



office space for lease

3080 Yonge Street

TORONTO, ONTARIO

Office Availabilities

SPACE	ADDITIONAL RENT (SQ. FT.)	AVAILABILITY/COMMENTS
suite 1009: 12,652 sq. ft.	\$47.71	Immediately Available - Ground floor retail
suite 1010: 2,792 sq. ft.	\$47.71	Immediately Available - Ground floor retail
suite 4065: 1,200 sq. ft.	\$22.05	Immediately Available - Built out
suite 5004: 1,210 sq. ft.	\$22.05	Immediately Available - Built out
suite 5008: 1,219 sq. ft.	\$22.05	Immediately Available - Built out for a dental office user
suite 5010: 2,375 sq. ft.	\$22.05	Immediately Available - Built out
suite 5033: 1,034 sq. ft.	\$22.05	Immediately Available - Built out
suite 6010: 4,453 sq. ft.	\$22.05	Available June 1, 2022
suite 6020: 2,350 sq. ft.	\$22.05	Immediately Available - Built out suite with private outdoor terrace

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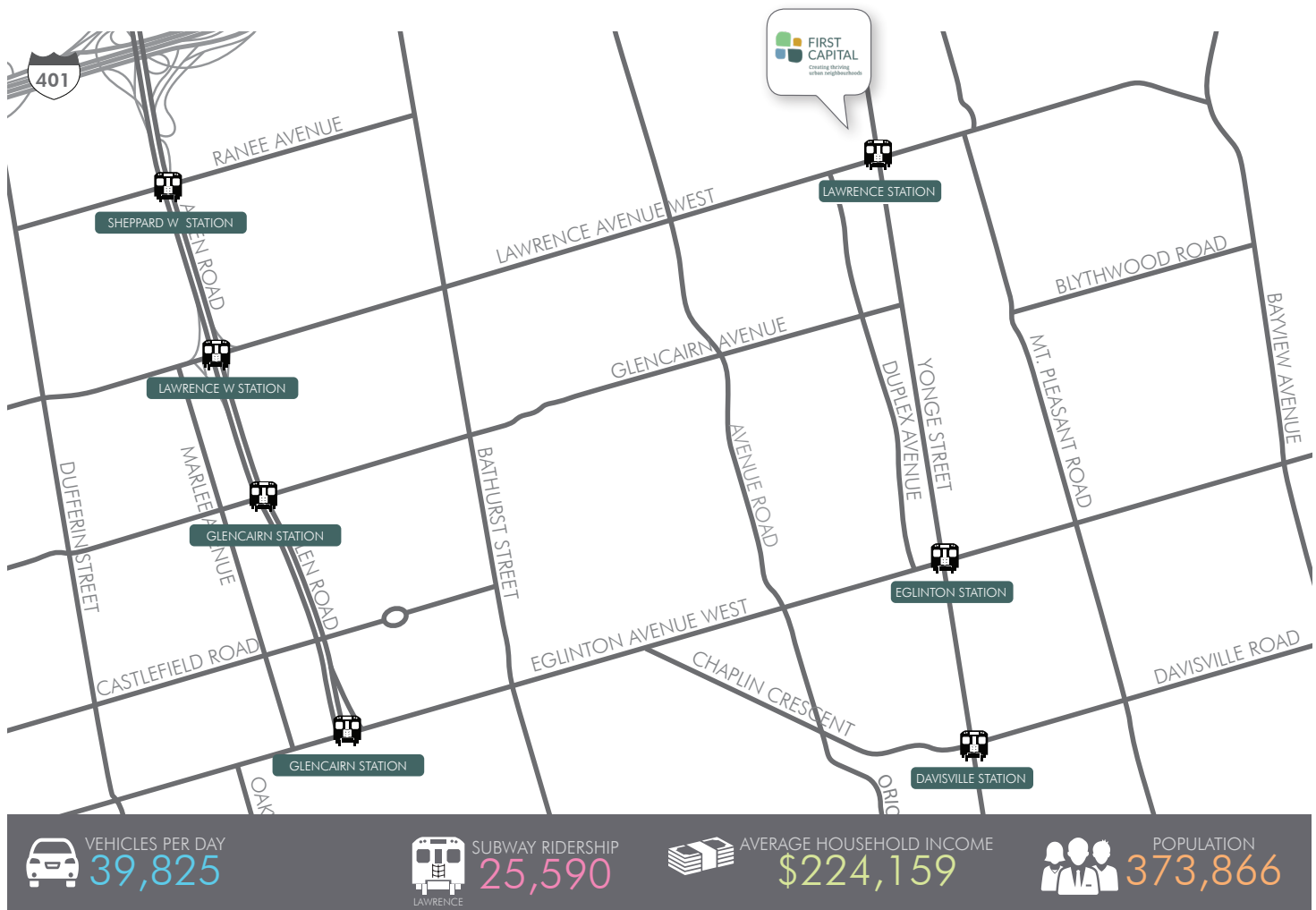
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*Sales Representative



About the Building & Area



YONGE ST N/O LAWRENCE AVE | SOURCE: 2011 CENSUS

2012-2013 | SOURCE: TORONTO TRANSIT COMMISSION

1 KM RADIUS | SOURCE: 2011 CENSUS

5 KM RADIUS | SOURCE: 2011 CENSUS

OFFICE

- Excellent light exposure with a large open air courtyard in the centre of the building
- Roof garden/patio and private patios off of tenant spaces
- Office ceiling height in 11'2"
- Office floors have been upgraded with new lighting and ceiling grids
- Building lobbies and washrooms have been recently renovated
- Building corridor and elevator lobby finishes have been upgraded

MAIN BUILDING

Main Building

- Freight elevator to serve the retail spaces and all of the office floors, with direct access from the loading dock
- Dedicated freight elevator for the large Yonge Street retail space

Highlights



HIGHLIGHTS

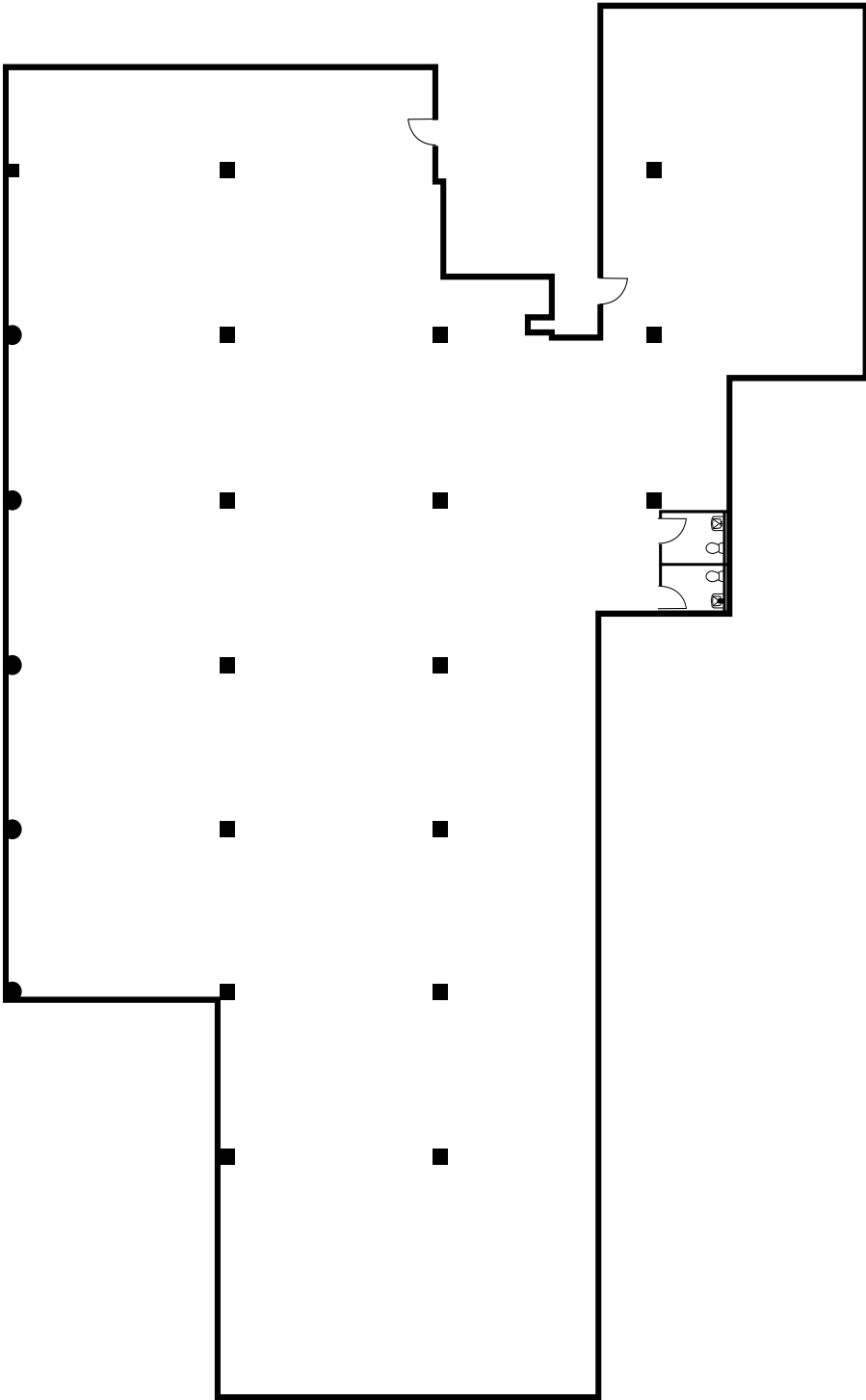
- Located at Yonge and Lawrence TTC subway station
- Young and growing labour force
- Direct elevator exposure, full height windows and outdoor terraces
- Common area upgrades under construction
- On-site property management





FLOOR PLAN | 1ST FLOOR

SUITE 1009: 12,652 SQ. FT.

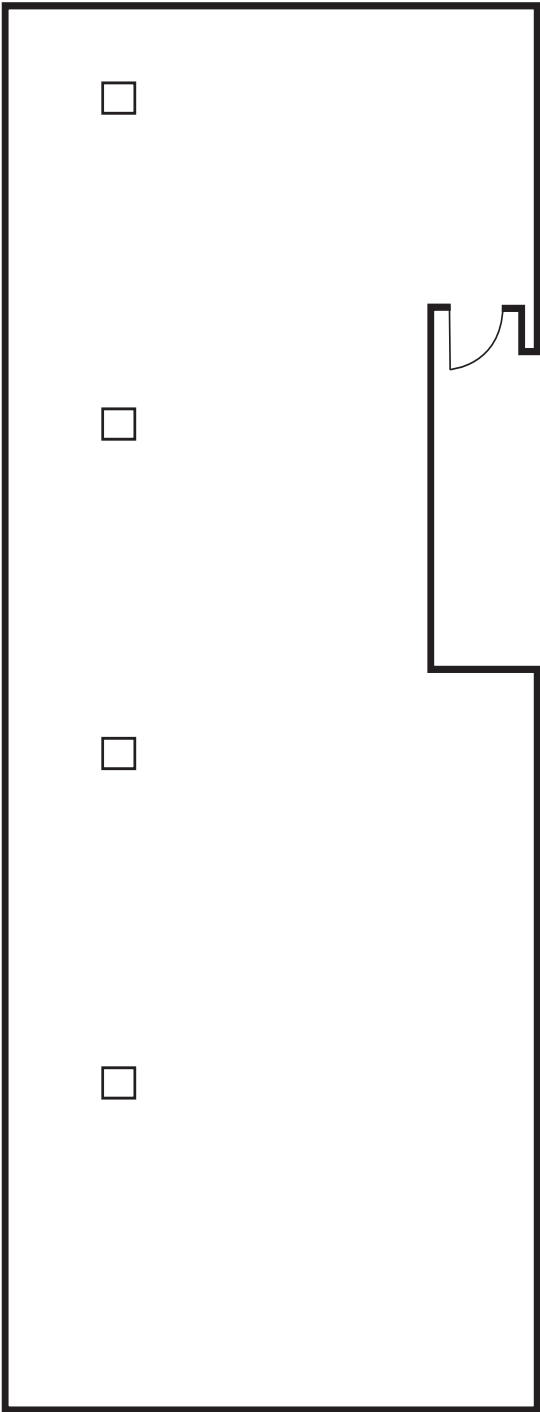


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FLOOR PLAN | 1ST FLOOR

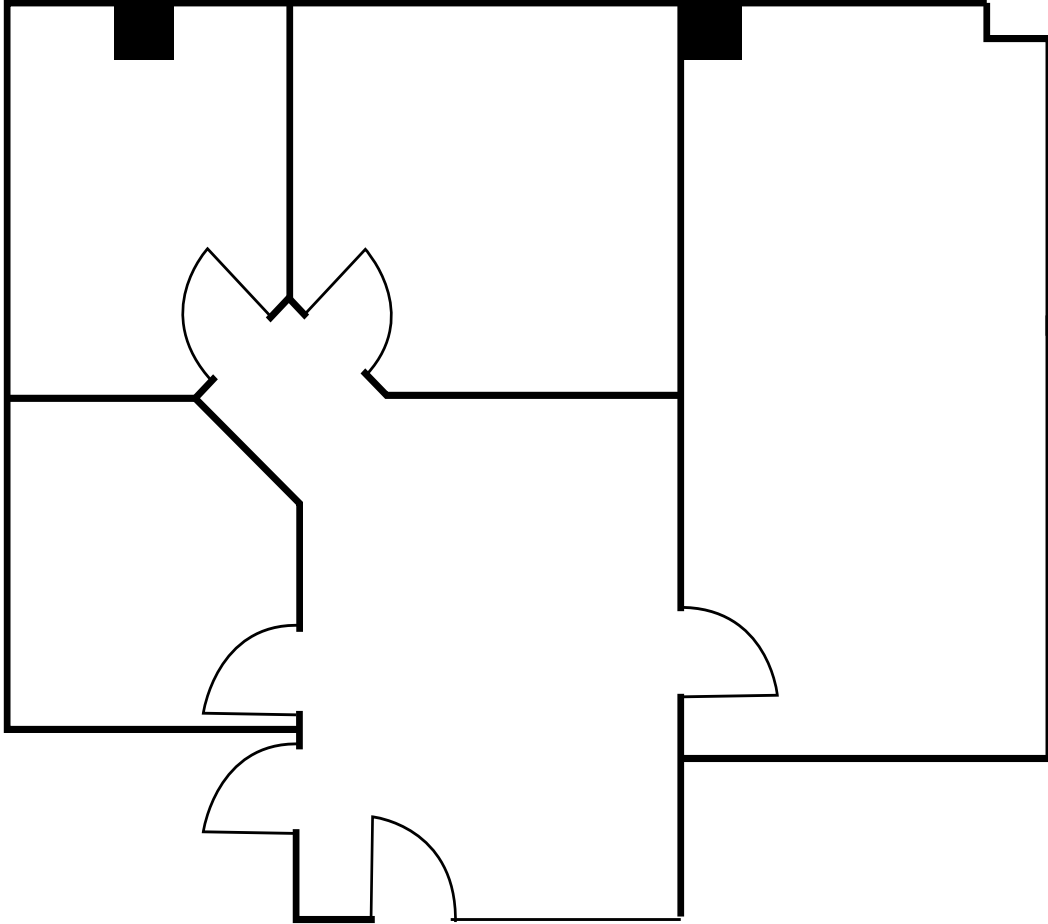
SUITE 1010: 2,792 SQ. FT.





FLOOR PLAN | 4TH FLOOR

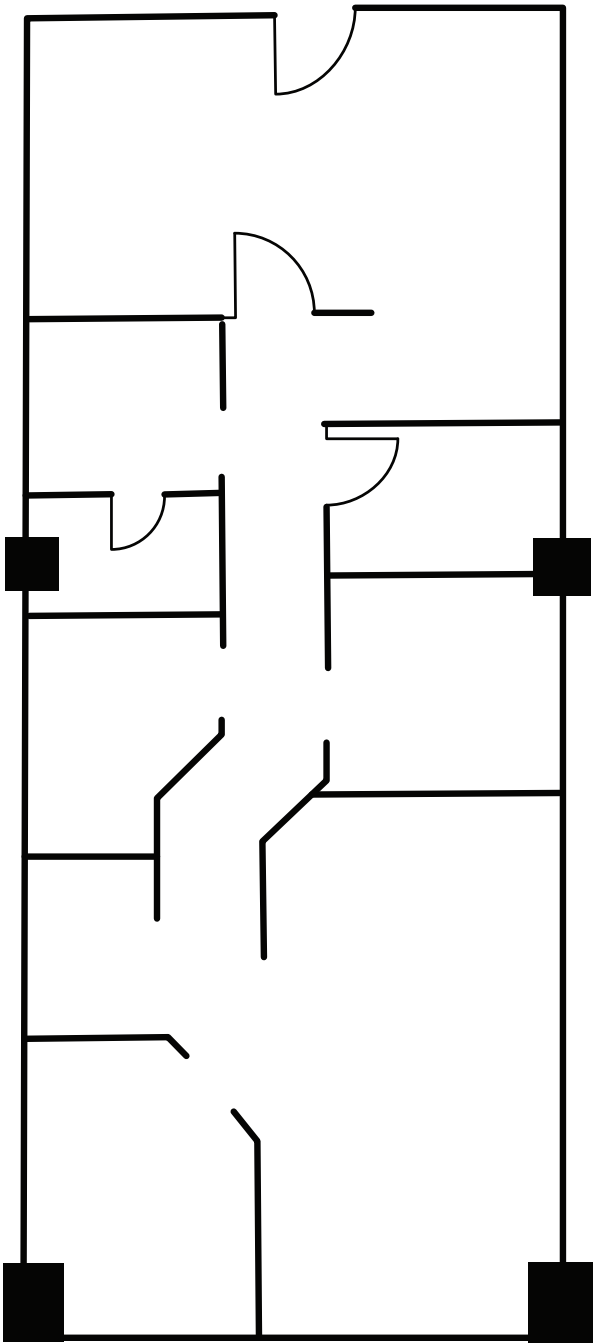
SUITE 4065: 1,200 SQ. FT.





FLOOR PLAN | 5TH FLOOR

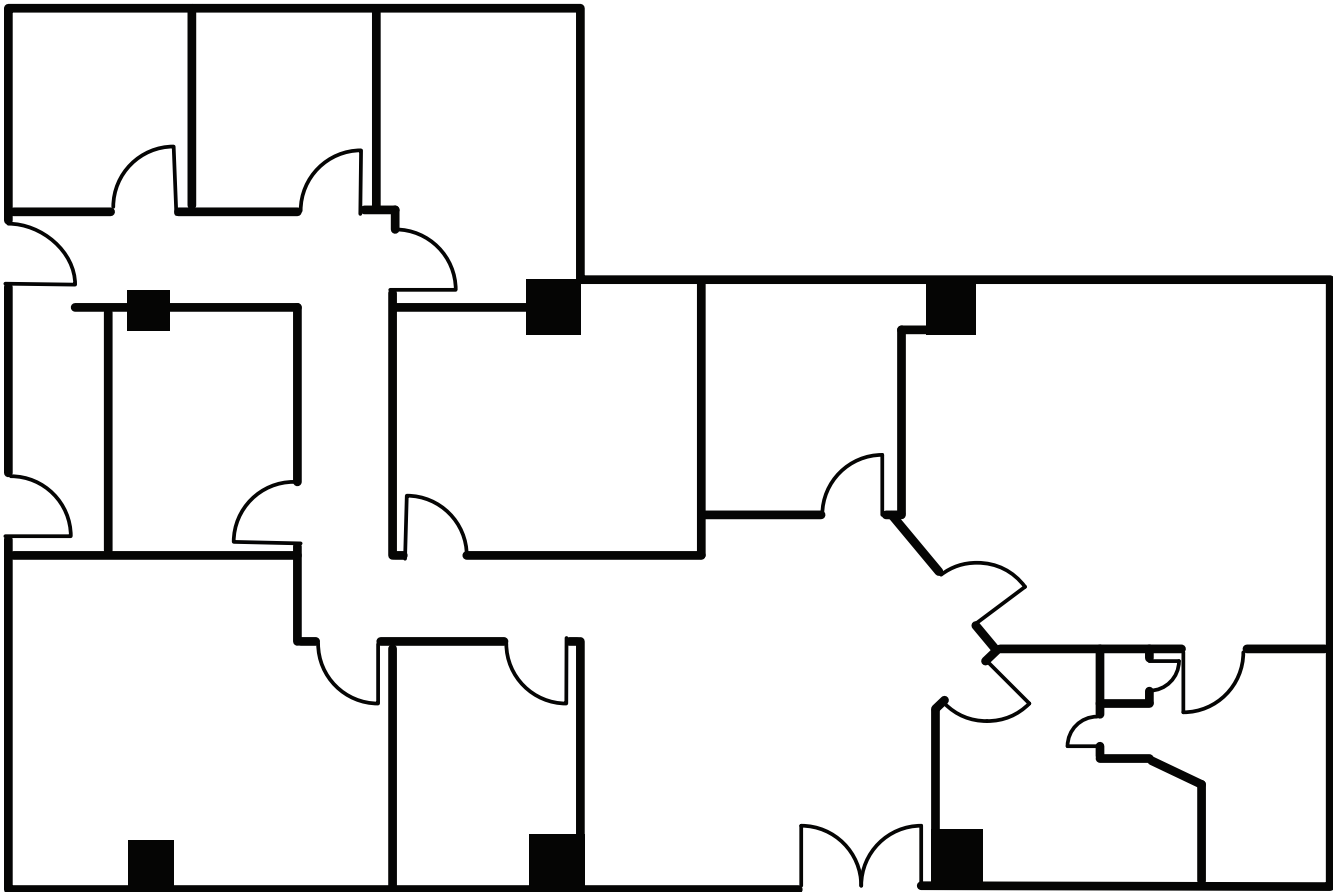
SUITE 5008: 1,219 SQ. FT.





FLOOR PLAN | 5TH FLOOR

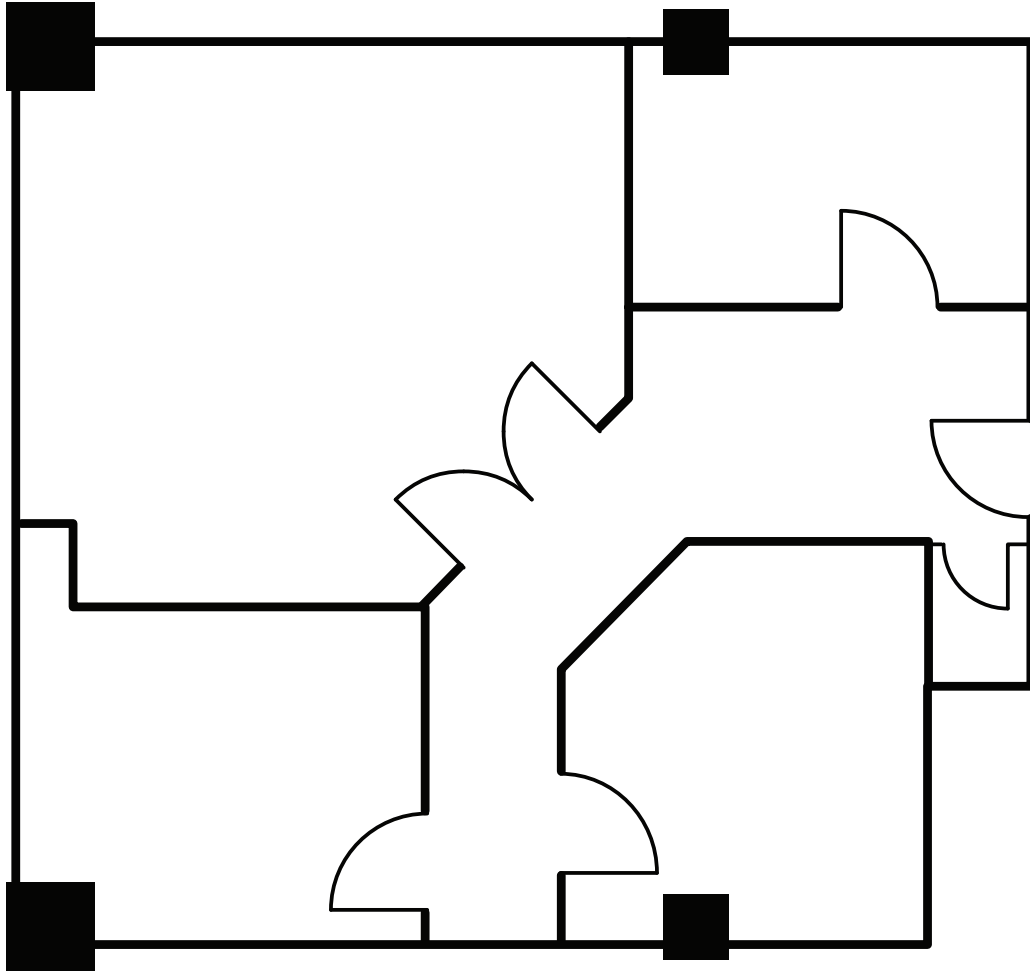
SUITE 5010: 2,375 SQ. FT.





FLOOR PLAN | 5TH FLOOR

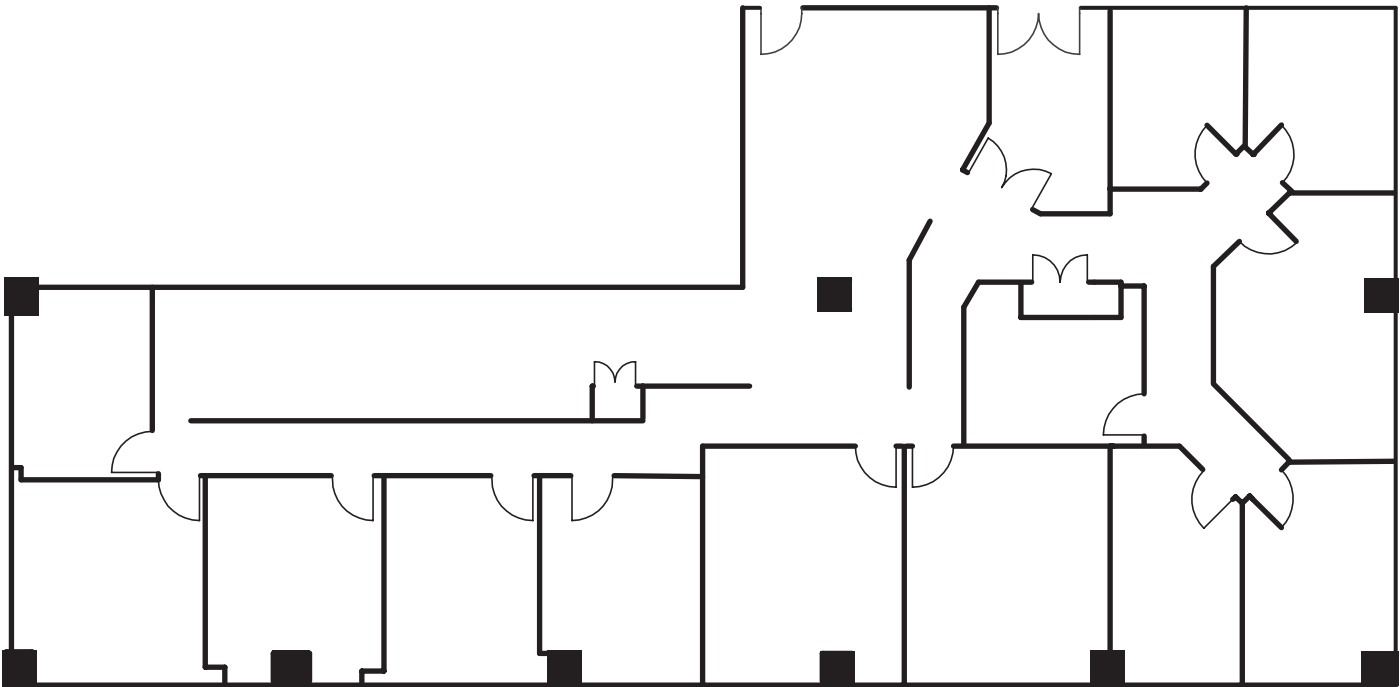
SUITE 5033: 1,034 SQ. FT.





FLOOR PLAN | 6TH FLOOR

SUITE 6010: 4,453 SQ. FT.





FLOOR PLAN | 6TH FLOOR

SUITE 6020: 2,350 SQ. FT.

