FOR LEASE | OFFICE | MLS# C13542750

236 Avenue Road 2nd Floor OPT B, Toronto, ON M5R 2J4

Annex, Toronto · M5R 2J4

C$ 1/mo

0	0	1,223	—	100+	For Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

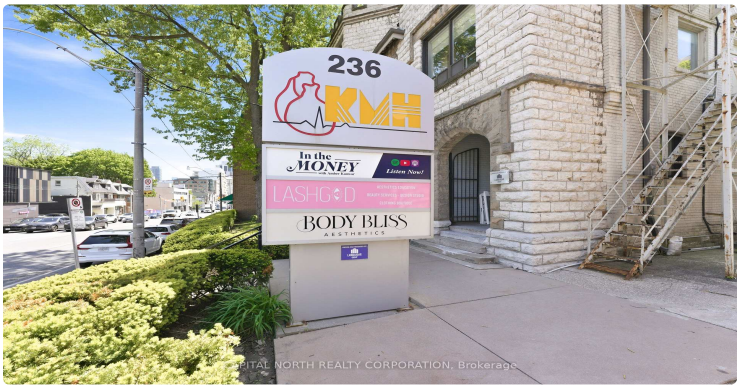
Welcome to 236 Avenue Road, a restored heritage property offering a rare full-floor leasing opportunity in one of Toronto's most established professional corridors. Originally constructed in 1898, this Kingston limestone building retains notable architectural features, including a two-storey entry foyer and stained-glass detailing, while incorporating modern improvements suited for professional office use. The available premises comprise the entire second floor totaling approximately 4,189 square feet and is currently configured as a professional office environment with quality turnkey improvements throughout. The layout includes a reception and waiting area with refreshment space, private offices, meeting areas, studio/treatment rooms, and in-suite amenities, providing flexibility for a variety of users including advisory, consulting, wellness, family office, wealth management, medical uses, and other professional office uses. A rare offering within this Avenue Road corridor, the premises includes five private on-site parking spaces. Located immediately south of Dupont Street, the property is positioned near the residential communities of Rosedale, Forest Hill, Yorkville, and the Annex, with convenient access to surrounding amenities, restaurants, and public transit. Dupont and Rosedale subway stations are both situated within walking distance. Possession available immediately. Landlord may consider updates to the main lobby and common areas. Flexible leasing opportunities available. The Landlord will consider demising the existing 4,189 SF premises into smaller suites ranging from approximately 800 SF to 2,200 SF. Proposed suite sizes and layouts are conceptual only and subject to final measurements, design, and Landlord approval. Shared reception and common area arrangements may be available.

PROPERTY DETAILS

PROPERTY TYPE	Office
LISTING STATUS	For Lease
PROPERTY TYPE	Office
AGE	100+ years
POSTAL CODE	M5R 2J4
NEIGHBOURHOOD	Annex

GALLERY

CAPITAL NORTH REALTY CORPORATION, Brokerage


236
KMH
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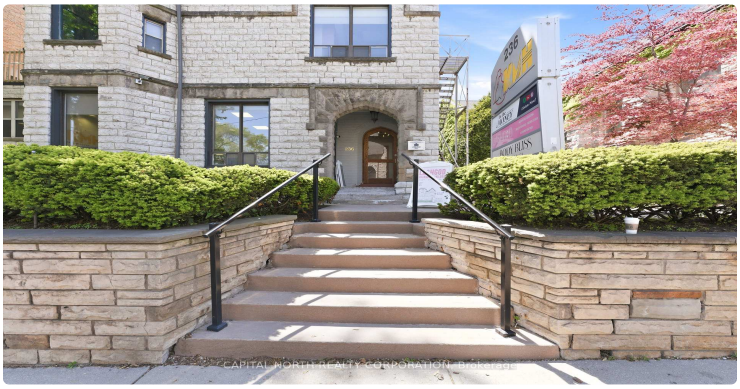
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236 AVENUE ROAD
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LISTING AGENT

Pavel Shaganenko

CAPITAL NORTH REALTY CORPORATION

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Prepared for you on October 25, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.