



office space for lease

3080 Yonge Street

TORONTO, ONTARIO

Office Availabilities

SPACE	ADDITIONAL RENT (SQ. FT.)	AVAILABILITY/COMMENTS
suite 1009: 12,652 sq. ft.	\$34.40	Immediately Available - Ground floor retail
suite 1010: 2,792 sq. ft.	\$34.40	Immediately Available - Ground floor retail
suite 3032/3034: 4,012 sq. ft.	\$21.62	Can be demised into 2,162 sq. ft. or 1,850 sq. ft.
suite 4065: 1,200 sq. ft.	\$21.62	Immediately Available - Built out
suite 5008: 1,219 sq. ft.	\$21.62	Immediately Available - Built out for a dental office user
suite 5010: 2,375 sq. ft.	\$21.62	Immediately Available - Built out
suite 5012: 1,567 sq. ft.	\$21.62	Available November 1, 2021
suite 5033: 1,034 sq. ft.	\$21.62	Immediately Available - Built out
suite 6020: 2,350 sq. ft.	\$21.62	Available November 1, 2021 - Built out suite with private outdoor terrace

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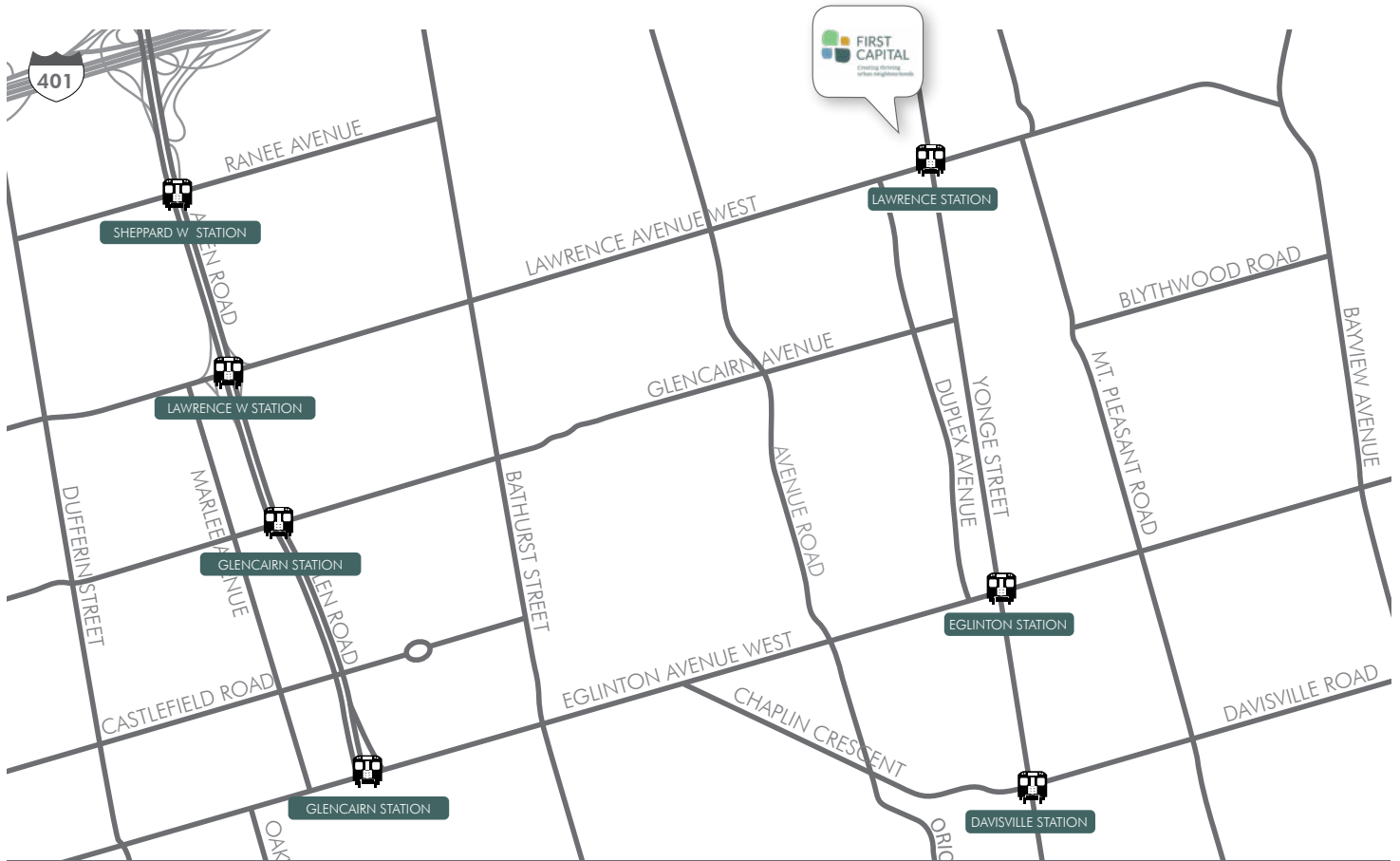
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About the Building & Area



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

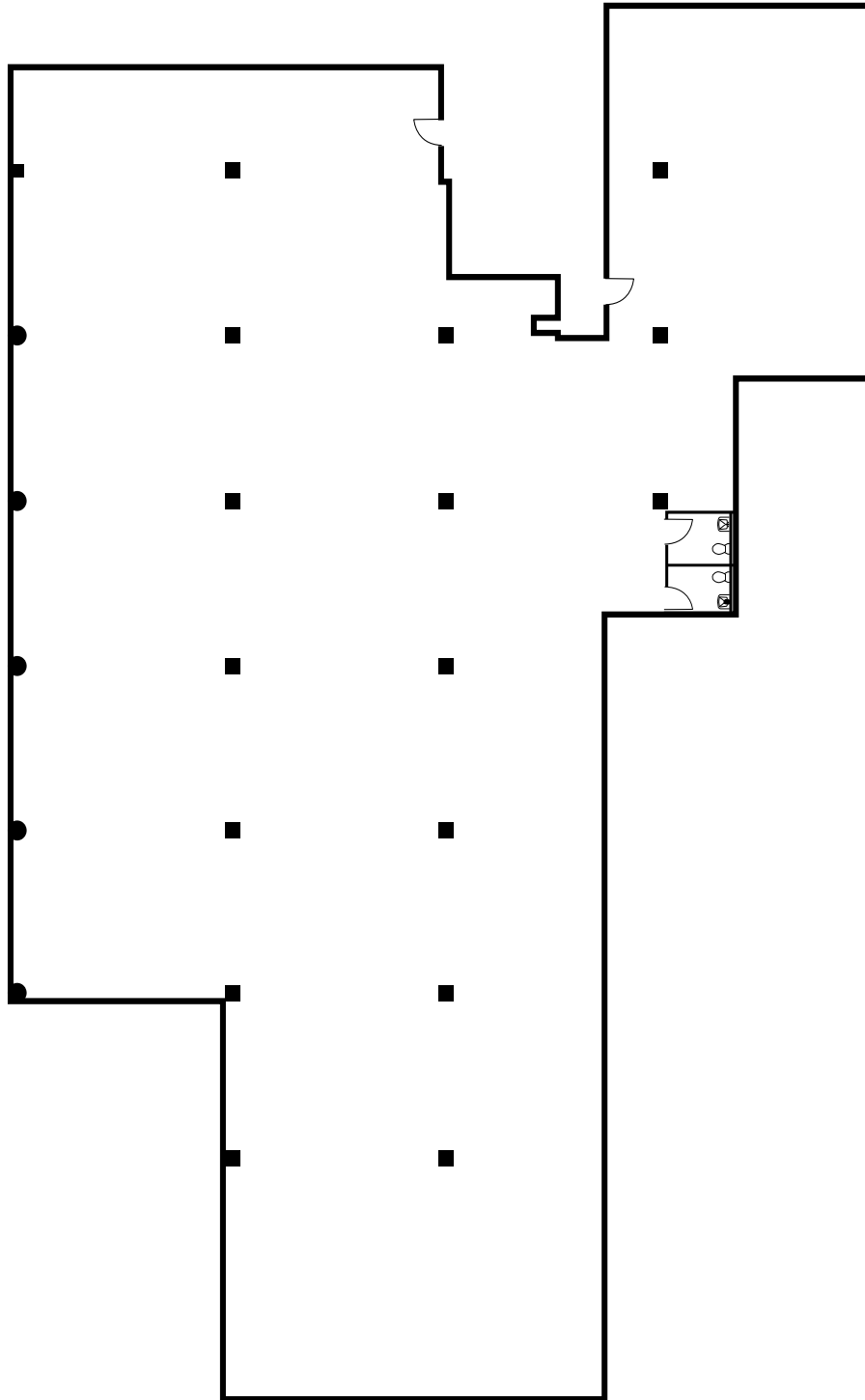
- Located at Yonge and Lawrence TTC subway station
- Young and growing labour force
- Direct elevator exposure, full height windows and outdoor terraces
- Common area upgrades under construction
- On-site property management





FLOOR PLAN | 1ST FLOOR

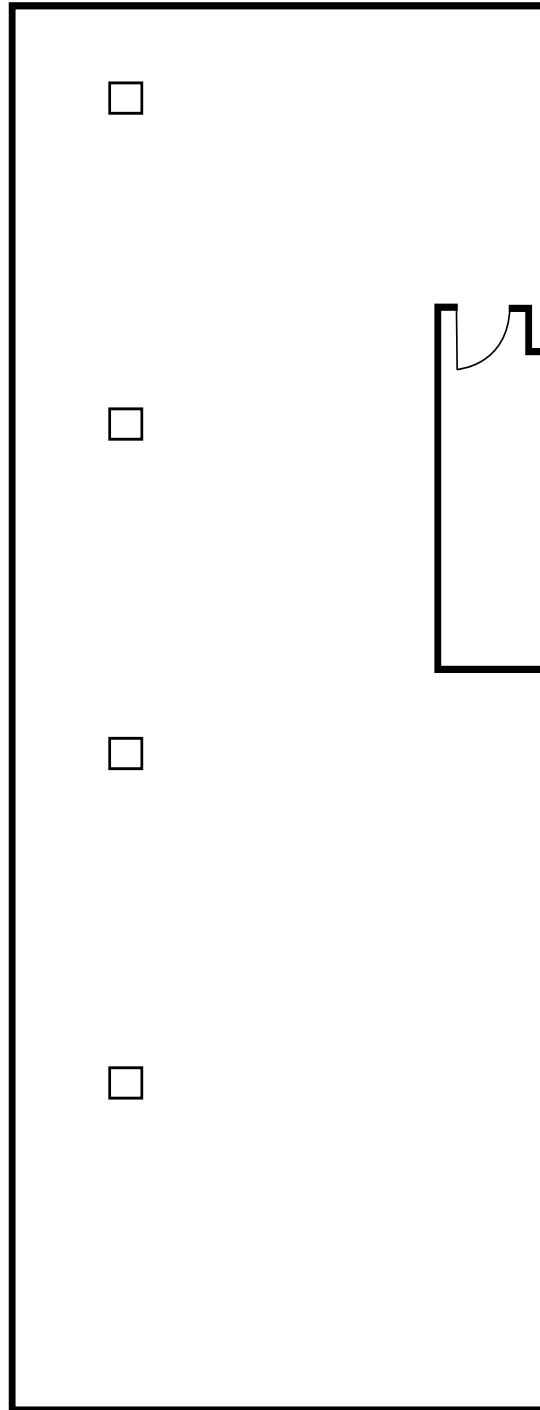
SUITE 1009: 12,652 SQ. FT.





FLOOR PLAN | 1ST FLOOR

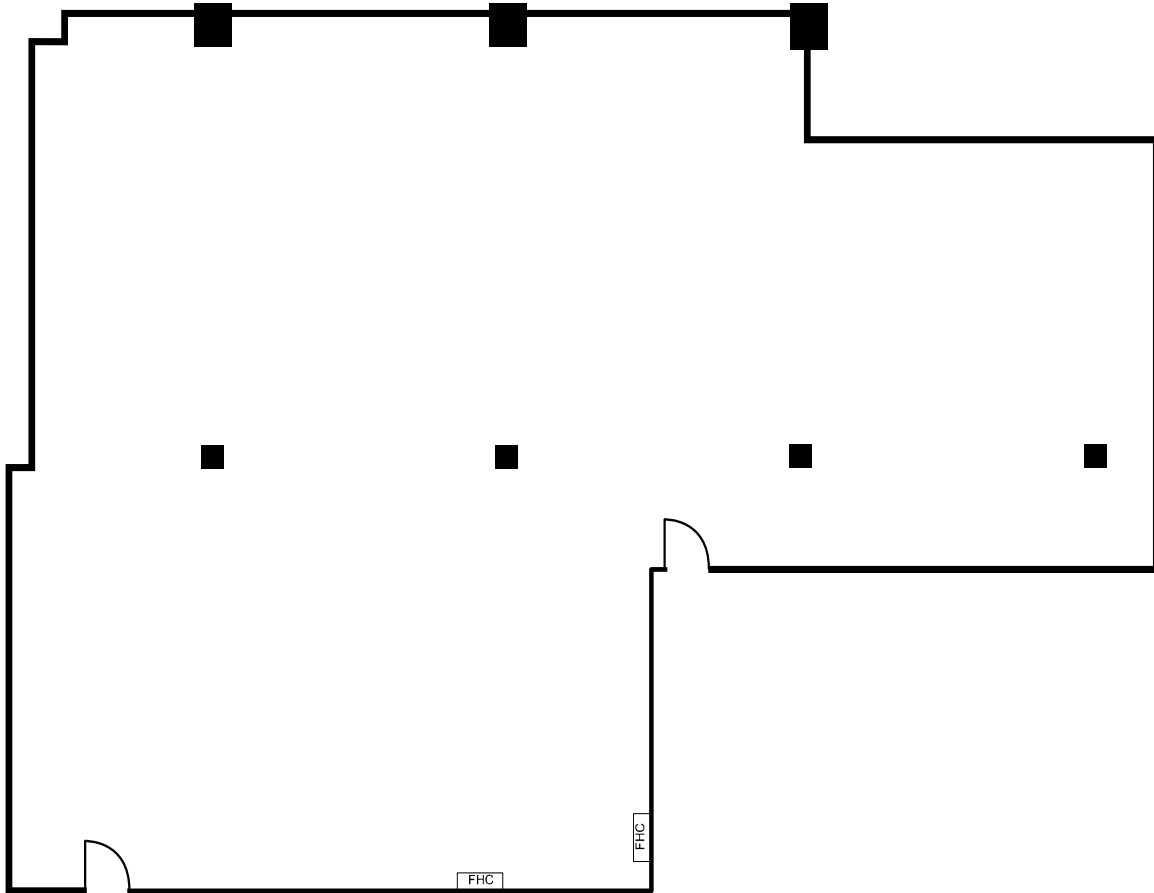
SUITE 1010: 2,792 SQ. FT.





FLOOR PLAN | 3RD FLOOR

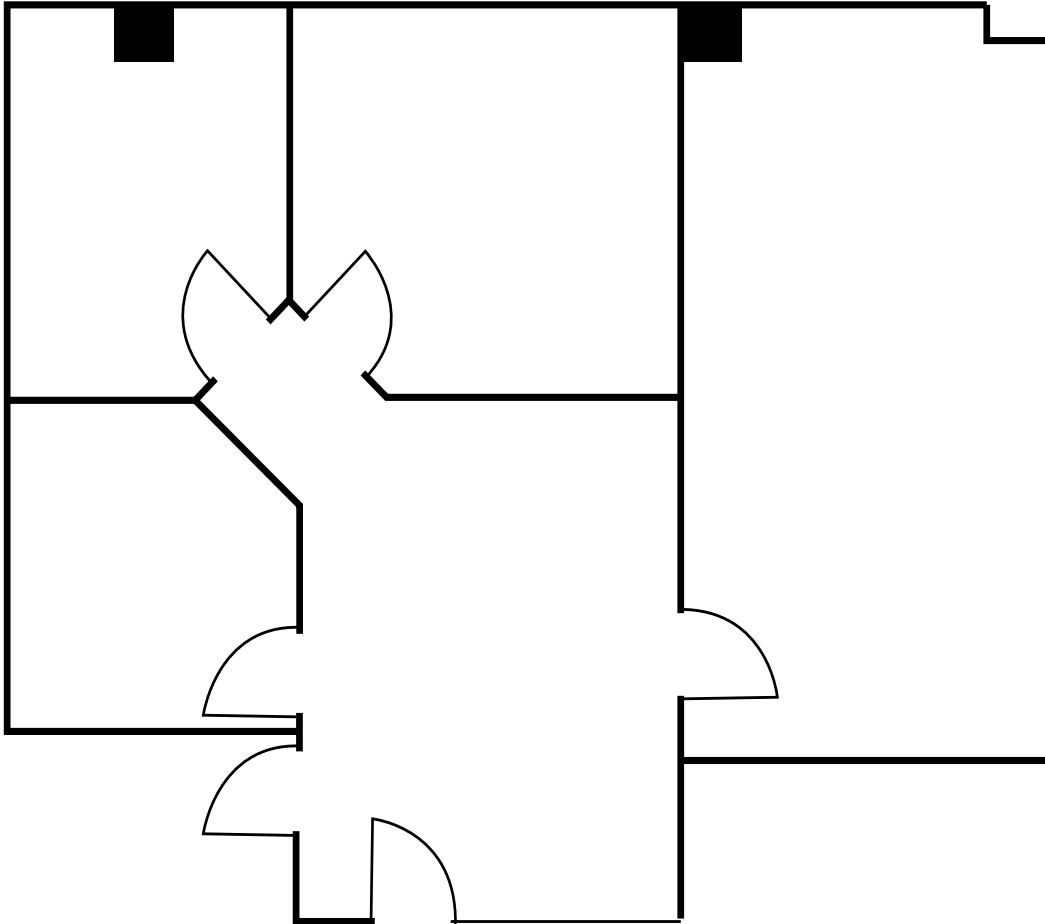
SUITE 3032/3034: 4,012 SQ. FT.





FLOOR PLAN | 4TH FLOOR

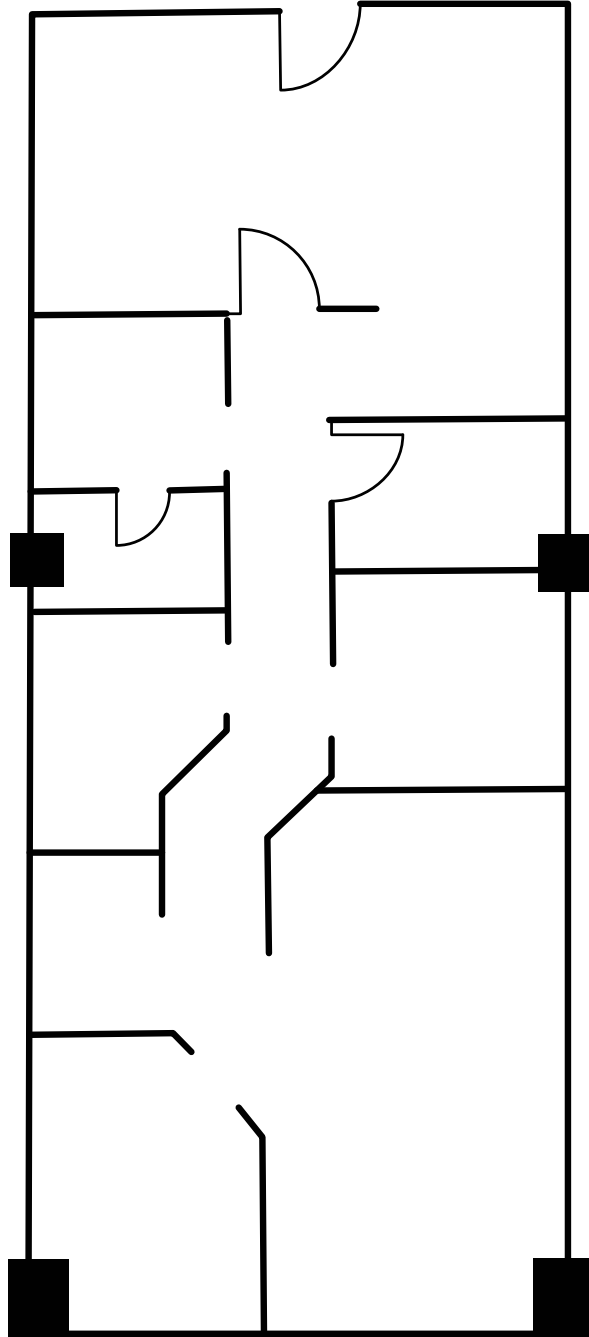
SUITE 4065: 1,200 SQ. FT.





FLOOR PLAN | 5TH FLOOR

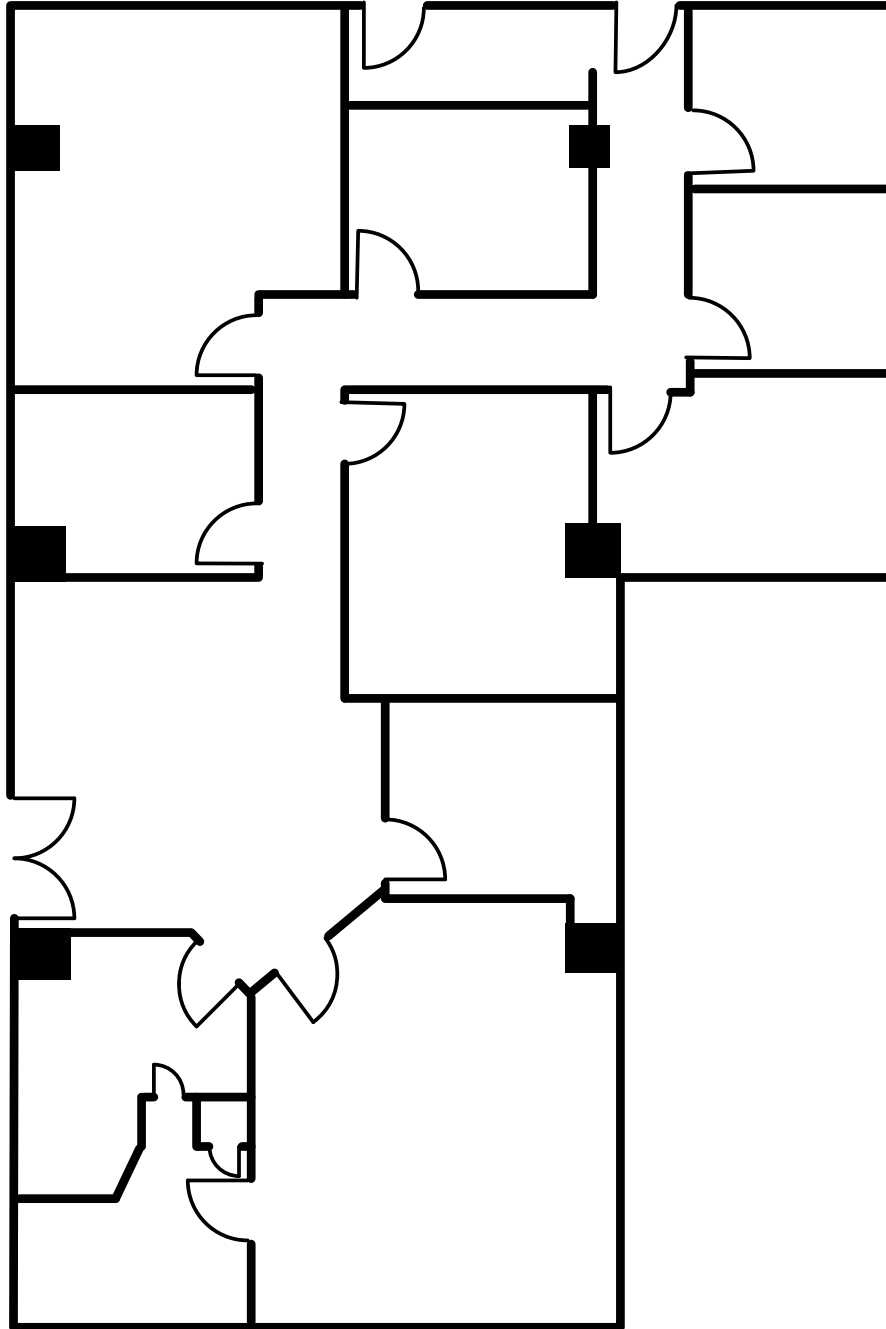
SUITE 5008: 1,219 SQ. FT.





FLOOR PLAN | 5TH FLOOR

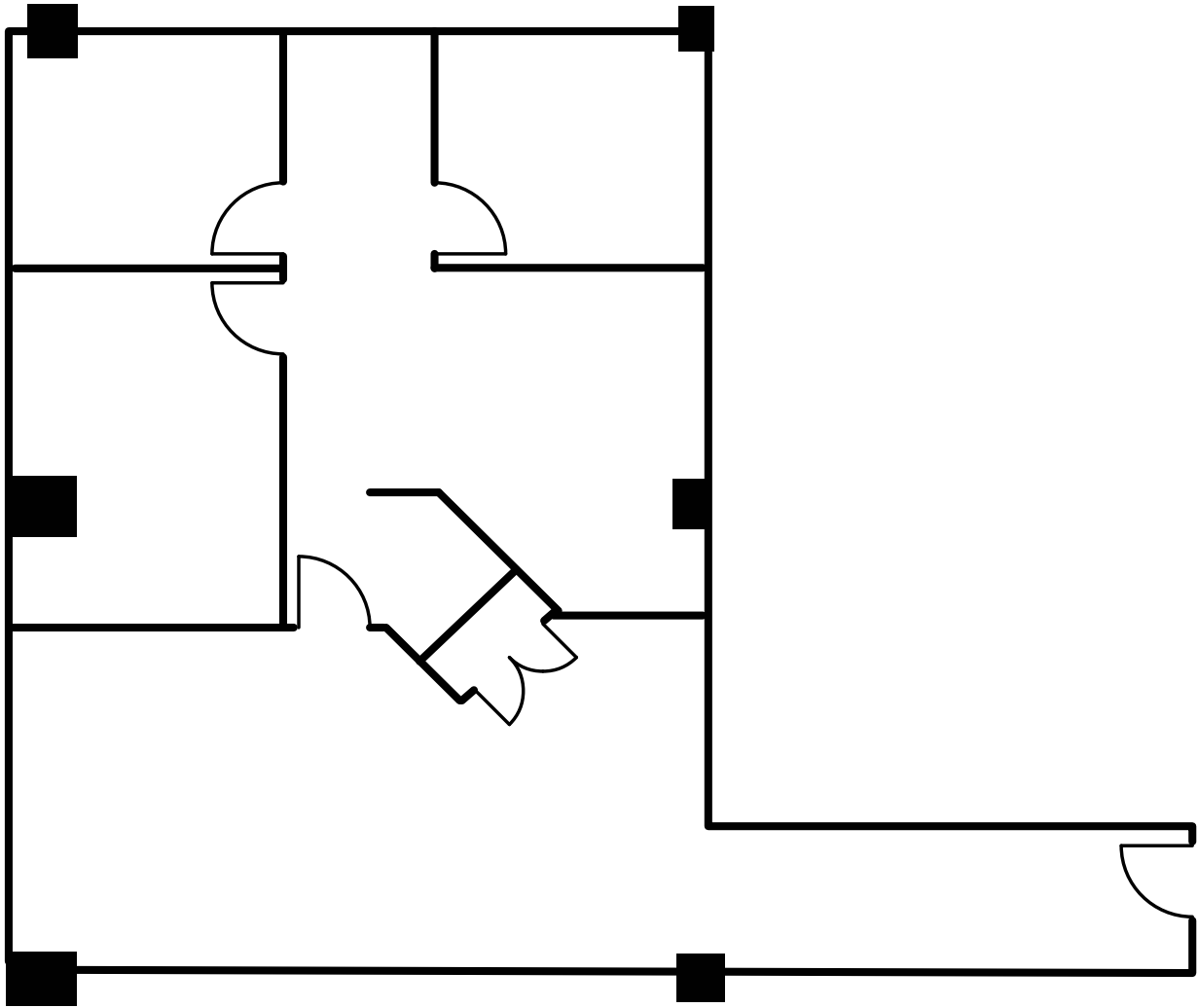
SUITE 5010: 2,375 SQ. FT.





FLOOR PLAN | 5TH FLOOR

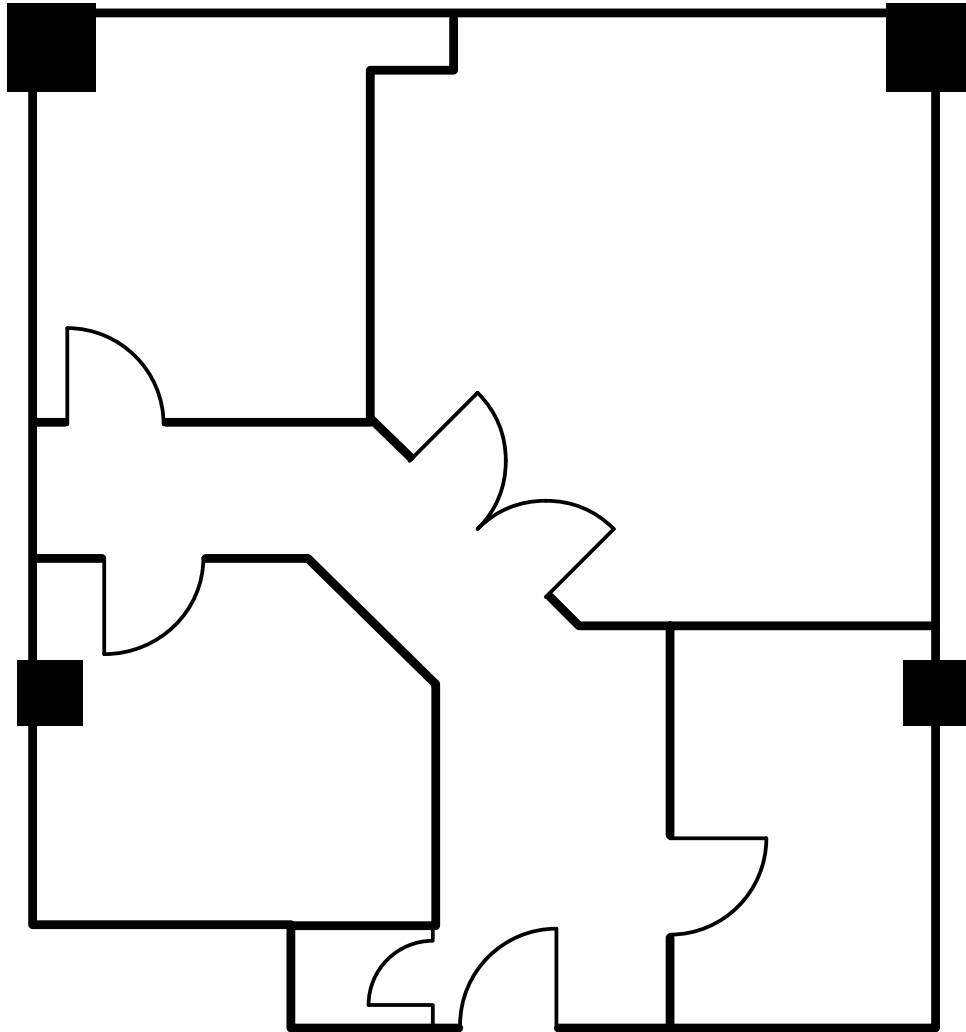
SUITE 5012: 1,567 SQ. FT.





FLOOR PLAN | 5TH FLOOR

SUITE 5033: 1,034 SQ. FT.





FLOOR PLAN | 6TH FLOOR

SUITE 6020: 2,350 SQ. FT.

