

For Lease: Retail & Office

324-326 Dundas Street W

Available Space	Availability	Location
5,766 SF (approx.) Two adjoining buildings	Immediate As a whole or by floor	Dundas & McCaul Across from the Art Gallery of Ontario

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326
Dundas Street W
Across from the AGO, Toronto

Available Space
2,883 SF (approx.)

Net Rent (Whole Building)
$43.00 PSF

Main Floor: **$55.00 PSF**
Upper Floors: **$32.00 PSF**
Lower Level: **$25.00 PSF**

Additional Rent
$13.93 PSF

Realty Taxes (2026)
$35,338

Lot Size
24 ft x 146 ft

Availability
Immediate

Zoning (Both Buildings)
CR 1.5 (c1.5; r1.5)
SS2 (x2303)



324
Dundas Street W
Across from the AGO, Toronto

Available Space
2,883 SF (approx.)

Net Rent (Whole Building)
$43.00 PSF

Main Floor: **$55.00 PSF**
Upper Floors: **$32.00 PSF**
Lower Level: **$25.00 PSF**

Additional Rent
$14.73 PSF

Realty Taxes (2026)
$39,078

Lot Size
25 ft x 146 ft

Availability
Immediate

Listing Agent

James Kahara*
Sales Representative
416.915.5276
jkahara@lennard.com
*Sales Representative

Virtual Tour *Available*
Click to explore all four levels of both buildings.

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324-326 Dundas Street W

Property Highlights

01 Prominent Downtown Location
Positioned directly across from the Art Gallery of Ontario, in the heart of Toronto's vibrant cultural district.

02 Two Adjoining Buildings
324 and 326 Dundas Street West offer approximately 5,766 SF of combined space, available together or individually, with the flexibility to lease by floor.

03 Both Buildings – 324 & 326 Dundas Street W
Approximately 5,766 SF, plus 1,967 SF lower-level space, available together as one premises.

04 324 Dundas Street W
Approximately 2,883 SF, plus 1,180 SF lower-level space, available as a standalone premises.

05 326 Dundas Street W
Approximately 2,883 SF, plus 787 SF lower-level space, available as a standalone premises.

06 Lower Level – 1,967 SF Combined
Approximately 8-foot ceiling heights, with finished open areas, storage rooms and existing track lighting. Suitable for storage, studio space or ancillary tenant uses.

07 Preferred Main Floor & Lower-Level Combination
Ideally, tenants leasing the main floor would also lease the corresponding lower-level space, allowing for additional storage, workspace or ancillary uses. Separate lower-level leasing may be considered where appropriate.

08 Character-Rich Space
Formerly occupied by a prominent fine art gallery and auction house, the property offers distinctive architectural character, including hardwood floors, exposed brick, bay windows and track lighting.

09 Flexible Commercial Applications
Suitable for a variety of uses, including art galleries, creative studios, professional offices, design firms, clinics, educational institutions and boutique retail.

10 Excellent Transit Accessibility
Steps from St. Patrick Subway Station and the Dundas streetcar, with convenient access to the Financial District, University of Toronto, OCAD University and Toronto Metropolitan University.

11 Flexible Leasing Opportunity
Multiple floor configurations and rental rates provide flexibility for businesses seeking a prominent downtown Toronto location.

12 Immediate Availability
Available for occupancy immediately, with lease terms of 3–5 years.

13 Washroom Potential
Plumbing infrastructure is available in the lower level to accommodate the installation of one additional washroom. This provides tenants with the potential to add a dedicated washroom facility, subject to final layout and approvals.

14 On-Site Parking
Rear parking accessible via the laneway, with space to accommodate approximately 7–8 vehicles, providing convenient on-site parking for tenants and visitors.

324-326 Dundas Street W

Neighbourhood



324-326 Dundas Street W

Looking North



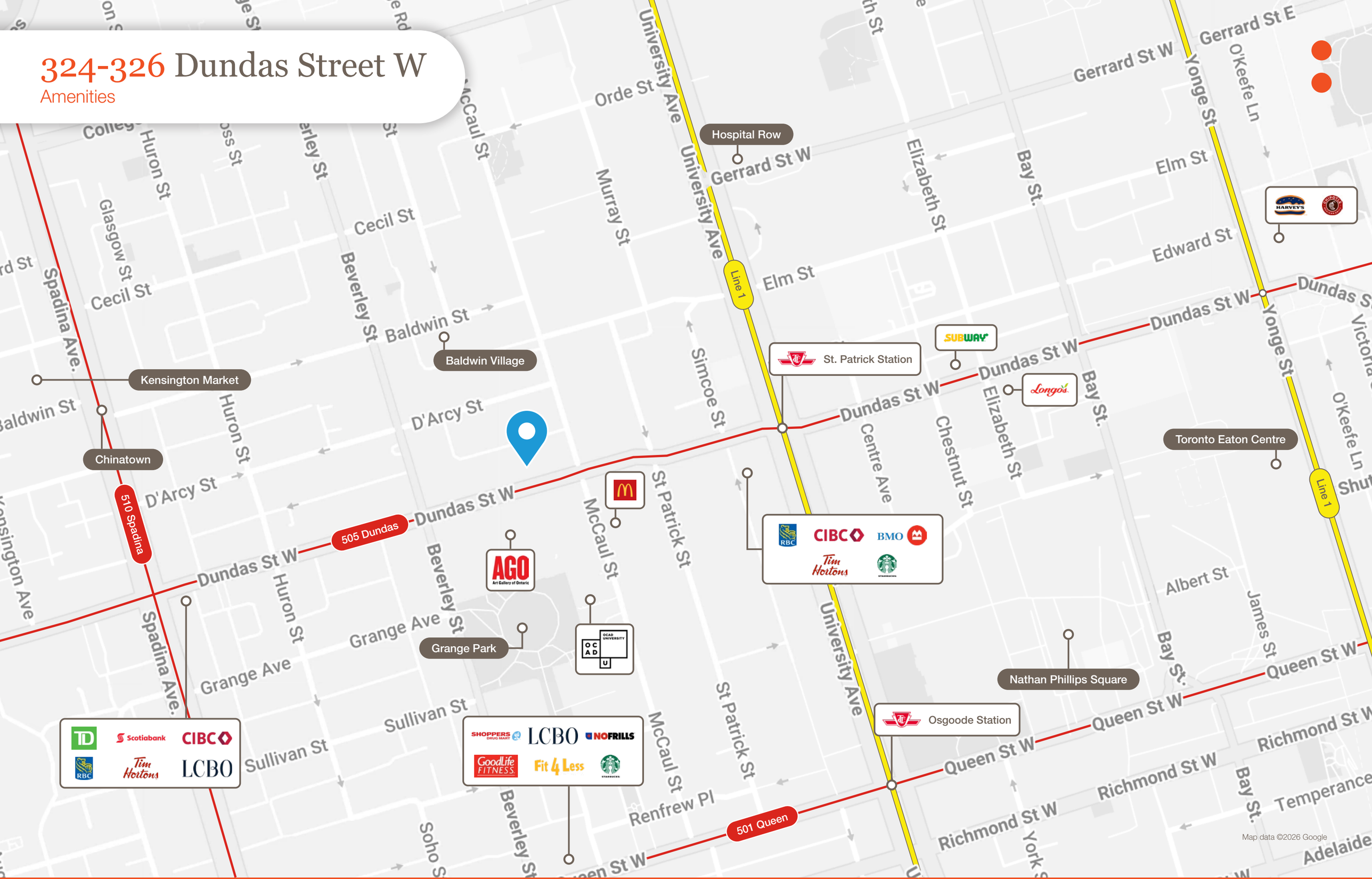
324-326 Dundas Street W

Looking East



324-326 Dundas Street W

Amenities

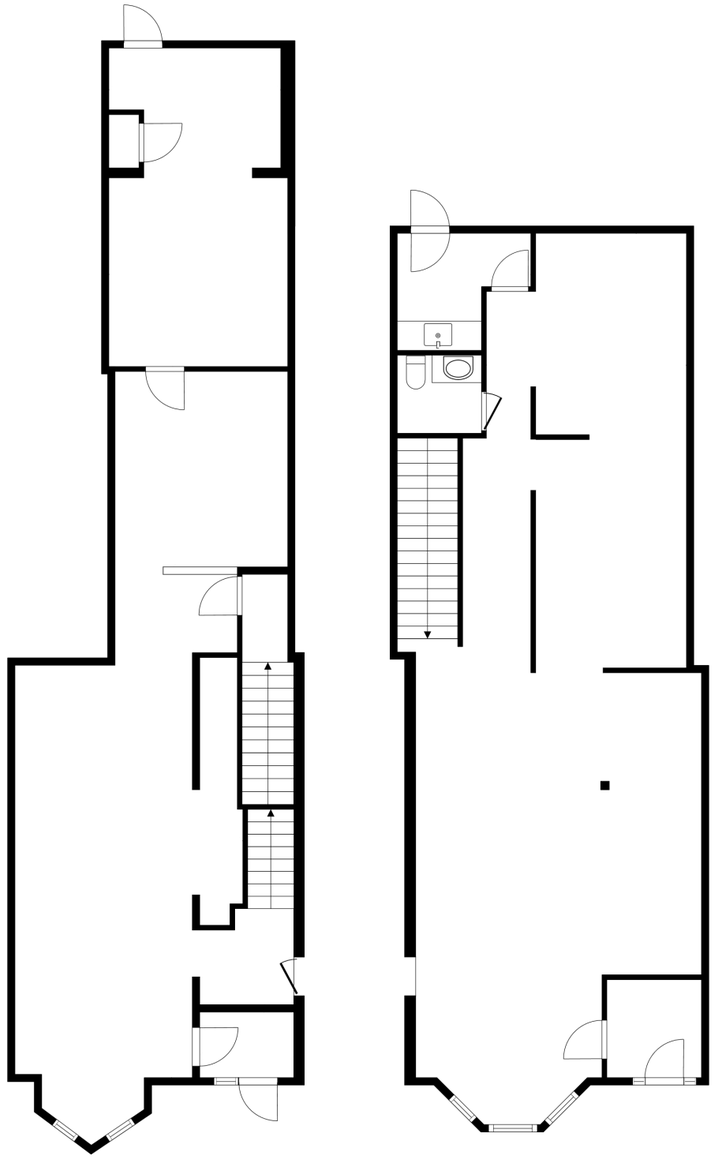


324-326 Dundas Street W

Main Floor

326 Dundas Street W

324 Dundas Street W



Floor area

2,216 SF

Both buildings

326 Dundas: 1,108 SF
324 Dundas: 1,108 SF

Net rent

$55.00

PSF

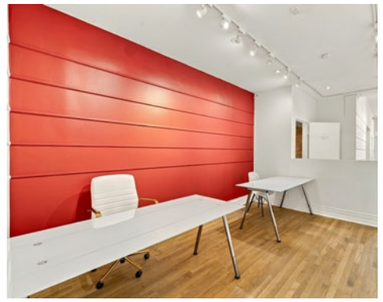
Ground-floor gallery space with track lighting, hardwood floors and front bay windows. Ideal for boutique retail, a gallery or a showroom.

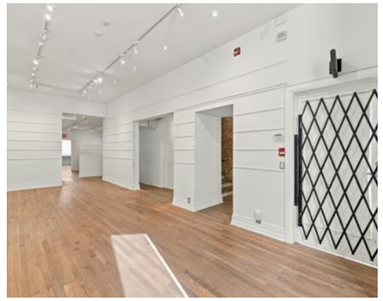






Virtual Tour





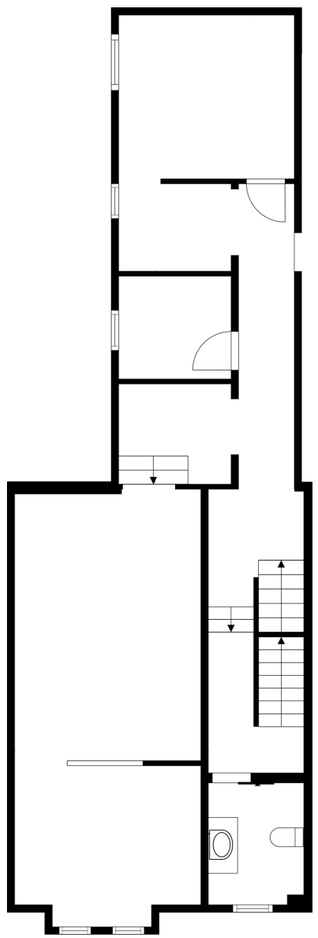


Floor plan is for illustrative purposes only and may not accurately reflect the current layout, dimensions or configuration of the premises. Floor areas are approximate and actual areas may vary. Measurements and details should be independently verified.

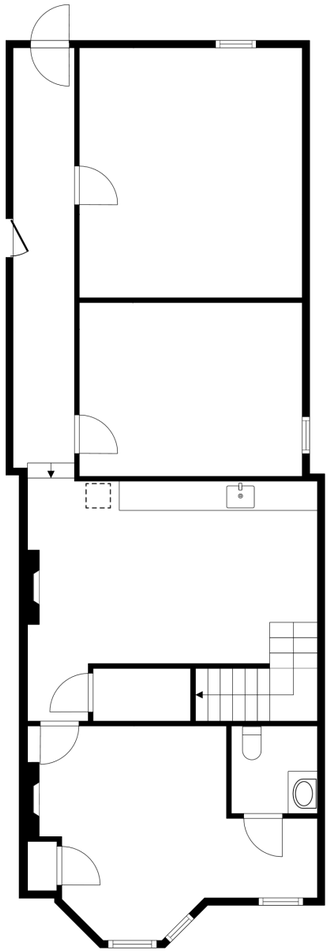
324-326 Dundas Street W

Second Floor

326 Dundas Street W



324 Dundas Street W



Floor area

2,128 SF

Both buildings

326 Dundas: 958 SF
324 Dundas: 1,170 SF

Net rent

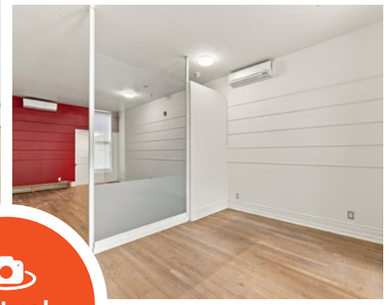
$32.00

PSF

Bright rooms with exposed brick, a bay window and a kitchen. Ideal for creative or professional offices, design firms or a clinic.



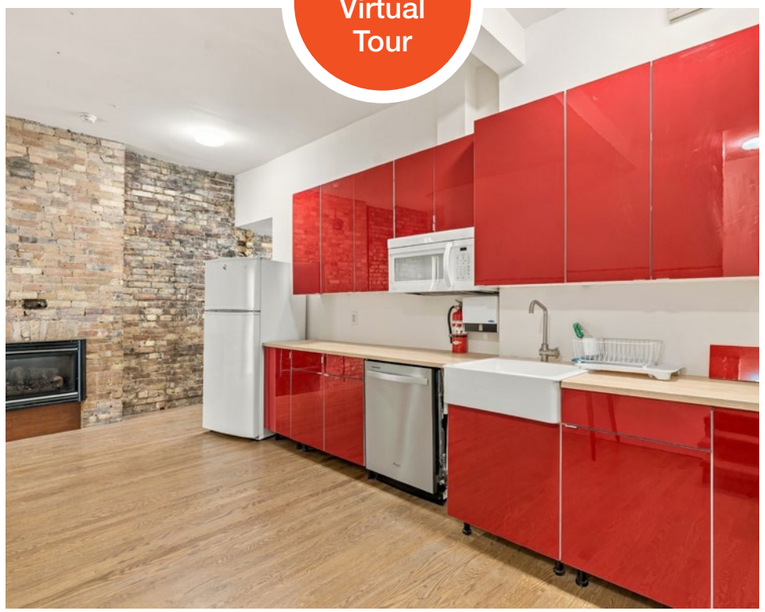




Virtual Tour





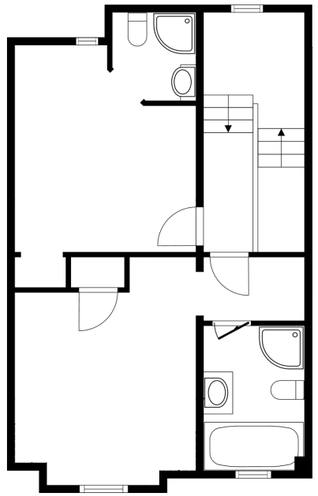


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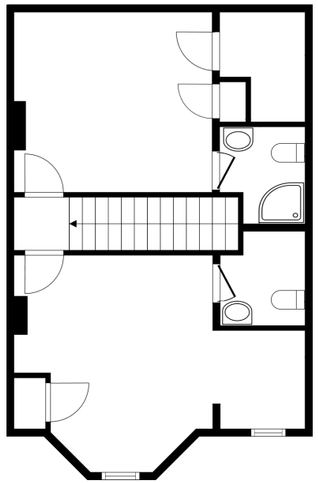
324-326 Dundas Street W

Third Floor

326 Dundas Street W



324 Dundas Street W



Floor area

1,180 SF

Both buildings

Net rent

$32.00

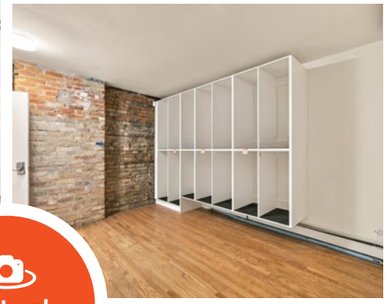
PSF

326 Dundas: 590 SF
324 Dundas: 590 SF

Top-floor rooms under the mansard roof, with dormer windows and exposed brick. Ideal for studios or private offices.

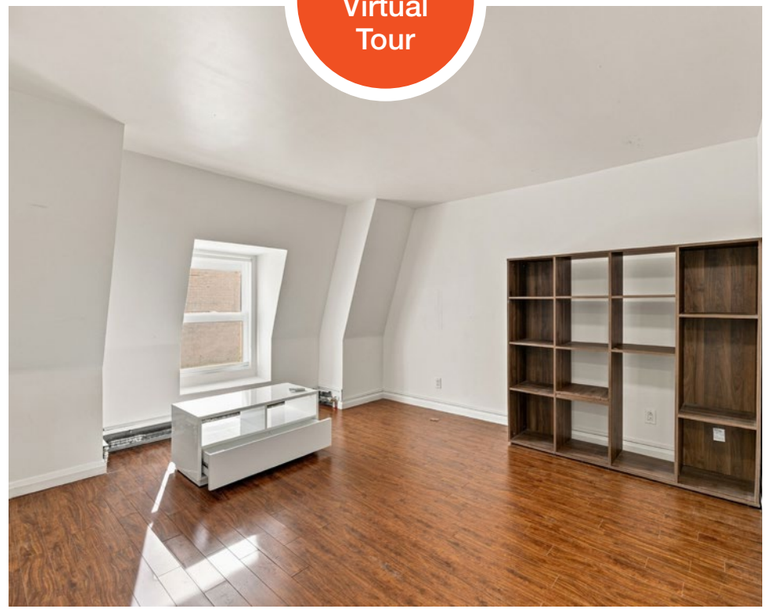






Virtual Tour







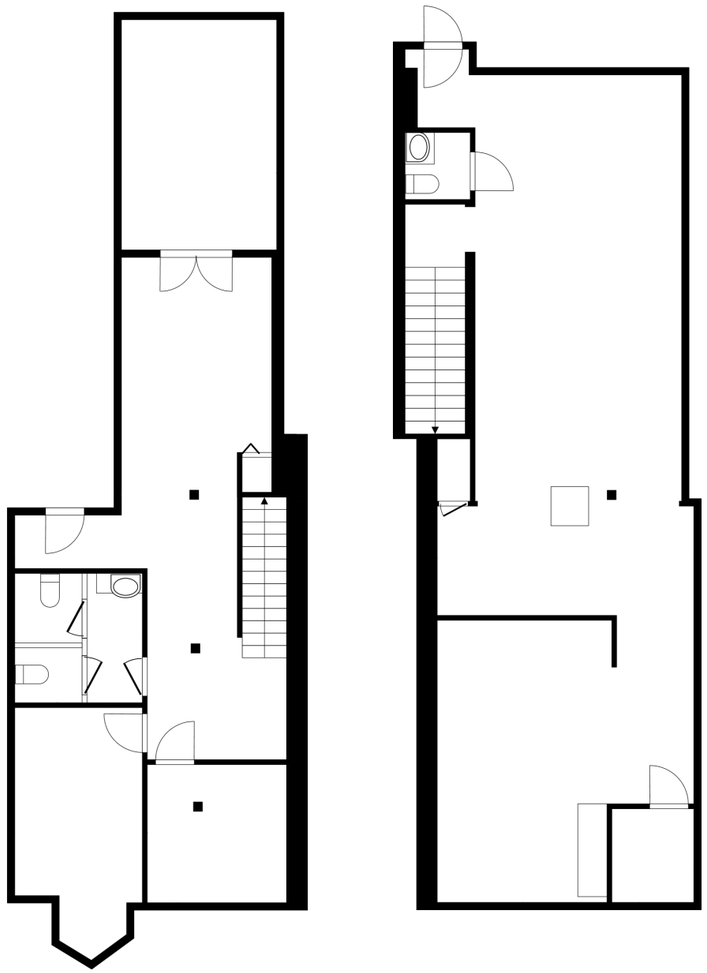
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324-326 Dundas Street W

Lower Level

326 Dundas Street W

324 Dundas Street W



Floor area

1,967 SF

Both buildings

326 Dundas: 787 SF
324 Dundas: 1,180 SF

Net rent

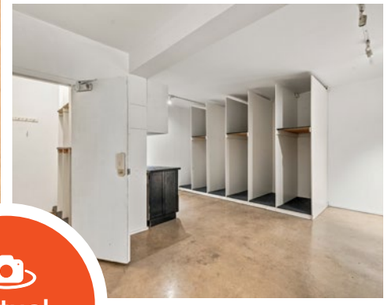
$25.00

PSF

Finished lower level with open areas, storage rooms and track lighting. Ideal for storage, studios or back-of-house space.







Virtual Tour



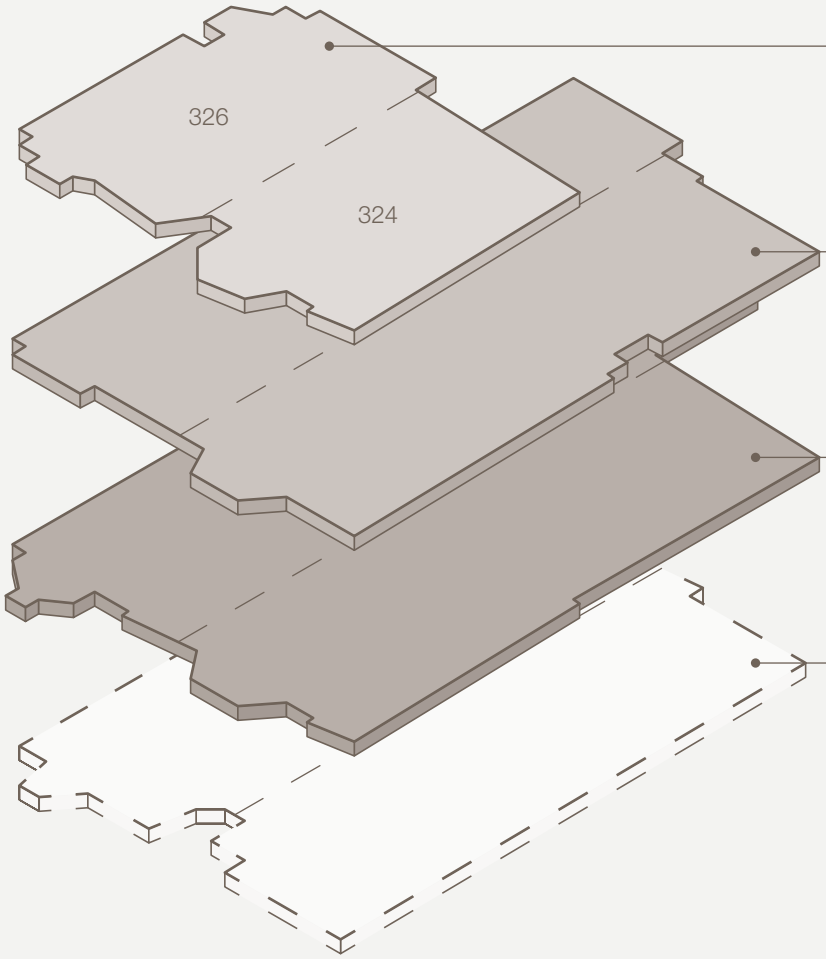




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Four levels, available as a whole or by floor

Net rent per square foot, plus TMI and HST



Third Floor
$32.00 PSF

Second Floor
$32.00 PSF

Main Floor
$55.00 PSF

Lower Level
$25.00 PSF

Whole Building: $43.00 PSF

Floor outlines traced from the Matterport tour. Illustrative, not to scale.

Lennard:

James Kahara*

Sales Representative
416.915.5276
jkahara@lennard.com

200-55 University Avenue, Toronto
416.649.5920
lennard.com

*Sales Representative
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