

401 Logan Avenue

Offices for Lease

Remodelled historical factory studios in the heart of Leslieville



**Get more
information**

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Developments Inc.**

**AVISON
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History

Designed in 1907 by Architect James Layrock Havill for the Smart Bag Company of Montreal, 401 Logan Avenue is one of the most notable addresses in the Leslieville area. The building was then merged with Woods Manufacturing in 1918 to become one of the largest producers of fiber products in Canada.

At the time, Leslieville was quickly industrializing to help support Canada's war efforts and many other manufacturing plants opened up and gave easy access to the Grand Trunk Railway line and the Port Lands, linking Toronto to the Port of Montreal and Atlantic trade routes. Products such as tents, sleeping bags, hammocks and summer uniforms were made.

Today

The former Woods Manufacturing factory building's original heritage features have been preserved, while the interior has been remodeled to create unique studio lofts to inspire and excel growth. The soaring 14ft high exposed ceilings, large windows, and open unobstructed spaces with exposed heritage brick and care for sustainability all create a fantastic work environment. The building is home to a group of diverse tenants including high-tech, architecture, design, artist studios/galleries, not-for-profit and health & fitness, creating a vibrant ecosystem and bringing vital services to the neighbourhood.

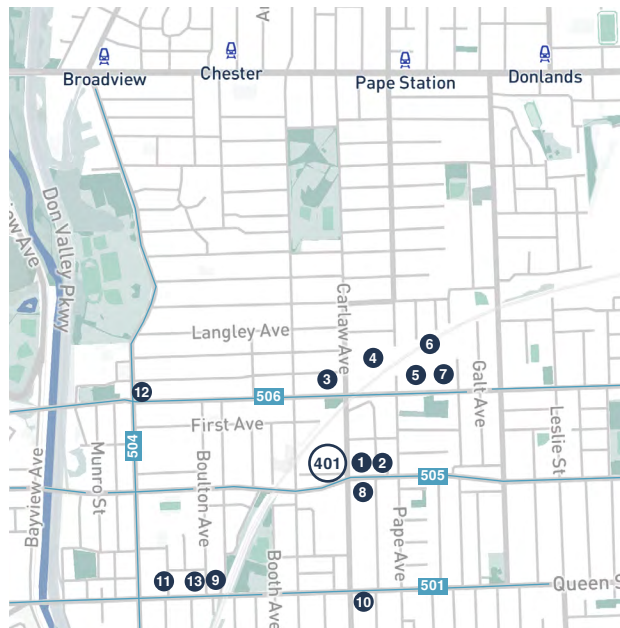


The Spaces

Many of Toronto's creatives and influencers have chosen 401 Logan as their company headquarters. The focus is on community and collaboration, creating a symbiotic flourishing environment for tenants. Some of the features of these bright and open studios include:

- Street-front exposure
- On-site parking
- Newly polished floors
- Private washrooms/kitchenettes
- Energy-efficient lighting
- Wide hallways and access to a freight elevator

The Area



1. Crow's Theatre
2. Broadview Hotel
3. Fruitful Market
4. Gare De L'Est
5. Dundas & Carlaw Café
6. Riverdale Shopping Centre
7. Gerrard Street's India Bazaar
8. Home Depot
9. Staples
10. Pilot Coffee Roasters
11. Gerrard Square Shopping Centre
12. Chinatown East
13. Arts Market

99 Walk Score

91 Transit Score

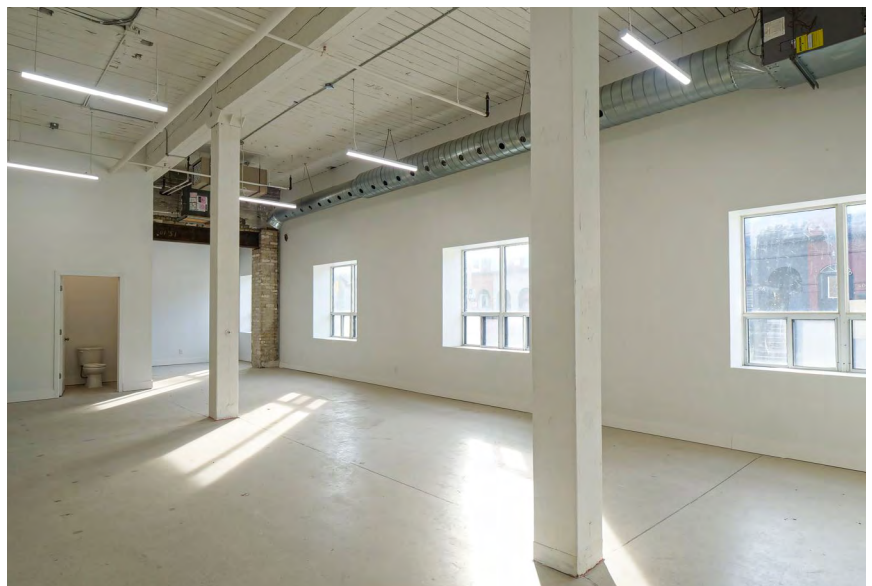
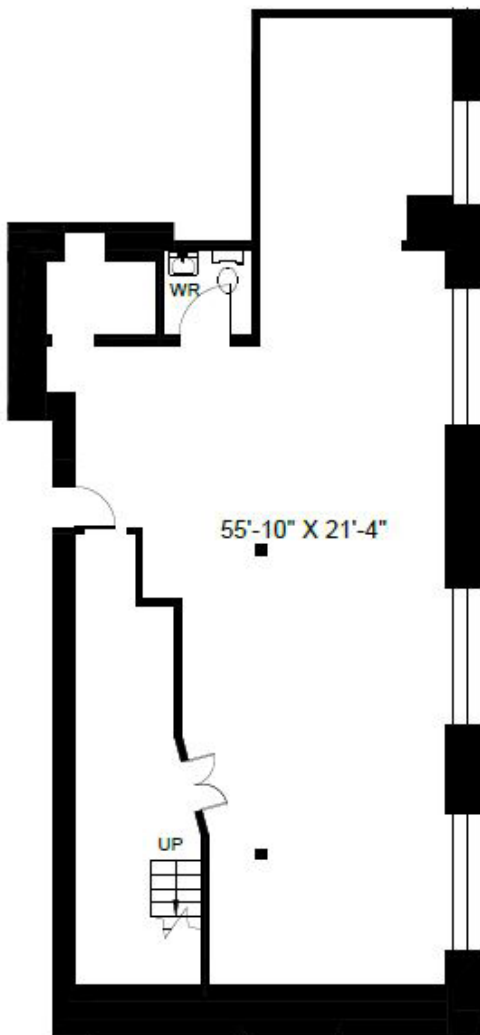
92 Bike Score

Leslieville is a trendy neighbourhood with the charm of an old-world industrial town, boasting a diverse population composed of young families, artists and urban professionals. Nestled in the middle of tree-lined streets and quaint Victorian homes, the building offers easy access to an abundance of amenities for a business to thrive, including: restaurants, coffee shops and excellent transit, bike and driving. The area provides direct street access from both Dickens Street & Dundas Street East and easy access to the Don Valley Parkway, Lakeshore & Gardiner Expressway.

Suite 101

1,411 sf of space

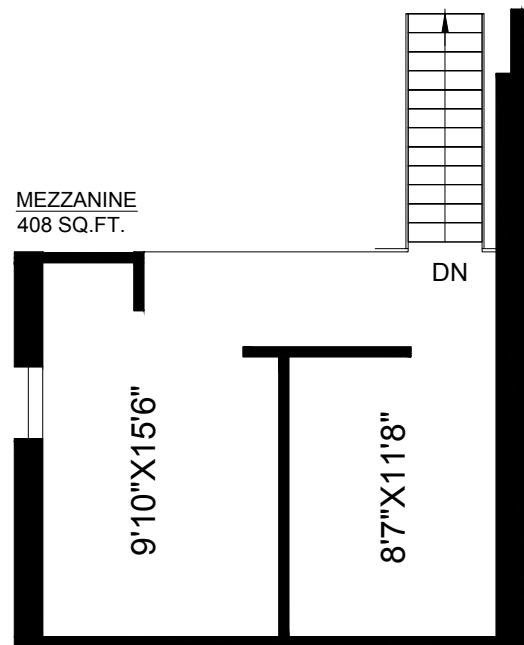
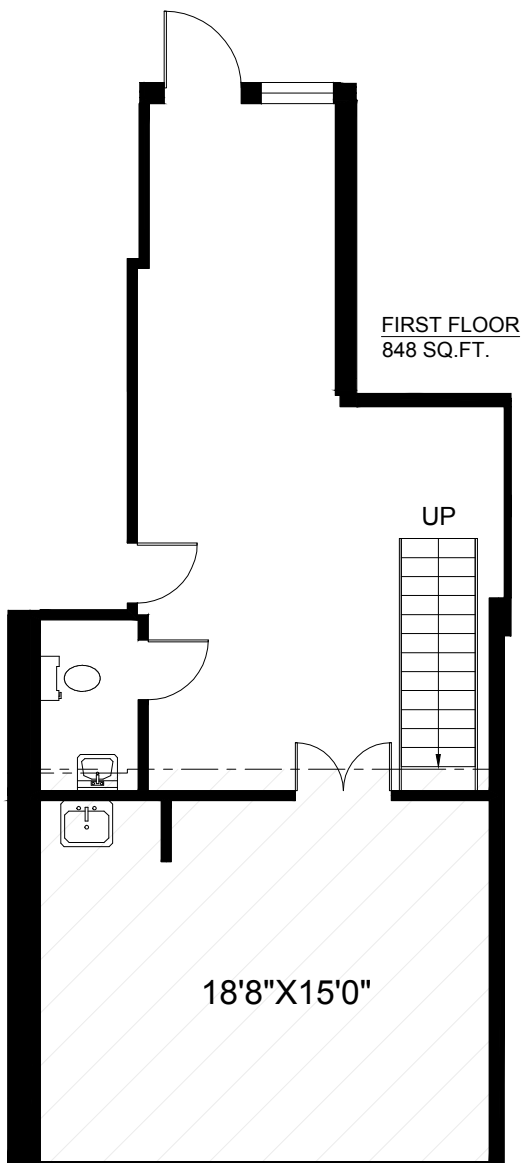
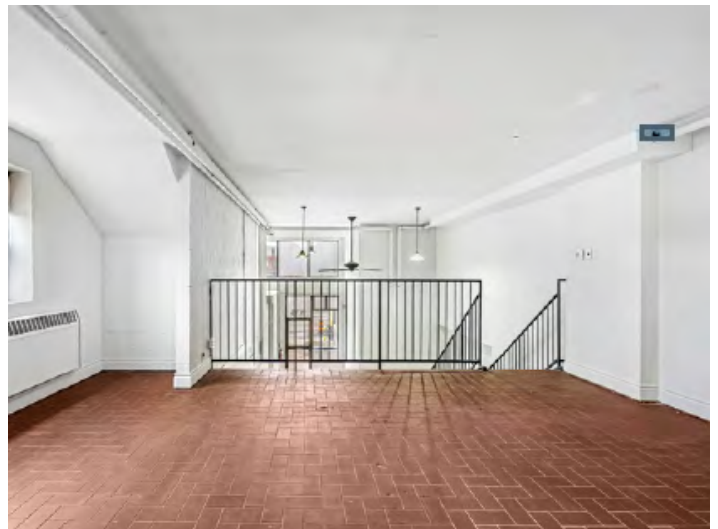
- Contact listing agents for rates.
- Currently open layout with a built-out bathroom and large windows offering great natural light.



Suite 122

1,256 sf of space

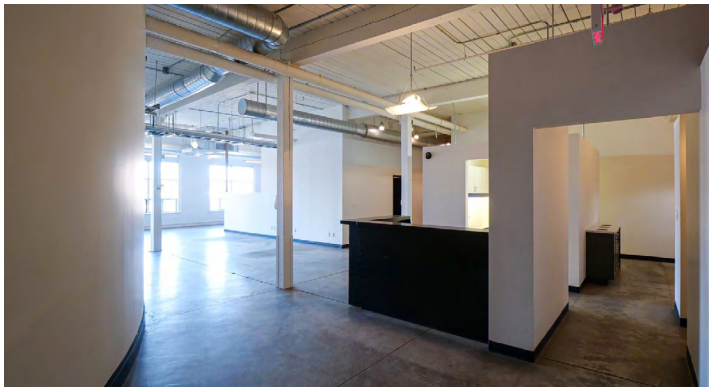
- Contact listing agents for rates.\
- Newly renovated, with mezzanine and street entrance directly to Dundas St.



Suite 205

9,605 sf of space

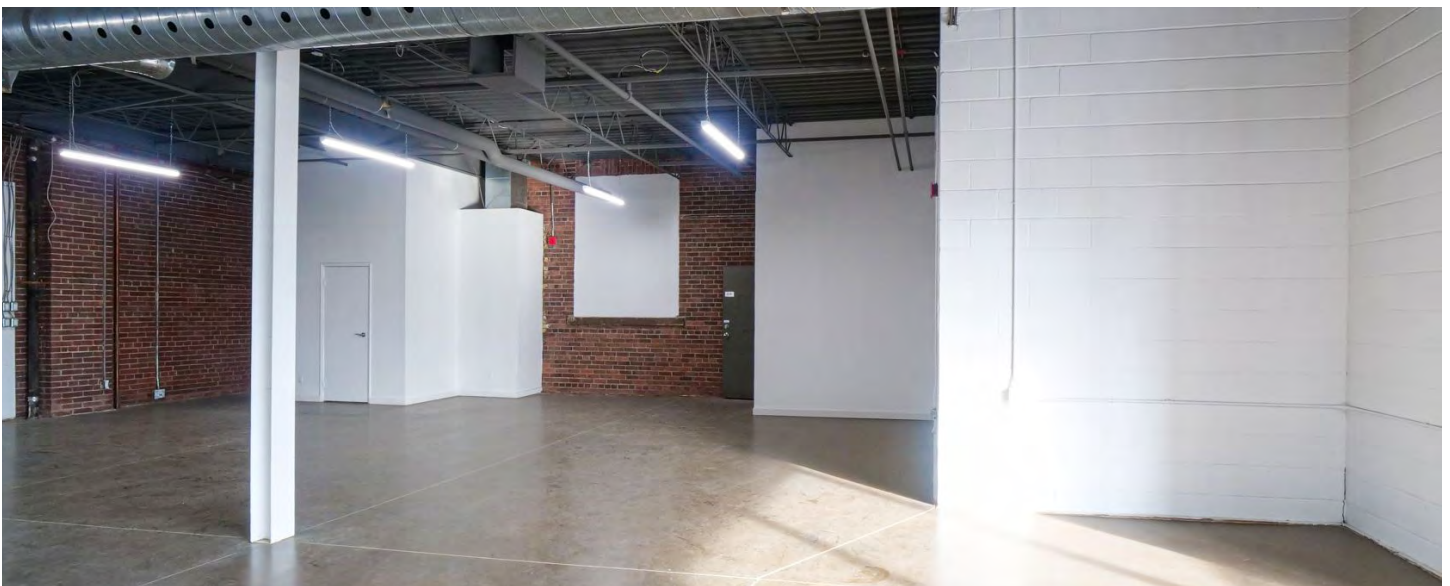
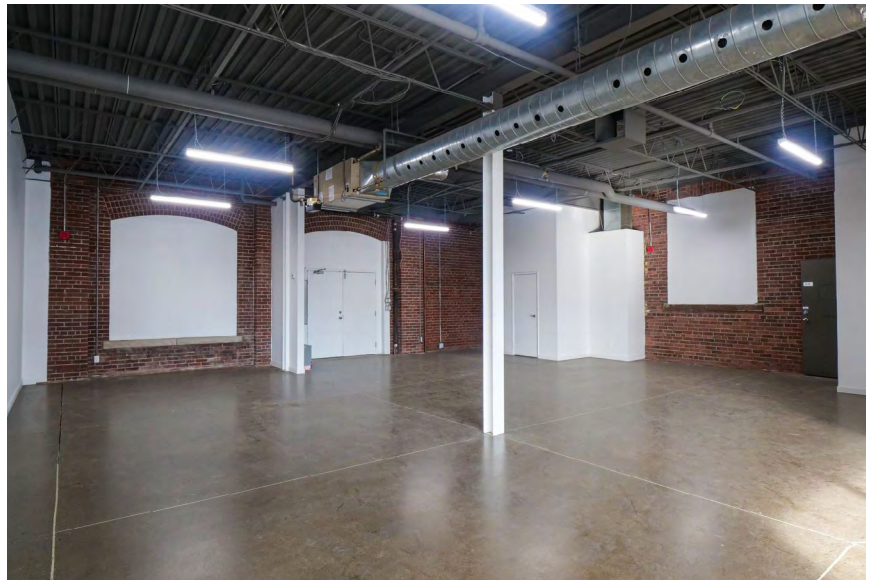
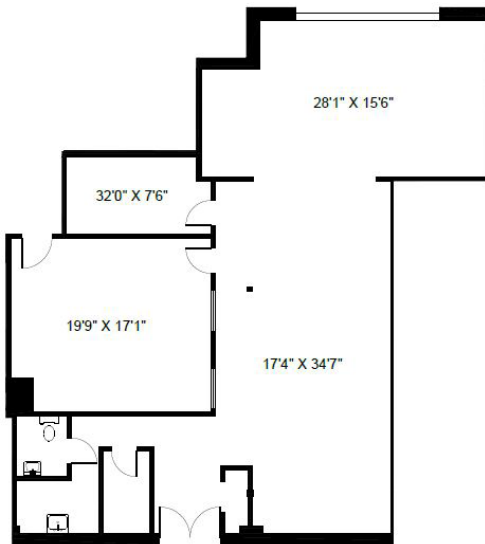
- Contact listing agents for rates.
- Suite built-out with 14 offices, a beautiful kitchenette, large boardroom, large sound proofed room and 3 bathrooms.
- Excellent opportunity for creative/media uses.
- Can be demised to about 3,000 sf and 6,600 sf



Suite 218

2,005 sf of space

- Contact listing agents for rates.
- Suite has exposed heritage bricks and currently has an open layout with a reception, kitchenette and bathroom with large windows offering great natural light.
- Direct access to a private staircase for direct access to the unit.



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