



TOTAL CONTIGUOUS: 20,381 SF

FOR LEASE

23 Fraser Ave.



TORONTO, ON.



FOR LEASE

Beyond the Brick: Innovation Meets Heritage in Liberty Village

At 23 Fraser Avenue, historic character meets modern functionality. Your team benefits from seamless transit access across the GTA, while enjoying immediate proximity to the restaurants, fitness studios, and amenities that define contemporary work culture.

Designed Around How You Work



Prime Liberty Village
Location



Superior Transit
Connectivity



Vibrant Neighbourhood
Amenities



Corporate
Entertainment
& Events



Convenient On-Site
Parking



Loading Dock Access



Flexible, Customizable
Workspace

Availabilities

Suite	Size	Availability	Comments
100	9,501 SF	December 1, 2026	Flexible mix of finished and open space
106	6,458 SF	December 1, 2026	Flexible mix of finished and open space
200	4,422 SF	December 1, 2026	Private rooftop patio

Total Contiguous Space: 20,381 SF



TERM:
Negotiable



ASKING
NET RENT:
Please contact
listing agents



ADDITIONAL
RENT:
\$13.63 PSF
(2026 estimate)*



ON-SITE
PARKING



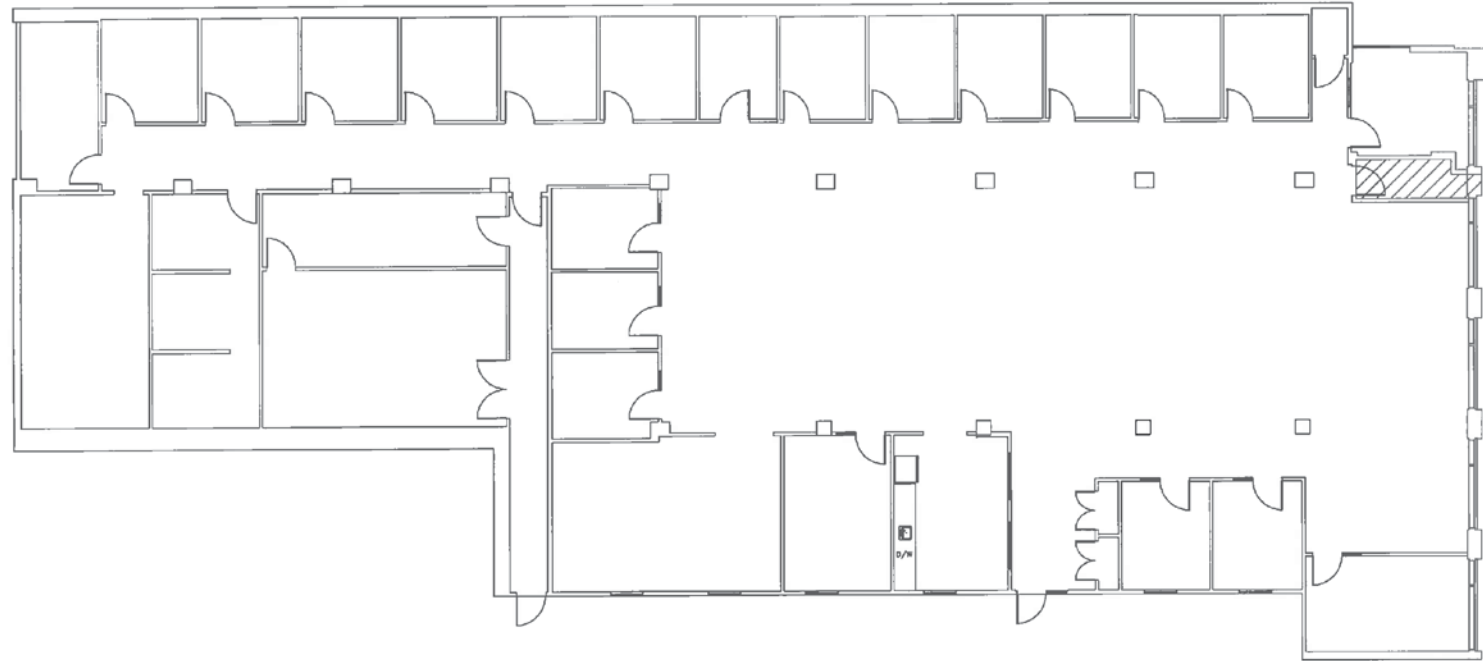
LOADING
DOCK
ACCESS

*In-suite janitorial and utilities excluded



Suite 100

9,501 SF

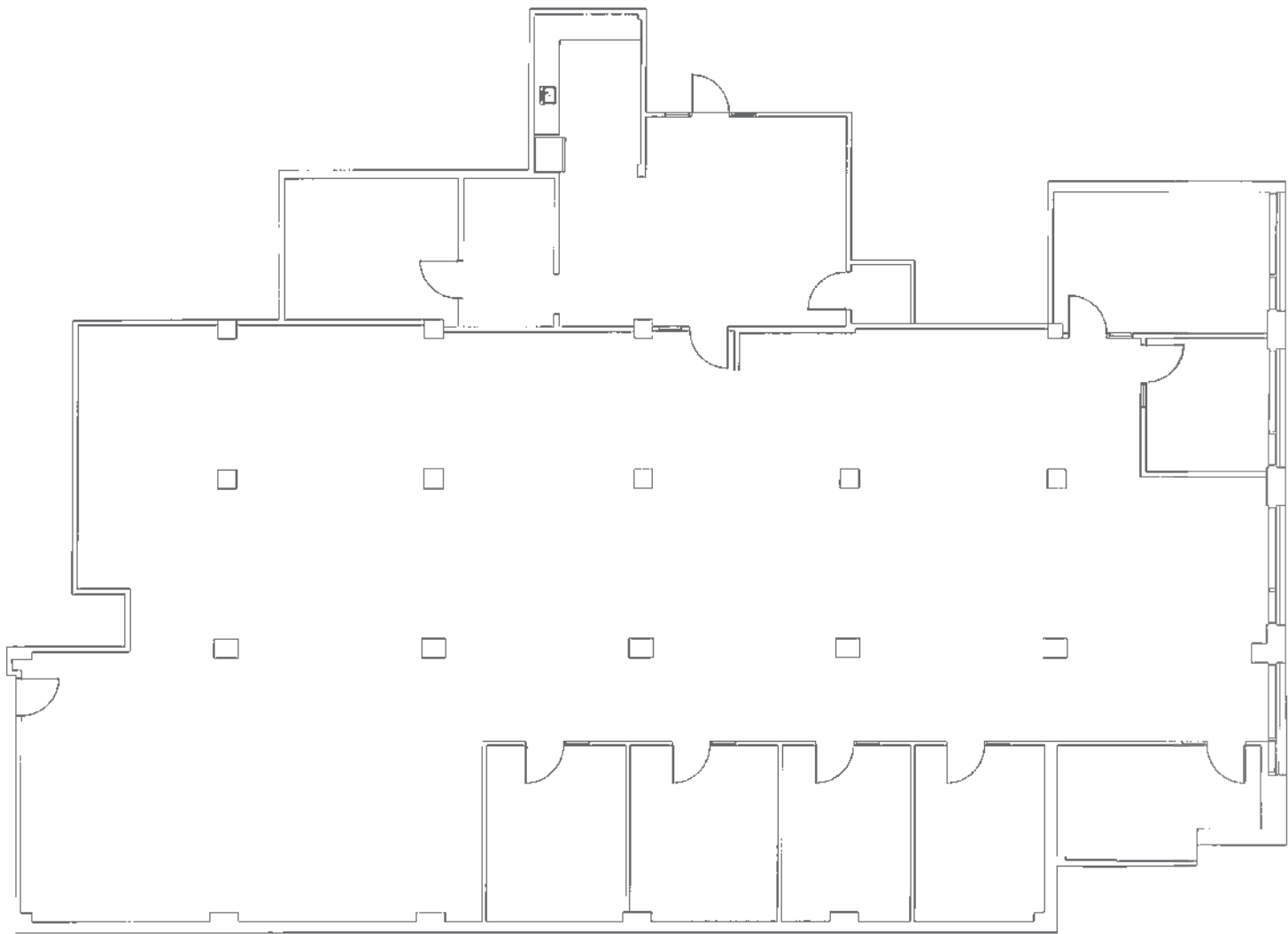


23 Fraser Ave.



Suite 106

6,458 SF



23 Fraser Ave.

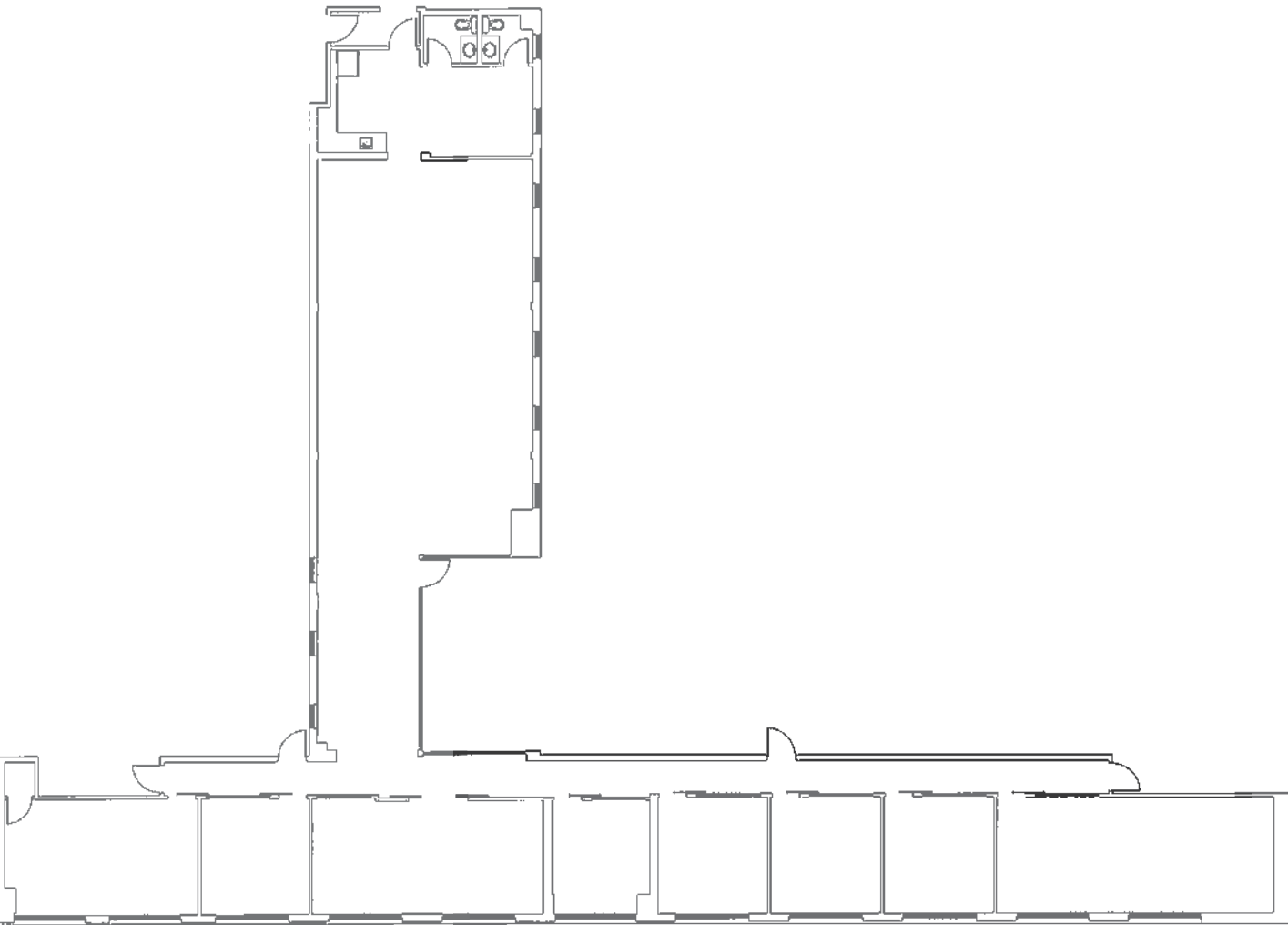


FOR LEASE

Suite 200

4,422 SF

Suite 200 offers a distinctive private rooftop patio, perfect for team gatherings or client entertainment.



23 Fraser Ave.



FOR LEASE

Floor Plan





Amenities Map



RESTAURANTS

- 1. Brodflour
- 2. School Restaurant
- 3. Wilbur's Taco Shop
- 4. Impact Kitchen
- 5. Merci Mon Ami
- 6. Local Public Eatery
- 7. Chiang Mai Liberty
- 8. Fox And John's Restaurant + Bar
- 9. Naomi
- 10. Liberty Eats



COFFEE SHOPS

- 11. Savoir Coffee
- 12. Louie Coffee Shop
- 13. The Abbott
- 14. Arvo Coffee & Wine
- 15. Highly Likely Coffee



BUS STOPS

- 16. Dufferin St at Springhurst Ave
- 17. Dufferin St at Liberty St
- 18. Dufferin St at King St West



GROCERIES

- 19. No Frills
- 20. King's Food Market
- 21. FreshCo Queen & Gladstone
- 22. Metro
- 23. Longo's

TIME TO ACCESS



4 mins drive from Gardiner Expy



8 mins drive from Billy Bishop Airport



9 mins drive from Don Valley Parkway



18 mins drive from Toronto Pearson Airport



TTC STREETCAR ROUTE

504 King Streetcar

511 Bathurst Streetcar

501 Queen Streetcar



FOR LEASE

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