



Co-op Fee
\$1.50 PSF
per annum

For Lease: Commercial/Office/Showroom

532 Annette Street

Ground Floor (plus finished basement) Available For Lease

Lennard:

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532 Annette Street

Office or showroom available for lease in the High Park North community



Unit Size
2,272 SF
(2,259 SF finished basement included at no additional charge)



Net Rent
\$28.00 PSF
Additional Rent
\$15.00 PSF
(Hydro included, in-suite Janitorial excluded)



Possession
September 1, 2025



Parking
Plenty of nearby street parking



Co-op Fee
\$1.50 PSF / Annum

Property Overview

532 Annette Street is a distinctive two storey red brick commercial property located in Toronto’s west end at the intersection of Runnymede and Annette. The building boasts spectacular transit connectivity with nearby access to Runnymede Station, Dundas West Station (TTC, GO, UP), and a short drive down to the Gardiner Expressway.

This beautifully appointed ground floor unit is an old bank space that features no columns, drywall ceilings, and a large bank vault at the rear of the premises which has been incorporated into the usable area. With the buildings corner exposure and large windows the unit benefits from a lot of pedestrian visibility as well as natural light. The recently replaced high end flooring and window coverings help to elevate the look and this offering includes a 2,259 SF finished basement at no additional cost to the Tenant. There is plenty of nearby street parking for staff and clients.



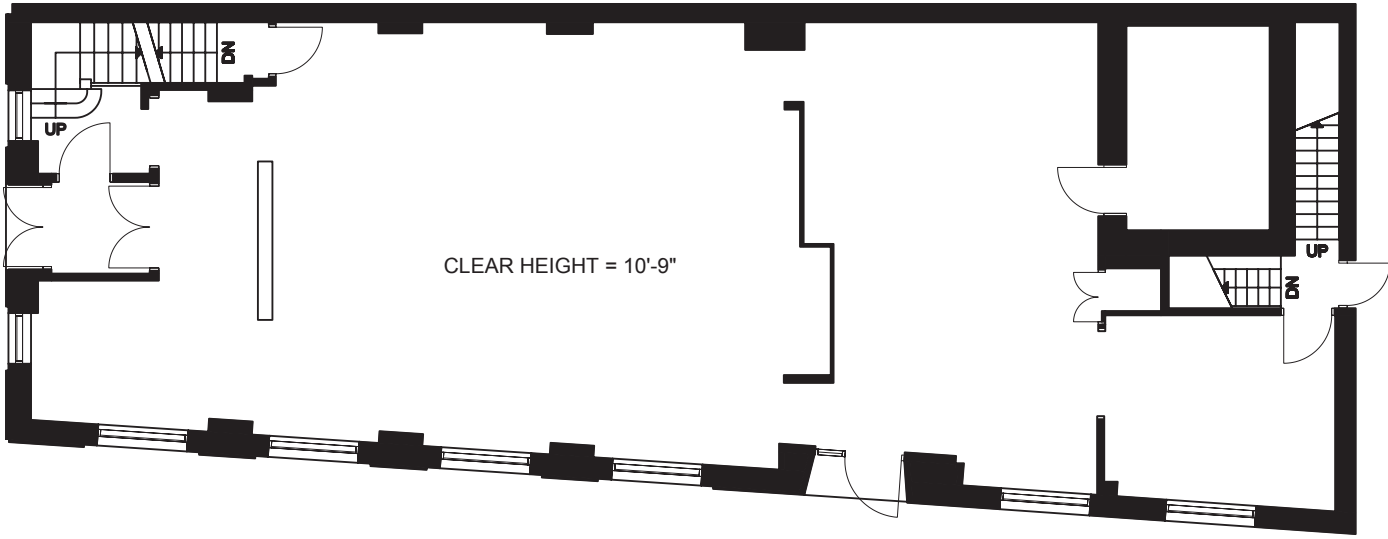
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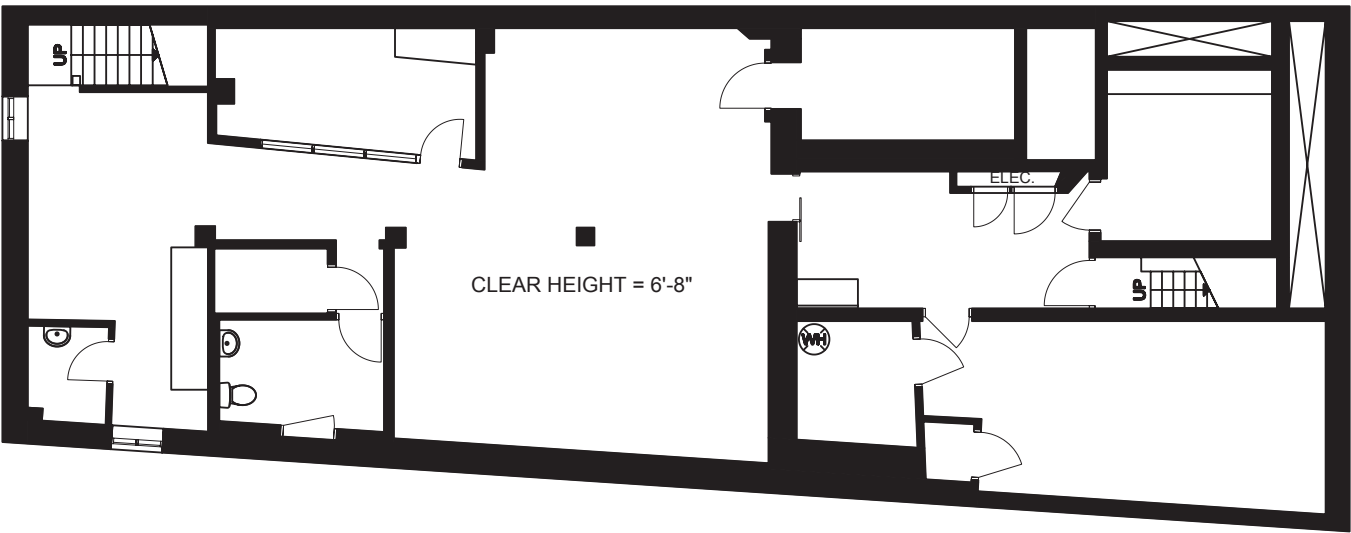


532 Annette Street

Ground Floor: **2,272 SF**



Basement: **2,259 SF**





The Area

The High Park North neighbourhood, where 532 Annette Street is located, is known for its proximity to High Park, one of the city’s largest green spaces. The area features tree-lined streets, charming homes, and a mix of local amenities, including cafés and small businesses. It attracts a diverse community, from young professionals to families, thanks to its blend of urban convenience and natural beauty.

Well-connected by public transit, with Runnymede subway station nearby, High Park North offers easy access to downtown Toronto. The neighbourhood’s strong community feel, along with its access to parks and major roads like the Gardiner Expressway, makes it a desirable place to live and work.

Lennard:

Amenities



Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage.

532 Annette Street

Photo Gallery - Ground Floor



532 Annette Street

Photo Gallery - Finished Basement





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