

CANARY HOUSE

409 Front Street East

For Lease



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CBRE

CANARY HOUSE



Canary House offers a rare opportunity to lease contemporary office/retail space in one of Toronto's most vibrant and rapidly growing neighbourhoods. Located within a sophisticated mixed-use community anchored by Canary House Condominiums and surrounded by strong built-in foot traffic over 30,000 visitors per year.

AVAILABILITY

Size: Suite 200: 6,583 SF
Suite 300: 7,452 SF } 14,035 SF Contiguous

Availability: Immediate

Net Rent: Contact Listing Agents

Additional Rent: \$24.37 PSF (2026 est.)

CANARY HOUSE



Dedicated office entrance

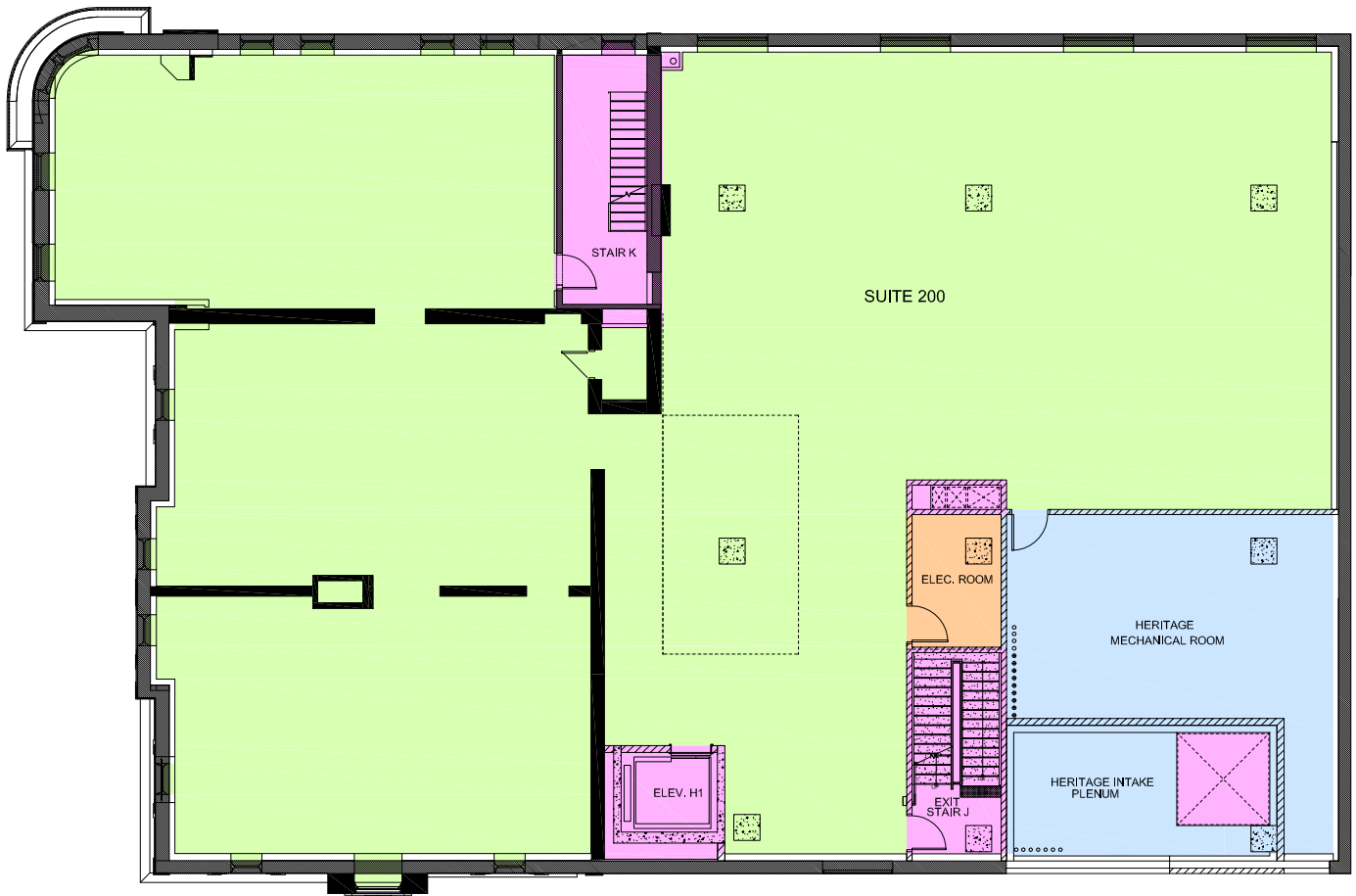
Control your presence. Define your identity.

- New private entrance and laneway for office tenants
- Private elevator to 2nd & 3rd floors
- Branding opportunity
- Windows are operable
- Underground parking available



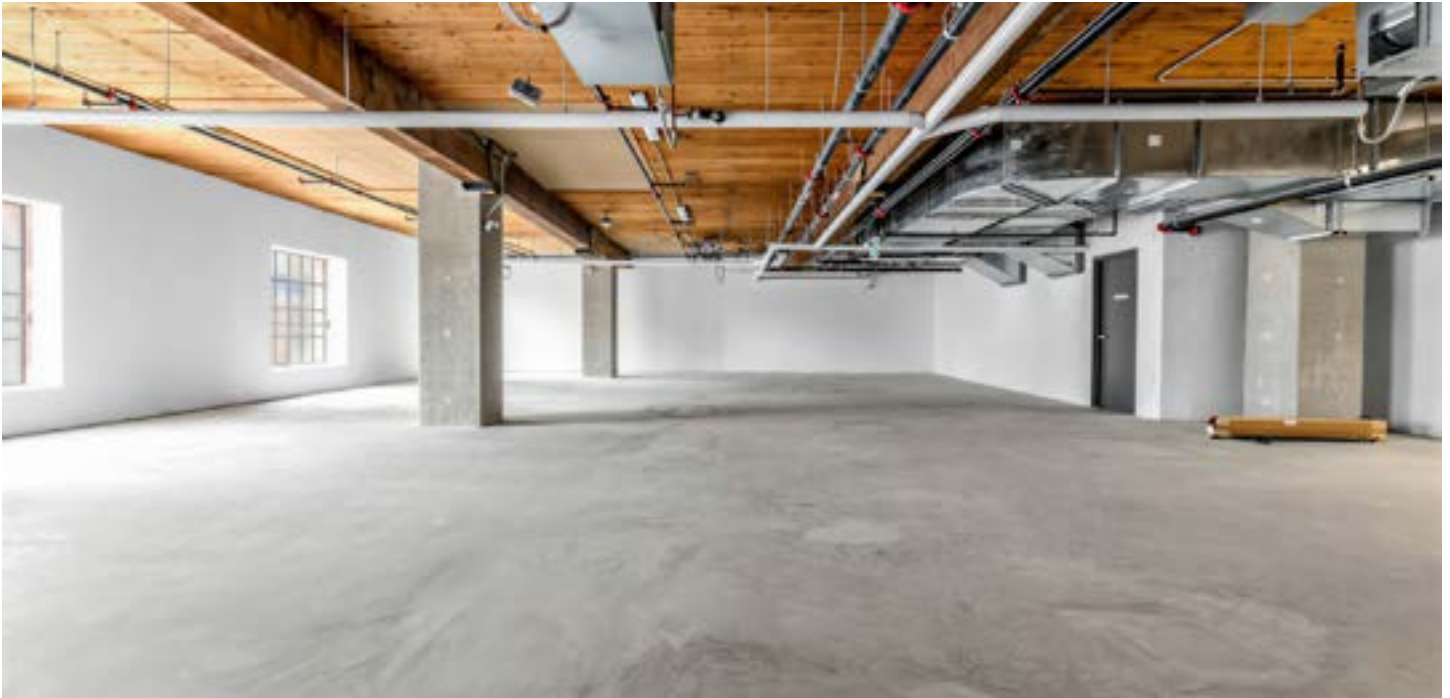
CANARY HOUSE

Suite 200 6,583 SF



CANARY HOUSE

Gallery | Suite 200



CANARY HOUSE

Suite 300 7,452 SF



CANARY HOUSE

Gallery | Suite 300



CANARY HOUSE



Distillery District



Pure Spirits Oyster House + Grill

Connectivity



93

Walk Score



100

Bike Score



99

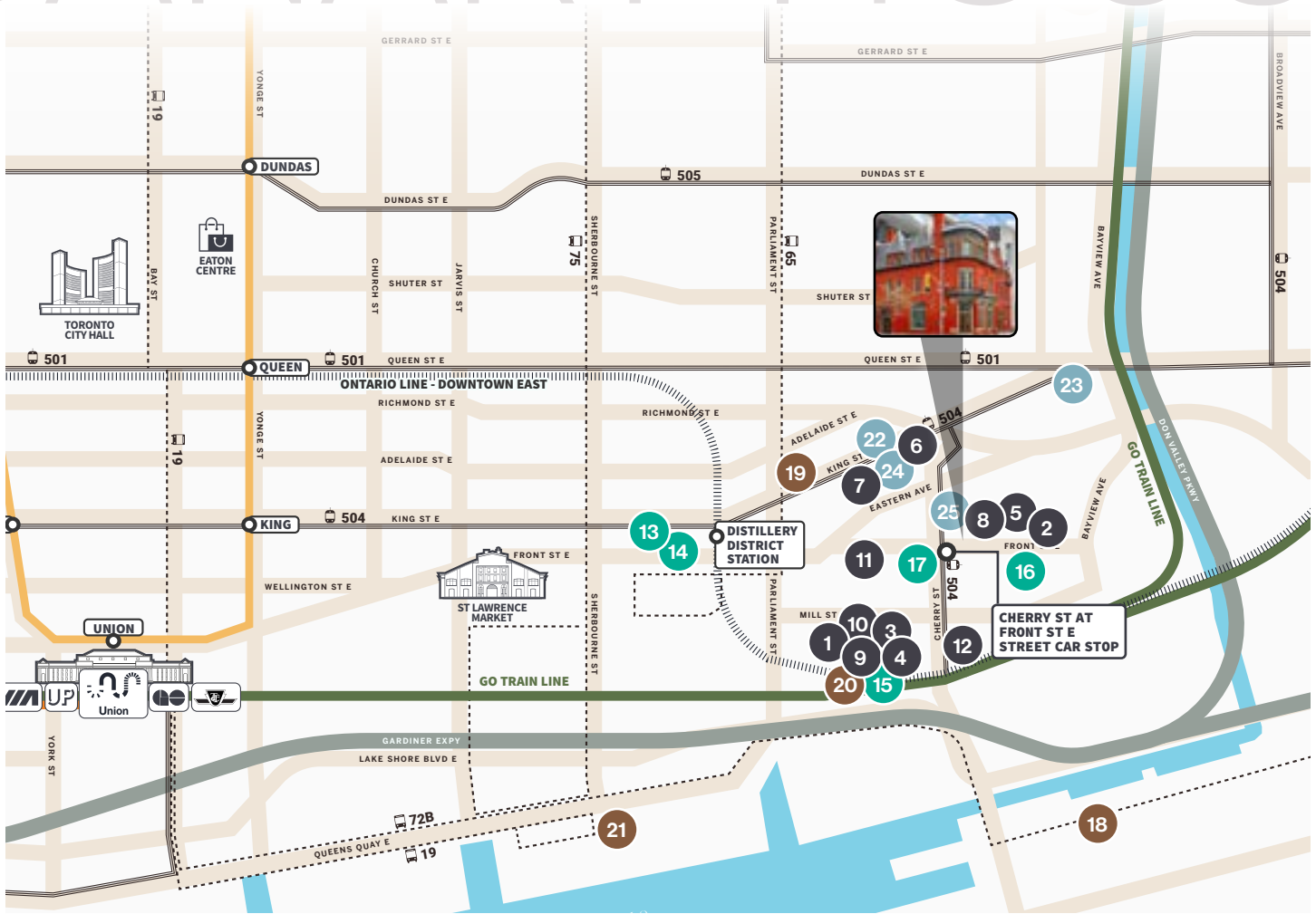
Transit Score

The property benefits from exceptional connectivity to the downtown core, is 2-minutes from the Gardiner and the Don Valley Parkway and is serviced by the Cherry Street streetcar, providing seamless access for employees and clients alike. Set within the amenity-rich Canary Landing, tenants are steps from the Distillery District, Corktown Common, and Cherry Beach. Foodies flock to the staples in the neighborhood like Pure Spirits Oyster House and Grill, El Catrin and Cluny Bistro and Boulangerie.



Cluny Bistro + Boulangerie

CANARY HOUSE



Restaurants

- 1 El Catrin Destilaria
- 2 Souk Tabule
- 3 Pure Spirits Oyster House + Grill
- 4 Cluny Bistro + Boulangerie
- 5 SukhoThai
- 6 Gusto 501
- 7 Terroni Sud Forno
Produzione e Spaccio
- 8 Dark Horse Espresso Bar
- 9 Balzac's Distillery District
- 10 Brick Street Bakery
- 11 Mandy's Salads
- 12 Le Beau

Groceries & Spirits

- 13 No Frills
- 14 LCBO
- 15 Eataly
- 16 Marché Leo's
- 17 Shoppers Drug Mart

Entertainment

- 18 BATL Grounds Port Lands
- 19 Workplace Once
- 20 Distillery District
- 21 East Bayfront

Health & Wellness

- 22 Hastings Barber Shop
- 23 Healthshield Pharmacy
- 24 Body Blitz Spa East
- 25 Cooper Koo YMCA

LEGEND

- Yonge-University Subway Line
- Streetcar
- Bus
- Go Transit



2 MIN DRIVE
Don Valley Parkway



2 MIN DRIVE
Gardiner Expressway

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Mapping Source: Google Earth