

OFFICE SPACE FOR LEASE

2 St Clair TORONTO • ON Ave East

WHERE **Connectivity**
MEETS **Opportunity**



**Choice
Properties**

WHERE

Midtown Energy



Everything you need,
right *where* you need it

- Located in the heart of Yonge + St. Clair
- Seamless connectivity across the city
- Surrounded by a variety of dining, fitness, and lifestyle amenity options
- Rare FULL-FLOOR Opportunity!

MEETS

Professional Excellence

It's not just where you work
— it's *how* you work



Vibrant, retail-activated lobby

On-site retail Starbucks, Rexall, Greenhouse Juice, INS Market, Hi Flower Studio, The Printing House, Sean's Quality Shoe Repair, Hollywood Cleaners



Tenant-Exclusive Conference Room



Steps away from TTC's St. Clair Station

2 St Clair

Flexible configurations available to suit your business needs.

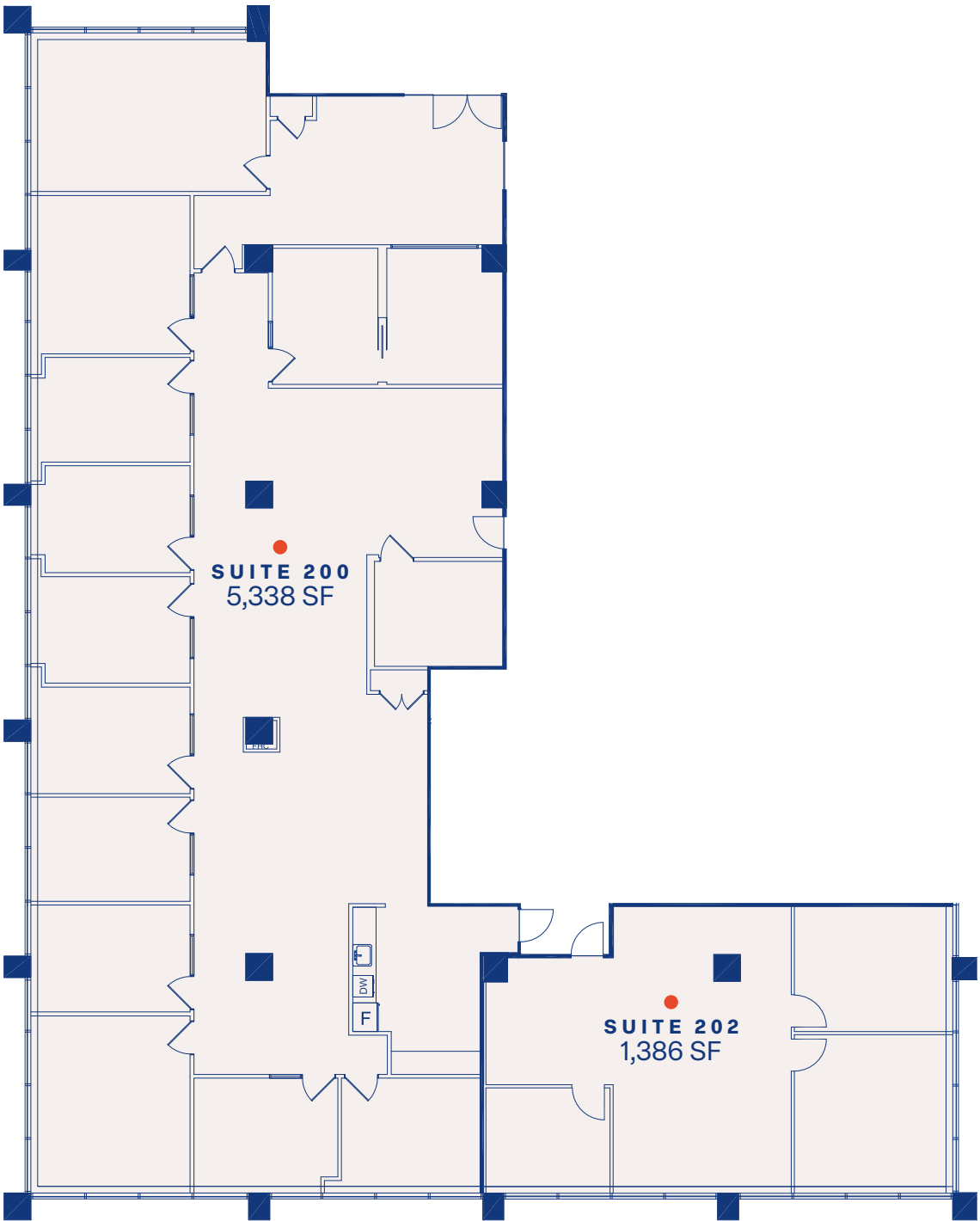
Availability

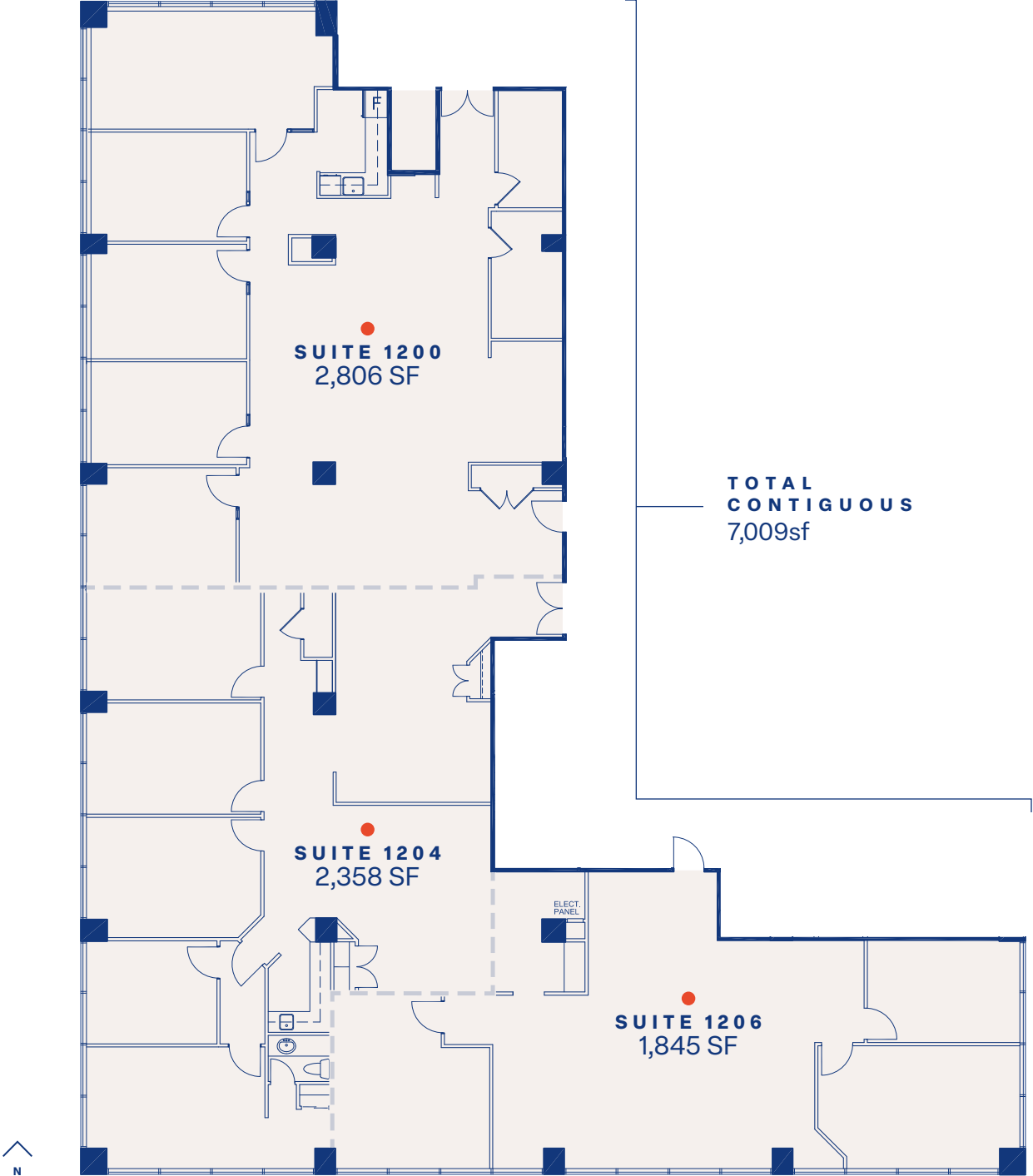
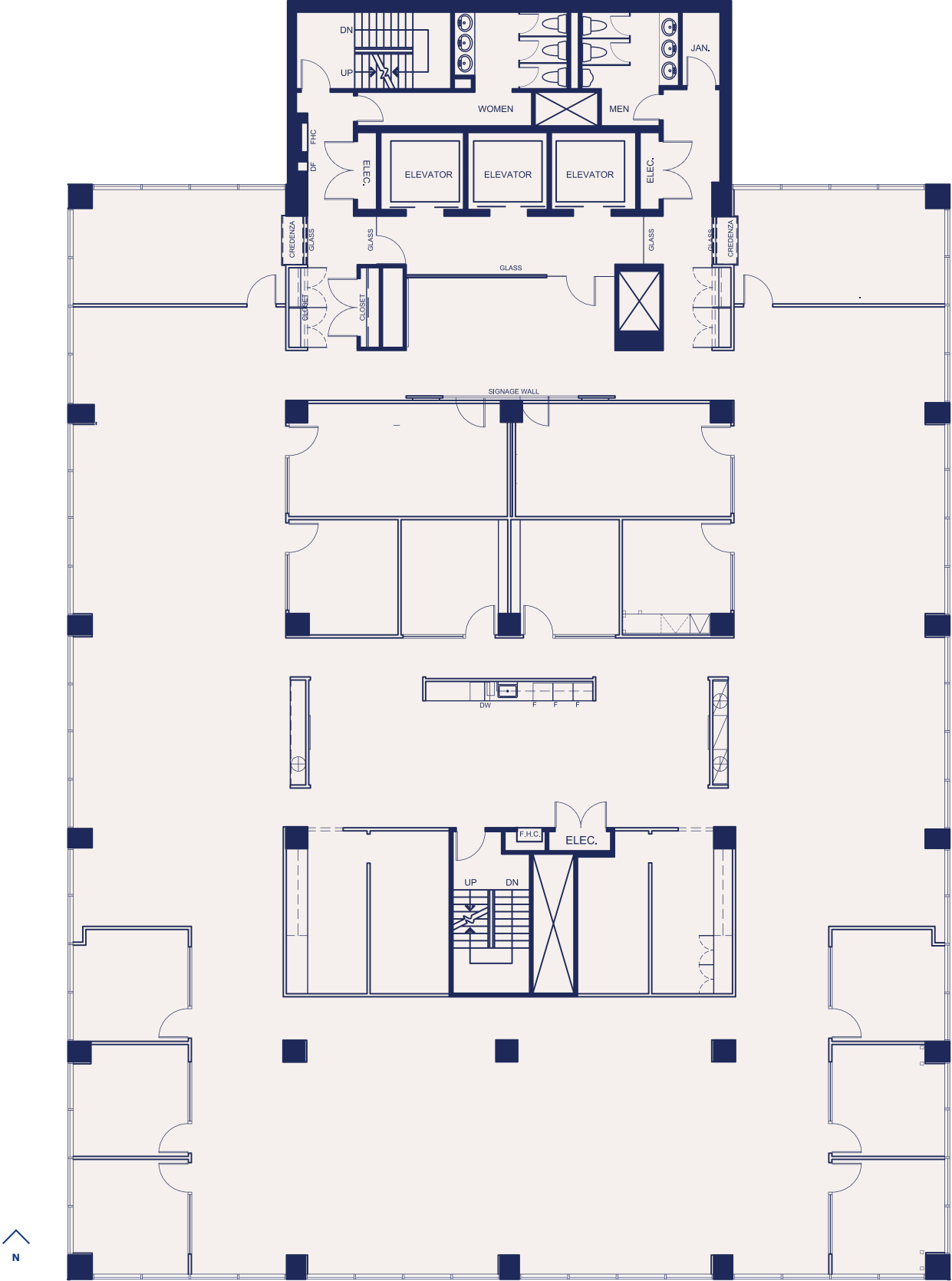
SUITE	SIZE	AVAILABILITY	FLOOR PLAN
● 200	5,338 SF	March 1, 2027	TOTAL CONTIGUOUS 7,009sf
● 202	1,386 SF	November 1, 2026	
● 400	10,703 SF	Immediately	
● 1200	2,806 SF	November 1, 2026	
● 1204	2,358 SF	November 1, 2026	
● 1206	1,845 SF	November 1, 2026	

ASKING NET RENT | \$34.00

ADDITIONAL RENT | \$30.68

2nd Floor





LOCATED IN THE HEART OF

Yonge + St. Clair

With immediate TTC access and surrounded by the area's best dining, fitness, and lifestyle amenities, your team will experience the perfect balance of productivity and urban convenience.

1 ON-SITE RETAIL

**STARBUCKS™**

**Rexall**

**TPH**

**Greenhouse**

**INS
MARKET**

Hollywood CLEANERS

Hi Flower Studio

SEAN'S SHOE REPAIR

FOOD + DRINK

- 2 McDonald's

3 El Inka

4 Cucina Buca

5 Pizzaiolo

6 Kiva's Bagel Bar

7 Union Social Eatery

8 Mary Be Kitchen
- 9 Grandma loves you

10 Daeco Sushi

11 Holy Chuck

12 Zelden's

13 The Bagel House

14 Sunny Morning

15 Capocaccia Trattoria
- 16 Barnsteiner's

17 Tim Hortons

18 Pizza Pizza

19 Swiss Chalet

20 Ambijan On Yonge

21 Sushi Gen

SHOPPING + SERVICES

- 22 Loblaws

23 TD Bank

24 Scotiabank

25 RingFit Boxing

26 Canadian Outlet

27 CIBC
- 28 UPS

29 Eden Flower

30 Roots

31 Legs Beautiful

32 Shoppers Drug Mart

33 Gold Irene Jewelers
- 34 Shoe sette

35 LAGREE Plus

36 RBC

37 Rolex

TRAVEL TIMES	HIGHWAY 401	10-15 mins	UNION STATION	12-15 mins
	ALLEN ROAD	10-12 mins	TORONTO PEARSON AIRPORT (YYZ)	30-40 mins
	GARDINER EXPRESSWAY	15-20 mins	BILLY BISHOP AIRPORT (YTZ)	15-20 mins
	BLOOR & YONGE	5-8 mins		

 SUBWAY STATION

 STREETCAR STOP



2 St Clair Ave East

T O R O N T O • O N

OFFICE SPACE FOR LEASE

READY FOR

Midtown Energy?

Let's connect!

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**Choice
Properties**