

**AVISON  
YOUNG**

**Industrial/Flex Office for Lease**  
388 Carlaw Avenue  
Toronto, ON



**Cost effective space in a  
premium location**

## Get more information

**Carson Lambert\***

Principal, Senior Vice President

647.784.9326

[carson.lambert@avisonyoung.com](mailto:carson.lambert@avisonyoung.com)

**Scott Teskey\***

Associate Vice President

416.986.4503

[scott.teskey@avisonyoung.com](mailto:scott.teskey@avisonyoung.com)

\*Sales Representative

AVAILABILITIES



**Highlights:**

- Various zoning uses allowed
- Loading dock on both the 1<sup>st</sup> and 2<sup>nd</sup> floor, connecting to all units via the internal hallways and freight elevators

**Pricing:**

- Net Rent: Contact listing agents for details
- TMI (2026 Est.) - \$8.75 PSF  
- Utilities separately metered

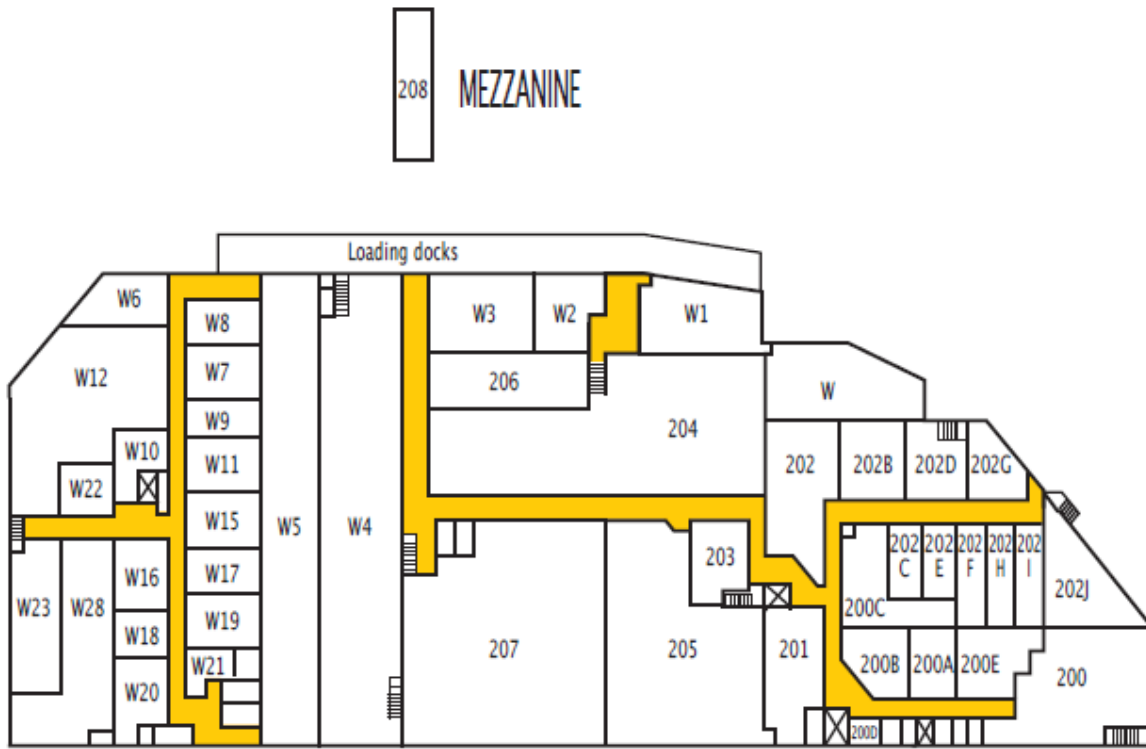
**Availability:**

All Units: Immediate

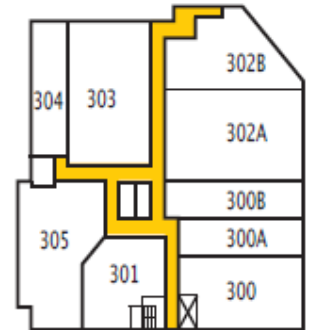
Suite	SF
200	4,305 SF
302B	3,256 SF
S2A	2,673 SF
102	2,022 SF
S3C	1,933 SF
107	1,793 SF
102B	1,318 SF
110	1,220 SF
100D	1,094 SF
104C	1,077 SF
100C	962 SF

202I	927 SF
W17	892 SF
202E	556 SF
200D	130 SF
ST 208E	78 SF
ST 208D	78 SF
ST 208C	78 SF
ST103-B	60 SF
ST 305A	50 SF
ST 305B	50 SF

## Carlaw Industrial Centre – Floor Plans



SECOND FLOOR



THIRD FLOOR

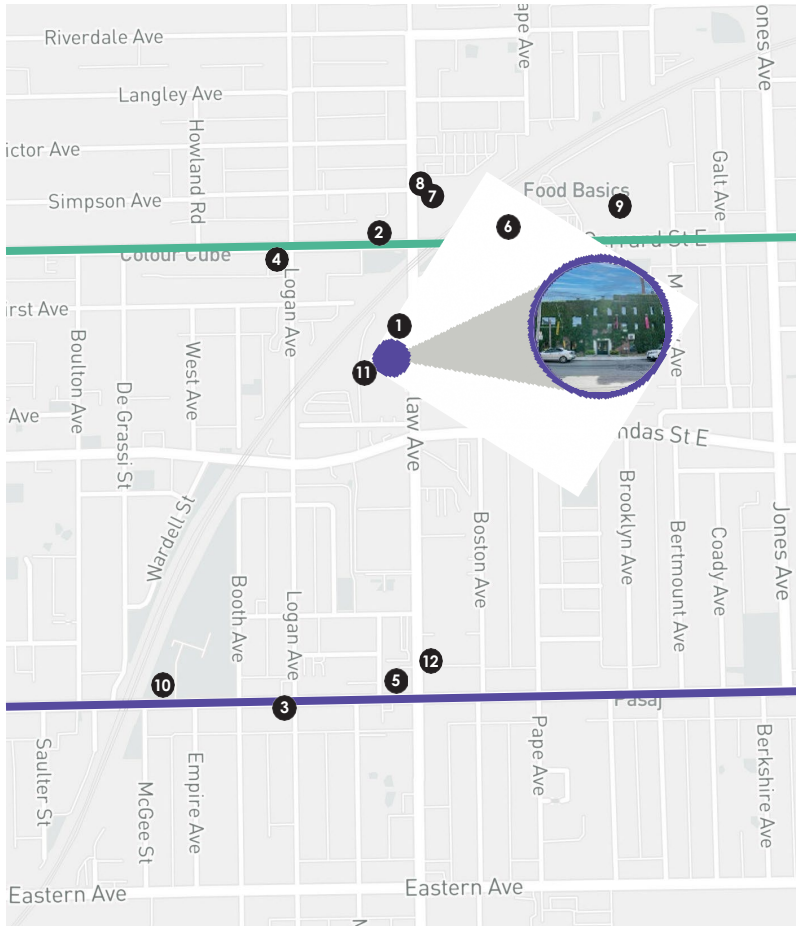


FIRST FLOOR

ENTRANCE

 Building Corridor

## Amenities



### Amenities & Transit

- 1 Maker Pizza
- 2 The Real Jerk
- 3 Starbucks
- 4 Hailed Coffee
- 5 Shoppers Drug Mart
- 6 LCBO
- 7 Jeff's No Frills
- 8 Little Caesars Pizza
- 9 Gerrard Square: Tim Hortons, Walmart, Winners, Staples, Subway, Planet Fitness, RBC Bank and CIBC Bank
- 10 Jimmie Simpson Recreation Centre
- 11 Primal Gym
- 12 Hone Fitness Queen and Carlaw

— 506 Carlton Streetcar Line  
— 501 Streetcar Line

**2-minute walk**  
to the 506 Carlton TTC Streetcar Line



**7-minute walk**  
to the 501 Queen TTC Streetcar Line



**1-minute walk**  
to Leslieville




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