

OFFICE SPACES

# FOR LEASE



20 Carlton Street Units 121 & 122, Toronto, ON, M5B 2H5

Rare opportunity to lease a well-located office suite at the bustling intersection of Yonge St & Carlton St.



UNIT 121: 537 SF  
UNIT 122: 343 SF

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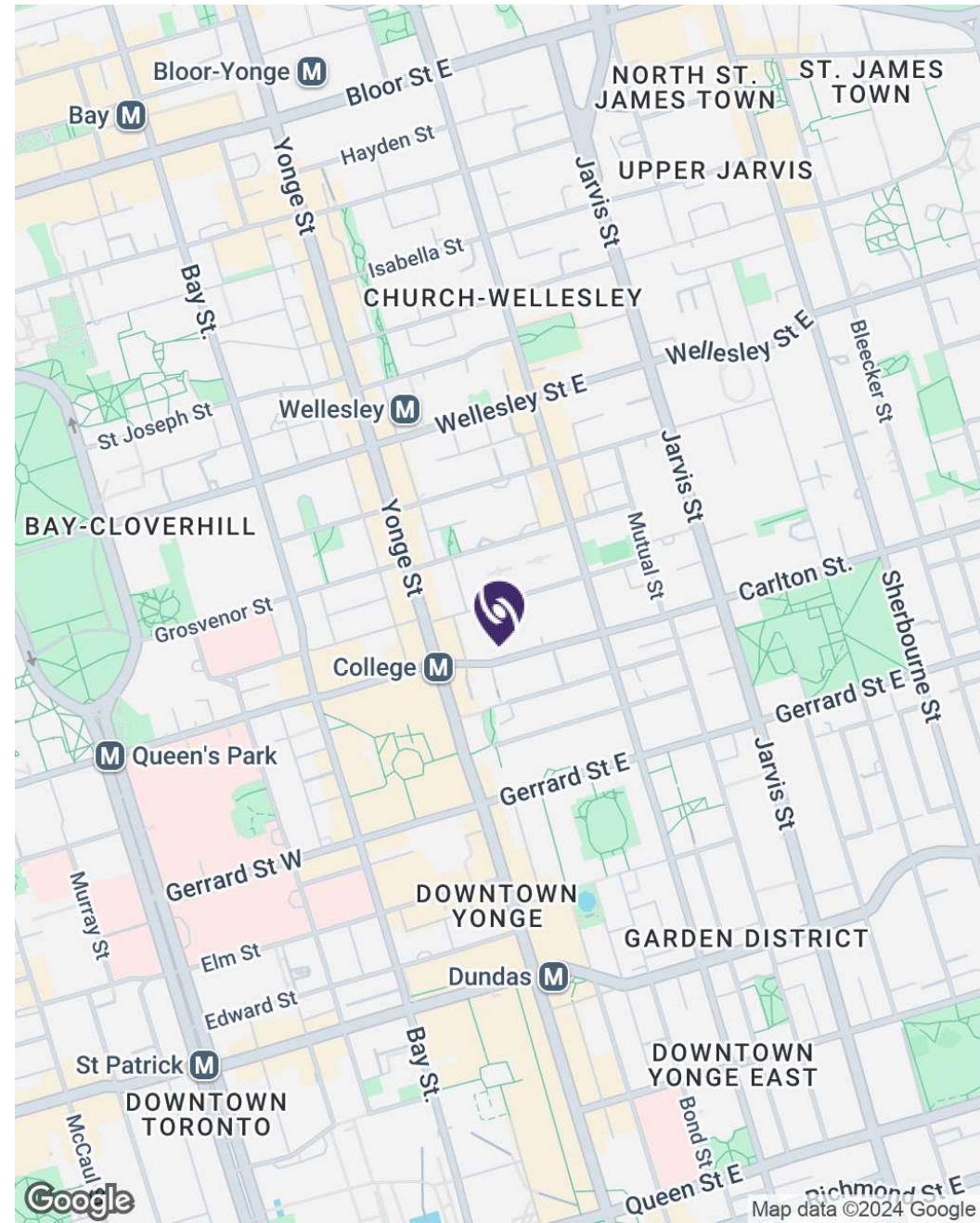
# PROPERTY DETAILS

## OFFERING SUMMARY

Unit 121	537 SF
Unit 122	343 SF
Lease Rate	\$28.00 SF/yr (Gross)

## Property Highlights

- Steps from College Subway Station, this office suite combines convenience with practicality.
- The space includes a parking spot and offers access to a modern conference room, fitness facilities with a swimming pool, and a spacious outdoor terrace, perfect for breaks or informal meetings.
- Bike parking is also available.
- The office is surrounded by essential amenities, including all major banks—Scotiabank, TD, BMO, RBC, and Meridian— as well as Loblaws, hotels, boutique shops, and a variety of restaurants.
- With College Park and other local attractions nearby, this location provides exceptional access to both professional and lifestyle needs.



# KEY MAP



DEMOGRAPHICS	0.5 KM	1 KM	2 KM
Total Population	31,905	105,896	242,787
Daytime Population	34,958	156,391	602,662
Total Households	19,909	54,482	130,910
Average Household Income	\$87,794	\$89,011	\$119,059

Data Source: Environics Estimates 2023

**TTC Subway - College Station**  
 42,883 Avg Weekday Ridership (22')

**34,906 Full-Time Undergraduate Students**  
 2,461 Full-Time Graduate Students  
 988 Full-Time Faculty Members  
 7,966 Students Enrolled in Continuing Education

400 m



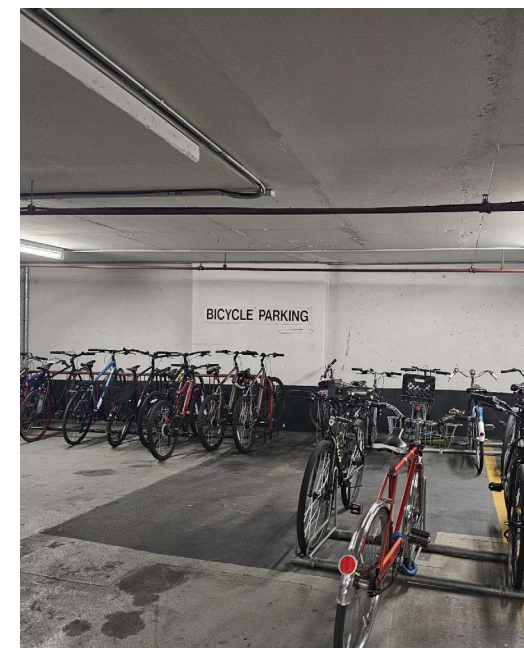
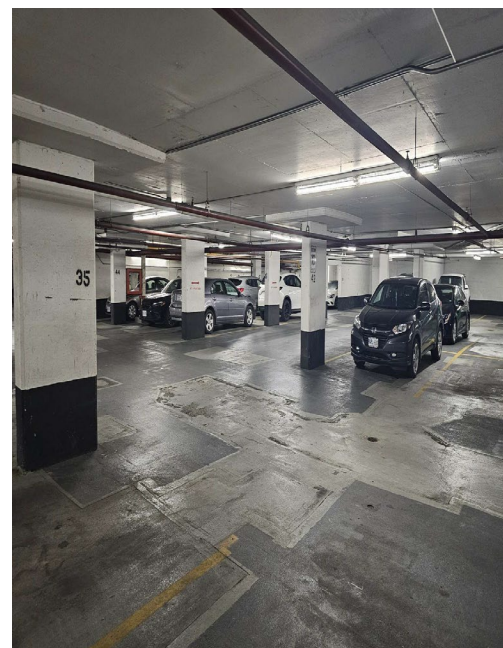
# ADDITIONAL PHOTOS



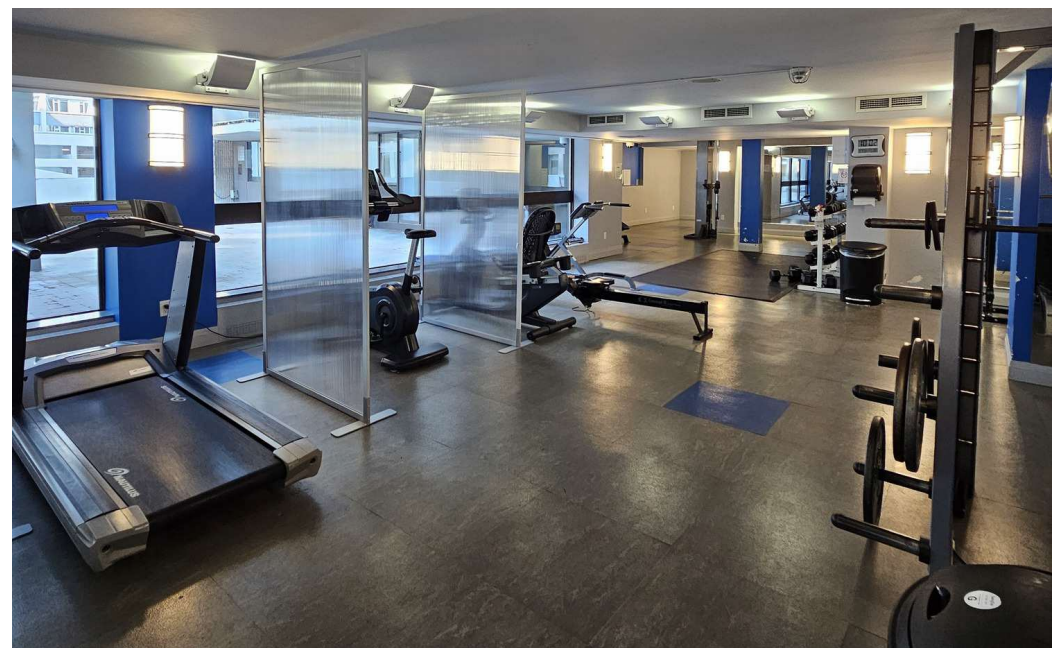
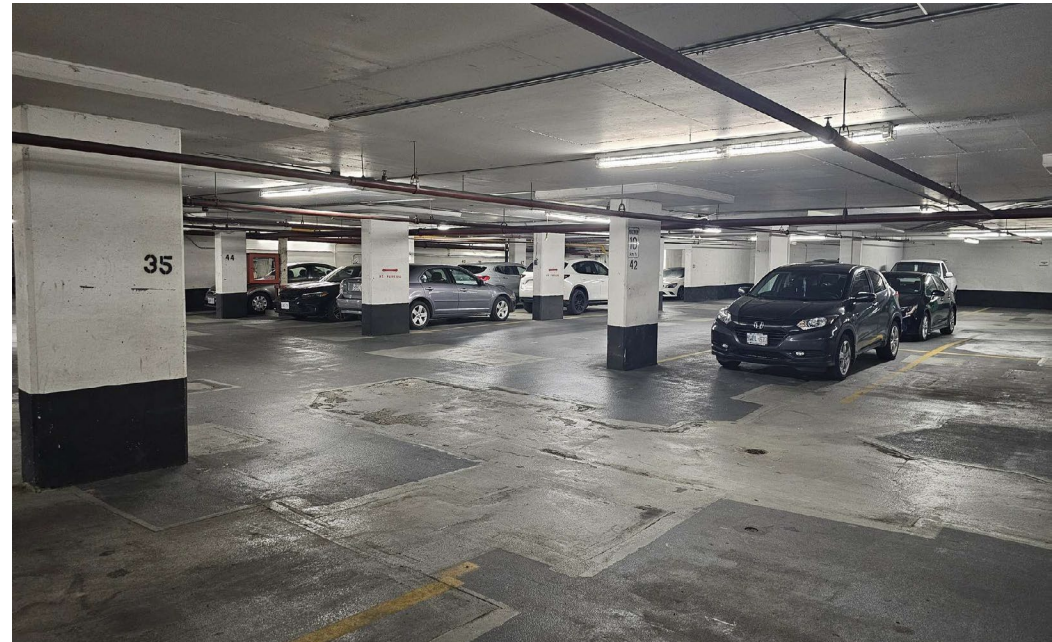
Suite 122



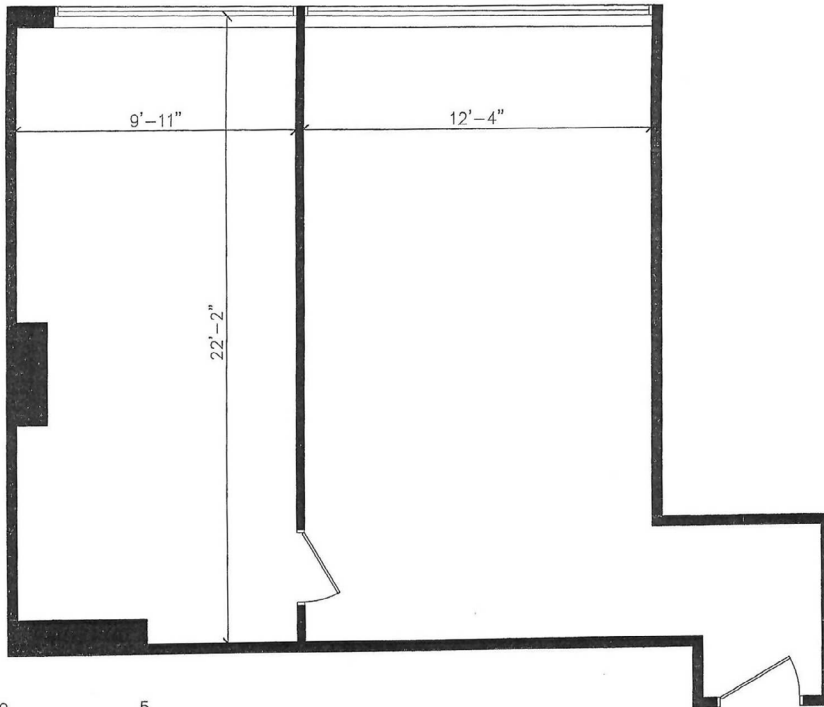
Suite 122



# ADDITIONAL PHOTOS



# FLOOR PLANS



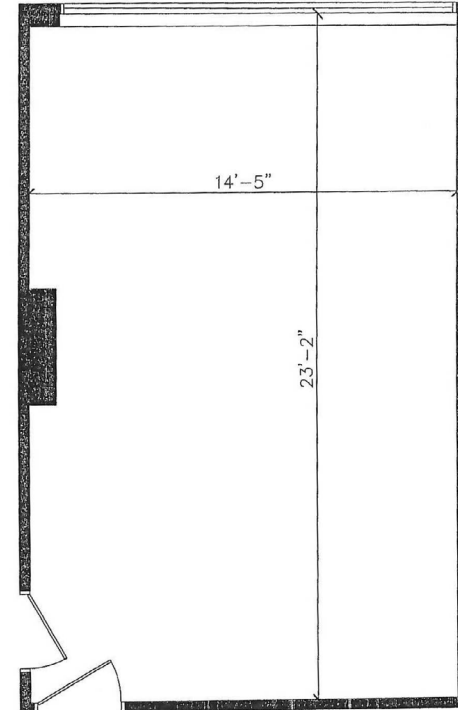
**PLANIT**  
MEASURING

OCTOBER - 04

ROOM SIZES SHOULD BE CONSIDERED APPROXIMATE  
SINCE MEASUREMENTS ARE SUBJECT TO CERTIFICATION. E & OE.

416-361-5999

UNIT 121  
537 SQUARE FEET



**PLANIT**  
MEASURING

OCTOBER - 04

ROOM SIZES SHOULD BE CONSIDERED APPROXIMATE  
SINCE MEASUREMENTS ARE SUBJECT TO CERTIFICATION. E & OE.

416-361-5999

UNIT #122  
342 SQUARE FEET

# CONTACTS

All listing inquiries should be directed to the Designated Representative(s)

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As of December 1, 2023, new legislation has come into effect (TRESA -phase 2). These changes affect how you interact with real estate agents and brokerages.

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