

**AVISON
YOUNG**

Office Space For Lease

970 Lawrence Avenue West
North York, ON



**AIR
PURIFICATION**
individual
system for
each suite

TRANSIT
directly at
doorstep

**INTERNET
CONNECTION**
up to 1 gbps
upload/
download

Get more information

Eva Destunis*

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*Sales Representative

Tom Clancy

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Platinum member

Office Space For Lease

970 Lawrence Avenue West , North York, ON

Availability

Suites

Suite 211 1,437 sf \$15.00 net psf

Suite 304B 4,178 sf \$14.00 net psf

Suite 402 3,242 sf \$15.00 net psf

Suite 403 1,268 sf \$15.00 net psf

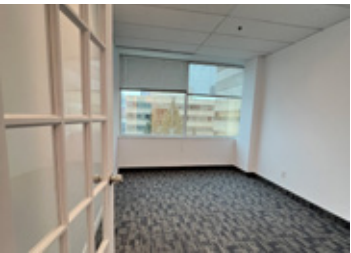
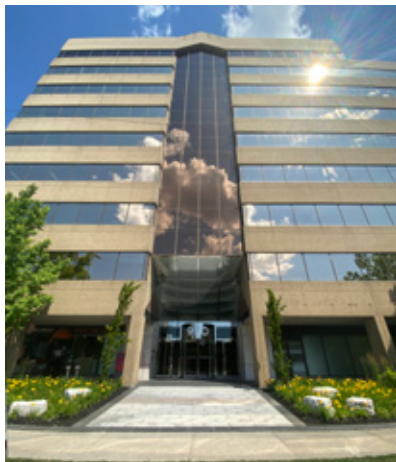
Suite 803 1,083 sf \$15.00 net psf

Additional Rent

\$16.33 psf per annum (2026)

Highlights

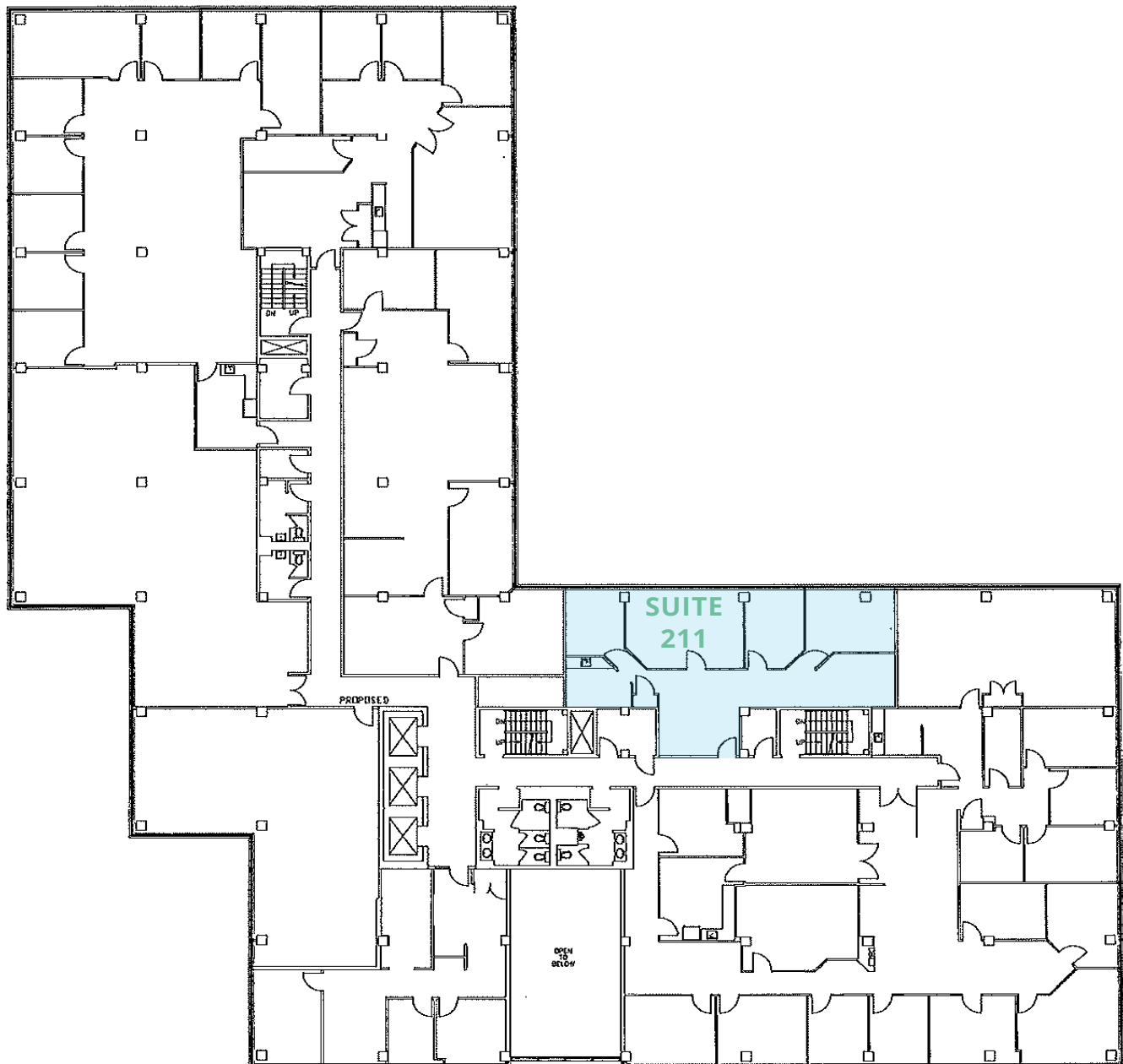
- On site café
- Landlord located on site
- TTC at doorstep
- Quick access to Highway 401
- Walking distance to many amenities
- Flex underground parking @ \$175 per stall per month
- Reserved underground parking @ \$125 per stall per month
- Low tax & operating costs
- Parking ratio is 2/1,000 (to be confirmed)
- Recently upgraded exterior landscaping
- Symmetrical internet connection up to 1 gbps download and upload
- Individual air purification system available for each suite



Second Floor

Suite 211 1,437sf \$15.00 psf net rent

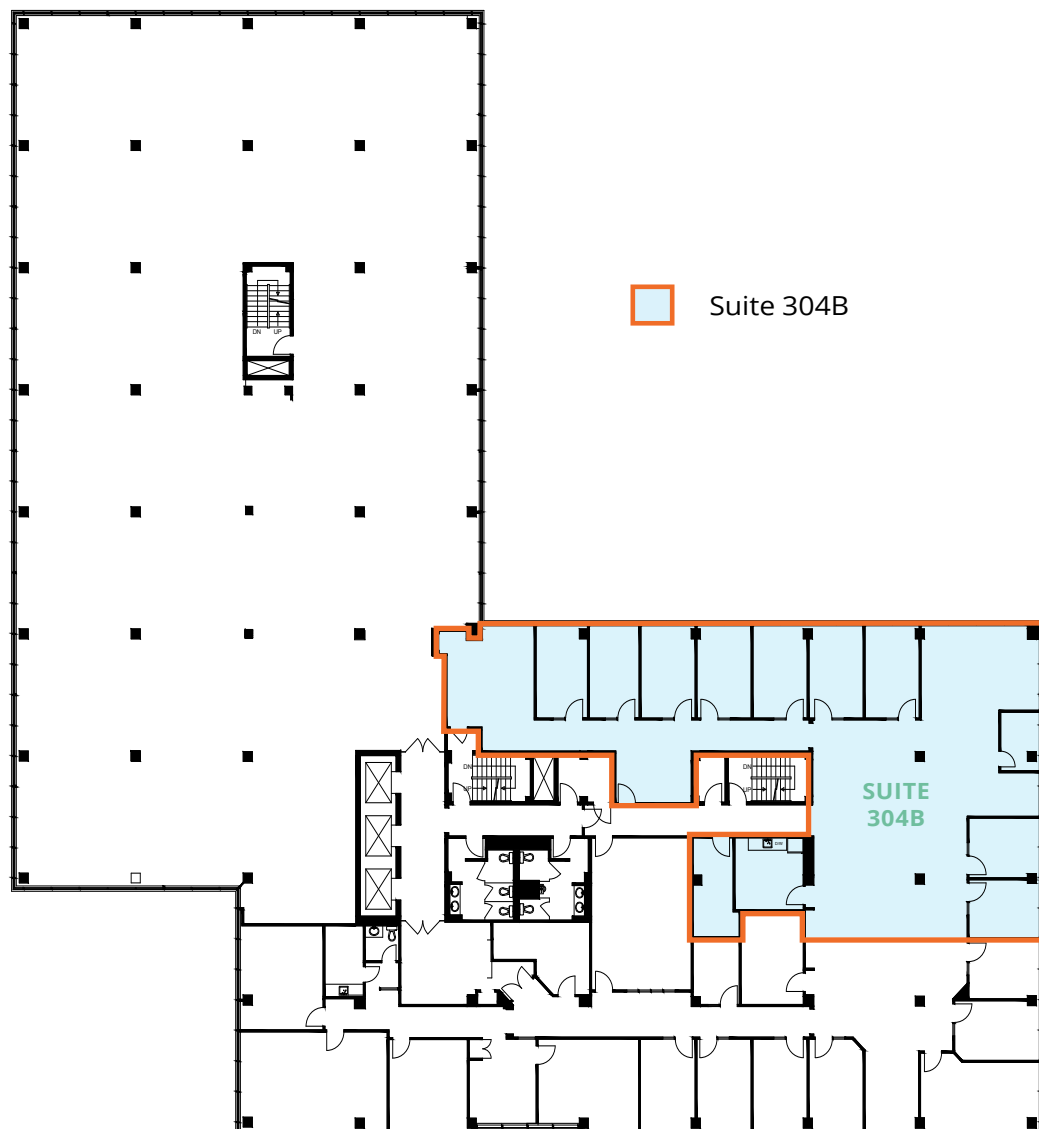
- Rare small suite
- Fully built out with several private offices
- Excellent natural light
- Turnkey / move in ready
- Available immediately



Third Floor

Suite 304B 4,178 sf \$14.00 psf net rent

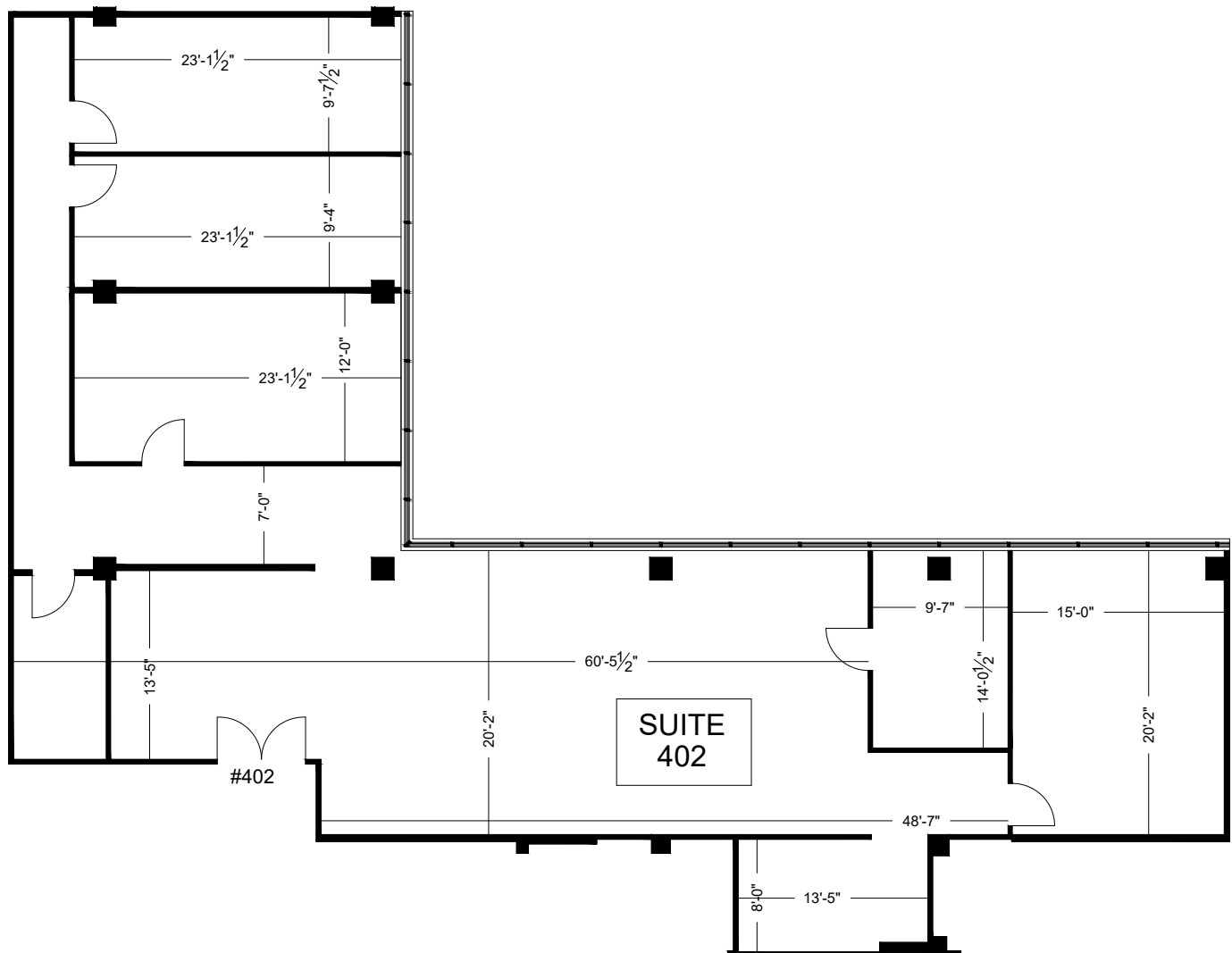
- Move in ready suite
- Heavy build out with an abundance of private offices
- Newly finished kitchen / lunchroom
- Excellent natural light
- Available immediately



Fourth Floor

Suite 402 3,242 sf \$15.00 psf net rent

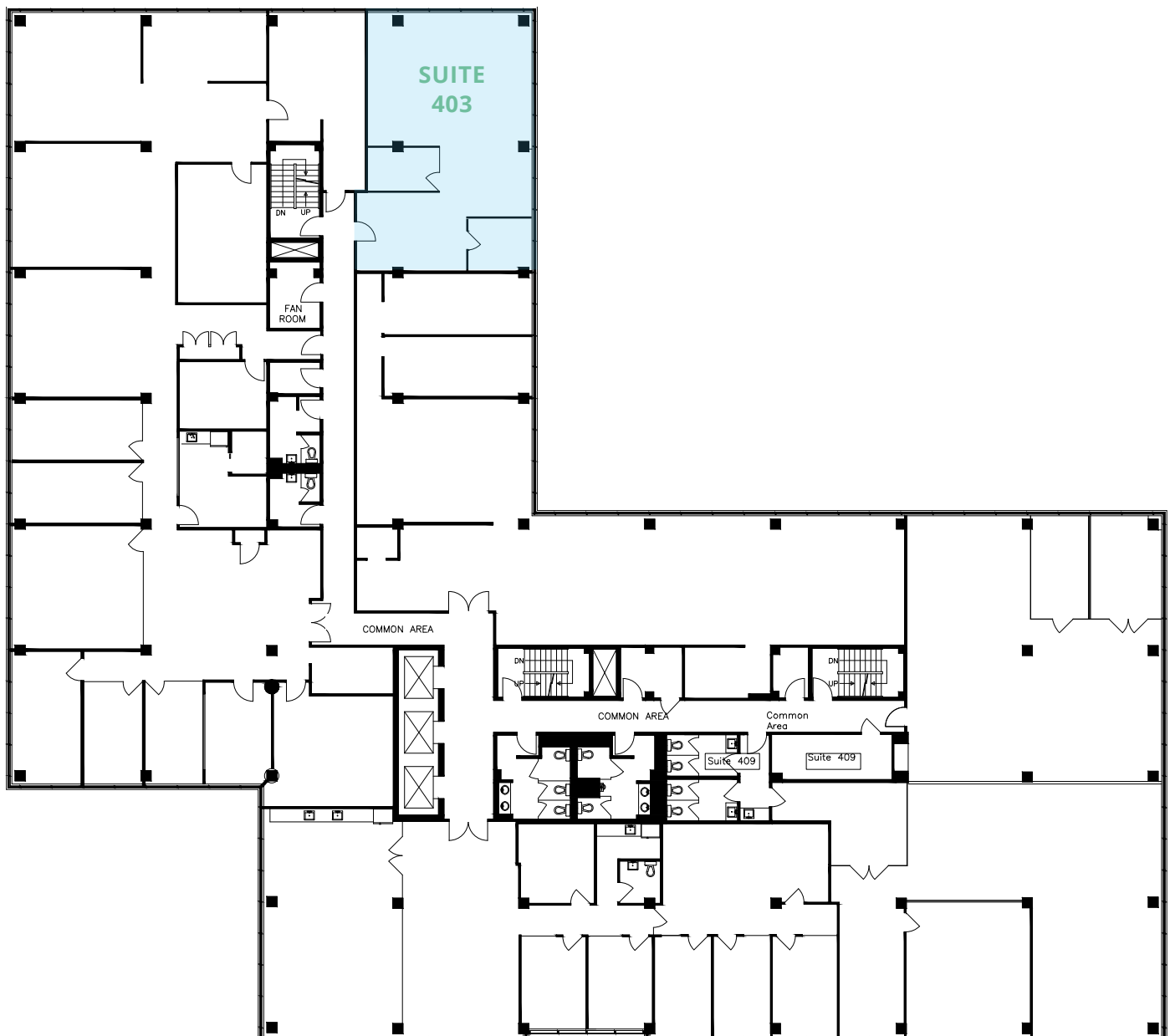
- Mix of private offices & open area
- Bright space with abundance of natural light
- Built out & move in ready
- Available Immediately
- Can be combined with suite 403



Fourth Floor

Suite 403 1,268 sf \$15.00 psf net rent

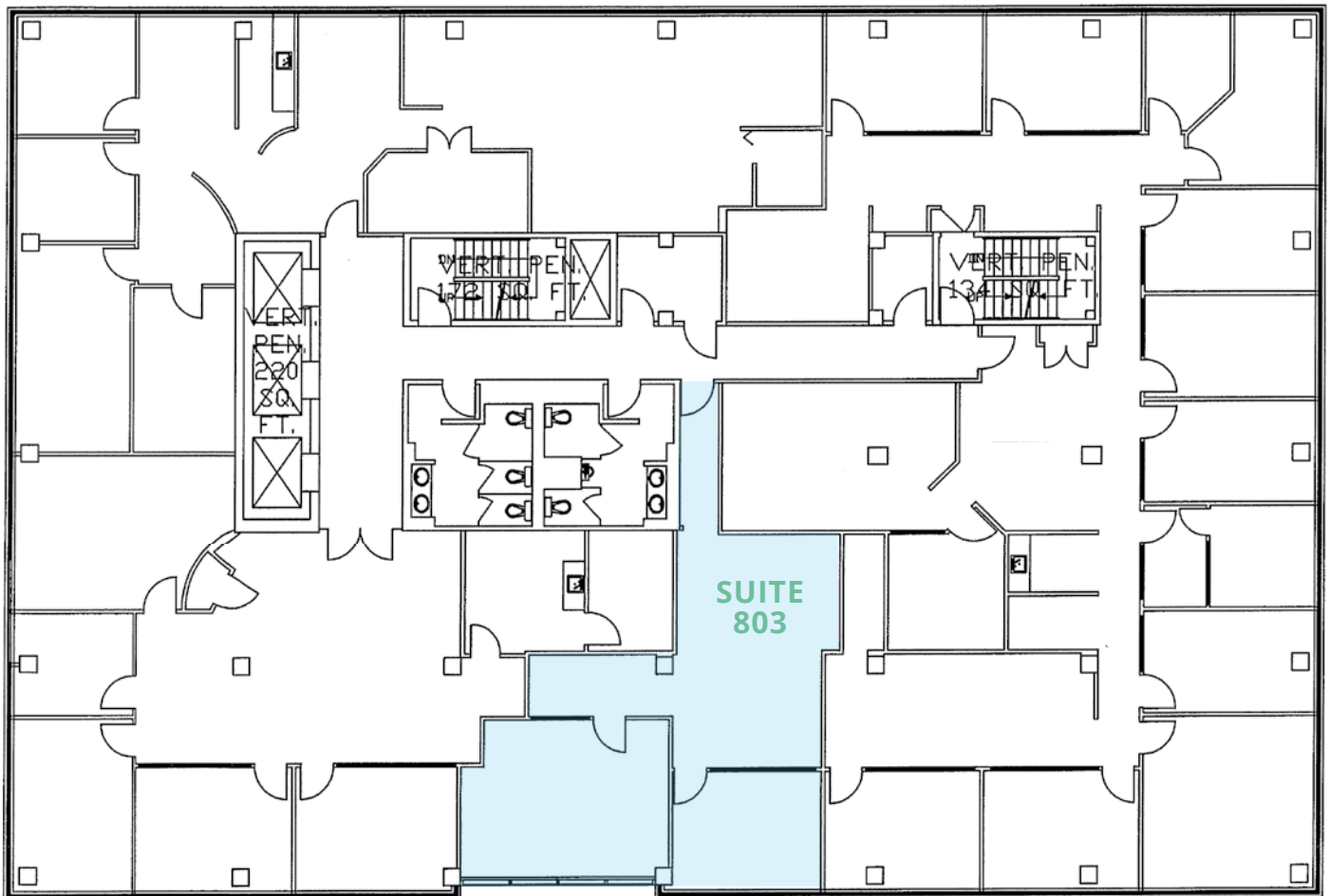
- Rare small sized suite
- Bright corner location
- Open concept with two private offices
- Turnkey / move in ready
- Available immediately
- Can be combined with suite 402



Eighth Floor

Suite 803 1,083 sf \$15.00 net psf rent

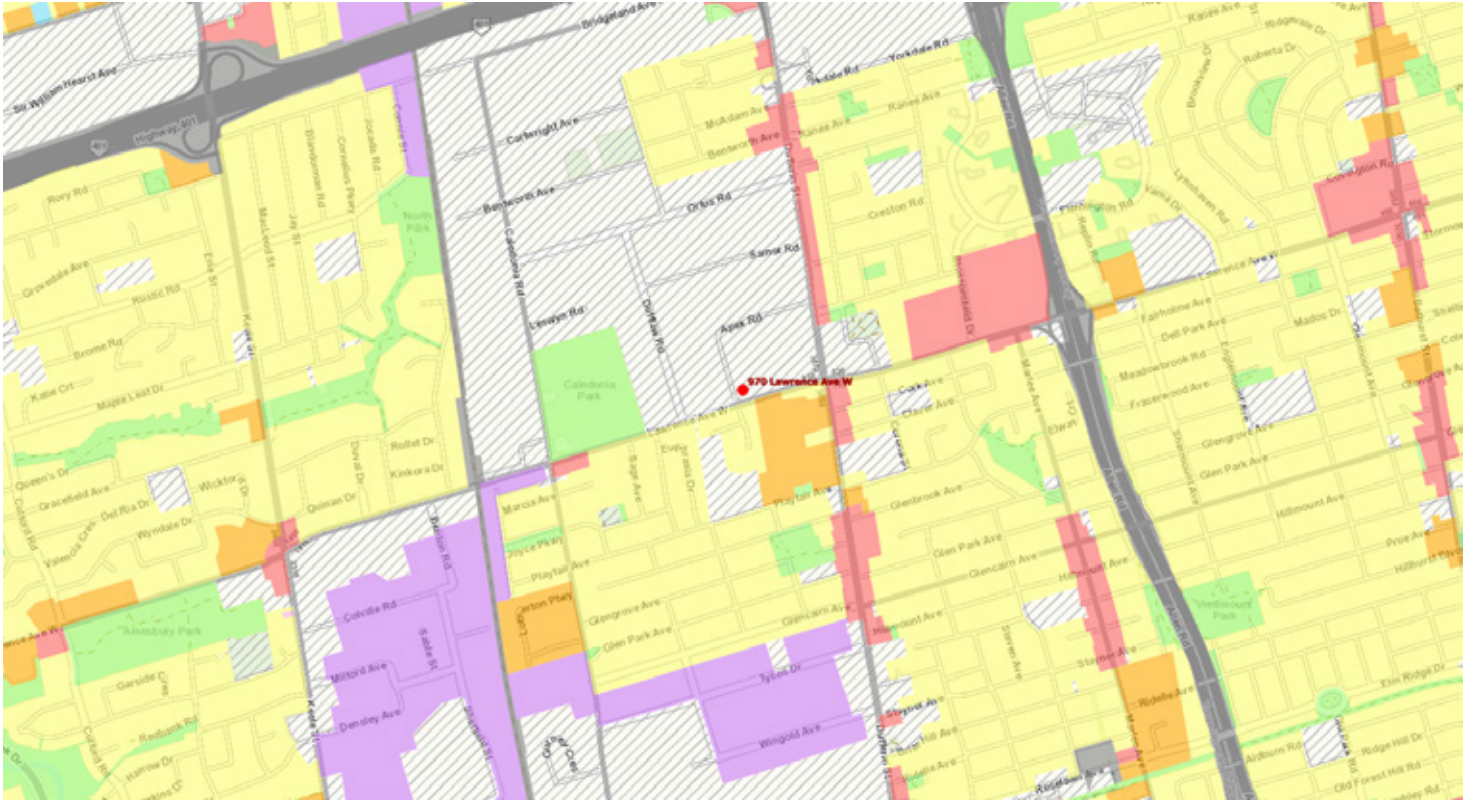
- Open floor plan with one private office and boardroom
- Newly finished with glass partitions
- Turnkey / move in ready
- Available immediately



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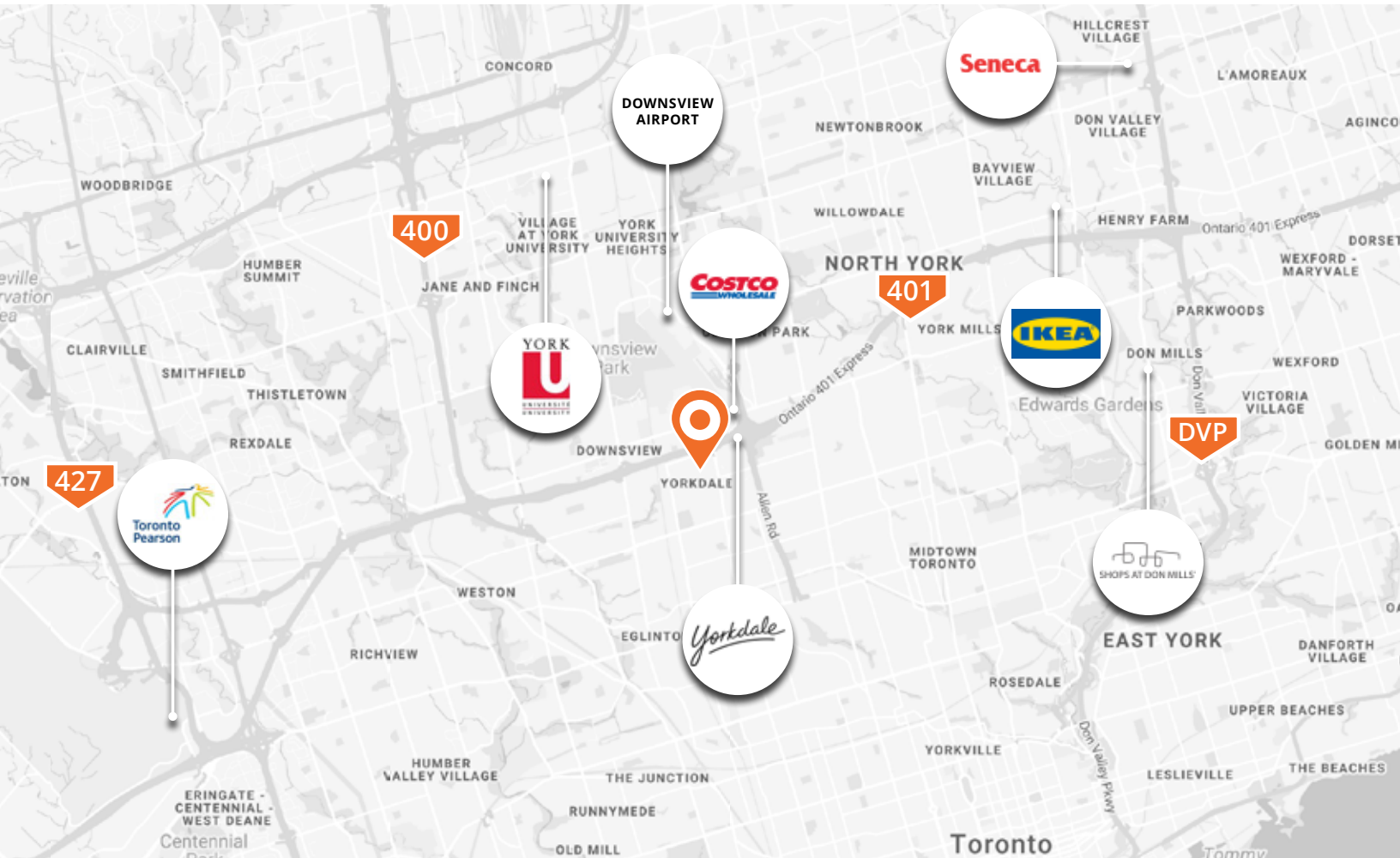
Zoning: MC(H)



PERMITTED USES

- Adult education school
- Artist studio
- Banquet hall
- Car rental agency
- Car washing establishment
- Cinema
- Club
- College
- Commercial gallery
- Commercial recreation
- Commercial school
- Communications and broadcasting
- Community centre
- Contractor's establishment
- Custom workshop
- Day nursery
- Financial institution
- Fitness centre
- Funeral establishment
- Gasoline station
- Golf course
- Health science research laboratory
- Hotel
- Industrial sales and service
- Information processing
- Laundry
- Manufacturing
- Motor vehicle body repair shop
- Motor vehicle dealership
- Museum
- Office uses
- Park
- Parking lot
- Personal service shop
- Pinball and video games arcade
- Place of worship
- Public library
- Public self-storage warehouse
- Research laboratory
- Restaurant (with or without outdoor patio)
- Retail store
- Secondary school
- Service shop
- Service station
- Showroom
- Theatre
- Transportation terminal
- Warehouse
- Veterinary clinic

Transit & Amenities



Amenities within 5 km

130

RESTAURANTS

94

SCHOOLS

6

HOTELS

72

FITNESS CENTRES

104

BANKS

57

GAS STATIONS



1, 7, 14, 52D, 929, 952,
941, 32C, 51, 59, 47B,
47C, 104, 109C



3, 5, 6, 36

Drive Times

3 mins to Allen Rd & Lawrence West Station (1.2 km)

5 mins to Yorkdale Shopping Centre (1.7 km)

6 mins to Highway 401 at Keele Street (3.1 km)

8 mins to Downsview Airport (3.6 km)

9 mins to Highway 400 (3.9 km)

12 mins to Lawrence Station (5.4 km)



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