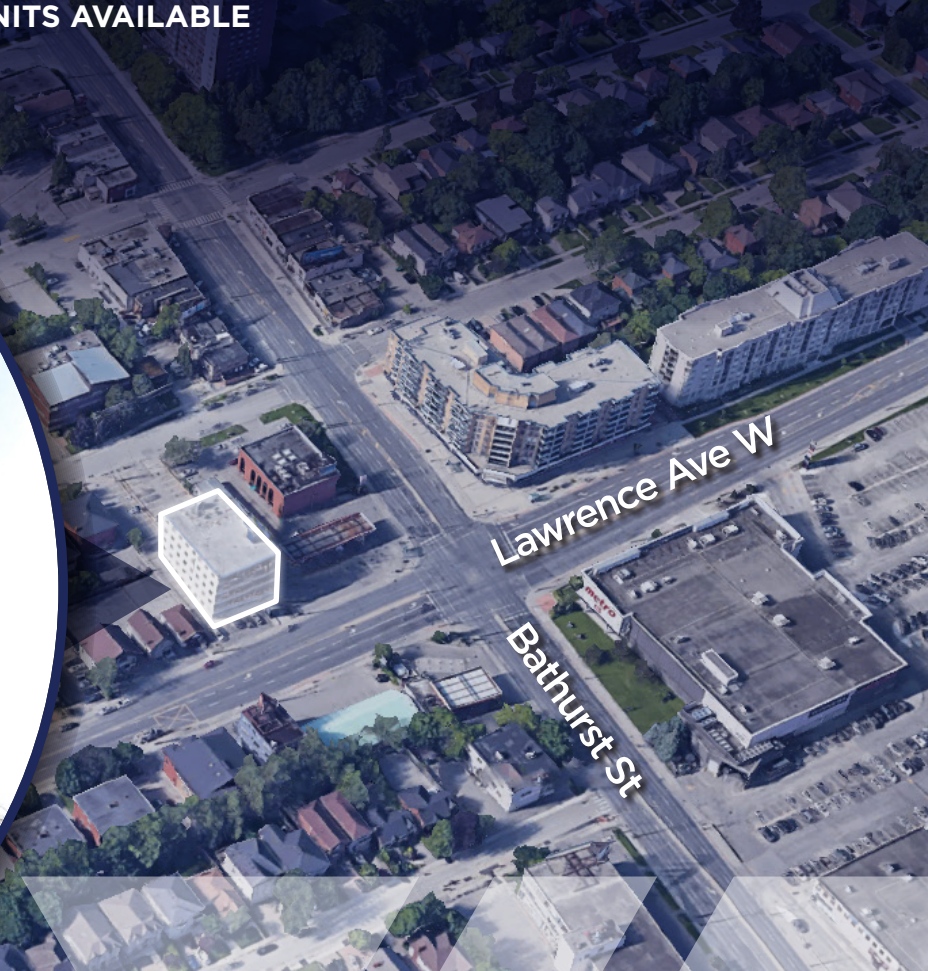


491 Lawrence Avenue West, Toronto

MEDICAL SPACE FOR LEASE
SMALL, LARGE AND SHARED UNITS AVAILABLE



VALUE INSIGHT
REALTY
REAL ESTATE ADVISORY GROUP

valueinsightrealty.com

491 Lawrence Avenue West Toronto



PROPERTY HIGHLIGHTS

- Located in high traffic areas with ample density and neighbouring retail community (Lawrence Plaza in the Lawrence Manor community)
- Easy access to public transit
- Parking available for tenants and visitors, as well as an easy drop off location
- Professionally managed building
- A variety sizes and floor plan configurations available
- Corner suites with ample natural light and exposure to Lawrence Ave. available
- Wheelchair accessible
- Co-tenancy includes: General Practitioner, Specialty Hearing clinic, **X-ray clinic, Life Labs, Pharmacy,** Psychotherapy, etc.
- Medical/clinic build outs available with options of ensuite restrooms and common restrooms
- Potential move-in ready medical use includes ultrasound clinic, specialty clinic, medical professional offices, physio, optical, women's or sleep clinic, etc.
- Custom lease package available with attractive rates and incentives



POTENTIAL OF SHARED SPACE



491 Lawrence Avenue West Toronto



PROPERTY DETAILS – **ONLY TWO UNITS REMAINING!**

Floor	THIRD	LOWER	Unit 200	394 sq.ft.	Leased
Unit number	302	LL4 (Coffee Shop Operator)	Unit 202	710 sq.ft.	Leased
Size (sq.ft.)	1,784	207	Unit LL2	2,454 sq.ft.	Leased
TMI (2026):	\$16.75/sq.ft. (hydro & ensuite janitorial services included)		Unit 201	2,932 sq.ft.	Leased
Rent:	Please inquire with listing agent		Unit 405	1,327 sq.ft.	Leased



491 Lawrence Avenue West Toronto



UNIT 302



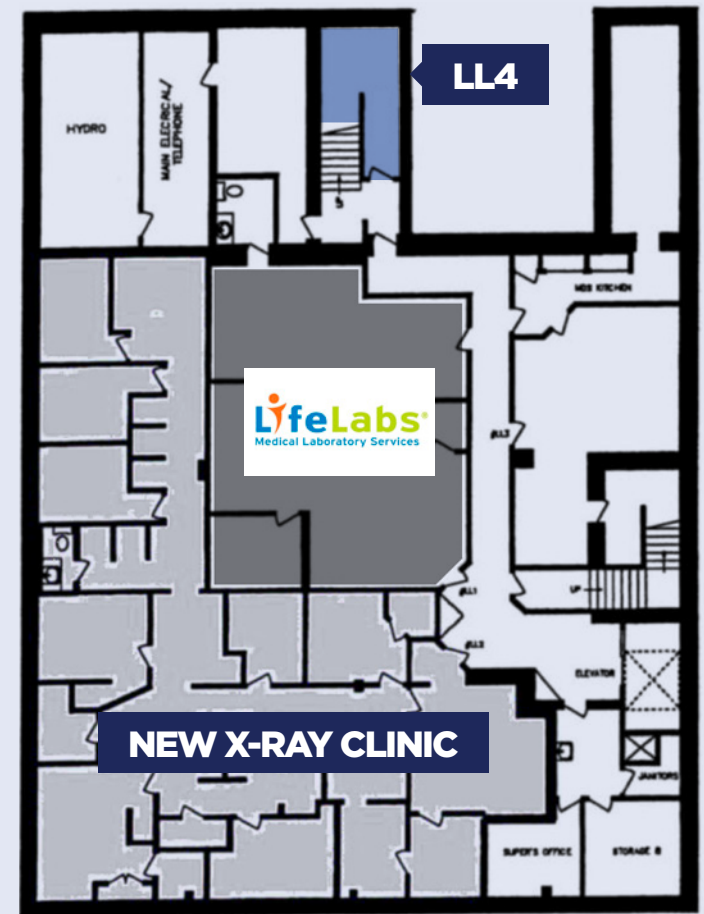
491 Lawrence Avenue West Toronto



THIRD FLOOR



LOWER LEVEL



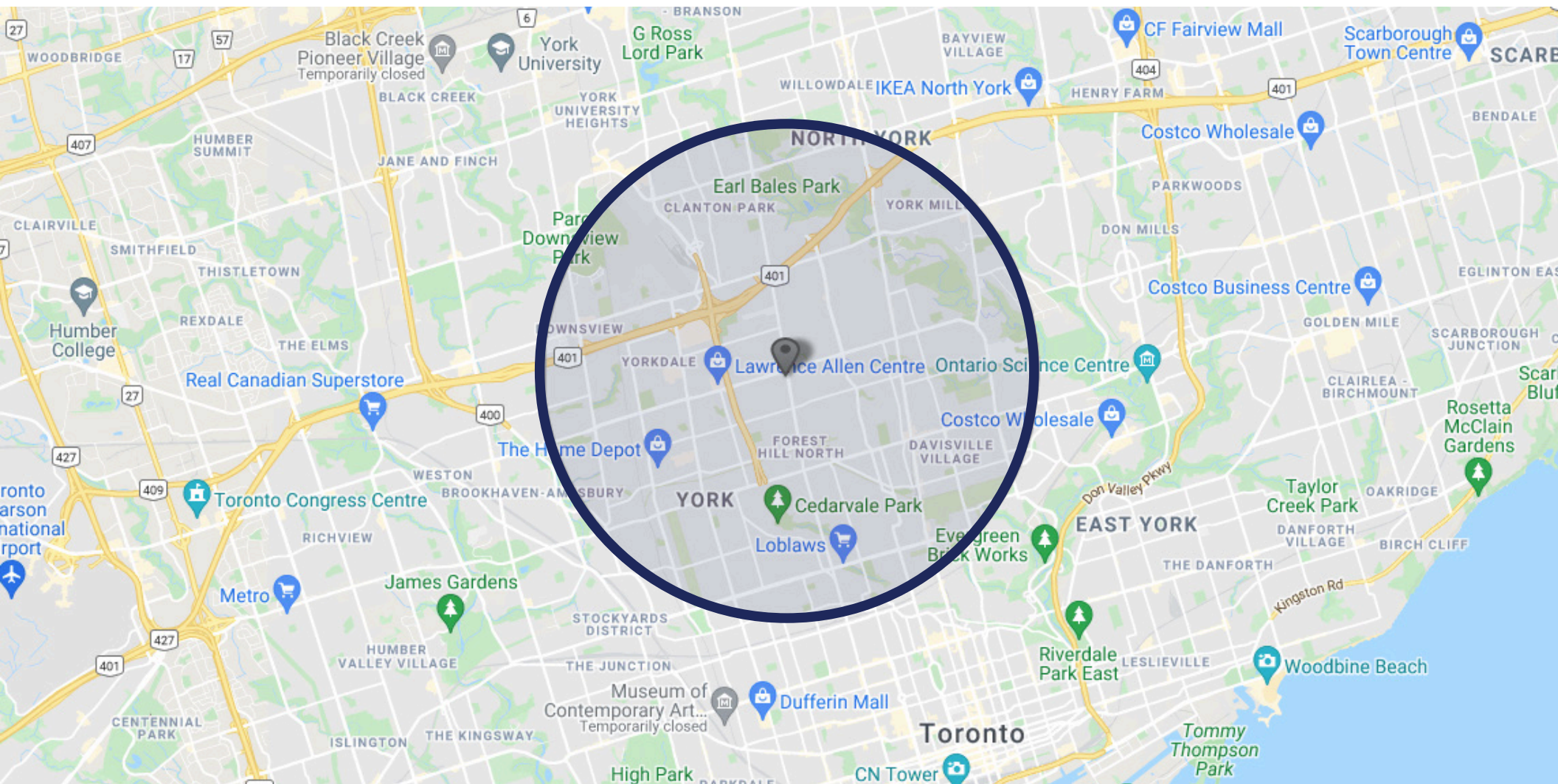
491 Lawrence Avenue West Toronto



UNIT LL4 - COFFEE SHOP OPERATOR



491 Lawrence Avenue West Toronto



AREA DEMOGRAPHICS

Within 5 km radius of property



POPULATION

429,204



AVERAGE INCOME

\$192,021*

* Annually per household



MEDIAN AGE

40.1

LANDLORD SERVICES:

CAITLYN PRICE*

Director | Advisory & Transaction Services

416.276.8279

caitlyn.price@valueinsightrealty.com



valueinsightrealty.com

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