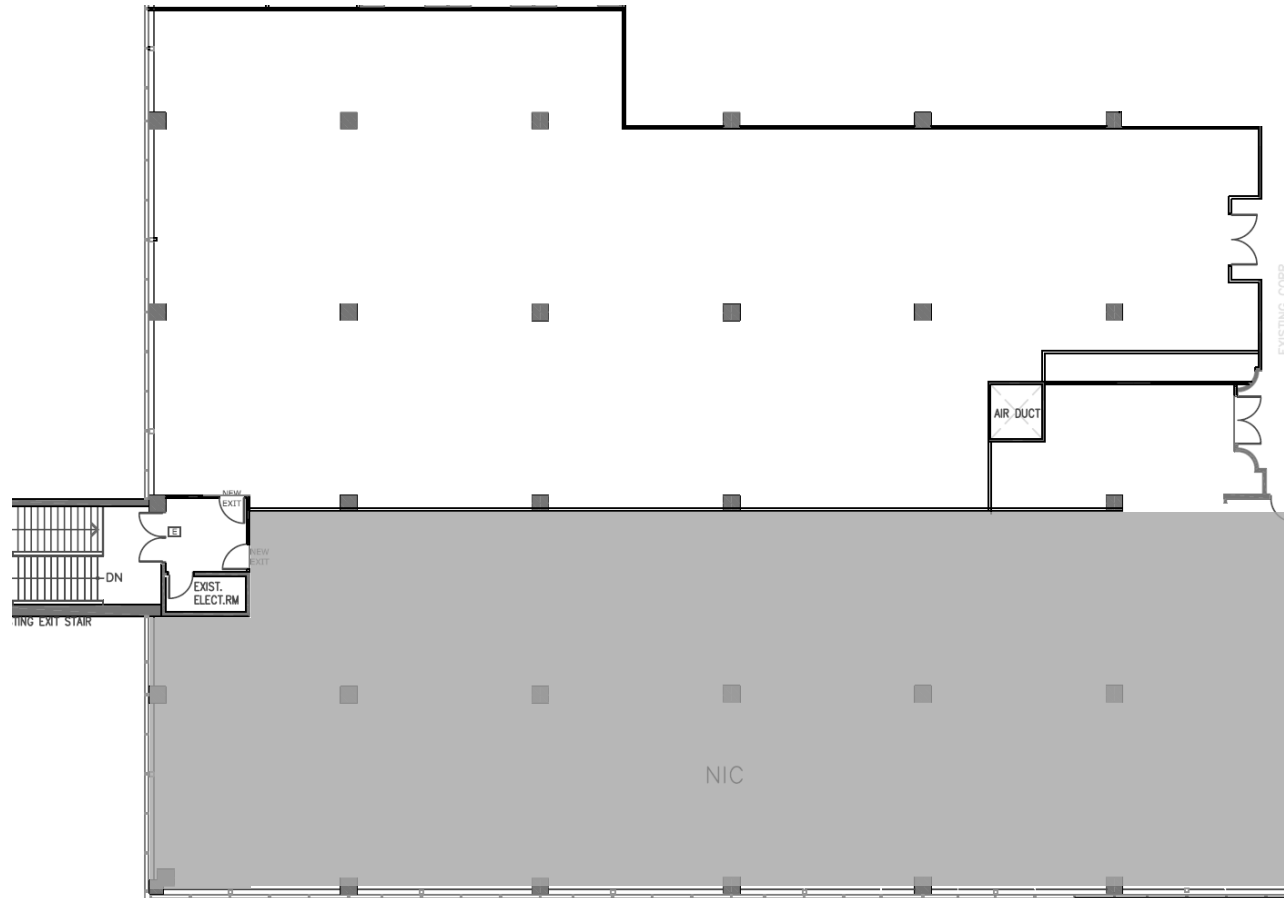
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Suite 378: 8,325 square feet



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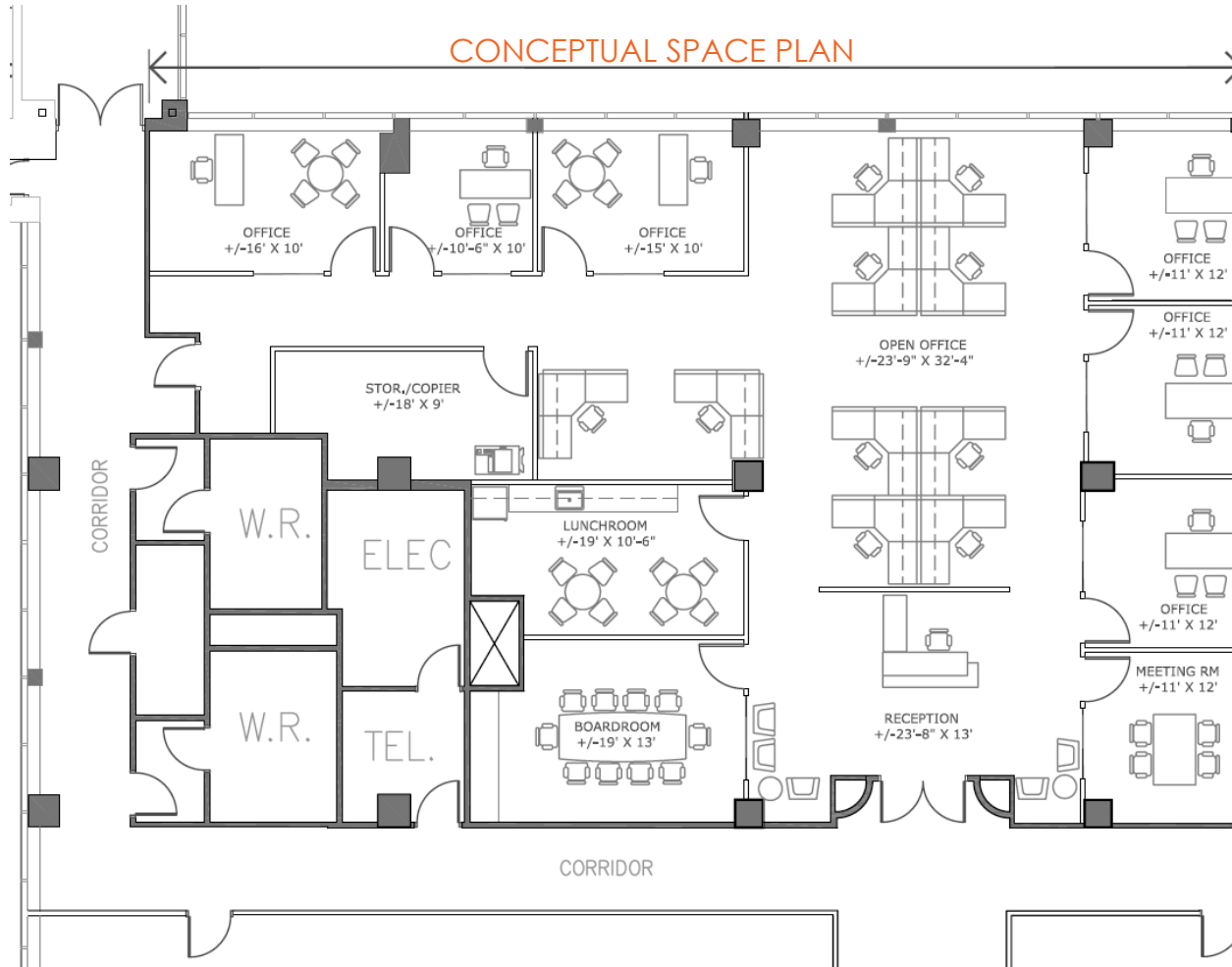
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Suite 420A: 3,929 square feet

CONCEPTUAL SPACE PLAN



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Suite 430: 2,899 square feet

LEASED

EXISTING
UNIT 430
VACANT
UNIT AREA: 2,899 sq. ft.

EXISTING
UNIT 432

1 FLOOR PLAN

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la lawrence
allen
centre
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Suite 495: 950 square feet



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