

698

Lawrence
Avenue W

25,000-75,000 SF
+10,000 SF Basement

Fantastic Opportunity with

RIO  **CAN**

For Lease: Floor-By-Floor or Full Building



Variety of
Uses
Welcome

in partnership with

Lennard:


 **CUSHMAN &
WAKEFIELD**

Property Summary

698

Lawrence Avenue W

Signature Building Ready to be Branded
Stand-Alone Presence Looking onto Allen Road at Lawrence Avenue W
On the Lawrence Allen Centre Lands

 [Click Here to View Video Tour](#)



Available Space

Up to 75,000 SF
1st Floor - 25,000 SF
2nd Floor - 25,000 SF
3rd Floor - 25,000 SF
(+10,000 SF Basement)



Net Rent

Please Inquire

Additional Rent
\$15.50 PSF (Est.)
(Plus utilities & janitorial)



Availability

Immediate

Term
Flexible



Uses

Variety Welcome



Commuting

Ample parking & immediate access to Lawrence West Station



Amenities

Abundance at the Lawrence Allen Centre



Listing Agents (Co-Brokered)

Lennard:

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*Sales Representative **Broker

Specifications

- 
Floor Load
 100 LBS PSF
 (Below raised floor)
- 
Column Spacing
 Interior column grids: 30'x30'
 Perimeter columns grids: 30'x17'
- 
Power
 4,000 Amps at 600 Volts
Emergency Generators
 Two 1,200kw diesel engines
 (Rated 347/600v, 3 phase)
- 
Elevator Capacity
 Max 4,000 lbs
 & 26 passengers
- 
Loading
 1 Loading Dock
- 
Slab to Ceiling Height
 13' clear



 [Click Here to View Video Tour](#)

Building Information

Year Built	1988
Legal Description	PT LT 6 CON 2 WYS TWP OF YORK PT 1 TO 3 64R12260; T/W TR21741; S/T NY172698 ASSIGNED BY NY406908; S/T NY587343, TB586549; TORONTO (N YORK) , CITY OF TORONTO
Zoning	CR
Pin	102290021

Location Overview



The Lawrence-Allen area is a collection of neighbourhoods around Midtown Toronto located north of the intersection of Lawrence Avenue W and Allen Road, a vibrant urban region.

These neighbourhoods are the home of a rich social fabric featuring a unique blend of real estate including multimillion-dollar custom homes, bungalows, modern high-rise condominiums and townhouses. The area forms part of the Lawrence-Allen Secondary Plan which promotes reurbanization, comprehensive growth and development.

There are several new transit-supported residential developments in the area including the master planned community envisioned for Yorkdale Mall, just north of 698 Lawrence Avenue W. Yorkdale is an iconic landmark in the area and is the third largest shopping mall in Canada; it attracts shoppers from across the Greater Toronto Area due to its extensive selection of high-end retailers. 698 Lawrence Avenue W is also adjacent to the Lawrence Allen Centre which provides the community and our tenants the convenience of a neighbourhood shopping centre with 80+ shops, food court and services.

With a multitude of amenities, parks and easy access to the downtown core, this neighbourhood is very attractive for residents and corporate talent in the GTA.

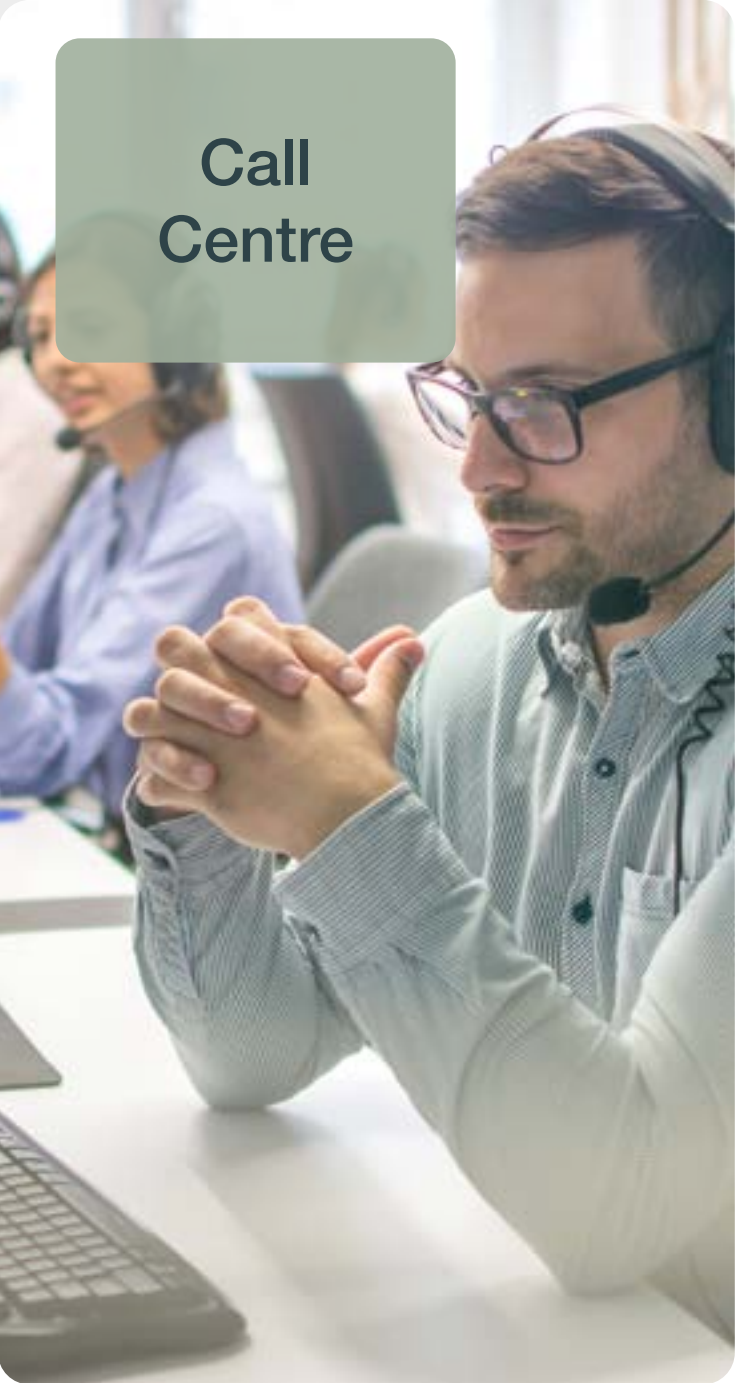


Amenities Map



Target Markets

Variety of Uses Will be Considered



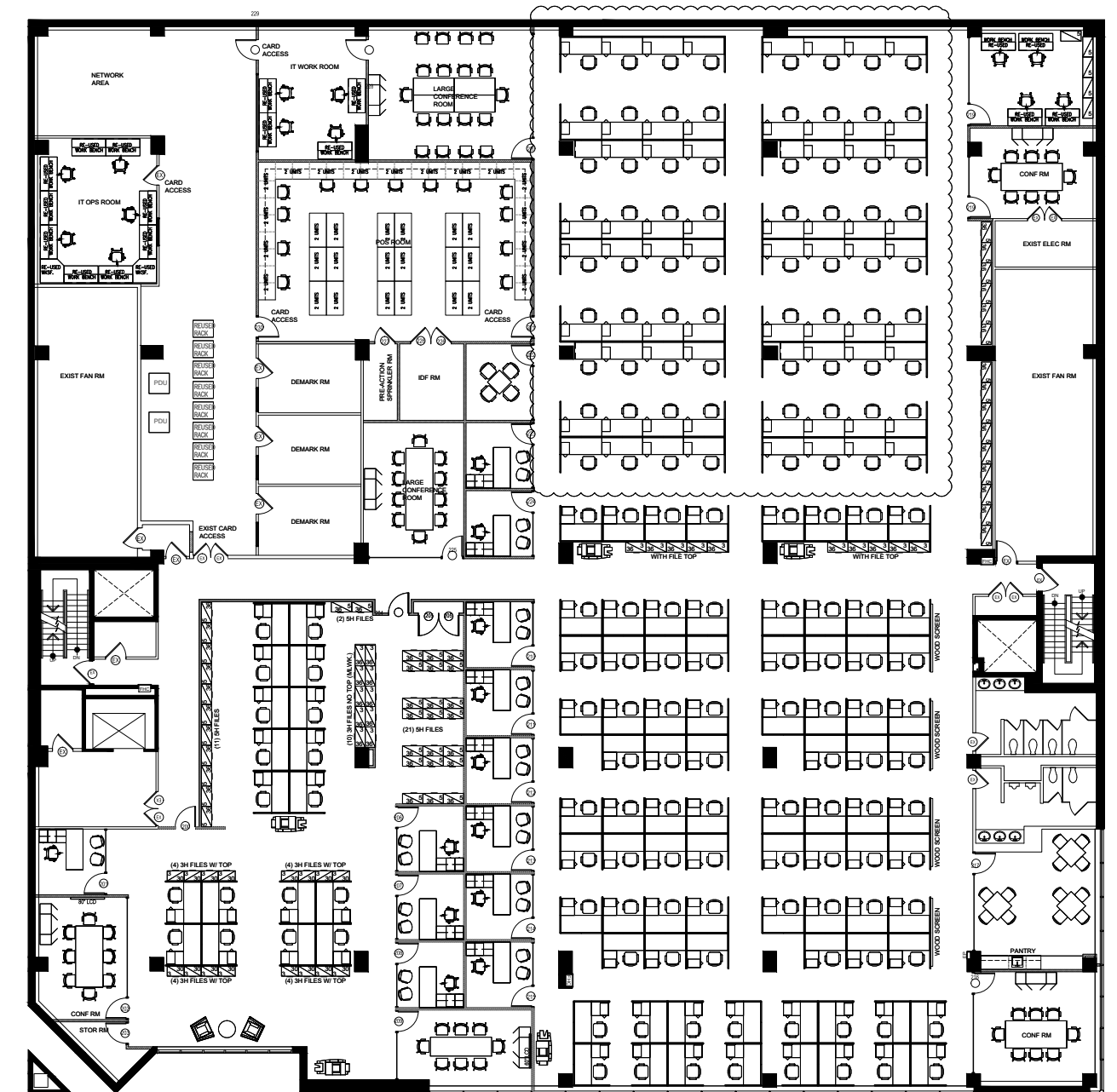
Floor Plans

Ground Floor: 25,000 SF

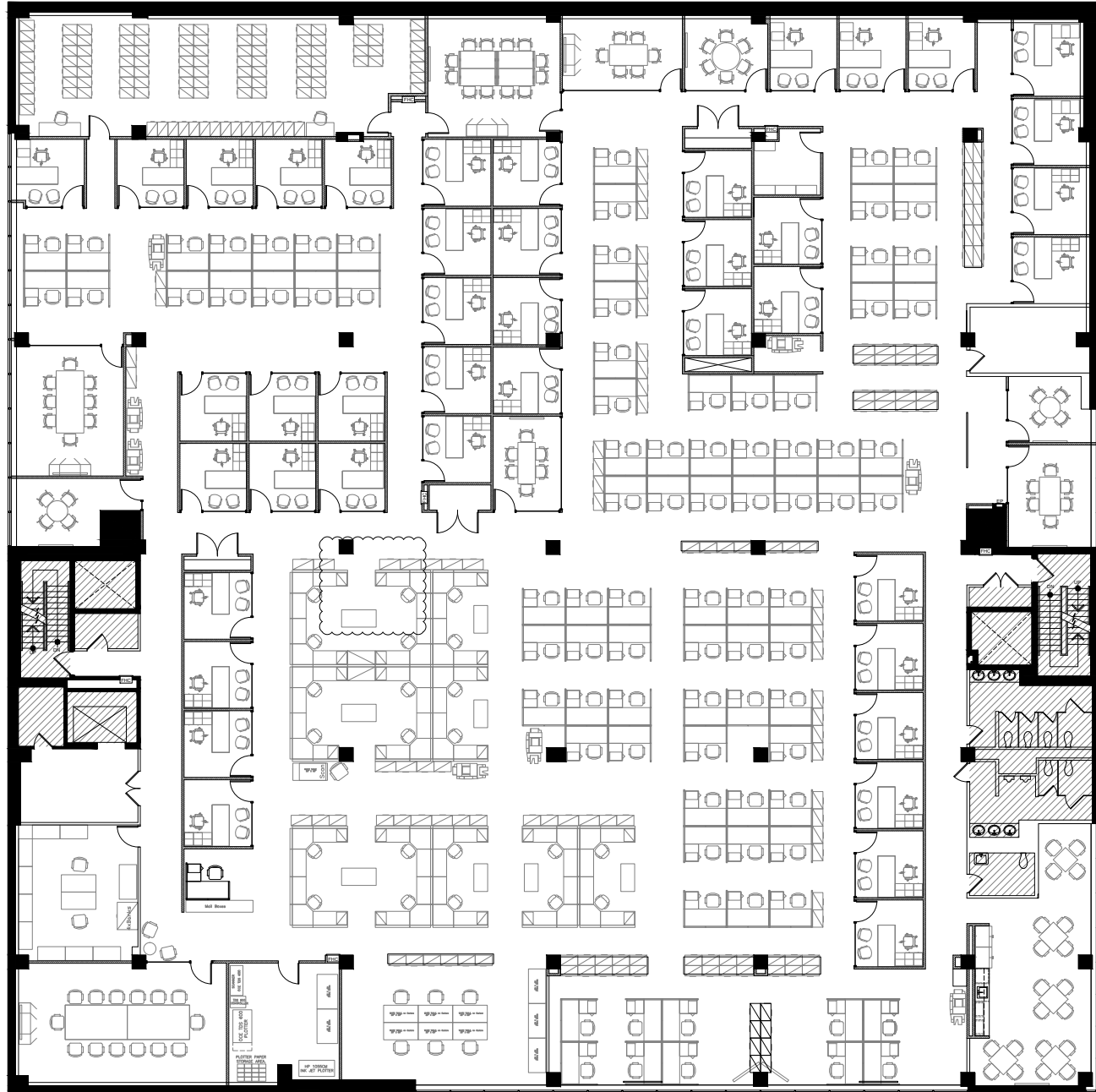




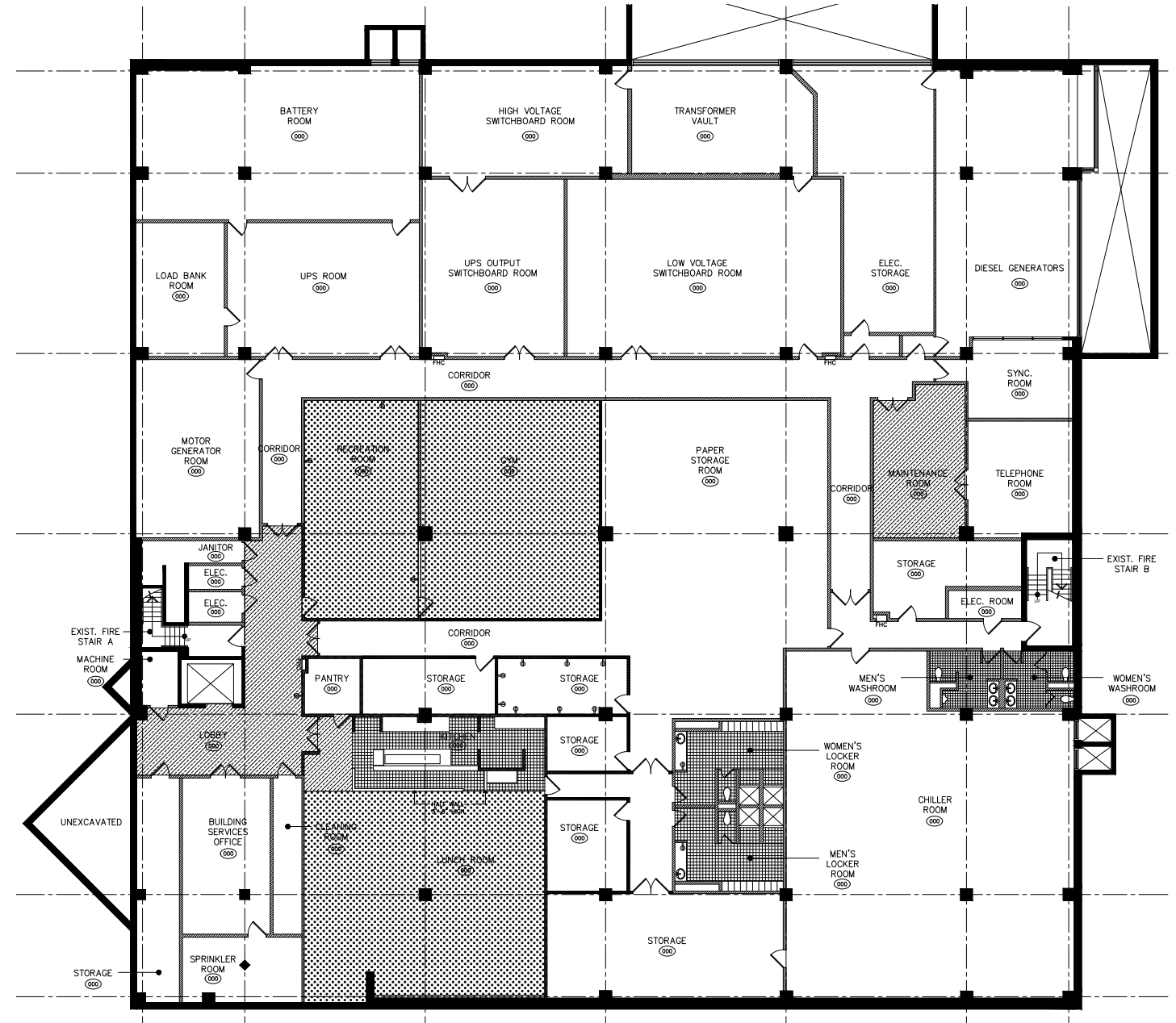
Second Floor: 25,000 SF



Third Floor: 25,000 SF



Basement: 25,000 SF



Property Photos





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