

DISCOVER YOUR IDEAL WORKSPACE!



Asking \$37.00 PSF Gross for furnished space in a renovated brick-and-beam building provides a blend of historic charm and modern amenities

\$200 LCBO Gift Card Tour Incentive



577

YONGE STREET

TORONTO | ONTARIO

FULL BUILDING FOR LEASE

UP TO 8,451 SF AVAILABLE

OFFICE SPACE AVAILABLE FOR LEASE

Retail for lease

1,500-7,000 SF

+1 416 238 9868

Brand Gorman**
Austin**
Lath Marshall**

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577 Yonge Street

PROPERTY SUMMARY

Centrally located high end full building retrofit on the desirable Yonge Street corridor only steps away from Wellesley Subway Station. Beautiful character qualities delivered with the high end infrastructure and quality that today's premier office tenants demand. Positioned close to financial core, Yorkville and all major university/health care institutions.

HIGHLIGHTS

- Brand new high end retrofit
- Full building available for lease (excluding retail)
- Efficient side core floor plate
- Signage potential
- Rooftop patio with incredible Toronto skyline views
- Located on Yonge Street, close to subway and all amenities
- Situated in the culinary center of the city, within walking distance to numerous diverse food & beverage options.

DETAILS

Gross Rent	\$37.00 PSF
Possession	Immediately
Term	Flexible Terms (1-5 Years)
Available	Ground Floor (Back) : 1,910 SF 3 rd Floor: 4,910 SF 4 th Floor: 3,541 SF *Including patio (up to 8,451 SF contiguous)

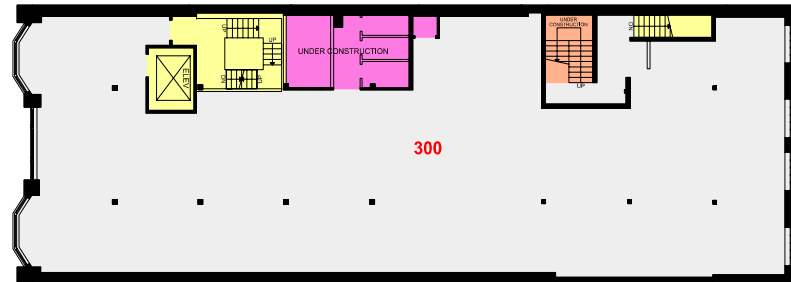
**Must be contiguous with the 3rd floor option*

Landlord Can Furnish to Open Plan

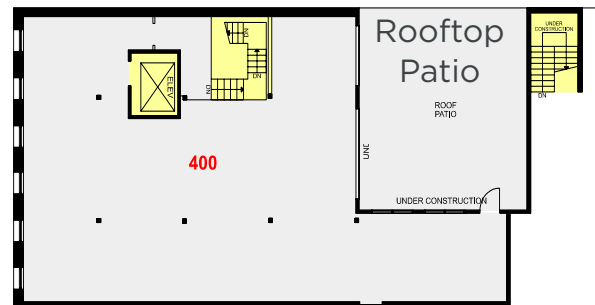
Ground Floor
Suite 102: 1,910 SF



Third Floor
4,910 SF

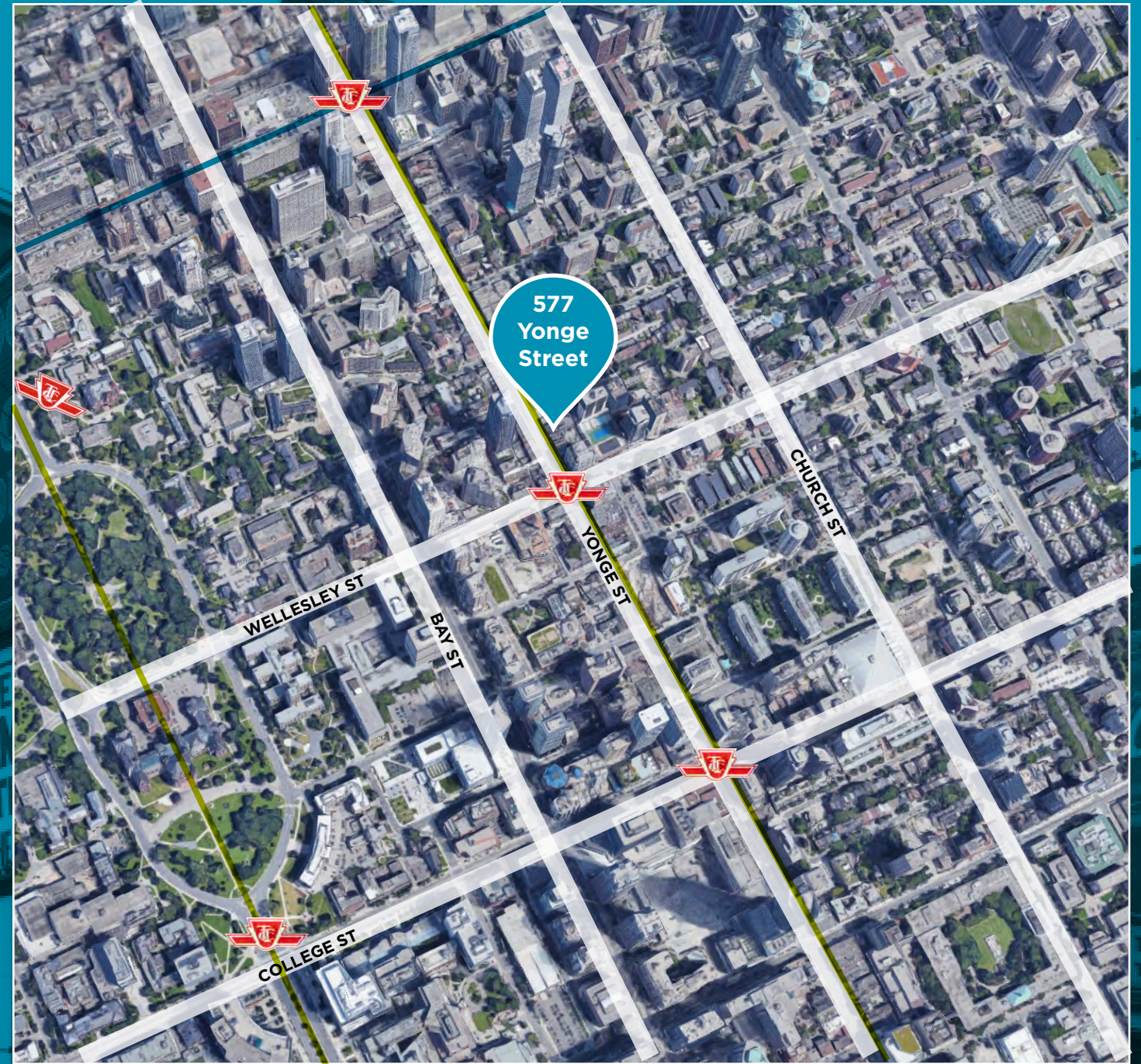










Fourth Floor*
3,541 SF



Includes Rooftop Patio
1,000 SF
**Must be contiguous
with the 3rd floor option*

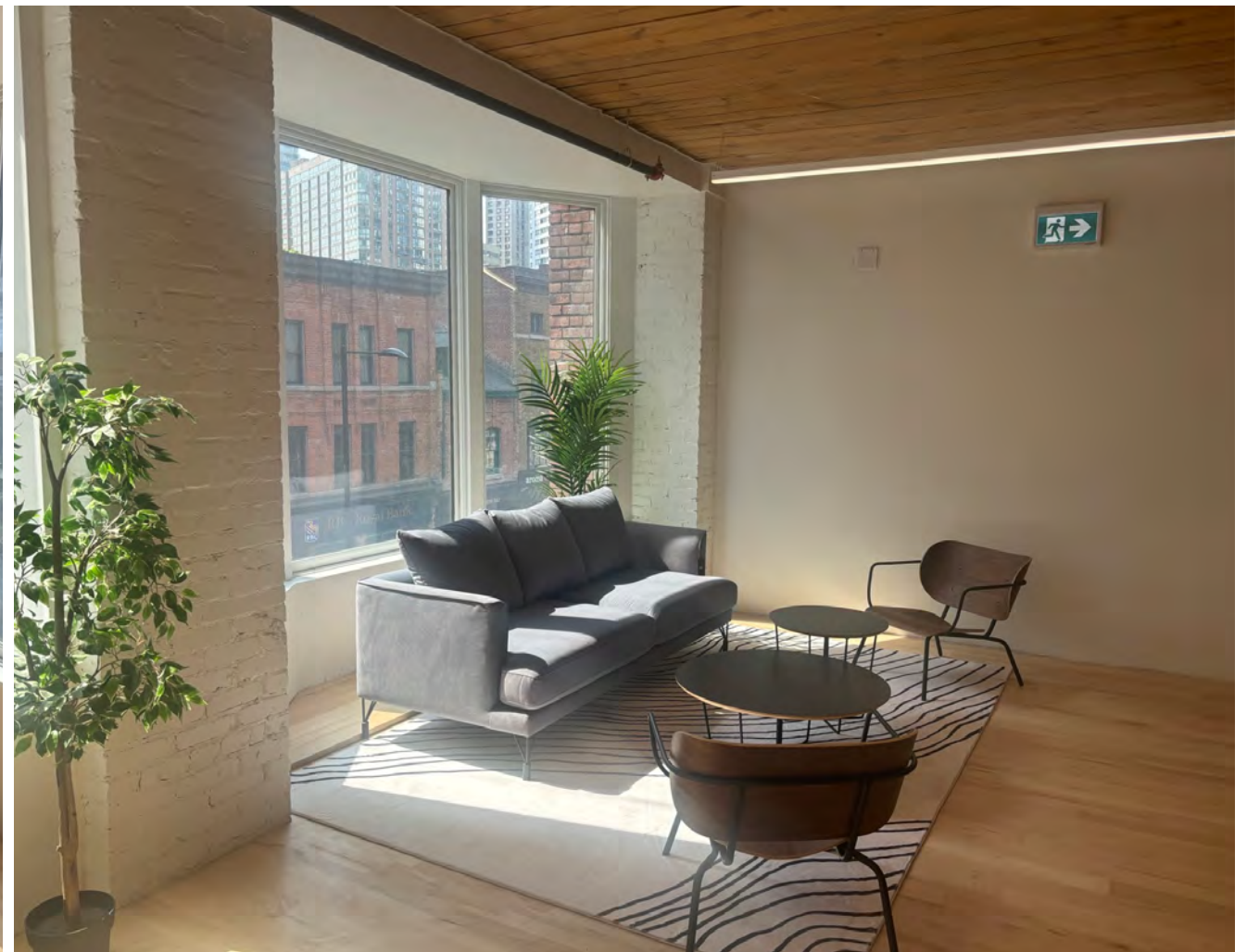
[CLICK HERE FOR VIRTUAL TOUR](#)



 Young-University Subway Line	 Bloor-Danforth Subway Line
 POPULATION 67,822	 AVG. TOTAL FAMILY INCOME \$149,060
 DAYTIME POPULATION 206,103	 AVG. ANNUAL HOUSEHOLD SPENDING \$85,762
 TRANSIT SCORE 100	 WALK SCORE 99

WITHIN 1KM RADIUS
Source: Statistics Canada

3RD
FLOOR



INTERIOR IMAGES

577 Yonge Street is being restored to its original historical charm, featuring exposed timber ceilings and columns, exposed brick walls, brand new large industrial style windows, and will be finished with new washrooms, LED lighting and hardwood flooring.



ROOFTOP PATIO 1,000 SF

Finished rooftop patio will feature incredible Toronto skyline views

Sliding glass panel system to create indoor/outdoor space and integrate the top floor with the rooftop patio



AMENITY & RESIDENTIAL DEVELOPMENT MAP



	DEVELOPMENT	# UNITS
1	1 Bloor West	416
2	2 Bloor West	1,507
3	50 Charles Street East	622
4	55 Charles Street East	674
5	68 Charles Street East	428
6	1075 Bay Street	528
7	8 Gloucester Street	252
8	599 Yonge Street	528
9	10 Wellesley Street West	466
10	11 Wellesley Street West	742
11	572 Church Street	98
12	552 Church Street	442
	TOTAL:	6,703

CONTACT



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