

OFFICE SPACE

FOR LEASE

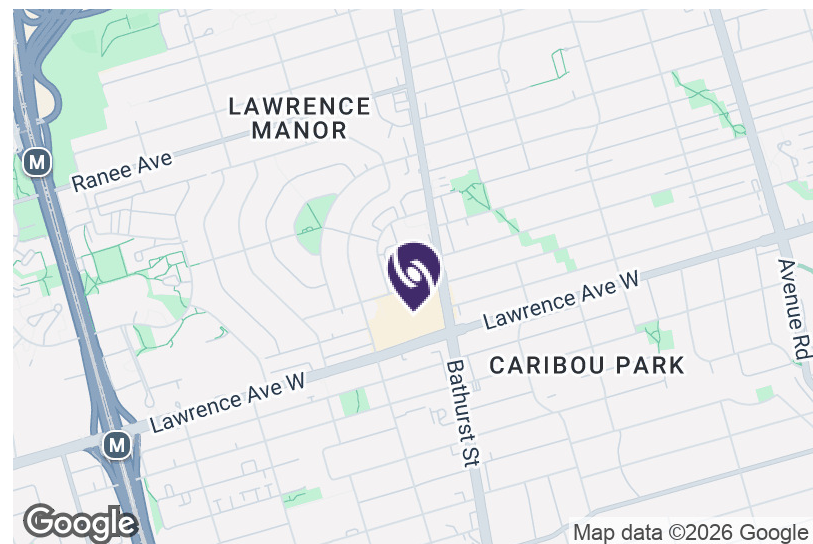


Lawrence Plaza | 534 Lawrence Avenue West, Toronto, ON



Second floor office opportunities at Lawrence Plaza for immediate occupancy.

- Situated at Bathurst and Lawrence with street exposure.
- Excellent accessibility via TTC, Allen Rd, and Hwy. 401. Minutes to Yorkdale Mall.
- Ideal for professional office, law firms, accounting, education, and more. Suitable for all Administrative, Health And Beauty, Legal, Medical, Accounting, Spa, Therapy, Educational Professional Offices And Service Uses.
- Shared washroom facilities on the floor.
- Ample parking on site.



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The Behar Group Realty Inc., Brokerage

UNIT	UNIT SIZE	LEASE RATE	ADDITIONAL RENT
A202	966 SF	Contact Listing Agent	\$16.95 SF/yr
A205	539 SF	Contact Listing Agent	\$16.95 SF/yr
A217	219 SF	Contact Listing Agent	\$16.95 SF/yr
A221A	219 SF	Contact Listing Agent	\$16.95 SF/yr
A221B	372 SF	Contact Listing Agent	\$16.95 SF/yr
C208	760 SF	Contact Listing Agent	\$16.95 SF/yr
D211	596 SF	Contact Listing Agent	\$16.95 SF/yr

Lawrence Plaza

SUBJECT SITE

DEMOGRAPHICS	1 KM	3 KM	5 KM
Total Population	22,021	166,994	469,017
Daytime Population	18,583	149,411	434,919
Total Households	7,750	63,833	190,397
Average Household Income	\$201,628	\$232,073	\$204,877

Data Source: Environics Estimates 2025

Map data ©2026 Google Imagery ©2026 Airbus, CNES / Airbus, First Base Solutions, Maxar Technologies

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THE BEHAR GROUP™

BROKERAGE & COMMERCIAL REAL ESTATE SERVICES

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Brokerage Duties and Representation Disclosure: The Real Estate Council of Ontario (RECO) regulates real estate professionals in Ontario. RECO's mandate is to protect the public interest by promoting a safe and informed marketplace and administering the rules that real estate agents and brokerages must follow.

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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This property is a Listing of The Behar Group Realty Inc. ("TBG") and the Designated Representative(s) named on these materials. The Landlord/Seller is our client to whom the Designated Representative(s) owes Fiduciary Duties.

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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