

49 Fraser Avenue
Toronto, Ontario

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ALLIED

With more than 200 properties across Canada, comprising more than 15 million square feet, Allied has earned a reputation for contributing to the vitality of Canada's most vibrant urban neighbourhoods, and for developing workplaces distinguished by thoughtful, human-scale design, proactive property management, and an unsurpassed occupant experience.

PROPERTY HIGHLIGHTS

Beautiful four-storey, brick-and-beam mixed use building located on the east side of Fraser Avenue, south of Liberty Street and adjacent to 47 Fraser Avenue.

- Open Concept Brick-and-Beam Space
- High Ceilings Throughout
- Ample Natural Light
- Full Building Opportunity
- Potential Signage Opportunity
- On-site Security
- Parking Available

contiguous

TRANSIT

- 4 Minute Walk to 504 King Streetcar
- 6 Minute Walk to Exhibition GO Station
- 17 Minutes from Union Station via GO Transit

SUITE INFORMATION

SUITE	SF	TYPE	AVAILABILITY	VIRTUAL TOUR
BI	3,493	Office	Immediate	Click here
100	3,487	Office	Immediate	-
200	3,433	Office	Immediate	Click here
300	3,437	Office	Immediate	Click here

Includes Water & In-Suite Hydro, Excludes In-Suite Janitorial

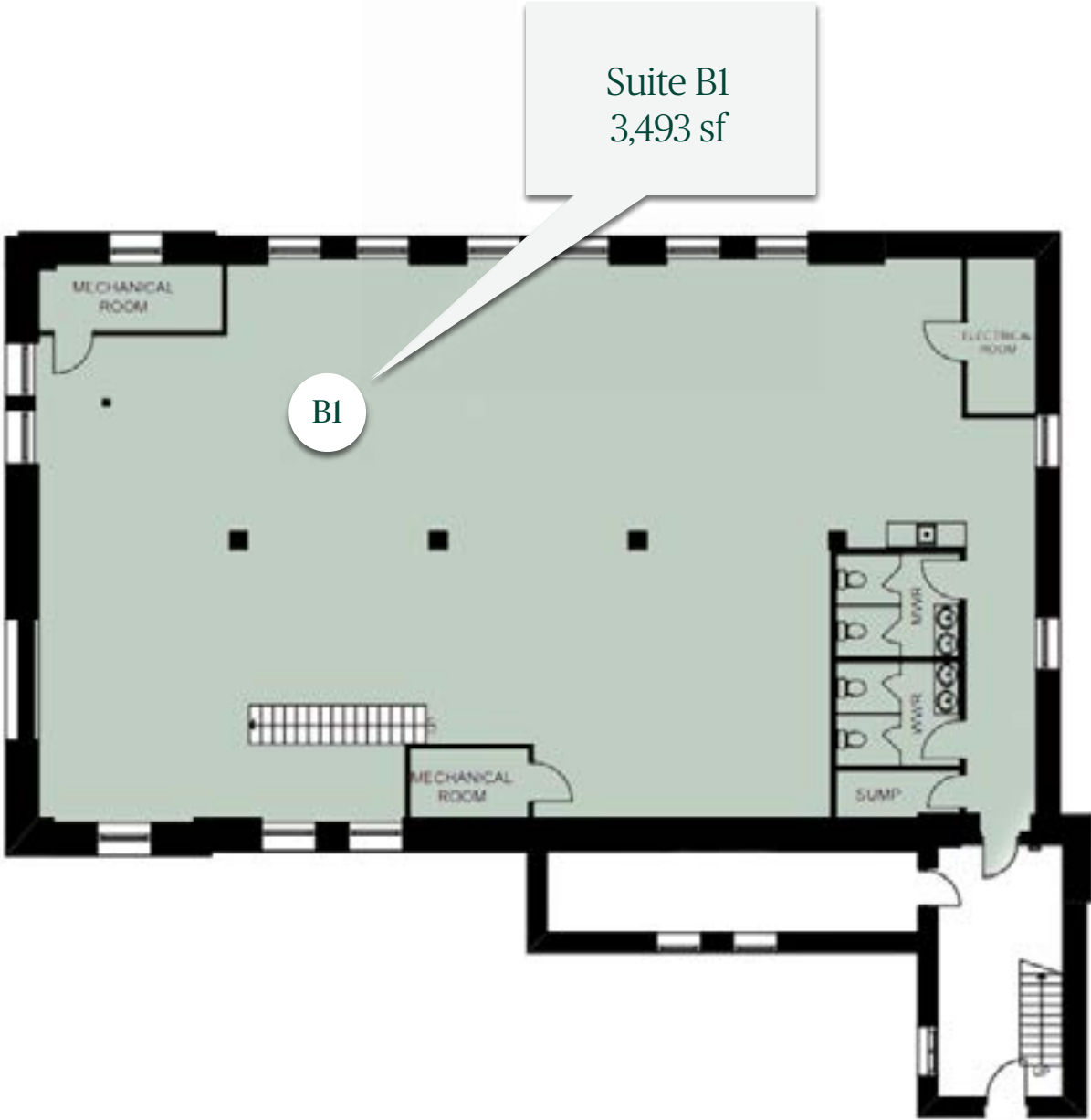
NET RENT
Call leasing agent



ADDITIONAL RENT
\$19.78



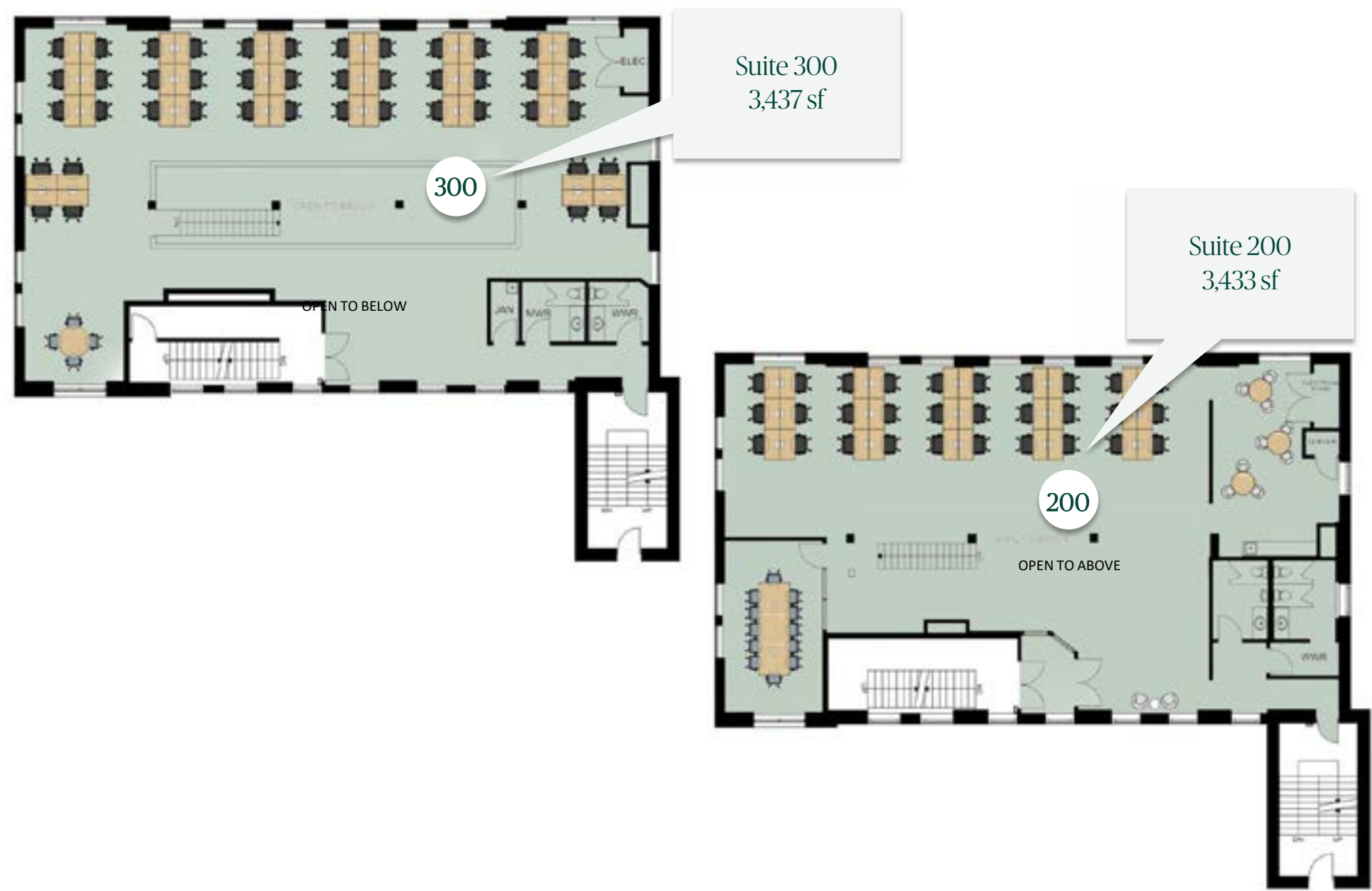
49 Fraser Avenue
Lower Level Floor Floorplan



49 Fraser Avenue
Ground Floor Floorplan

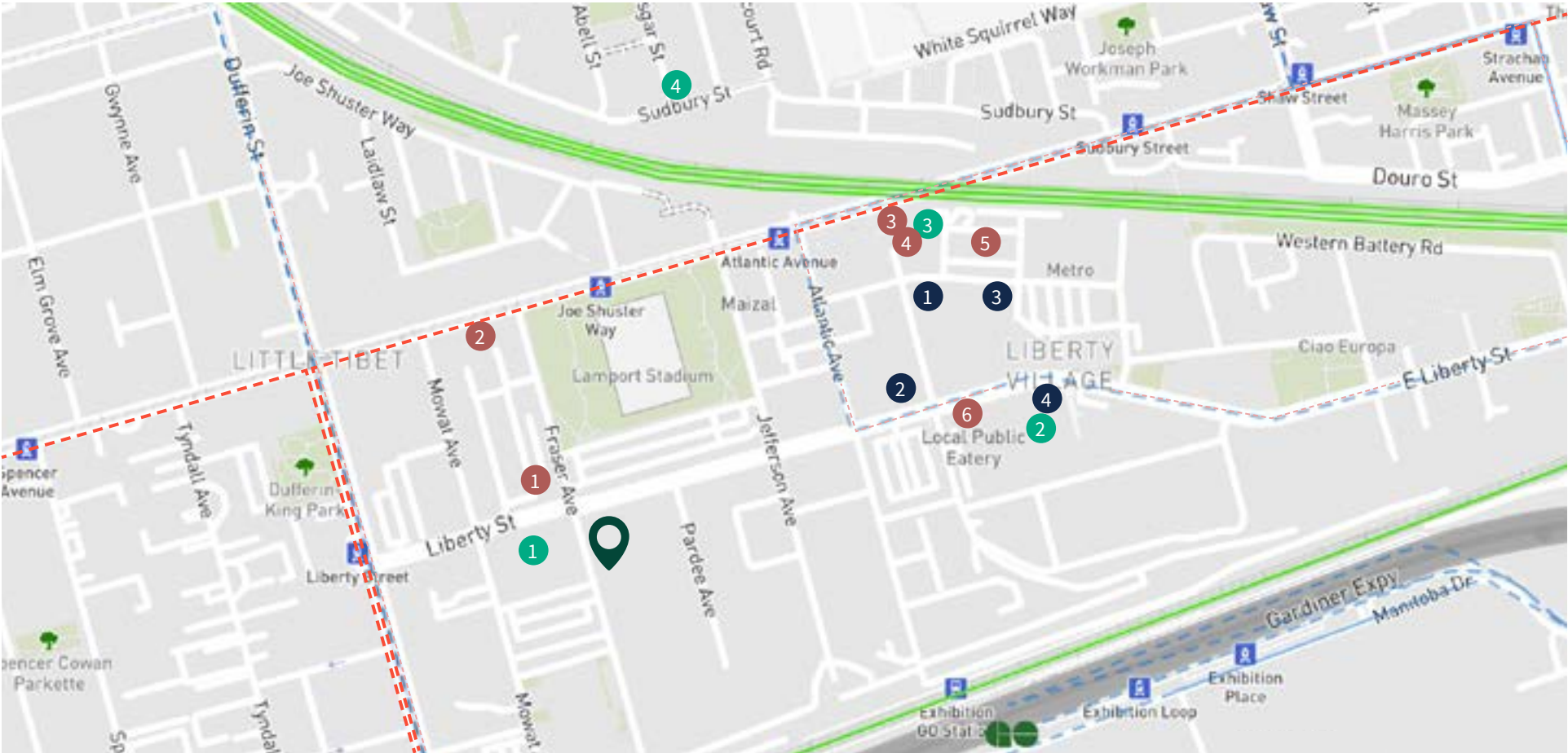


49 Fraser Avenue
Second & Third Floor Floorplan



49 Fraser Avenue

Amenities Map



LOCATION

Walk Score® | 95
 Transit Score® | 92
 Bike Score® | 57
 Less than a four minute
 walk to Queen streetcars

RESTAURANTS

- 1 SCHOOL
- 2 Caffino
- 3 Mildred's Temple Kitchen
- 4 Freshii
- 5 Harvey's
- 6 Merci Mon Ami

HEALTH & WELLNESS

- 1 RCFLV
- 2 F45 Training
- 3 GoodLife Fitness
- 4 The Gym at 99 Sudbury

SERVICES

- 1 RBC Royal Bank
- 2 Scotiabank
- 3 TD Canada Trust
- 4 BMO Bank of Montreal

- GO Transit
- - - Toronto Bus Route
- - - 504 King Streetcar
- 📍 49 Fraser Avenue

ALLIED

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