

# 1315 Lawrence Avenue E #304

Outstanding 800 SF Professional Office

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For Lease: Office



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\*Sales Representative

# 1315 Lawrence Avenue E

800 SF turnkey office available for lease at Lawrence Avenue E and the Don Valley Pkwy.



Suite

**Suite 304**

Available Space

**800 SF**



Monthly Rent

**\$2,500.00**



Parking Space

**3 (1 surface, 2 underground)**



Availability

**February 1, 2024**



Listing Agents

**Michael Zeldin\***

Associate Vice President

416.649.5942

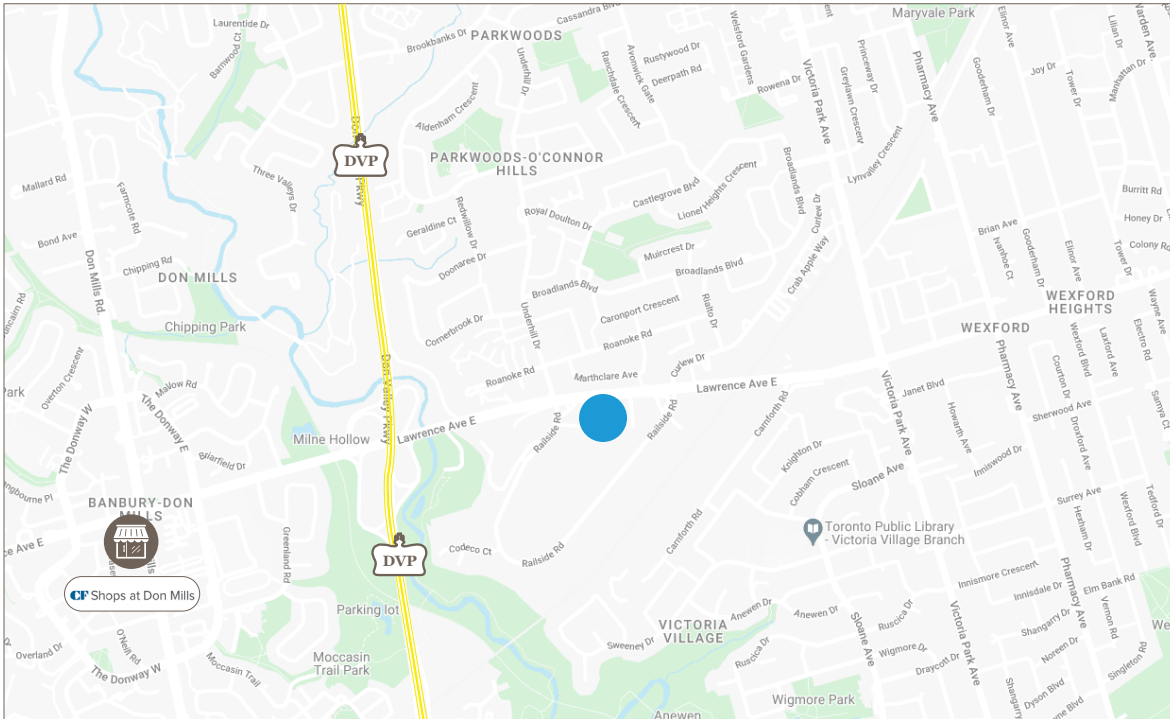
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## Property Highlights

- Turnkey office opportunity
- Meticulously renovated office condo surrounded by trees, and beside the Tesla dealership near the DVP and Lawrence
- Creative layout includes a boardroom area, open work area and office, two-piece washroom, kitchenette, modern finishes and three parking spaces (1 surface, 2 underground)
- Ideal for professional office users
- Tenant shall pay utilities in addition to rental rate

# 1315 Lawrence Avenue E



## What's Near By

1315 Lawrence Avenue E is situated just east of the DVP, within a diverse and dynamic district. Nestled within this bustling community, this location is surrounded by a mix of residential and commercial spaces, including the Shops at Don Mills, and Tesla Dealership. It offers quick access to 400 series highways and downtown Toronto.

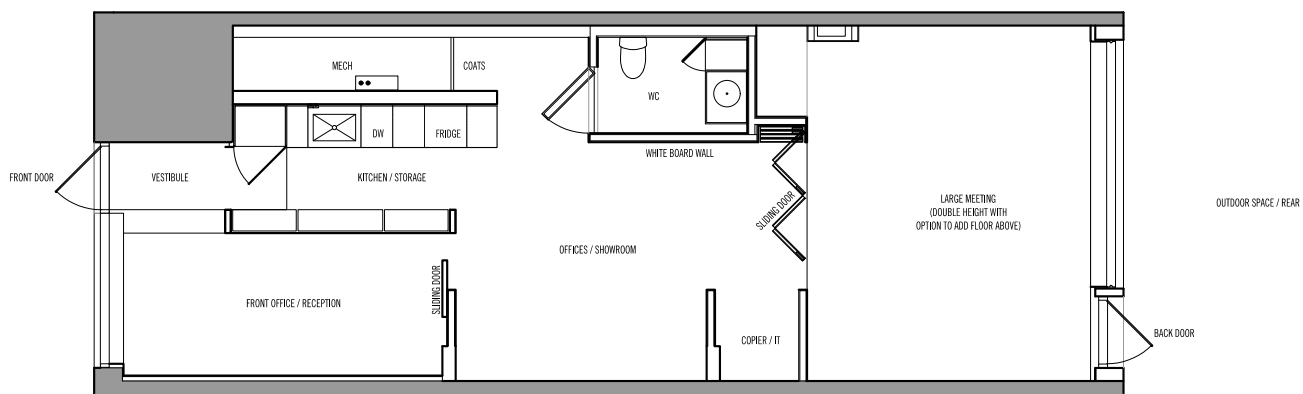
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## Suite 304 Floor Plan

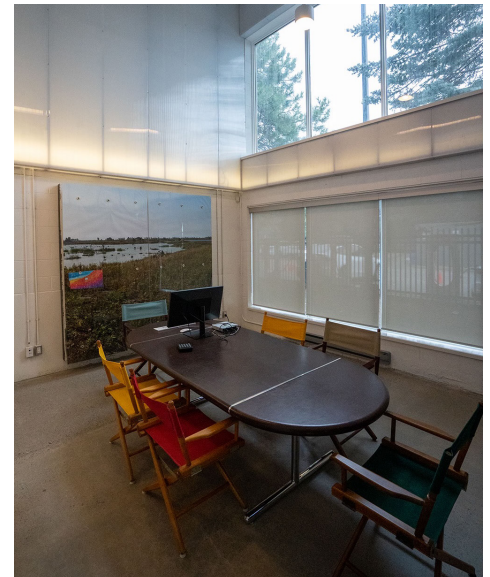


DEDICATED PARKING (1 SPOT)  
+ 2 DEDICATED  
UNDERGROUND PARKING  
SPOTS





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