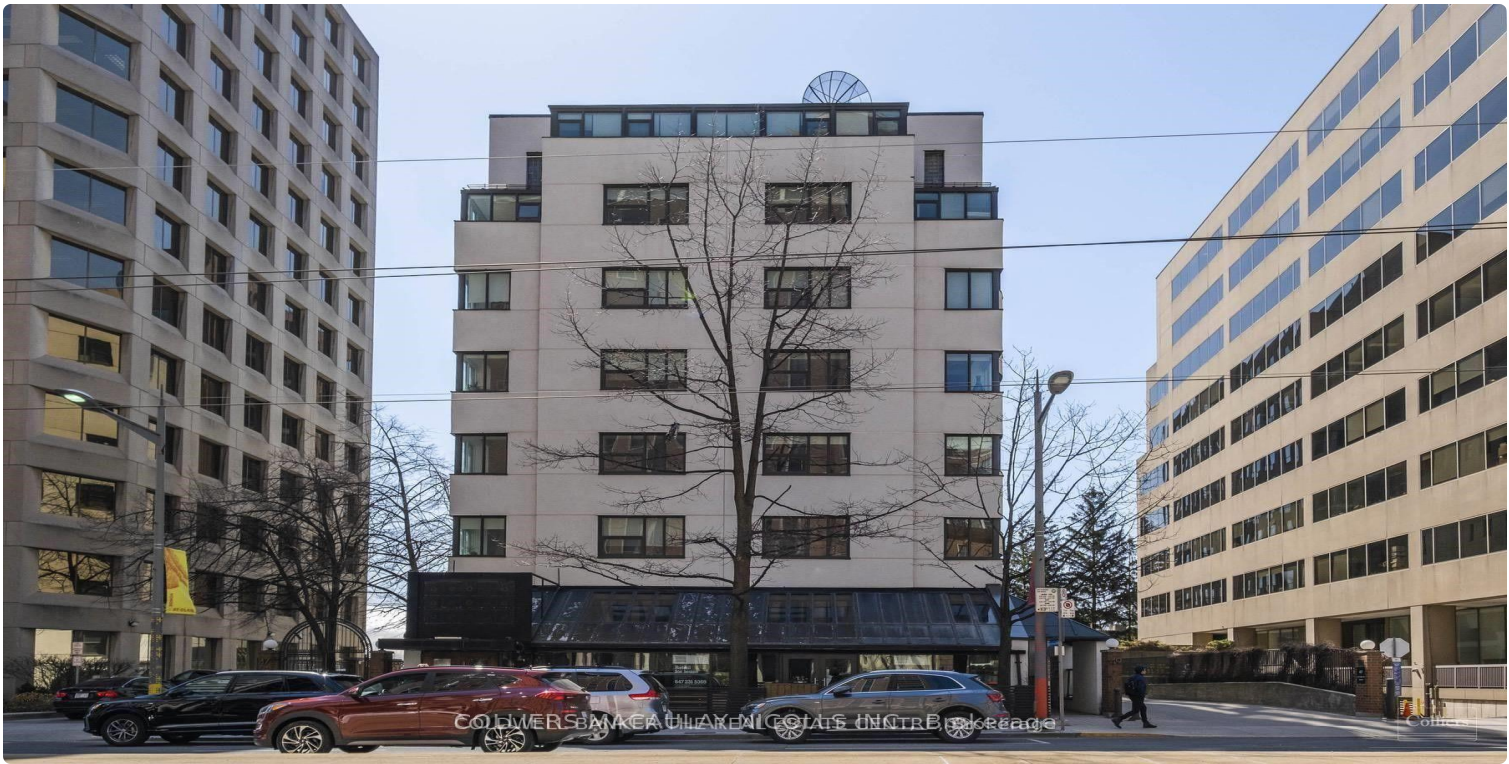




FOR LEASE

OFFICE

MLS# C13876256

49 St. Clair Avenue W 100, Toronto, ON M4V 1K7

Yonge-St. Clair, Toronto · M4V 1K7

C\$ 2,900/mo

0	1	1,722	—	—	For Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

49 St. Clair Ave W, Suite 100 - a 1,722 sq ft ground-floor turnkey office in the heart of Yonge-St. Clair (C02), one of midtown Toronto's most prestigious and established professional districts. Positioned just steps from the Yonge-St. Clair TTC subway station and the St. Clair streetcar line, this move-in-ready professional office enjoys outstanding transit connectivity and walkable access to a wealth of amenities, including restaurants, cafes, banks, fitness studios, and boutique retail along the vibrant St. Clair corridor. Ideally configured for law firms, accountants, financial advisors, consultants, and other client-facing service businesses, the space offers excellent street-level exposure and a professional finish throughout that makes an immediate impression on visiting clients. Underground parking adds everyday convenience for both staff and guests, a rare and valuable feature in this sought-after midtown pocket. The well-maintained, CR4.25-zoned building is equipped with elevator access, gas forced-air heating, air conditioning, municipal water, sanitary and storm sewers, and a full sprinkler system, delivering comfort, safety, and reliability year-round. Its location near the corner of Yonge and St. Clair places tenants at the centre of a thriving commercial hub surrounded by established professional neighbours and steady foot traffic. Here's the revised financial terms section: In addition to net base rent and additional rent, the tenant is responsible for personal insurance and utilitiesFinancial terms are competitive for this premium address. Net base rent is \$2,900.00 per month (\$20.21 per sq ft per annum). Additional rent (T.M.I.) of \$2,142.45 per month (\$14.93 per sq ft per annum) includes property taxes, building insurance, and common area maintenance. Combined, this represents a total monthly commitment of \$5,042.45 per month (\$35.14 per sq ft per annum). Plus HST.

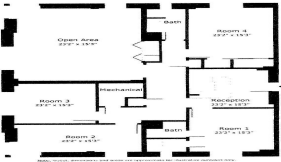
PROPERTY DETAILS

PROPERTY TYPE	Office
LISTING STATUS	For Lease
PROPERTY TYPE	Office
ANNUAL TAX	\$15
POSTAL CODE	M4V 1K7
NEIGHBOURHOOD	Yonge-St. Clair

GALLERY



49 St. Clair Avenue West
Toronto, ON M4V 1K7



LISTING AGENT

Pavel Shaganenko

COLDWELL BANKER THE REAL ESTATE CENTRE

Email: pshaganenko@gmail.com

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.