



FOR LEASE

OFFICE

MLS# E13800450

3000 Lawrence Avenue E, Toronto, ON M1P 2V1

Bendale, Toronto · M1P 2V1

C\$ 15/mo

0	0	11,875	—	—	For Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

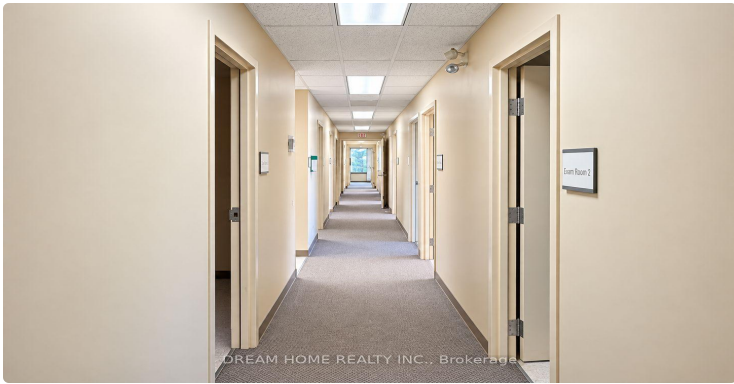
Excellent leasing opportunity at 3000 Lawrence Ave E - Building A, ideally located near Lawrence Ave E & McCowan Rd. Building A is an established medical/professional office building containing approximately 16,083 SF of total rentable area, with approximately 11,875 SF currently available across the lower, main and second floors. Space is divisible to accommodate a variety of tenant requirements, including individual suites, multiple units or larger floor configurations. The property has a long history of medical and healthcare uses and is well suited for medical, dental, healthcare and professional office users. Building features include elevator access, multiple washrooms, surface parking and convenient access to public transit and major roadways. Net Rent starts at \$15.00 PSF/annum with scheduled annual increases. Estimated TMI: \$13.50 PSF/annum including electricity and gas. Landlord prefers a 5-year initial lease term with an additional 5-year renewal option. Immediate possession available for vacant premises. All uses subject to zoning and Landlord approval. Tenant/Co-op Agent to verify permitted use, measurements and all information.

PROPERTY DETAILS

PROPERTY TYPE	Office
LISTING STATUS	For Lease
PROPERTY TYPE	Office
ANNUAL TAX	\$53,800
POSTAL CODE	M1P 2V1
NEIGHBOURHOOD	Bendale

GALLERY





LISTING AGENT

Pavel Shaganenko

DREAM HOME REALTY INC.

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Prepared for you on October 27, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.