OFFICE SPACE FOR LEASE

2 St Clair Ave East

TORONTO • ON

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

JLL | 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

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

AVAILABLE SUITES

2 St Clair

Flexible configurations available to suit your business needs.

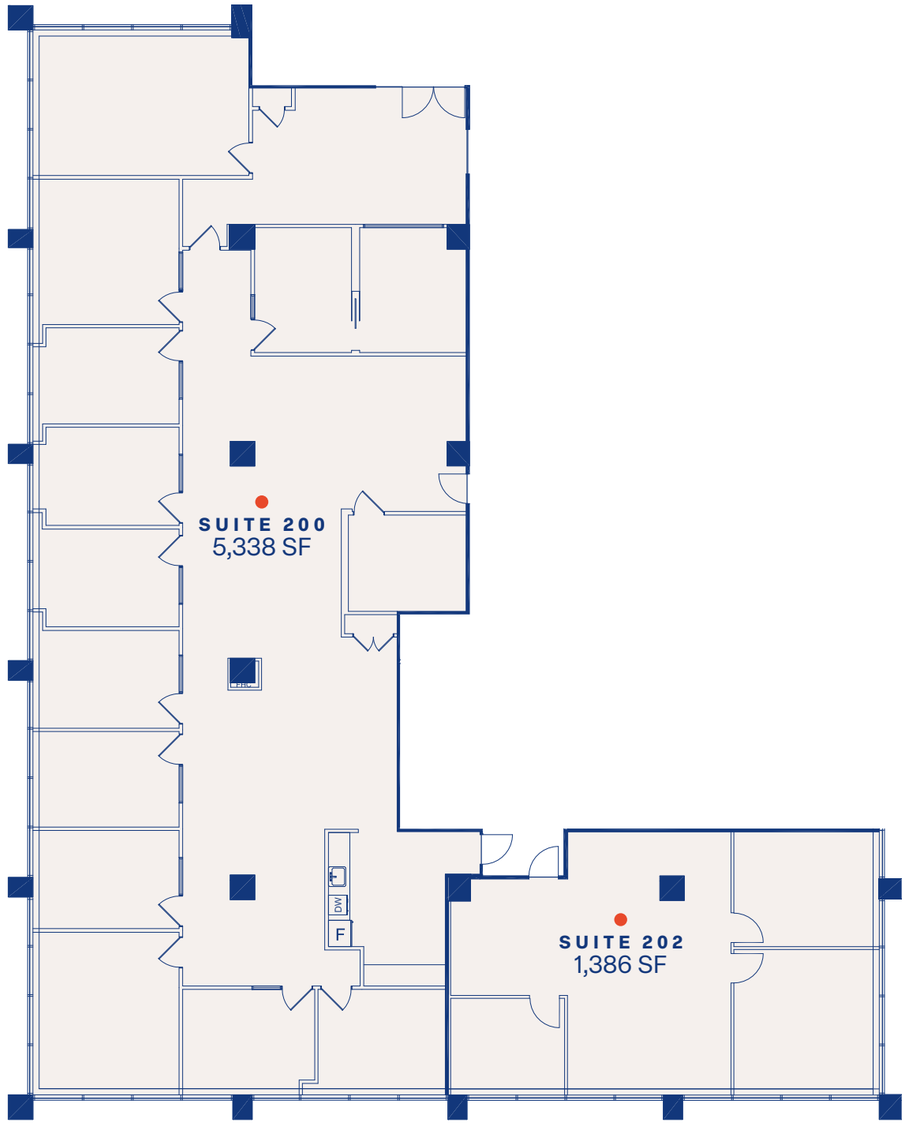
Availability

SUITE	SIZE	AVAILABILITY	
200	5,338 SF	March 1, 2027	TOTAL CONTIGUOUS 6,724 SF
202	1,386 SF	Immediately	
~~400~~	~~10,703 SF~~	~~Immediately~~	LEASED
~~1200~~	~~2,806 SF~~	~~November 1, 2026~~	LEASED
~~1204~~	~~2,358 SF~~	~~November 1, 2026~~	LEASED
~~1206~~	~~1,845 SF~~	~~November 1, 2026~~	LEASED

ASKING NET RENT	$34.00

ADDITIONAL RENT	$30.68

2nd Floor



2 St Clair Ave East

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 · Hi Flower Studio · INS MARKET · Hollywood CLEANERS · 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 Ambiyan 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



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READY FOR

Midtown Energy?
Let's connect!

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