

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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Unless you are also a Client of TBG or the Designated Representative for this Listing (and you consent to Multiple Representation), then you are a Self Represented Party (SRP). It is important that you understand and acknowledge the risks and role as a SRP. Please read the RECO Information Guide, and before asking for assistance from the Designated Representative listed on this flyer be prepared to sign and acknowledge the RECO Information and Disclosure form for Self Represented Parties: [Click Here](#).

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

For all transactions completed with TBG, you will be required to sign a Confirmation of Cooperation and Representation Agreement, whether you are a SRP or not, to ensure acknowledgement of representation disclosure.

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