



698 Lawrence Ave West

All Uses Welcome - Office, Retail, Entertainment or Medical

Entire Building Opportunity or Customize with 25,000 SF Full Floor + 10,000 SF Basement Options.
Ready to be Branded. Bringing Together Office, Retail, Entertainment or Medical.

RIO CAN
REAL VISION, SOLID GROUND.



About 698 Lawrence Avenue West

Welcome to Your Future Home: Join Our Community Today!

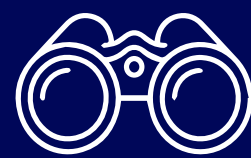
The redevelopment of 698 Lawrence aims to establish it as a central hub for a diverse range of services, including office, retail, entertainment, and medical uses. RioCan is committed to redeveloping the building in response to strong interest from various sectors. As a leading national operator with extensive experience in building retrofits, RioCan is expertly managing this transformation. [The site's key features include:](#)

- [Excellent accessibility](#)
- [Favorable demographics](#)
- [Ample parking](#)

These attributes make it an ideal destination for office, entertainment, retail, and medical use.



**Ample
Parking**



**High Visibility
From Allen Road**



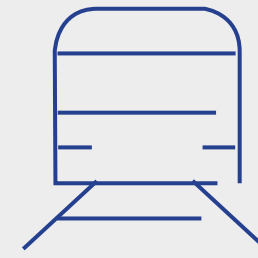
**Fall
2025**



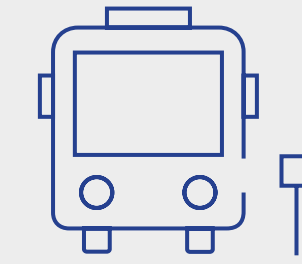
Reasons to Join 698 Lawrence Ave West



Key Features



Immediate access
to Lawrence West
Station



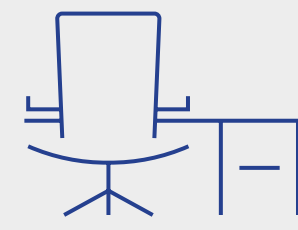
Close to TTC Public
Transit



Ample Parking



Large Signage
potential with
exposure to Allen
Expressway



Office use potential



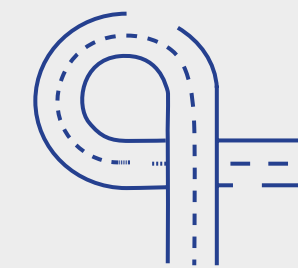
Medical use potential



Retail use potential



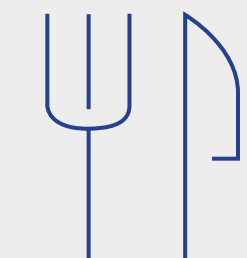
Central location



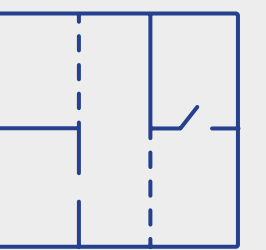
Close to Allen
Expressway



Shopping on site



Close to many
restaurants



Multiple
configurations
available

Floor Plans & Specifications

Floor Plans

Ground Floor

25,000 SF



Second Floor

25,000 SF



Third Floor

25,000 SF



This is a visualization of a potential medical centre layout and not reflective or representative of any actual space plans from the landlord.



Available Space (Divisible)

Entire Building Opportunity or Full Floor

1st Floor - 25,000 SF
2nd Floor - 25,000 SF
3rd Floor - 25,000 SF
+10,000 SF Basement



Net Rent

Please Inquire

Additional Rent
\$16.50 PSF (Est.)
(Plus utilities & janitorial)



Availability

Fall 2025

Term
Flexible



Amenities

Abundance at the
Lawrence Allen Centre



Commuting

Ample parking &
immediate access to
Lawrence West Station

Property Summary

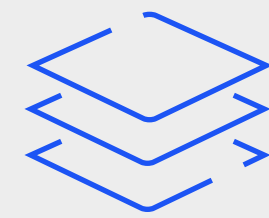


Building Information

Intended for a broad range of purposes, this centrally located, easily-accessible property comes equipped with high ceilings, flexible solutions to accommodate continuous innovation. As well, the efficient floor plates can change with tenant needs and corporate strategy, and lighting technologies are optimized for an energy-efficient strategy, improving the building's sustainability.

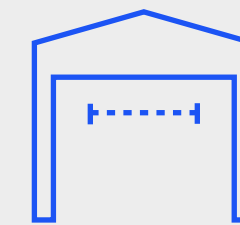
Specifications

Raised Floors



Building with Raised Floors
(Floor load - 100 LBS PSF
below raised floor)

Column Spacing



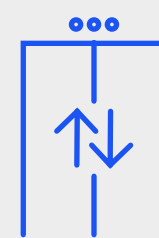
Interior column grids: **30'x30'**
Perimeter columns grids: **30'x17'**

Power



4,000 Amps at 600 Volts
Emergency Generators
Two 1,200kw Diesel Engines
(Rated 347/600v, 3 phase)

Elevator Capacity



Max 4,000 lbs
& 26 passengers

Loading



ONE
Loading Dock

Slab to Ceiling Height



13'
Clear

Location Accessibility



Yorkdale
Yorkdale Shopping Centre

Yorkdale TTC Station

Hwy 401

698 Lawrence Ave West

Lawrence Allen Centre

Lawrence West TTC Station

Local Transit

- Bus Line 52
- Bus Line 352
- Bus Line 400
- Subway Line



Building Gallery



698
**Lawrence
Ave West**

Toronto, ON

RIO CAN
REAL VISION, SOLID GROUND.



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