

NEW TURNKEY PROGRAM

yonge
eglinton
centre

WE'LL BUILD
BRAND NEW
SPACE

NO CAP EX
REQUIRED

2022 PROMOTIONAL
CO-OP FEES¹

\$2.22 per sq. ft.
per annum

NET RENT

Call Listing Agents to Discuss

¹ Applicable for new deals unconditionally executed prior to Dec 31, 2022

* Turnkey program and promotional broker fees are at Landlord's sole discretion and may be a limited time promotion.

TURNKEY PROGRAM

Four simple steps to a brand new office



01.



Plan

We'll work with you to design a space that suits your clients' needs

02.



Price

We'll price out your design and offer competitive rates for your preferred term

03.



Paper

We will prepare the offer on our short-form term sheet

04.



Pay

We'll pay! \$2.22 per sq. ft. per annum on new deals in Dec 31, 2022



AVAILABILITIES



2300 YONGE STREET

Suite 2030	1,192 sq. ft. + Model Suite, August 2022	
Suite 2020	1,073 sq. ft. + Model Suite, August 2022	
Suite 2010	2,788 sq. ft. + Model Suite, August 2022	
Suite 2000	1,987 sq. ft. + Model Suite, August 2022	
Suite 1901	2,788 sq. ft.	LEASED
Suite 1902	3,477 sq. ft. • Available Immediately	
Suite 1750	2,566 sq. ft. • Available Immediately	
Suite 1710	3,890 sq. ft. • Available Immediately	
Suite 1510	3,106 sq. ft.	LEASED
Suite 1505	4,000 sq. ft. • Available Immediately	
Suite 1401	3,156 sq. ft. • Available Immediately	
Suite 1300	17,382 sq. ft. • Available Immediately	NEW
Suite 1106	2,058 sq. ft. • Available Immediately	
Suite 1100	2,290 sq. ft. • Available Immediately	
Suite 904	2,210 sq. ft. • Available August 1st 2022	

20 EGLINTON AVENUE WEST

Suite 1902	2,737 sq. ft.	LEASED
Suite 1701	7,905 sq. ft. • Available December 2022	
Suite 1505	1,465 sq. ft.	LEASED
Suite 1405	3,602 sq. ft. • Available Immediately	
Suite 1301	2,450 sq. ft. • Available Immediately	
Suite 1112	1,004 sq. ft. • Available Immediately	
Suite 1000	1,114 sq. ft. • Available October 2022	
Suite 603	7,806 sq. ft. • Available Immediately	

ASKING RATE Call listing agents to discuss

ADDITIONAL RENT **20 Eglinton West**
\$25.60 per sq. ft. + hydro (2022 Est)

2300 Yonge Street
\$25.13 per sq. ft. + hydro (2022 Est)

COMMISSION • \$2.22 per sq. ft. per annum Years 1 - 5
New Deals unconditionally executed prior to Dec 31, 2022
• \$1.50 per sq. ft. per annum Years 6-10

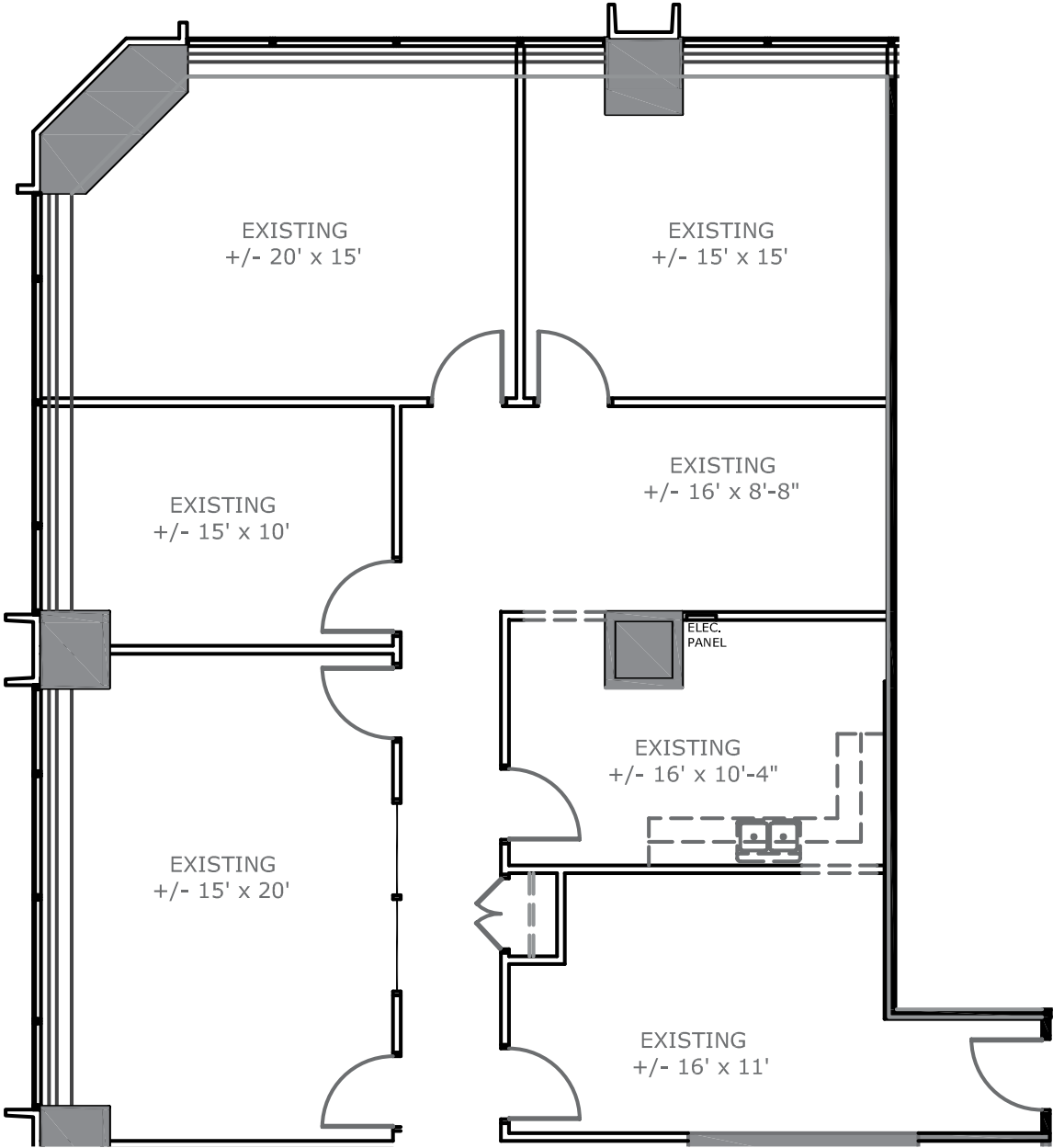
DIFFERENT SIZE REQUIREMENT? PLEASE CALL TO DISCUSS!



2300 YONGE STREET

• Available August 1st 2022

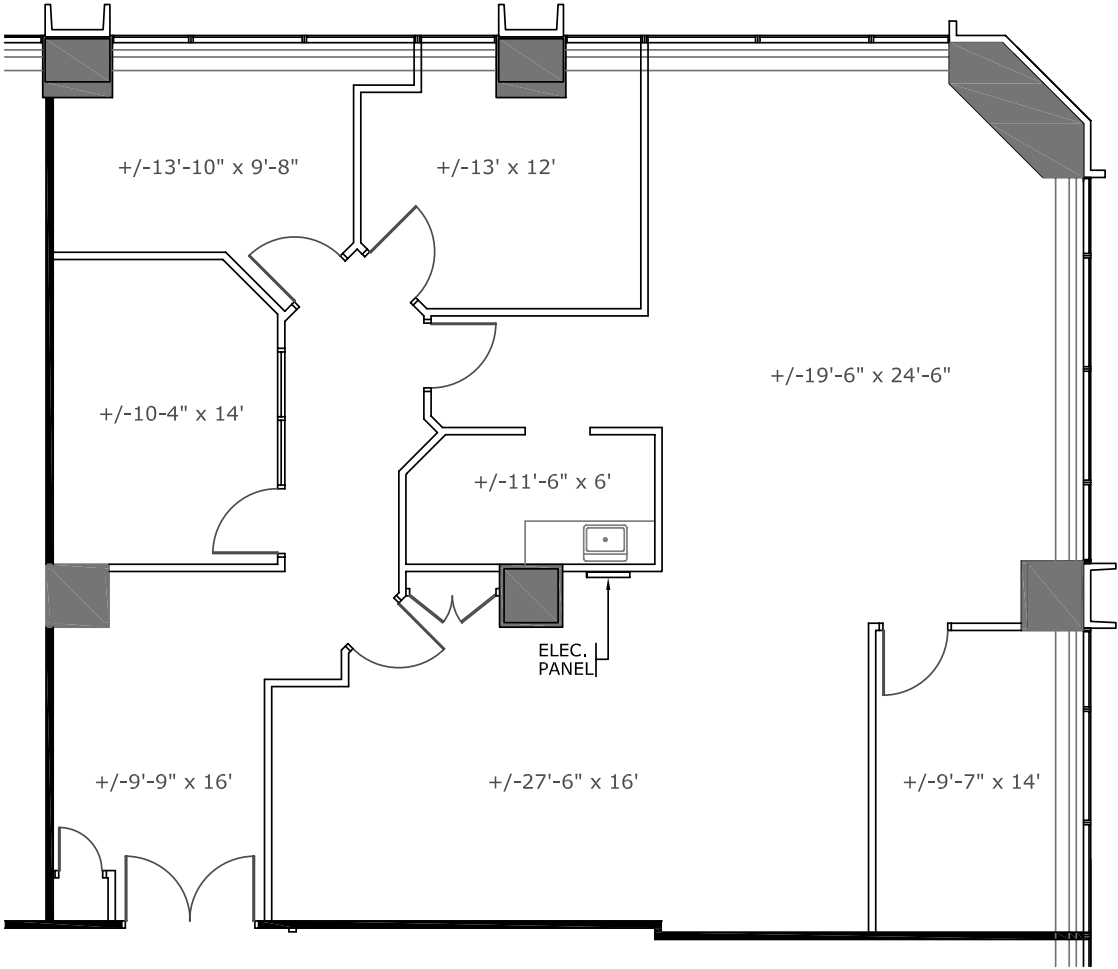
Suite 904 - 2,210 sq. ft.



2300 YONGE STREET

• Available Immediately

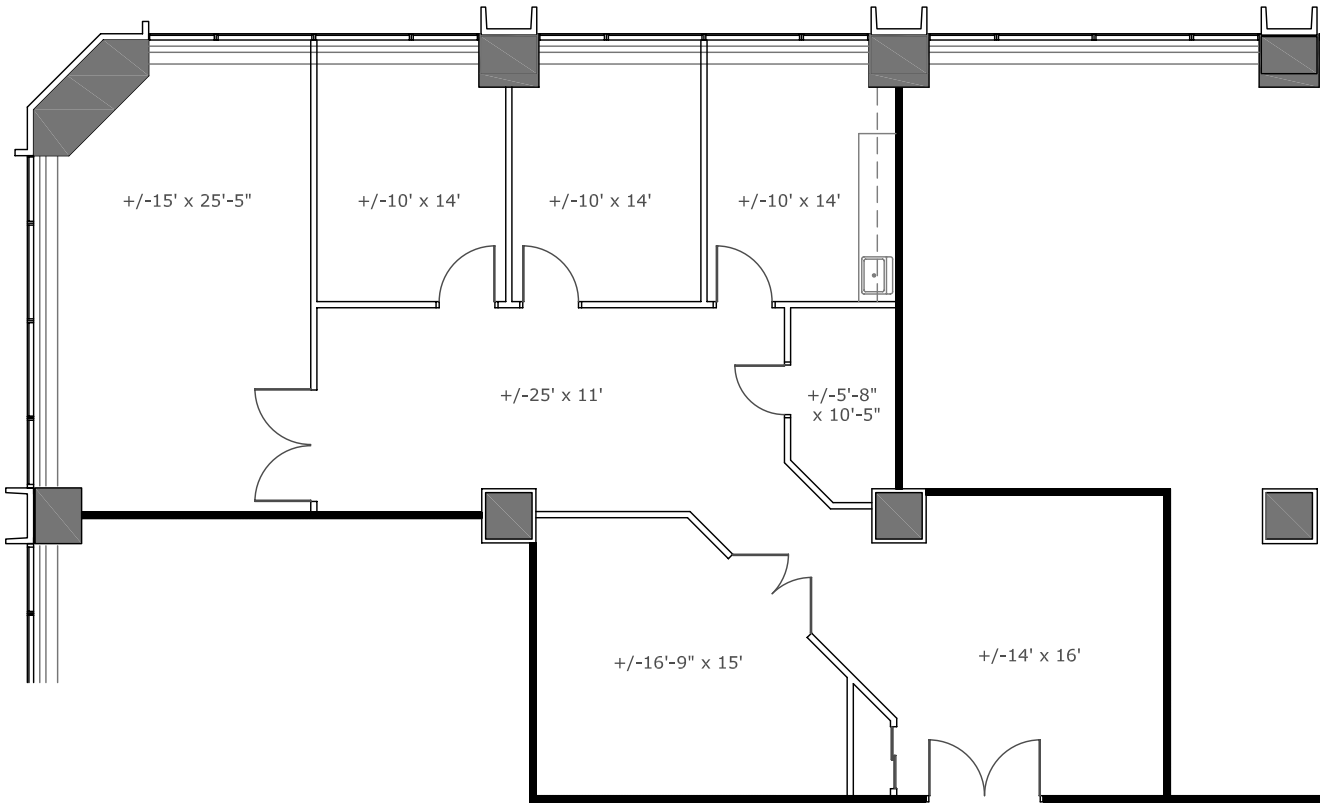
Suite 1100 - 2,290 sq. ft.



2300 YONGE STREET

• Available Immediately

Suite 1106 - 2,058 sq. ft.

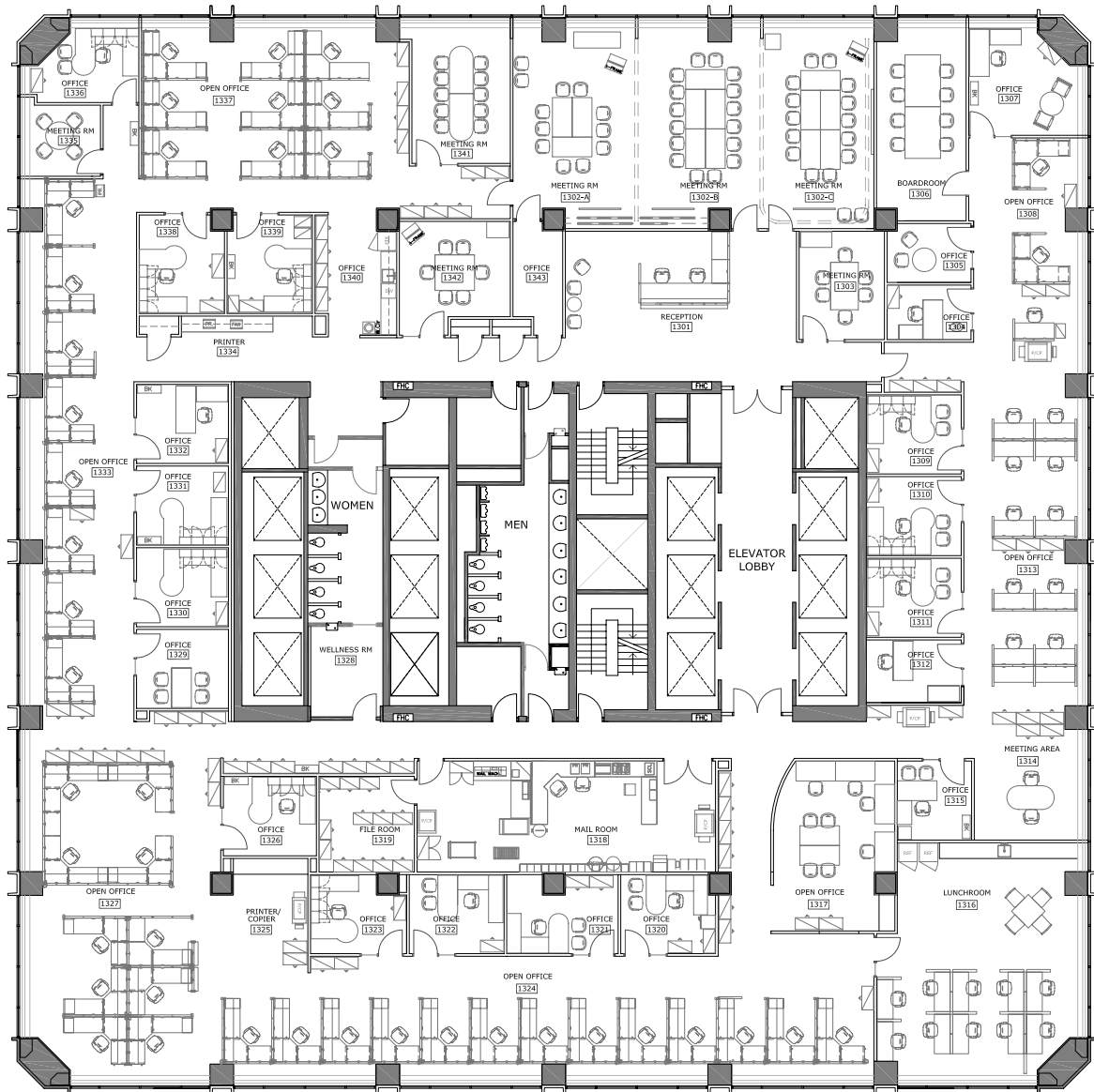


2300 YONGE STREET

• Available Immediately

NEW

Suite 1300 - 17,382 sq. ft.

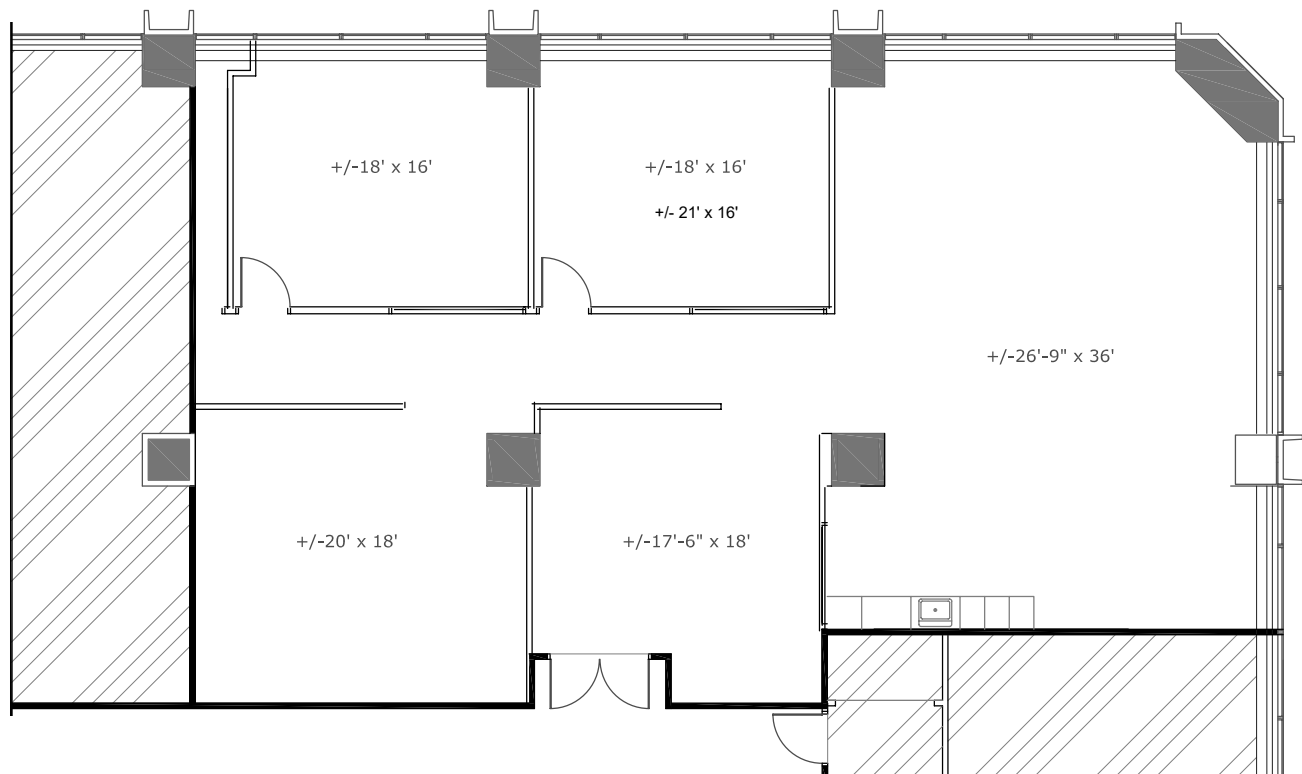


2300 YONGE STREET

Suite 1401 - 3,156 sq. ft.

NEW

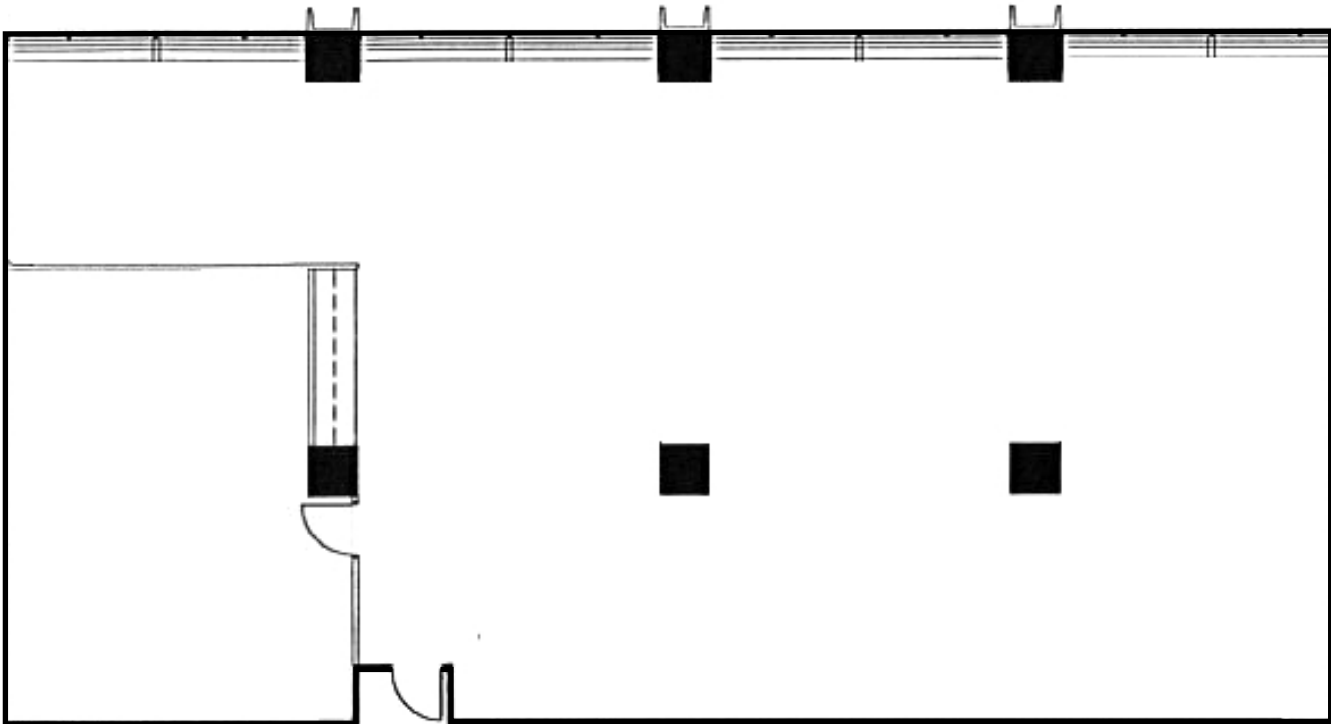
- Available Immediately
- Built out space with kitchen, two meeting rooms and open area.



2300 YONGE STREET

• Available Immediately

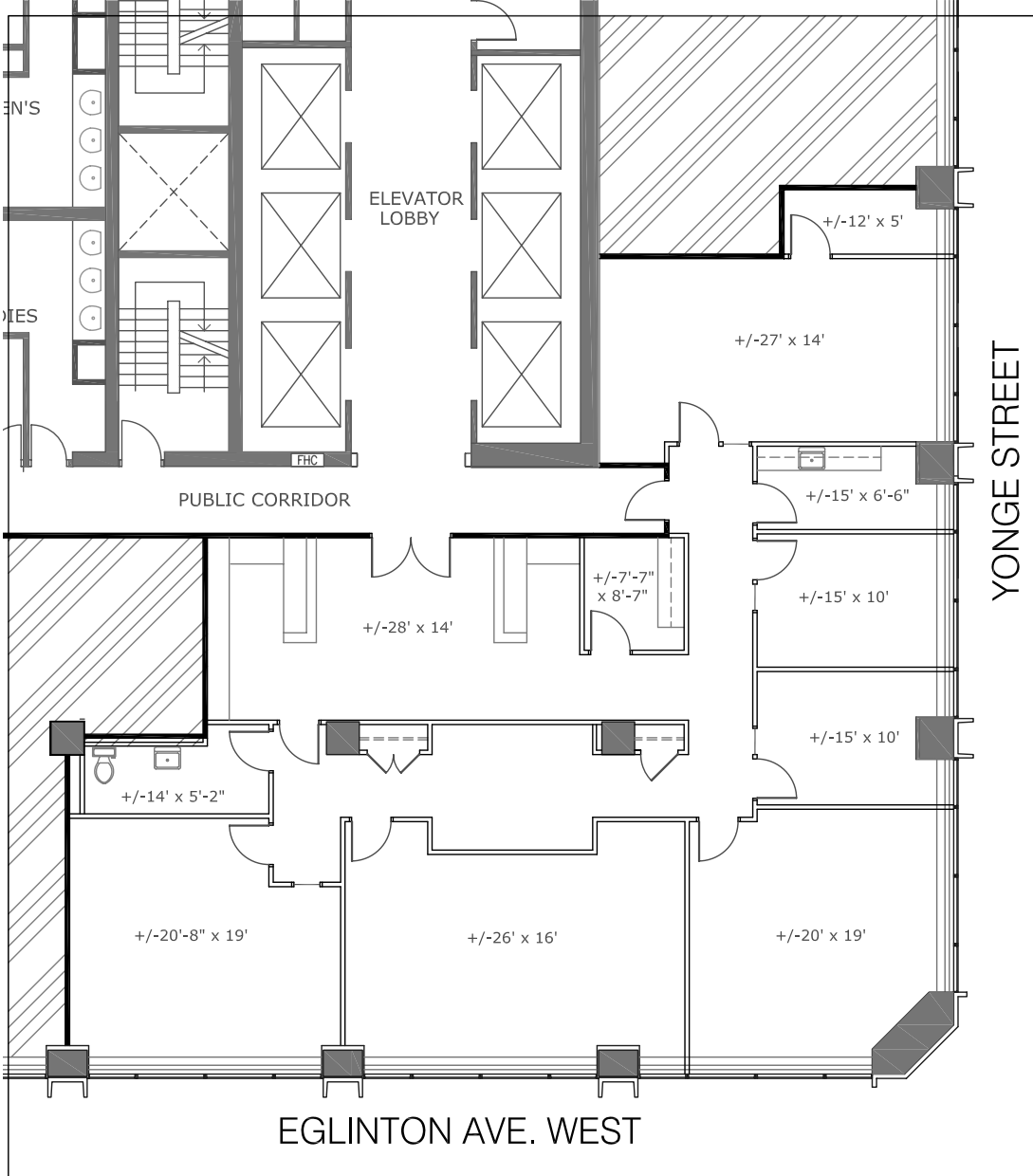
Suite 1505 - 4,000 sq. ft.



2300 YONGE STREET

• Available Immediately

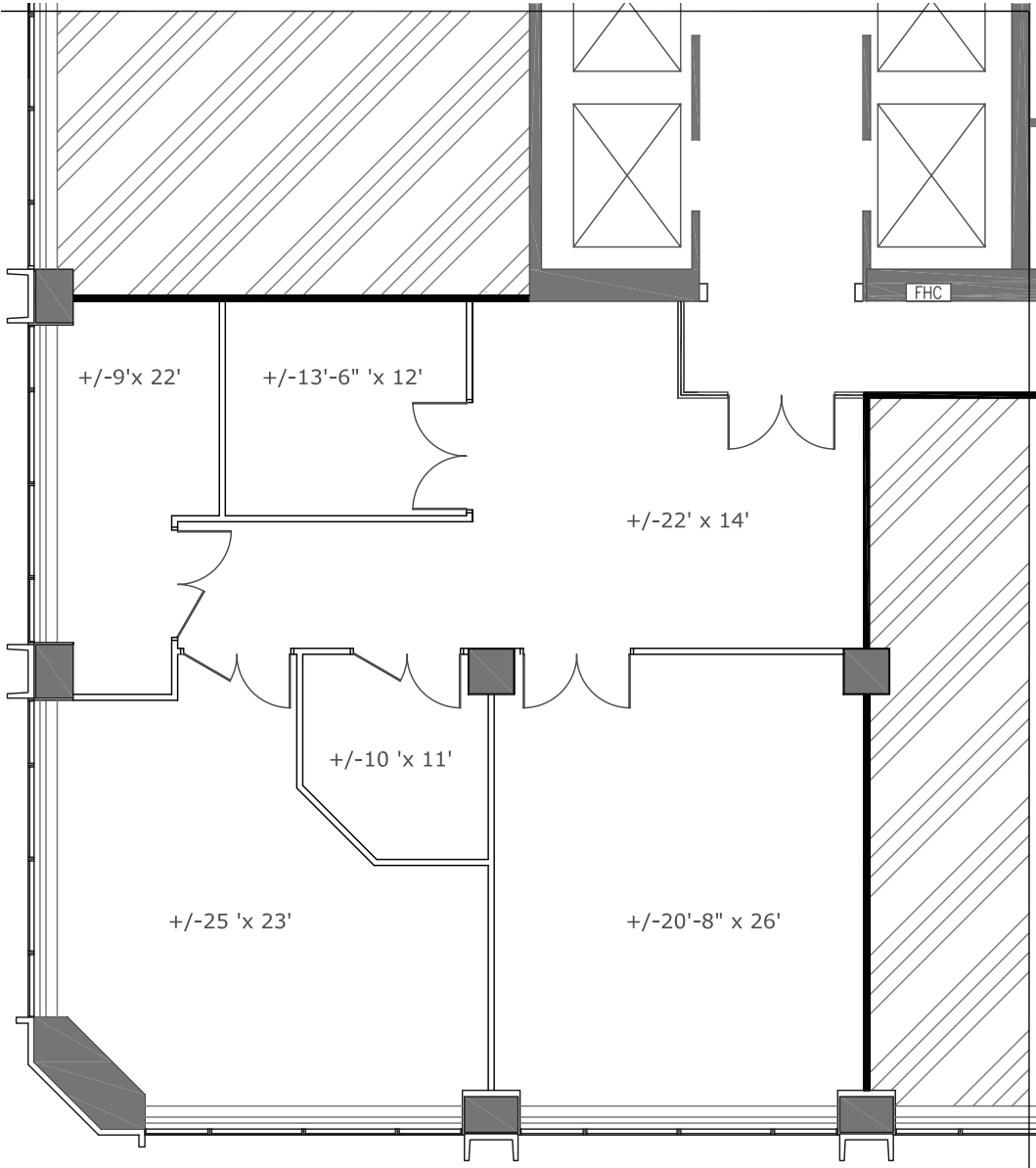
Suite 1710 - 3,890 sq. ft.



2300 YONGE STREET

• Available Immediately

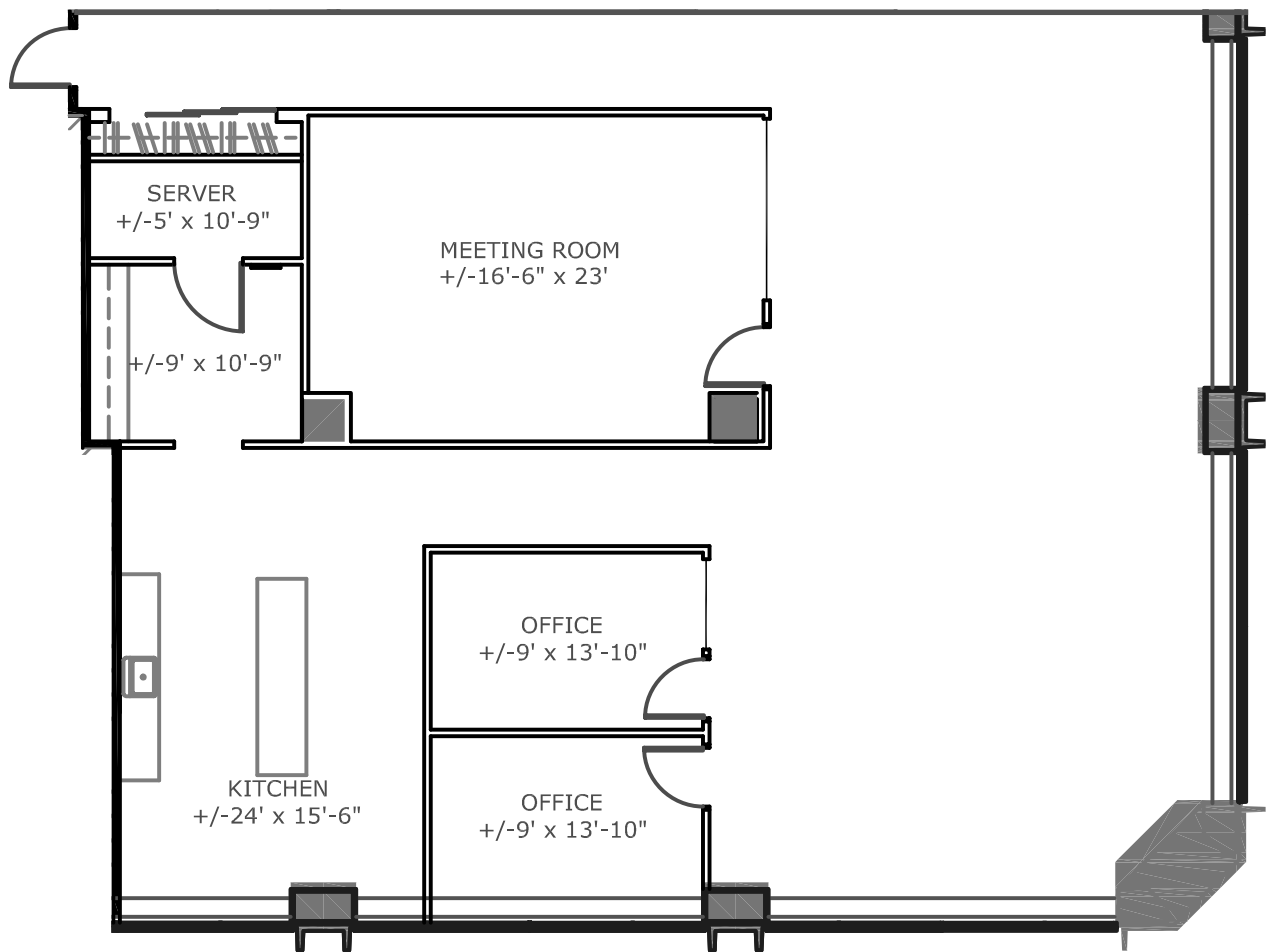
Suite 1750 - 2,566 sq. ft.



2300 YONGE STREET

Suite 1902 - 3,477 sq. ft.

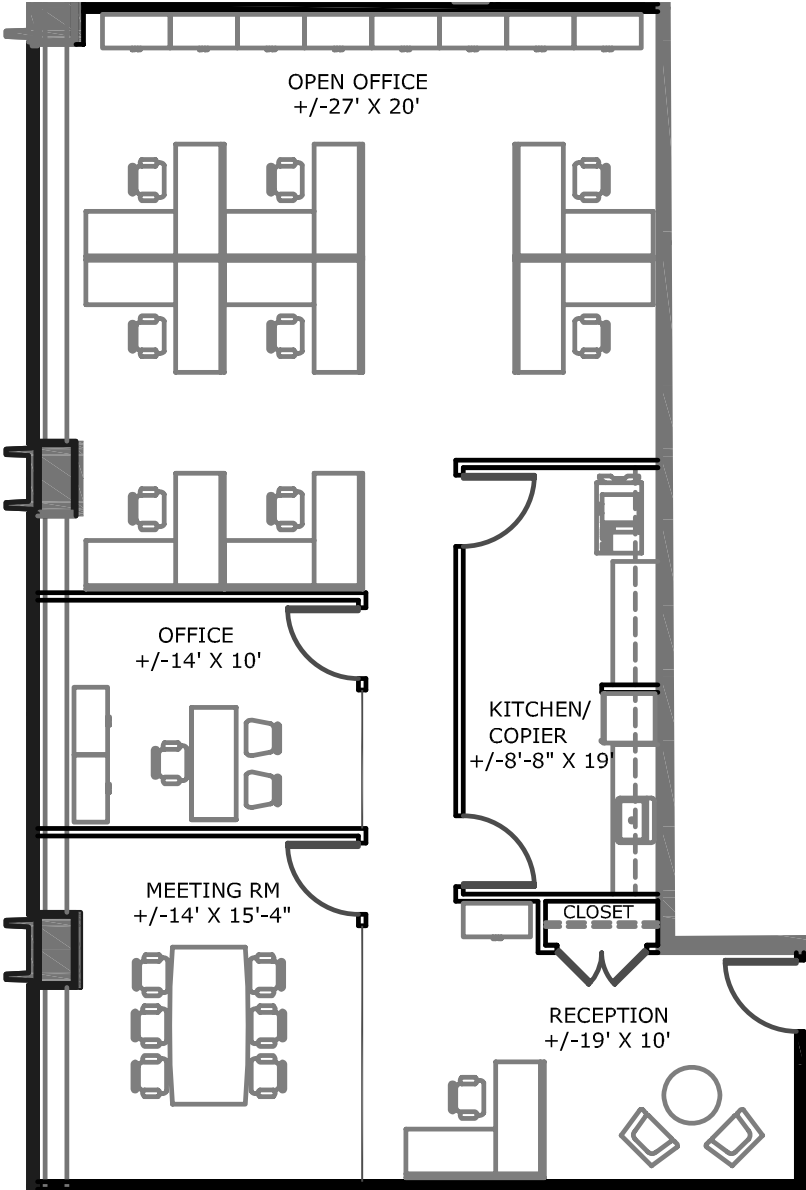
- Available Immediately
- Built out space



2300 YONGE STREET

• Model Suite, August 2022

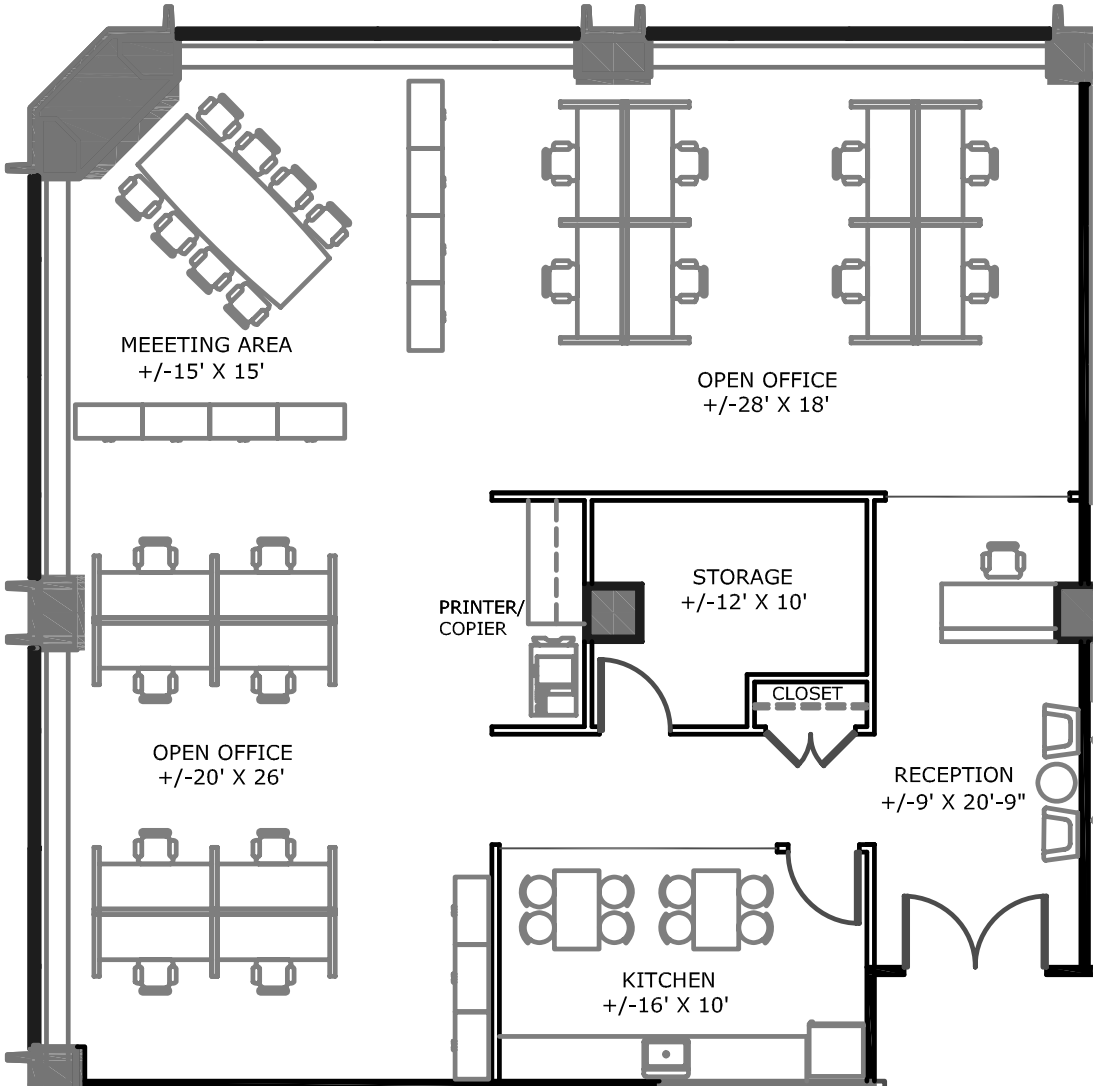
Suite 2000 - 1,987 sq. ft.



2300 YONGE STREET

• Model Suite, August 2022

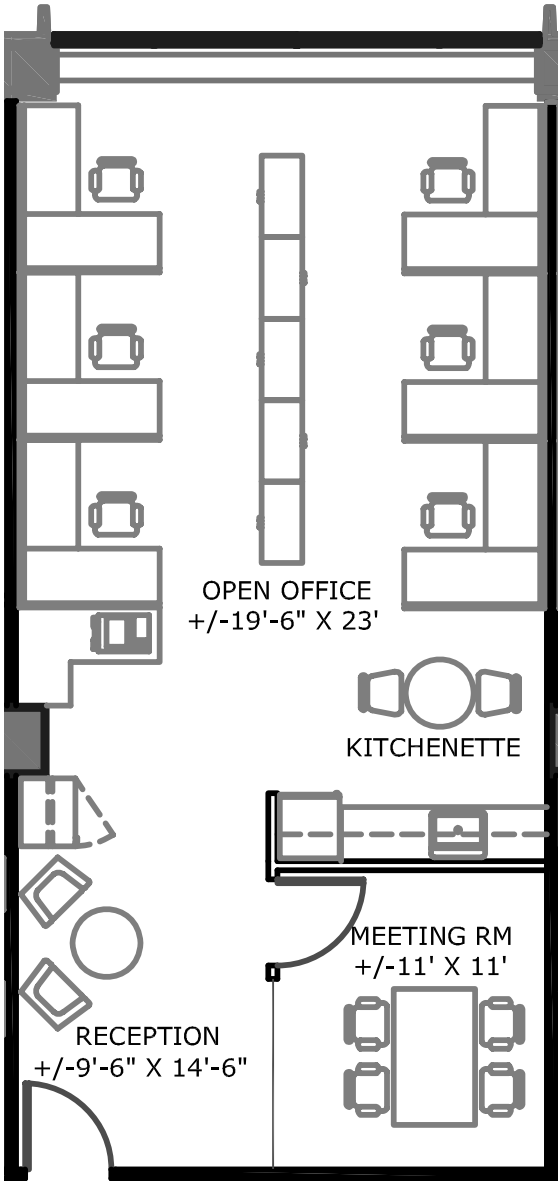
Suite 2010 - 2,788 sq. ft.



2300 YONGE STREET

• Model Suite, August 2022

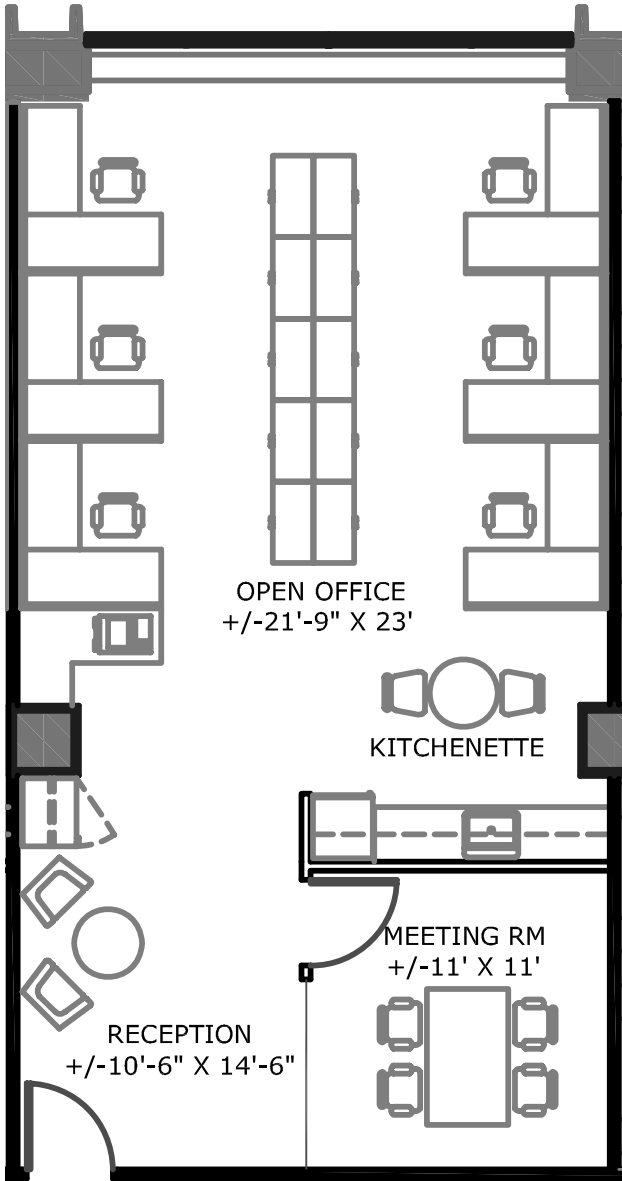
Suite 2020 - 1,073 sq. ft.



2300 YONGE STREET

• Model Suite, August 2022

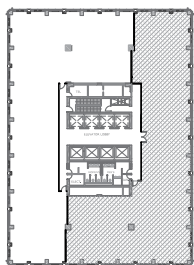
Suite 2030 - 1,192 sq. ft.



20 EGLINTON AVENUE WEST

Suite 603 - 7,806 sq. ft.

- Available immediately
- Half floor, built out suite.
- Polished concrete floors throughout.
- Highlighted areas have exposed loft ceilings.



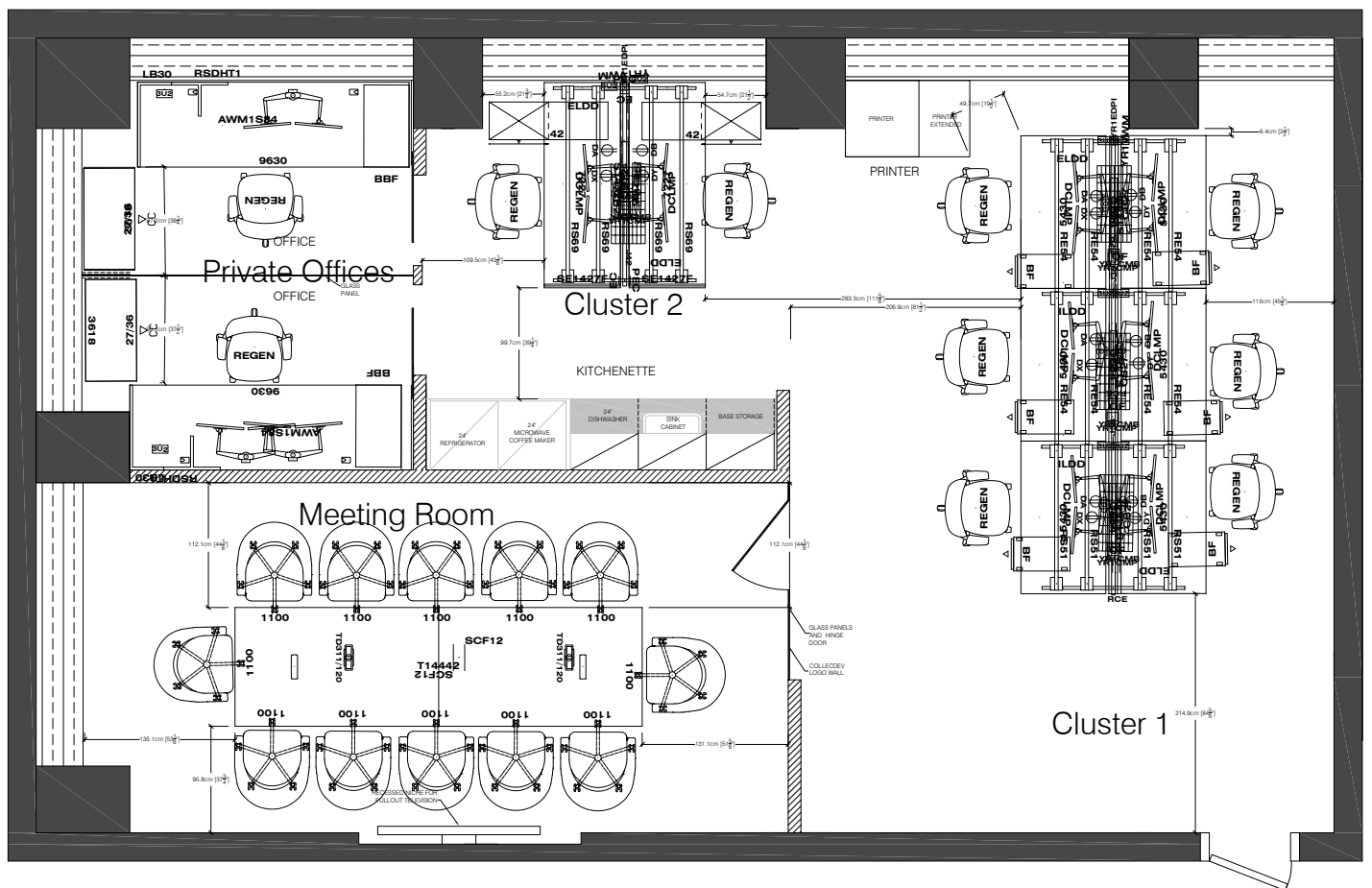
KEY PLAN



20 EGLINTON AVENUE WEST

• Available October 2022

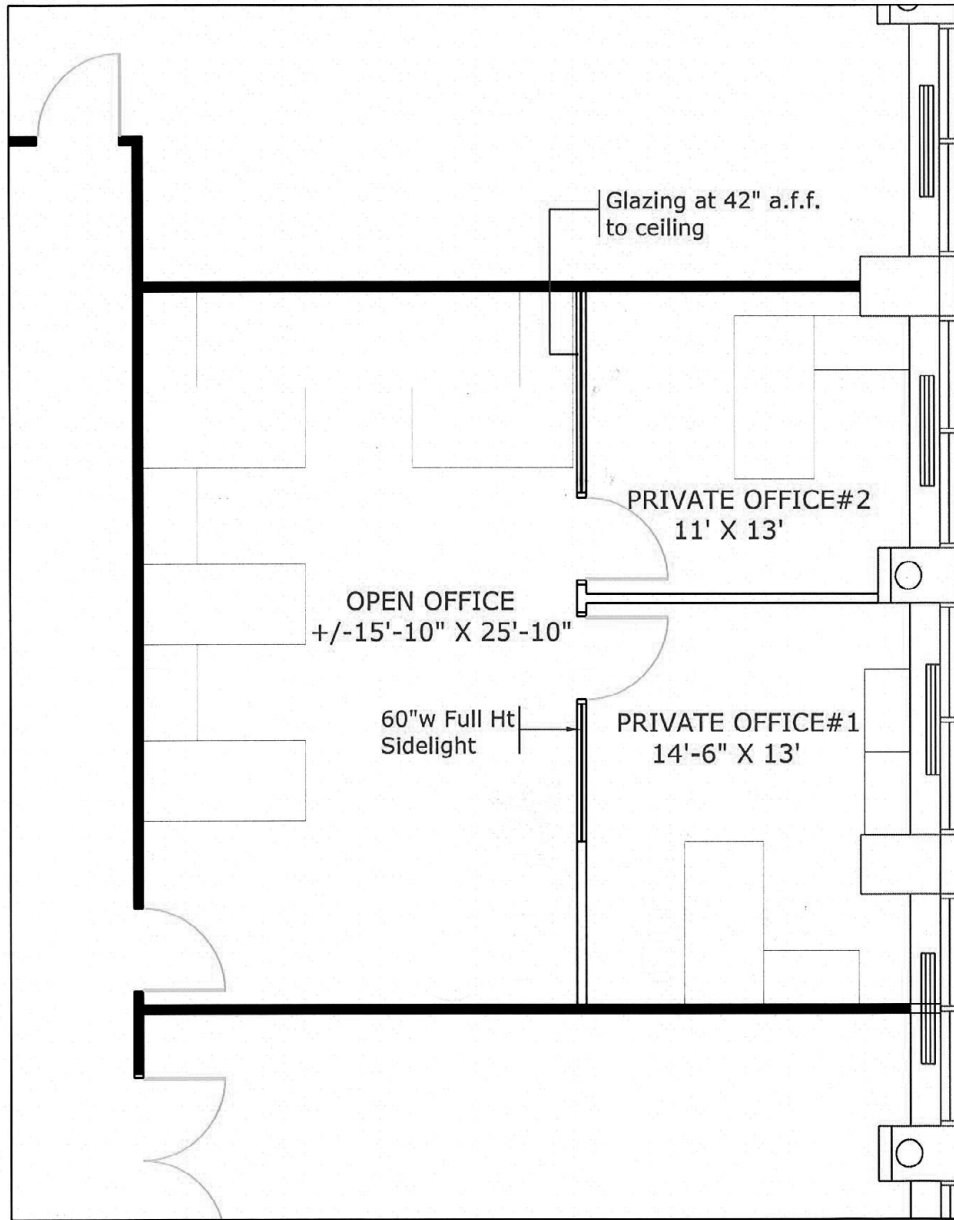
Suite 1000 - 1,114 sq.ft.



20 EGLINTON AVENUE WEST

- Available Immediately

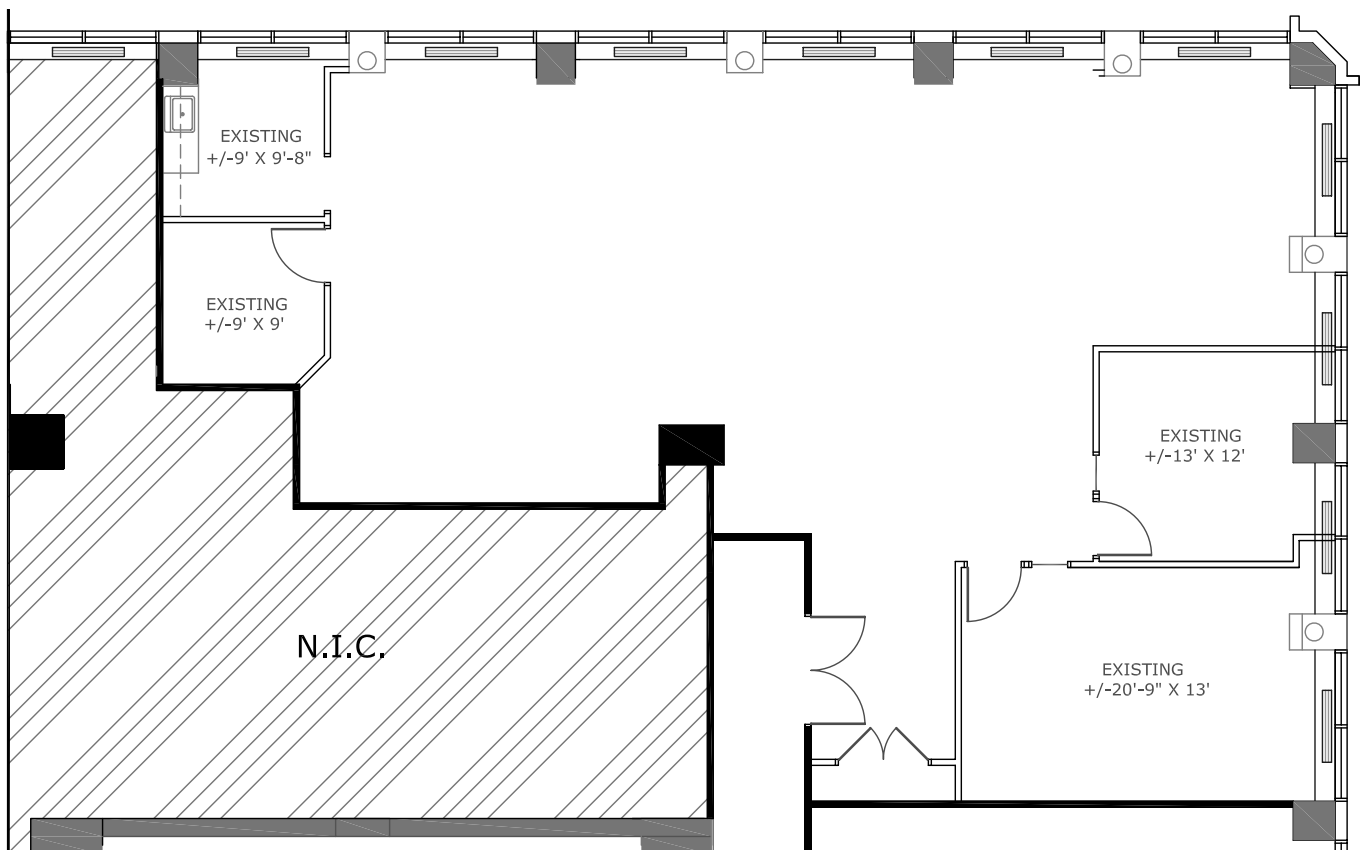
Suite 1112 - 1,004 sq. ft.



20 EGLINTON AVENUE WEST

- Available Immediately

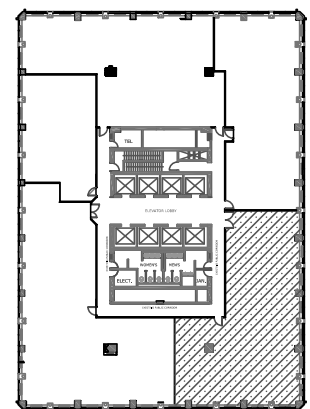
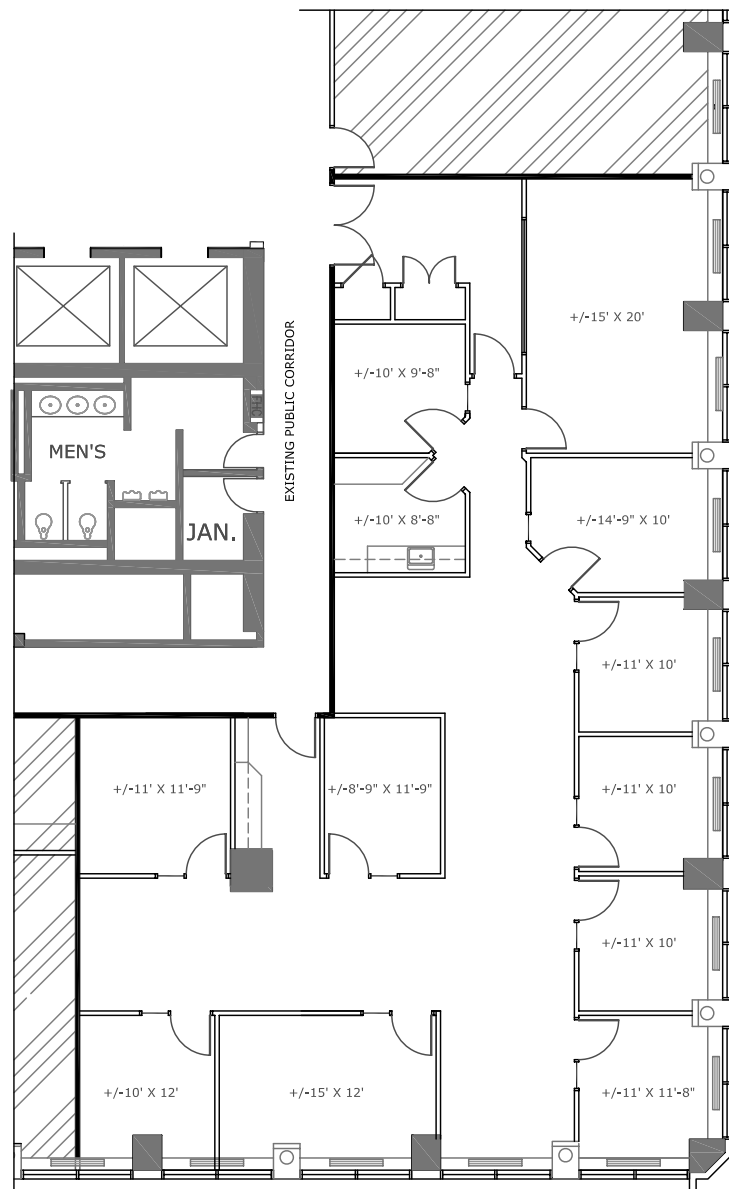
Suite 1301 - 2,450 sq. ft.



20 EGLINTON AVENUE WEST

• Available Immediately

Suite 1405 - 3,602 sq. ft.



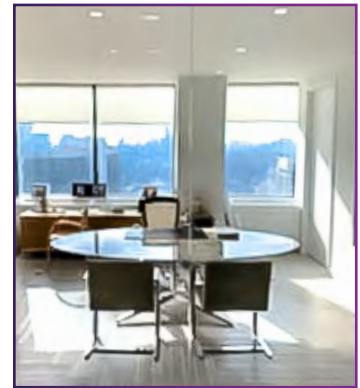
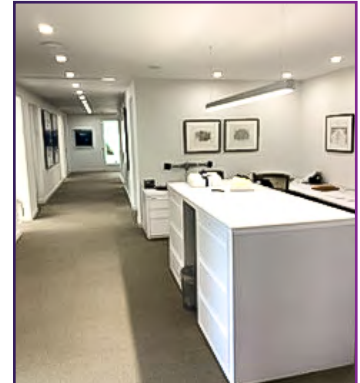
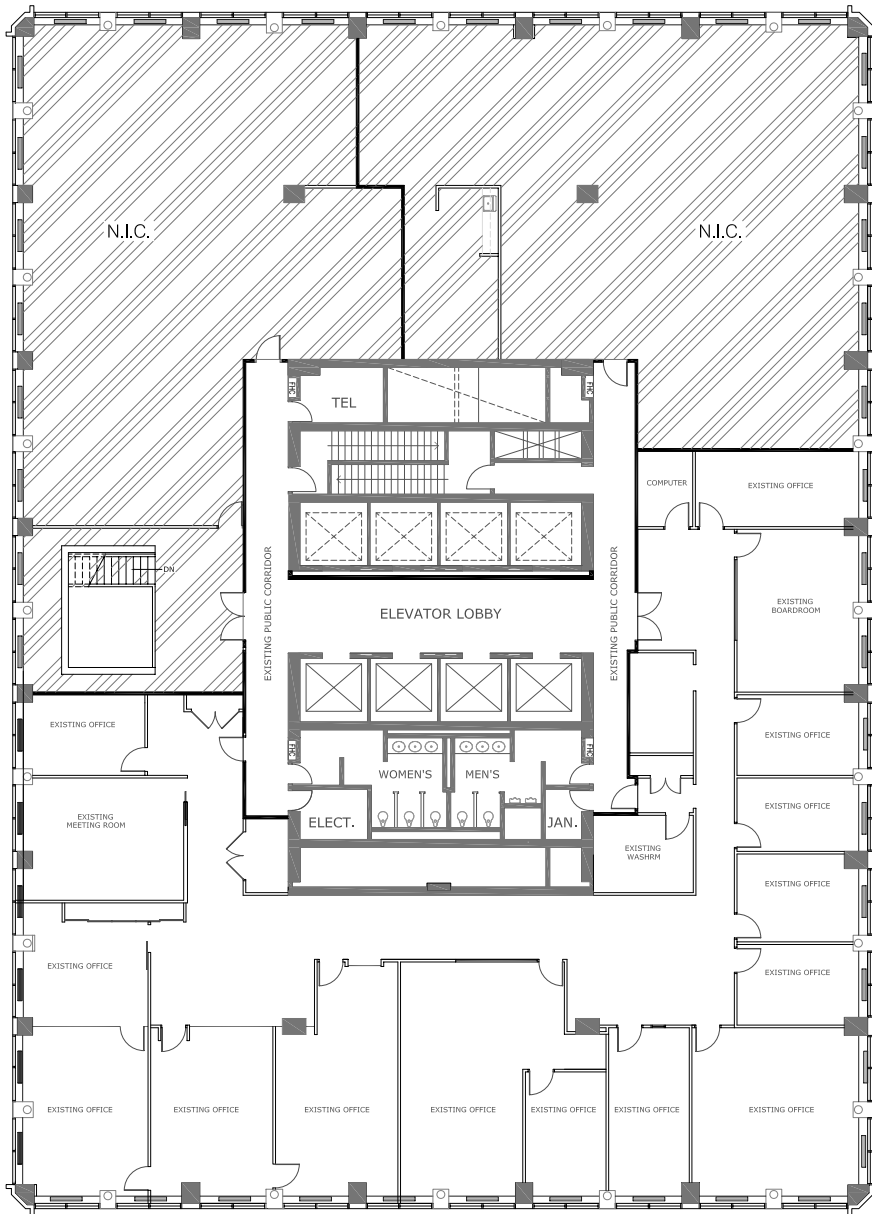
Key Plan



20 EGLINTON AVENUE WEST

• Available December 2022

Suite 1701 - 7,905 sq. ft.



AMENITIES

Everything you need and more...

The Yonge Eglinton Centre is midtown Toronto's most recognizable mixed-use complex with two office towers situated above multi-level retail facilities. YEC is the hub of the Yonge and Eglinton intersection with a variety of restaurants, shops, and entertainment in and around the centre. It features direct access to the TTC's Subway Line 1 (Yonge - University) and the future Eglinton Crosstown LRT offering tenants easy access around the city.



TTC
Direct access to Yonge-University Line at Eglinton Subway Station



EGLINTON CROSSTOWN LRT
Direct access with projected completion 2021



UNION STATION
18min via TTC Line 1



TORONTO PEARSON AIRPORT
19min by taxi



ON-SITE PARKING
1:1,800 sq. ft - Free Valet Parking for Tenants



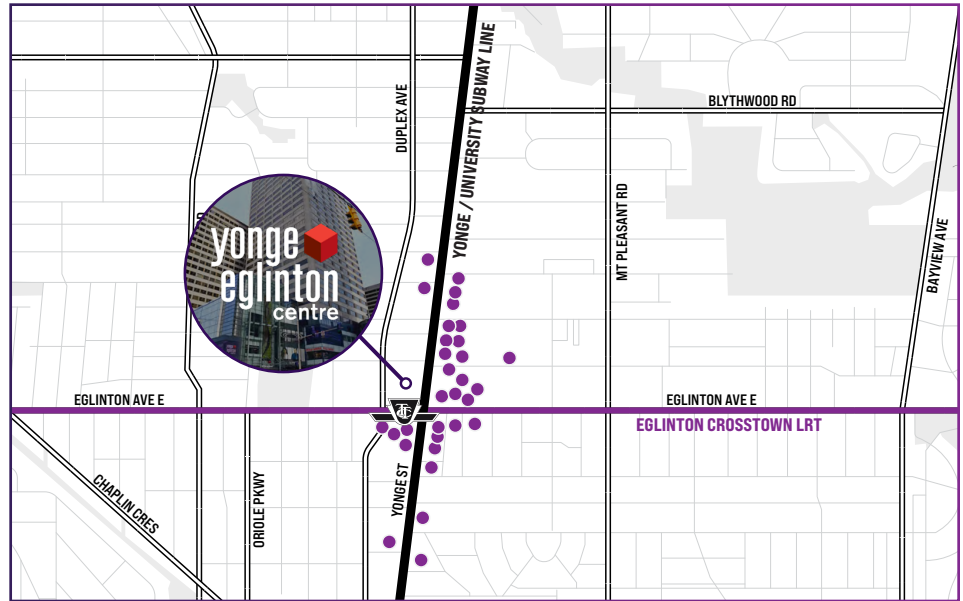
BIKE STORAGE
Secure Underground Bicycle storage



SHOWERS
Exclusive access for tenants



PATIO
Elevated outdoor patio



WITHIN A 10 MINUTE WALK

- CIBO Wine Bar
- SIP Wine Bar
- Best Buy
- Absolute Comedy
- Chipotle
- Paramount
- La Carnita
- CIBC
- BMO
- Mandarin Restaurant
- Tim Hortons
- The Keg
- Coquine Restaurant
- Tabule Middle Eastern
- Lola Sushi
- Scotiabank
- The Rose and Crown
- Duke of Kent
- McDonald's
- Yoga Tree
- Formocha Bubble Tea
- CopaCabanna Brazilian Steakhouse
- Fresh
- TD
- Shopper's Drugmart
- Second Cup Coffee
- Fit For Life
- Bell Media
- Swiss Chalet

RETAIL & GROCERY

- Indigo
- Fido
- LCBO
- Metro
- Nutrition Village
- Rexall
- Sephora
- Telus
- Urban Outfitters
- Winners
- The Source
- M by Mendocino
- Koodo Mobile
- HSBC
- The Body Shop
- Toys 'R Us
- Reitmans
- Print Three
- Michael Hill
- Freedom Mobile

RESTAURANTS & COFFEE

- Aroma Espresso Bar
- Booster Juice
- California Thai
- Dal Moro's Fresh Pasta
- Freshii
- KFC
- Manchu Wok
- Mr Pretzels
- Starbucks
- Subway
- Sushi Shop
- Taco Bell
- Teryaki Experience
- Tim Hortons
- The Bagel Shop
- Villa Madina

ENTERTAINMENT & HEALTH

- Altima Dental
- Beauty First
- GoodLife Fitness
- Cineplex VIP Cinemas
- Ray Daniel Salon & Spa
- Nails for You
- Dr. Bernstein Diet & Health Clinic



PHOTO GALLERY



yonge eglinton centre

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