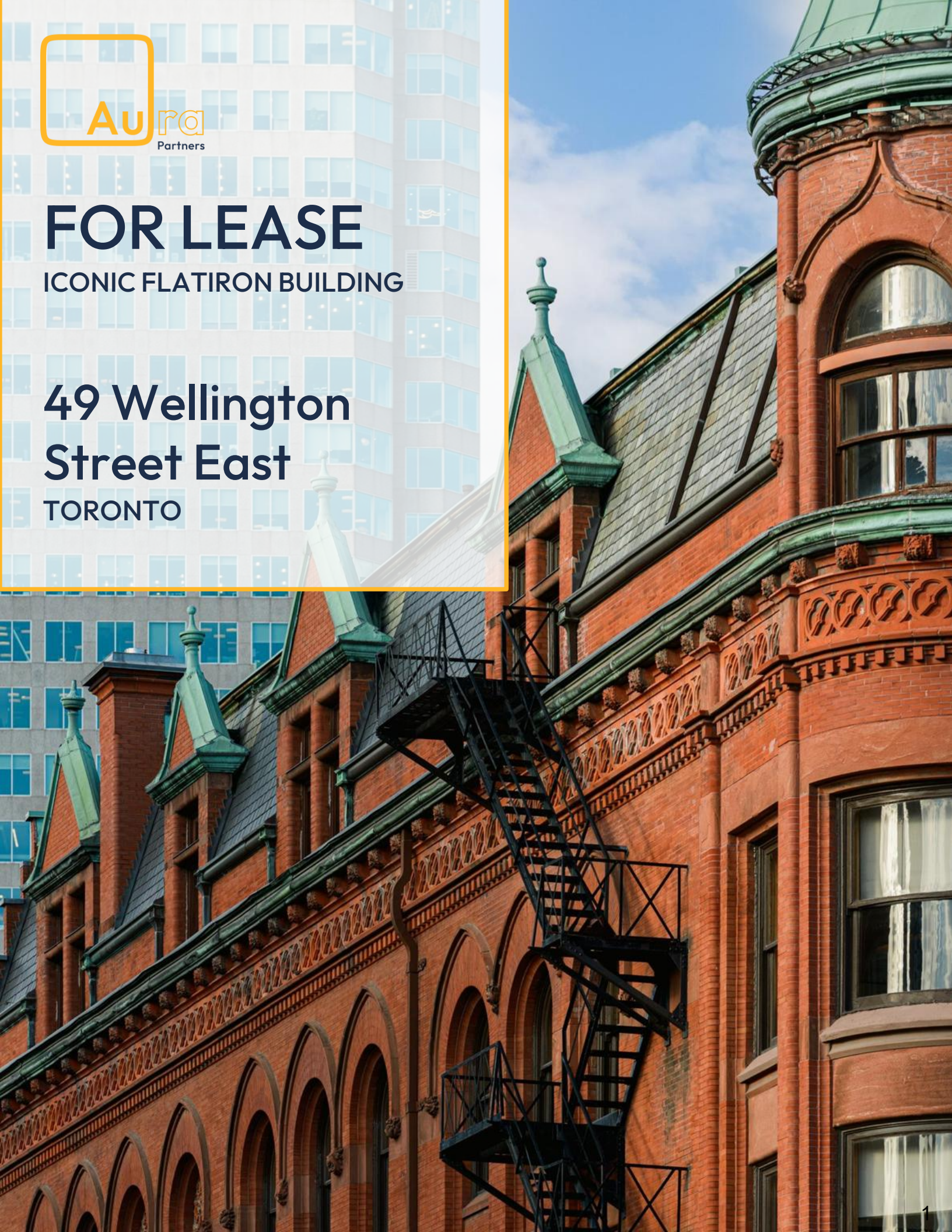




FOR LEASE

ICONIC FLATIRON BUILDING

49 Wellington
Street East
TORONTO





DETAILS:

Suite 100:	1,013 Square Feet
Suite 101:	1,683 Square Feet
Available:	Available Immediately
Term:	Flexible
Net Rent:	Contact listing agent
Additional Rent:	\$32.00 PSF/YR + hydro

HIGHLIGHTS:

- Iconic address and location at vertex of Front St E and Wellington St E
- Steps to Downtown Core and Union/King Stations
- Quality improvements in place, conducive to typical office layouts
- Impressively high ceilings, stretching up to 14 feet in height
- Exceptional natural light with large windows on all sides
- Unparalleled historic beauty within the Romanesque character
- Adjacent one of Toronto's most renowned and stunning parks – Berczy Park

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THE FLATIRON

BUILDING HISTORY

The Flatiron Building at 49 Wellington Street East, officially known as the Gooderham Building, is one of Toronto's most iconic heritage landmarks. Completed in 1892, it predates New York City's more famous Flatiron Building by a full decade. Commissioned by George Gooderham, the wealthy distiller and head of Gooderham & Worts, the red brick structure was designed by architect David Roberts Jr. to serve as the company's head office. Its distinctive wedge-shaped design elegantly occupies the narrow triangular lot where Front, Wellington, and Church Streets intersect.

The building stands five stories tall and showcases Romanesque and Gothic Revival influences, with arched windows, decorative cornices, and a steep copper roof that adds to its historic character. A notable feature is the mural painted on its back wall—an optical illusion called a trompe-l'œil created by Canadian artist Derek Besant in 1980, which mimics the building's architecture.

Over the decades, the Flatiron Building has survived waves of urban development and has become a beloved visual anchor in the St. Lawrence Market neighborhood, as well as one of Toronto's most prestigious addresses for office. Today, it remains a symbol of old Toronto, bridging the city's industrial past with its modern architectural skyline.



THE AREA

NEIGHBOURHOOD OVERVIEW

The Flatiron Building sits in the heart of the St. Lawrence Market area, made up of a vibrant and historic neighborhood nestled on the eastern edge of the downtown core. Known for its lively atmosphere, the area is anchored by the iconic St. Lawrence Market, a bustling hub of food vendors, artisans, and trendy nightlife hotspots that has served Torontonians for over two centuries. The neighborhood is a unique blend of old-world charm and modern urban energy, featuring beautifully preserved heritage architecture alongside contemporary condominiums and office spaces. Its proximity to the Financial District, Union Station, and King TTC Station make the Flatiron a premium location for office, not to mention the iconic building design and address. With a rich cultural scene, walkable streets, and easy access to transit, the St. Lawrence Market area embodies the dynamic spirit of downtown Toronto.

TRANSIT & WALKABILITY

This exceptional location offers unparalleled accessibility by transit, vehicle, or on foot. The building is just a short walk from King Station (5 minutes) and Union Station (7 minutes), providing access to TTC subway lines and GO Transit services. Multiple streetcar routes, including the 504 King and 503 Kingston Rd, as well as bus lines like the 121 Fort York-Esplanade and 97 Yonge, are within a two-minute walk, earning the location a Transit Score of 100. It also has a perfect Walking Score. For drivers, the building's central location offers convenient access to major roadways including the Gardiner Expressway, and DVP. Bicycle commuters will appreciate the area's bike-friendly infrastructure, with ample bike lanes and storage options. Overall, 49 Wellington Street East stands out as one of Toronto's most accessible addresses, seamlessly connecting residents and professionals to the city's extensive transportation network.



ST LAWRENCE MARKET



BERCZY PARK

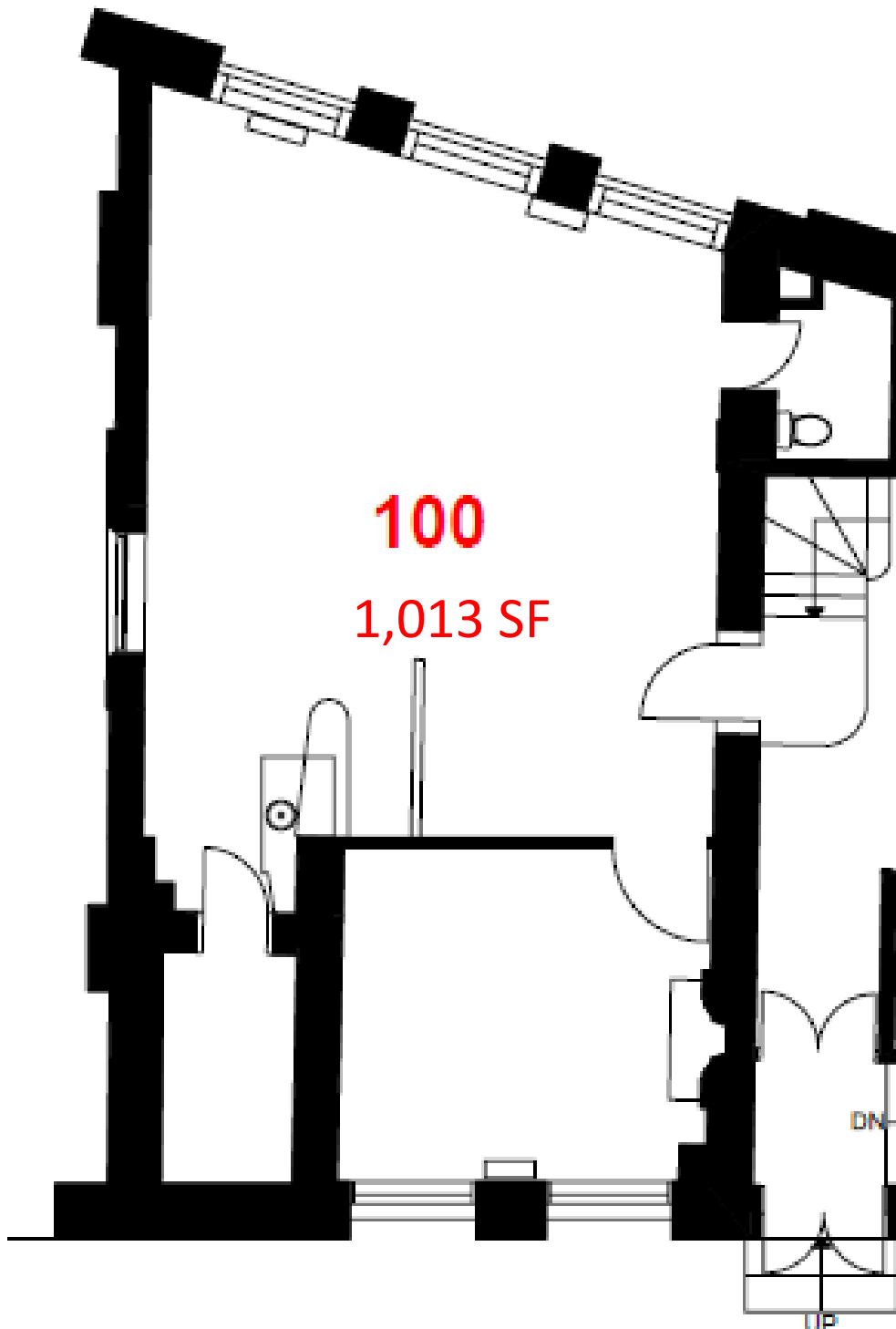


DOWNTOWN CORE

Suite 100

EXISTING IMPROVEMENTS:

- Boardroom
- Open Area
- Reception
- Kitchenette
- Private 2-piece washroom



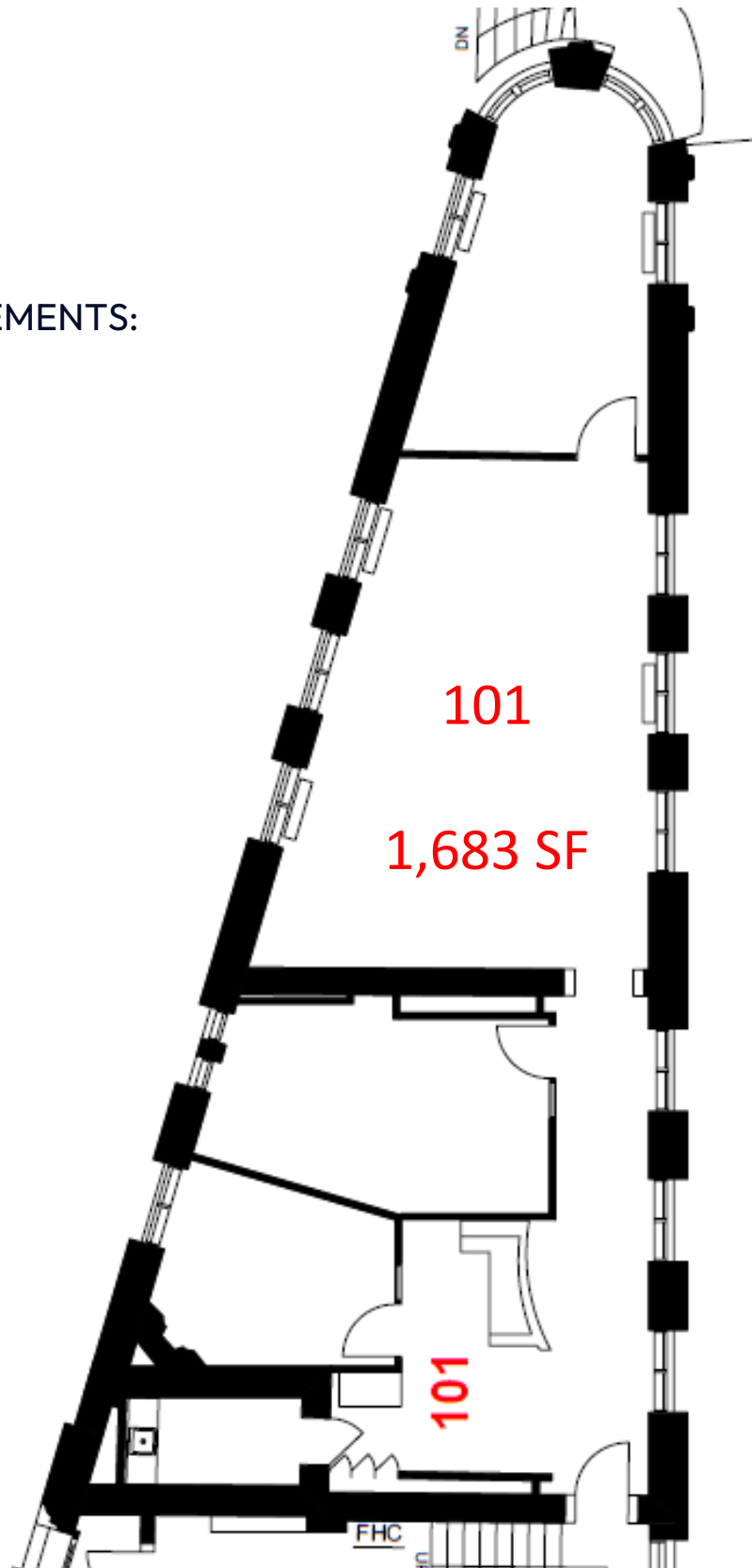
Suite 100



Suite 101

EXISTING IMPROVEMENTS:

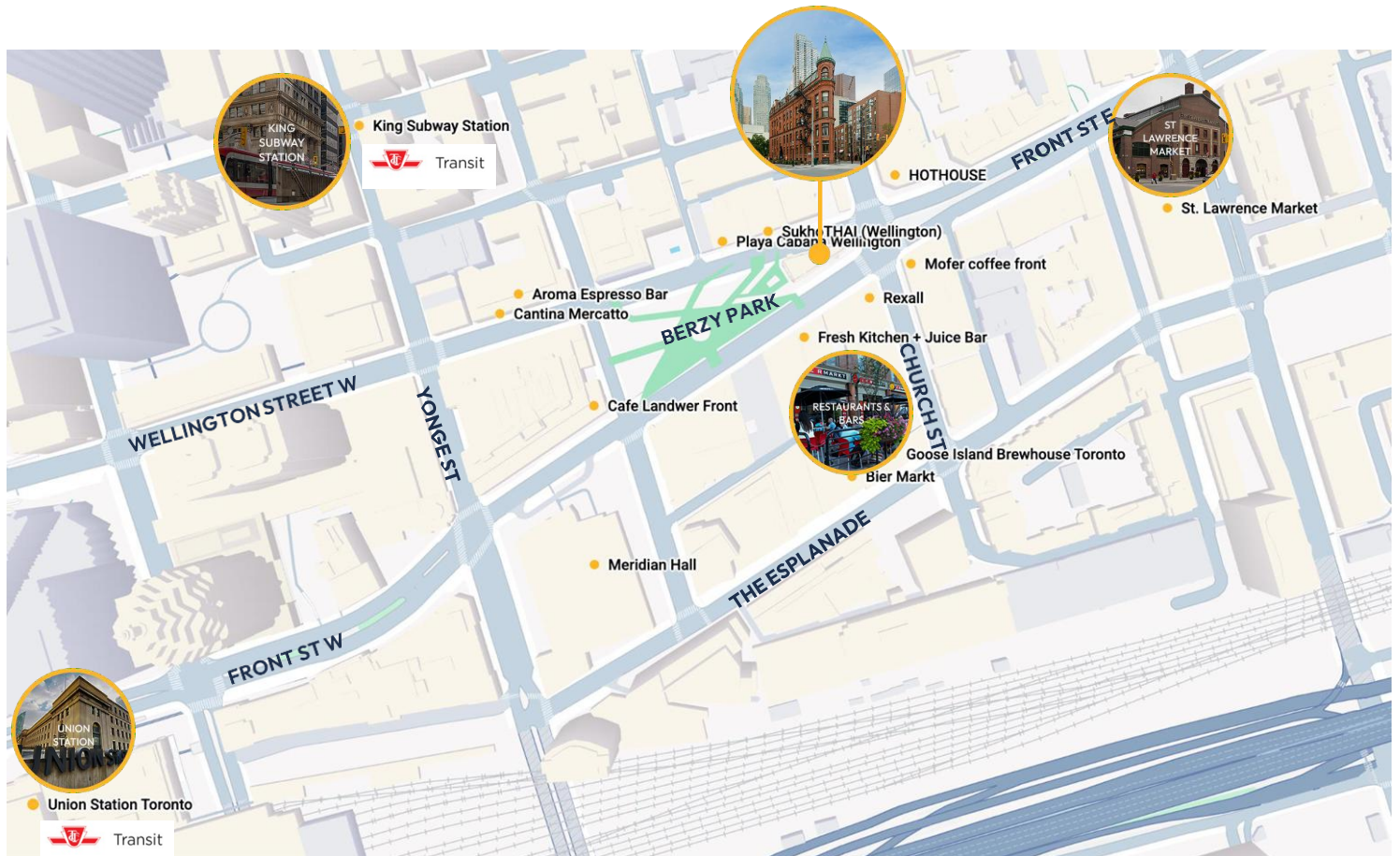
- 2 Private Offices
- Boardroom
- Open Area
- Reception
- Kitchenette



Suite 101



THE LOCATION



NOTABLE AMENITIES:

- Union Station
- King Street Station
- Berzy Park
- St. Lawrence Market
- Parking

FOOD & BEVERAGE:

- Cafe Landwer
- Aroma Espresso Bar
- Cantina Mercatto
- Playa Cabana
- Fresh Kitchen and Juice Bar
- Sukho Thai
- Pravda Vodka Bar
- The Reservoir Lounge
- Goose Island Brewhouse
- Mofer Coffee
- Dark Horse Espresso Bar



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