

  
**HEAPS ESTRIN**  
REAL ESTATE TEAM

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## 1315 Lawrence Avenue East, Suite 410

Grow your business here! Perfect suited as a workplace for an architecture firm, tech start-up, professional office services and more, this spectacular, modern loft-style space offers an abundance of natural light with nearly twenty feet of floor-to-ceiling windows. Multi-level second and third floor commercial unit features polished concrete floors, exposed brick and high ceilings. The main floor offers a chic reception area, collaborative workspace and two-piece bathroom. The upper floor mezzanine includes private workspaces, a kitchenette and a gorgeous glass-enclosed office overlooking the main floor. Conveniently located just steps to public transit and minutes to the Don Valley Parkway and Highway 401.

# Details

## TAXES

\$4,970.23 (2019)

## POSSESSION

To be arranged

## HEATING

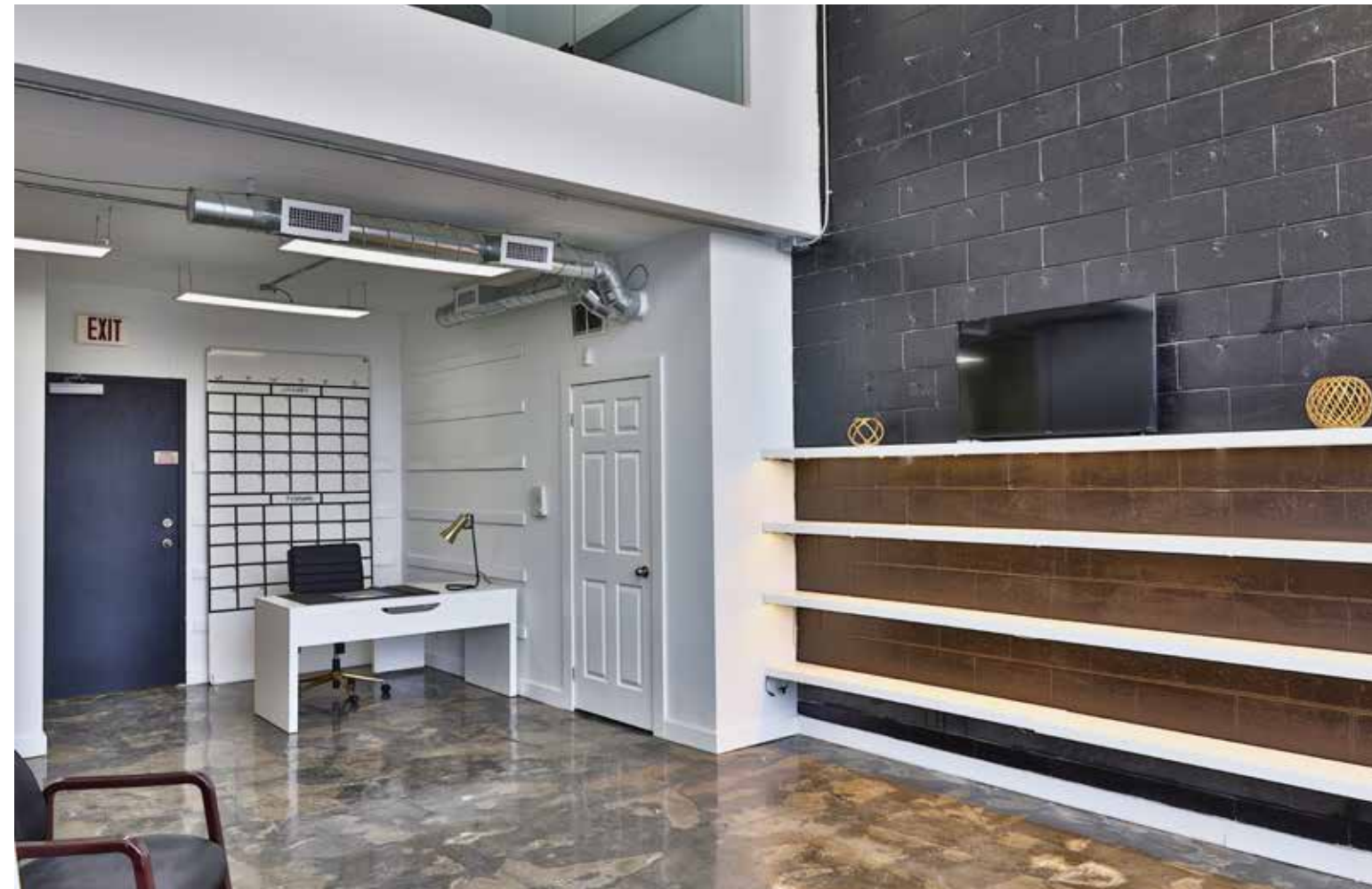
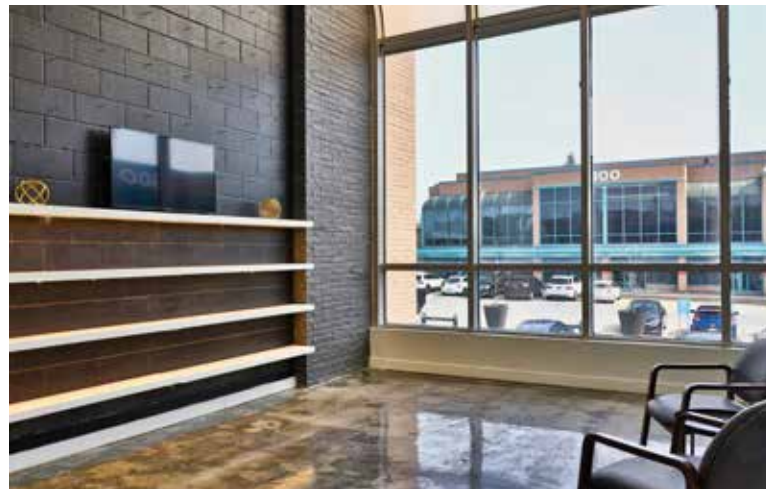
Electric forced air

## COOLING

Central air conditioning

## PARKING

Three parking spaces (owned)



# Features

## MAIN FLOOR

- Polished concrete floors
- Exposed brick
- Two-piece washroom
- Fire exit
- Intercom with buzz-in system
- Nine Foot ceilings under mezzanine
- 19-foot ceilings past mezzanine
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## UPPER LEVEL

- Polished concrete floors
- Glass-enclosed office
- Kitchenette
- Intercom with buzz-in system
- Nine foot ceilings
- Fire exit

## INCLUSIONS

- All electric light fixtures
- Intercom with buzz-in system
- Microwave
- Security system
- Built-in shelving

## EXCLUSIONS

- None