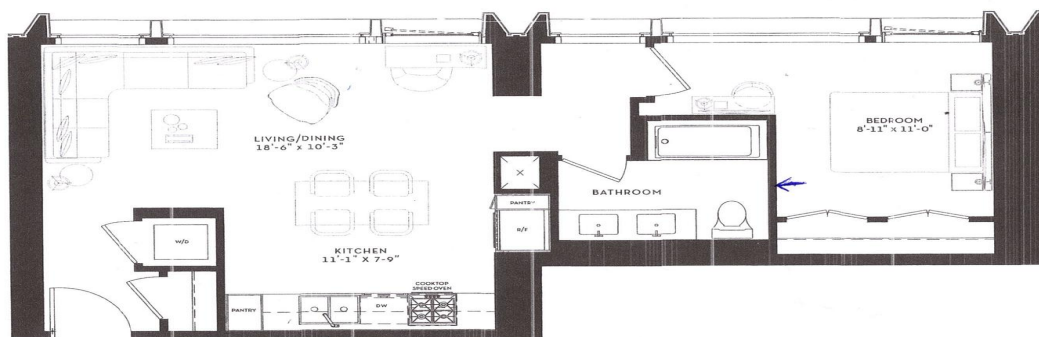




SUITE 6-9 L5  
SUITE 11-22 L5  
1 BEDROOM  
716 SQ.FT.



ROYAL LEPAGE VISION REALTY Brokerage

FOR LEASE

CONDO APARTMENT

MLS# C13852784

## 1315 Bay Street 706, Toronto, ON M5R 2C4

Annex, Toronto · M5R 2C4

# C\$ 4,200/mo

|                      |                       |                     |                     |                         |                          |
|----------------------|-----------------------|---------------------|---------------------|-------------------------|--------------------------|
| <b>1</b><br>BEDROOMS | <b>1</b><br>BATHROOMS | <b>750</b><br>SQ FT | <b>1</b><br>PARKING | <b>New</b><br>AGE (YRS) | <b>For Lease</b><br>TYPE |
|----------------------|-----------------------|---------------------|---------------------|-------------------------|--------------------------|

## ABOUT THIS PROPERTY

Valet parking ready for use in November. Rent from floorplan and interior pics attached earliest Tenant possession Nov 1, 41 storey tower managed by The Forest Hill Group, all units with 10 feet smooth ceilings, only 147 units sq ft ranges from 638 sq ft to 6,000 sq ft. Building and amenities under construction, one valet parking included. New never lived in one bedroom 716 sq ft per builders floorplan with 5 pc double sink semi ensuite upgrade entrance from bedroom and as per floorplan main hallway, upgraded mirrored closet doors in bedroom, center island in Kitchen area. Attached builder renderings illustrates when site is complete in 2027. Chauffeured house car service for resident use Car wash facility located in parking garage, on site restaurant ( \$ fee ), pet spa ( \$ fee ), executive boardroom space on 2nd floor along with house management office, fitness centre overlooking Bay Street featuring cardio and weight equipment and a dedicated yoga and stretching area, lavish indoor/outdoor pool with his and hers change rooms and washrooms, luxurious lounge with fireplace adjacent to dry sauna, steam room, and treatment room, private and confidential dining area - working kitchen adjacent to private dining area, exclusively stocked private and confidential wine room club ( \$ fee ), Porte-cochere with setback entry off of Bay Street for passenger drop-off, pick-up and vehicle stationing for 24-hour resident valet service, porter service ( \$ fee ). Landlord will consider longer than 1 year term lease, virtual staging used.

### FEATURES

- ✓ Garage
- ✓ Park
- ✓ Place Of Worship
- ✓ Public Transit
- ✓ New Build

### PROPERTY DETAILS

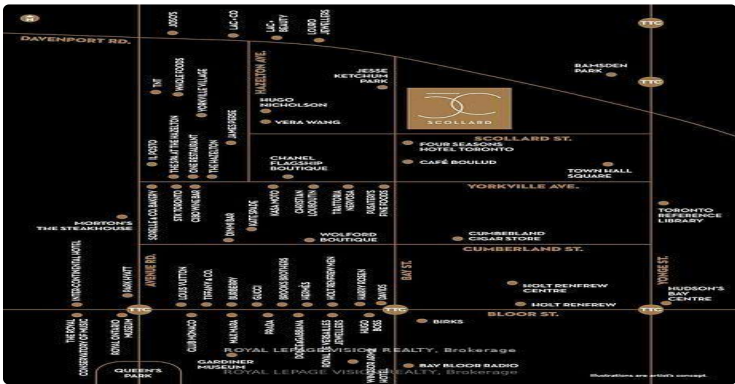
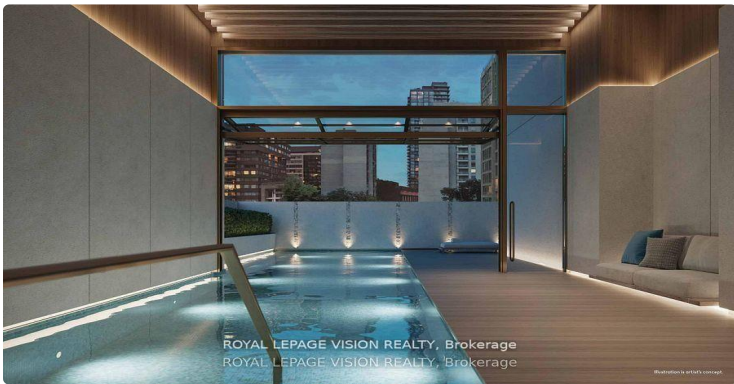
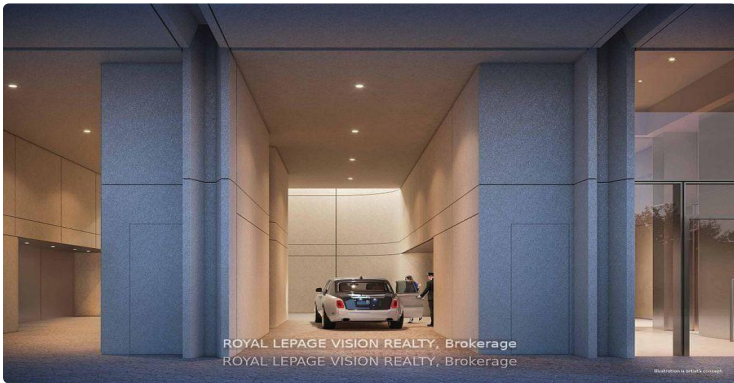
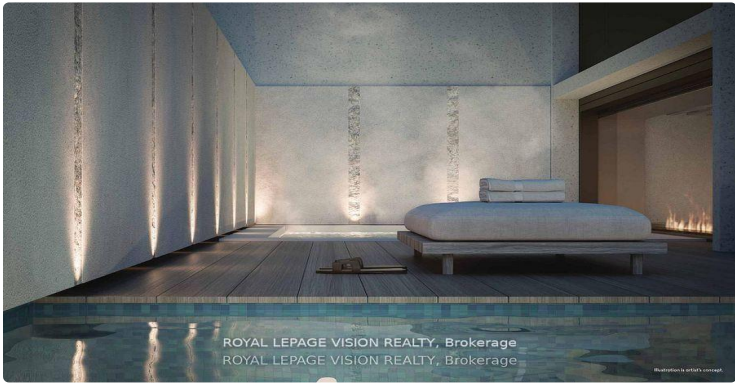
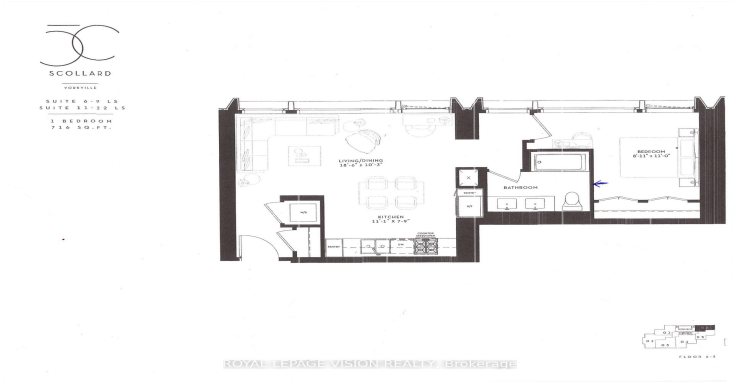
|                |                 |
|----------------|-----------------|
| PROPERTY TYPE  | Condo Apartment |
| LISTING STATUS | For Lease       |
| STYLE          | Apartment       |
| PROPERTY TYPE  | Condo Apartment |
| AGE            | New years       |
| AREA RANGE     | 700-799 sqft    |
| PARKING        | 1 spaces        |
| POSTAL CODE    | M5R 2C4         |
| NEIGHBOURHOOD  | Annex           |

## ROOM BREAKDOWN

| ROOM        | LEVEL | DIMENSIONS | FEATURES                                      |
|-------------|-------|------------|-----------------------------------------------|
| Living Room | Flat  | —          | Combined w/Dining, Hardwood Floor, East View  |
| Dining Room | Flat  | —          | Combined w/Living, Hardwood Floor, Window     |
| Kitchen     | Flat  | —          | Modern Kitchen, Hardwood Floor, Centre Island |

| ROOM    | LEVEL | DIMENSIONS | FEATURES                             |
|---------|-------|------------|--------------------------------------|
| Bedroom | Flat  | —          | 5 Pc Ensuite, Hardwood Floor, Window |

GALLERY





## LISTING AGENT

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**Pavel Shaganenko**

ROYAL LEPAGE VISION REALTY

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Prepared for you on October 26, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.