

COMMISSION \$3.00 PSF/ANNUM
FIRST 3 YEARS OF TERM*



OFFICE SPACE FOR LEASE
415 YONGE STREET
TORONTO

*Conditional on a 10 year deal.



415 YONGE STREET, TORONTO

Property Highlights

415 Yonge Street is a commercial property located in downtown Toronto, Ontario. It is a prominent address situated at the corner of Yonge Street and Gerrard Street, offering excellent visibility and high foot traffic. Consists of multiple floors and provides a mix of office and retail space. Given its central location.

Overall, 415 Yonge Street offers an opportunity for businesses looking for a prime location in the heart of Toronto's bustling downtown core.



SPACE IS VACANT AND READY FOR OCCUPANCY



PARKING 1,150 SF
RESERVED @ \$350/MONTH
UNRESERVED @ \$200 / MONTH



WIDE RANGE OF FLEXIBILITY FOR POTENTIAL USERS AND/OR INVESTORS



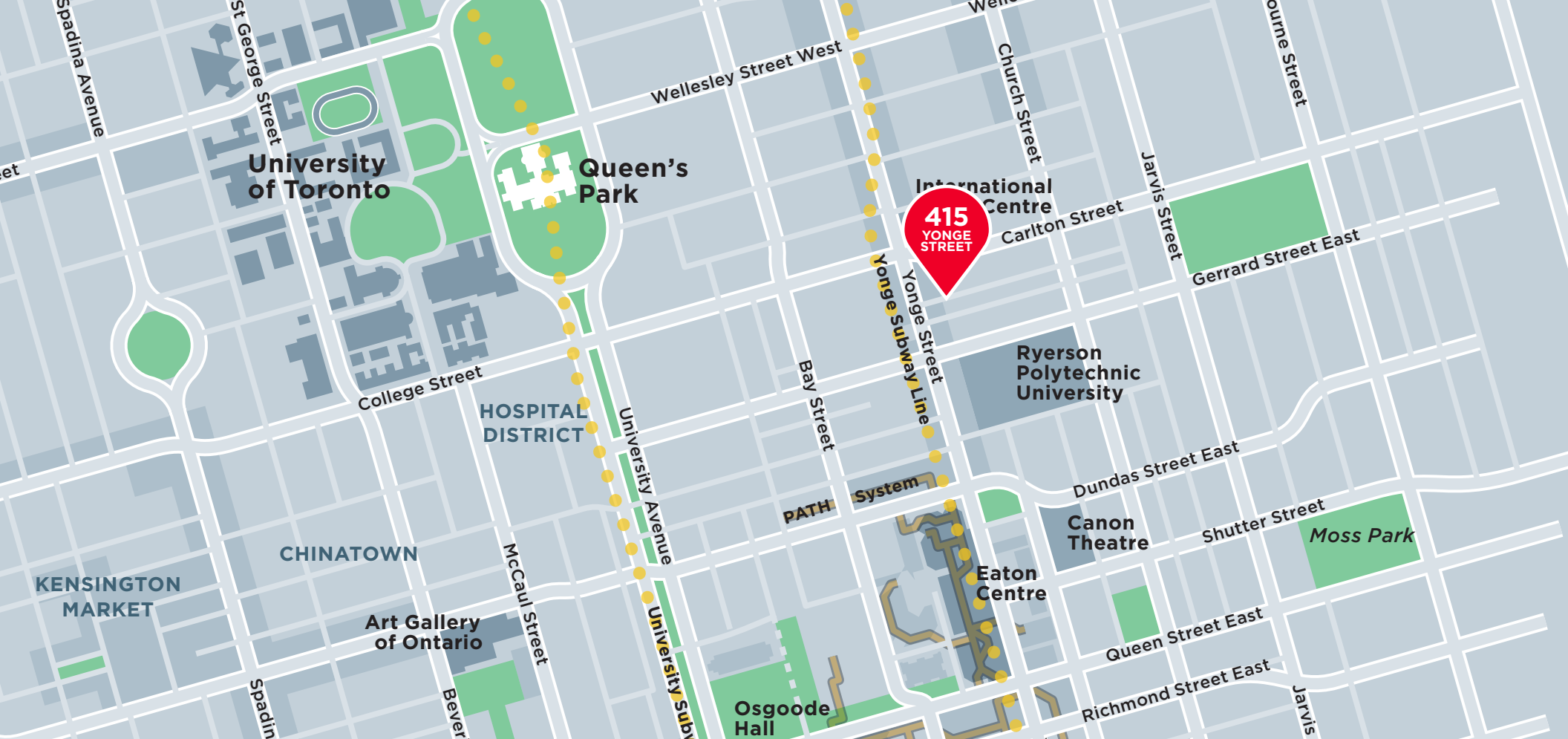
ON-SITE SECURITY
MONDAY TO FRIDAY
7:00 AM - 7:00 PM



FURNITURE AVAILABLE



AFTER HOURS HVAC
\$35.00/HOUR
MINIMUM 4 HOURS



Immediate Area

415 Yonge Street benefits from being in close proximity to various amenities, including shopping centers, restaurants, entertainment venues, and public transportation. The area is known for its vibrant atmosphere and is a popular destination for locals and tourists alike.



Transit Score
100



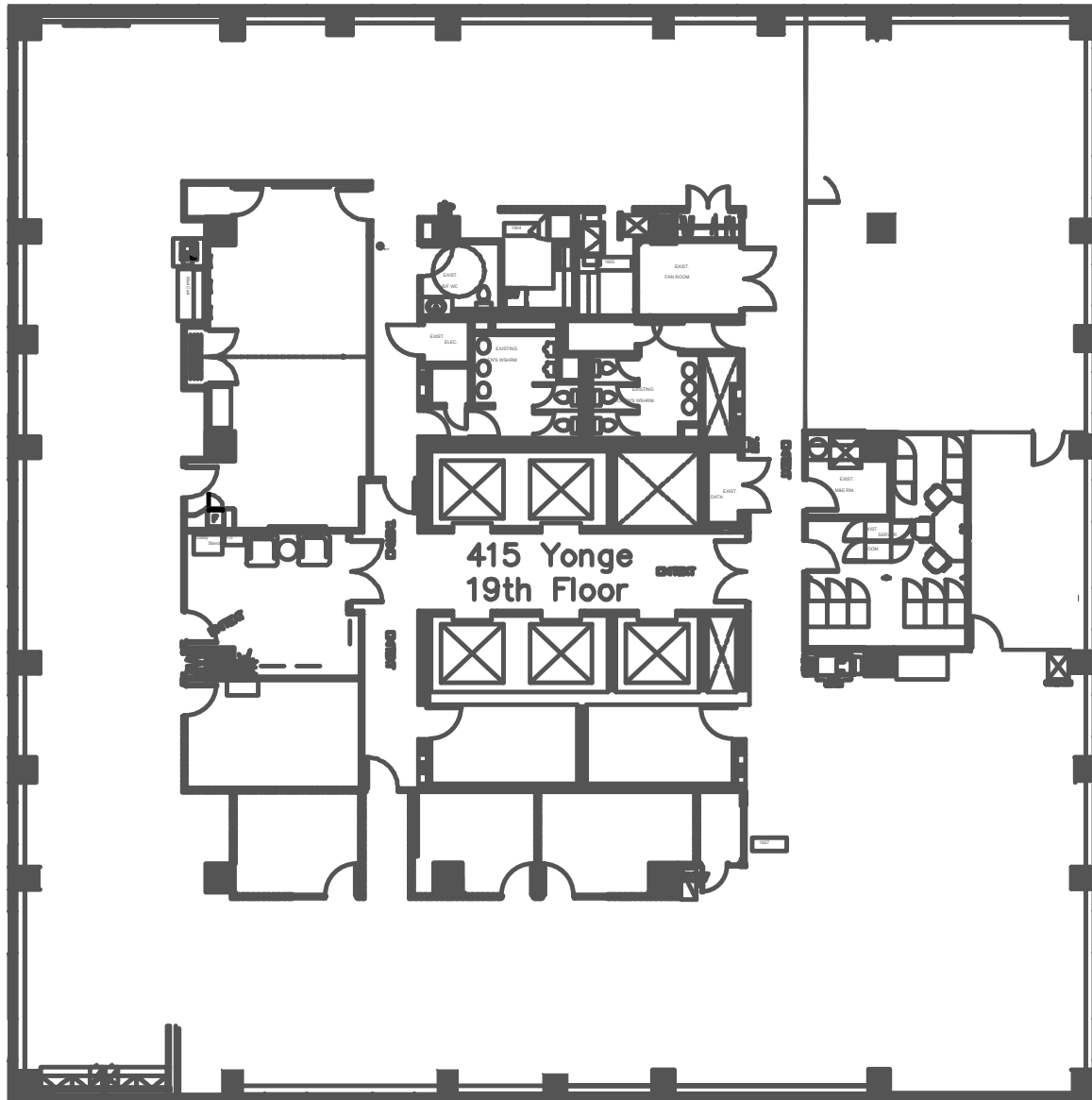
Walk Score
99



Bike Score
94

Availabilities

SUITE 1900 - 10,500 SF



NET RENT: \$16.00 PSF AS IS
ADDITIONAL RENT: \$21.58 PSF (2024)

19TH FLOOR - FULL FLOOR

Suite 1900 - 10,500 SF

18TH FLOOR

Suite 1801 - 2,236 SF (Aug 2023)

17TH FLOOR - FULL FLOOR

Suite 1700 - 10,602 SF

16TH FLOOR - FULL FLOOR

Suite 1600 - 7,918 SF
Suite 1603 - 1,699 SF

14TH FLOOR - FULL FLOOR

Suite 1400 - 10,635 SF

11TH FLOOR - FULL FLOOR

Suite 1100 - 10,529 SF

10TH FLOOR - FULL FLOOR

Suite 1000 - 10,529 SF

8TH FLOOR

~~Suite 801 - 6,296 SF~~ LEASED

7TH FLOOR

Suite 702/703 - 6,892 SF

4TH FLOOR - FULL FLOOR

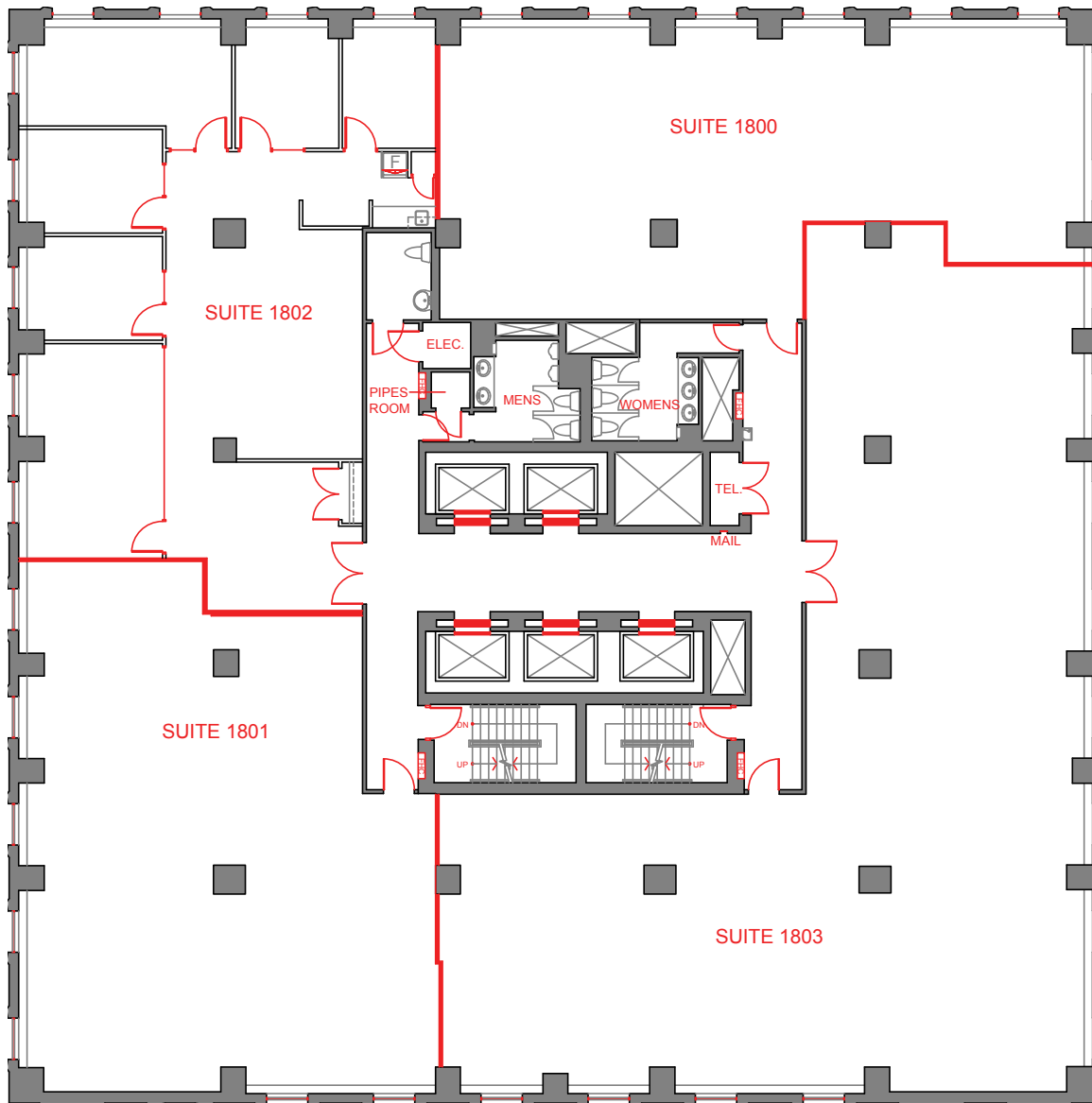
Suite 400 - 10,521 SF

1ST FLOOR

Suite 104 - 1,000 SF

Availabilities

SUITE 1800 - 2,236 SF

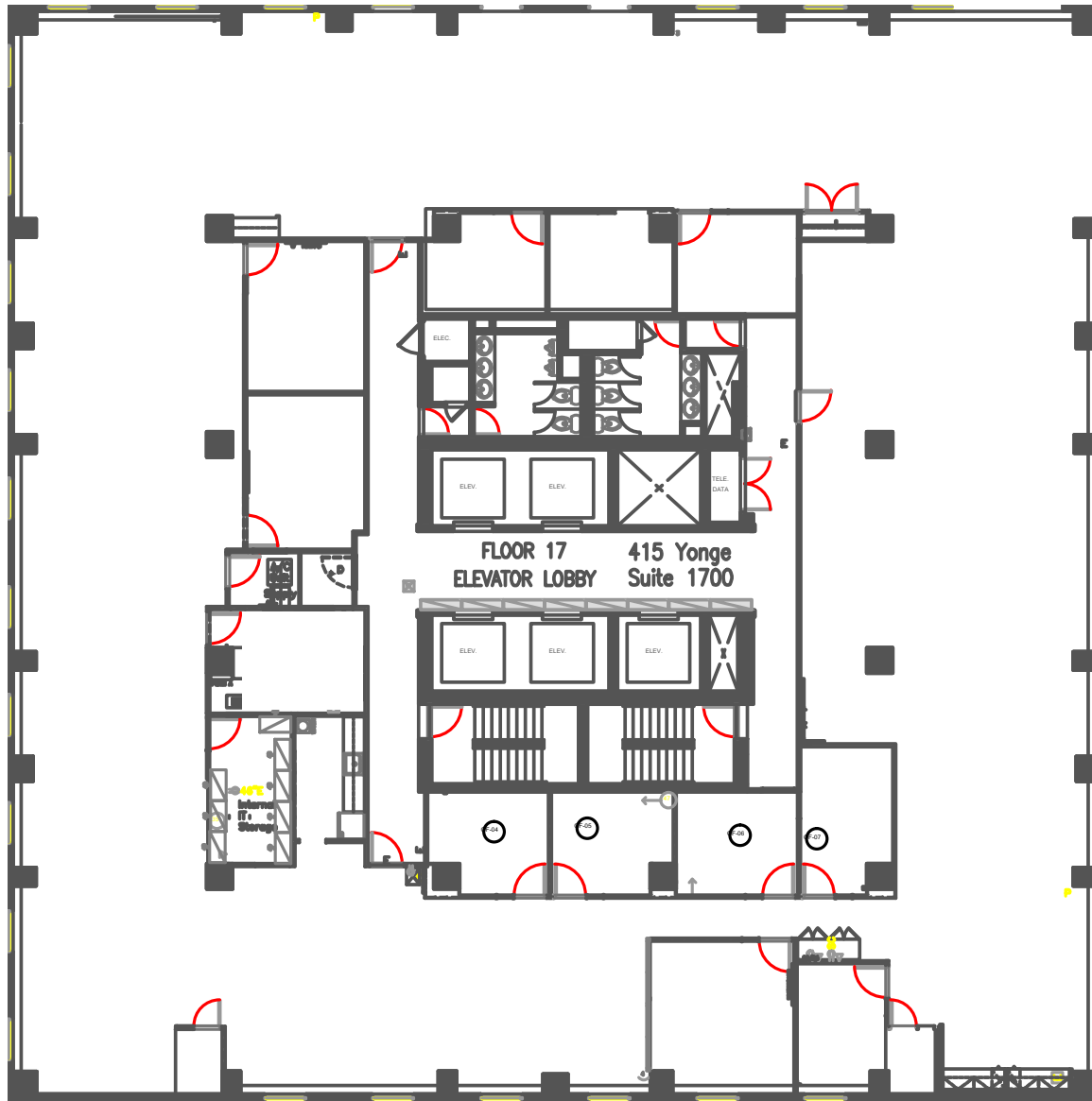


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SUITE 1700 - 10,602 SF



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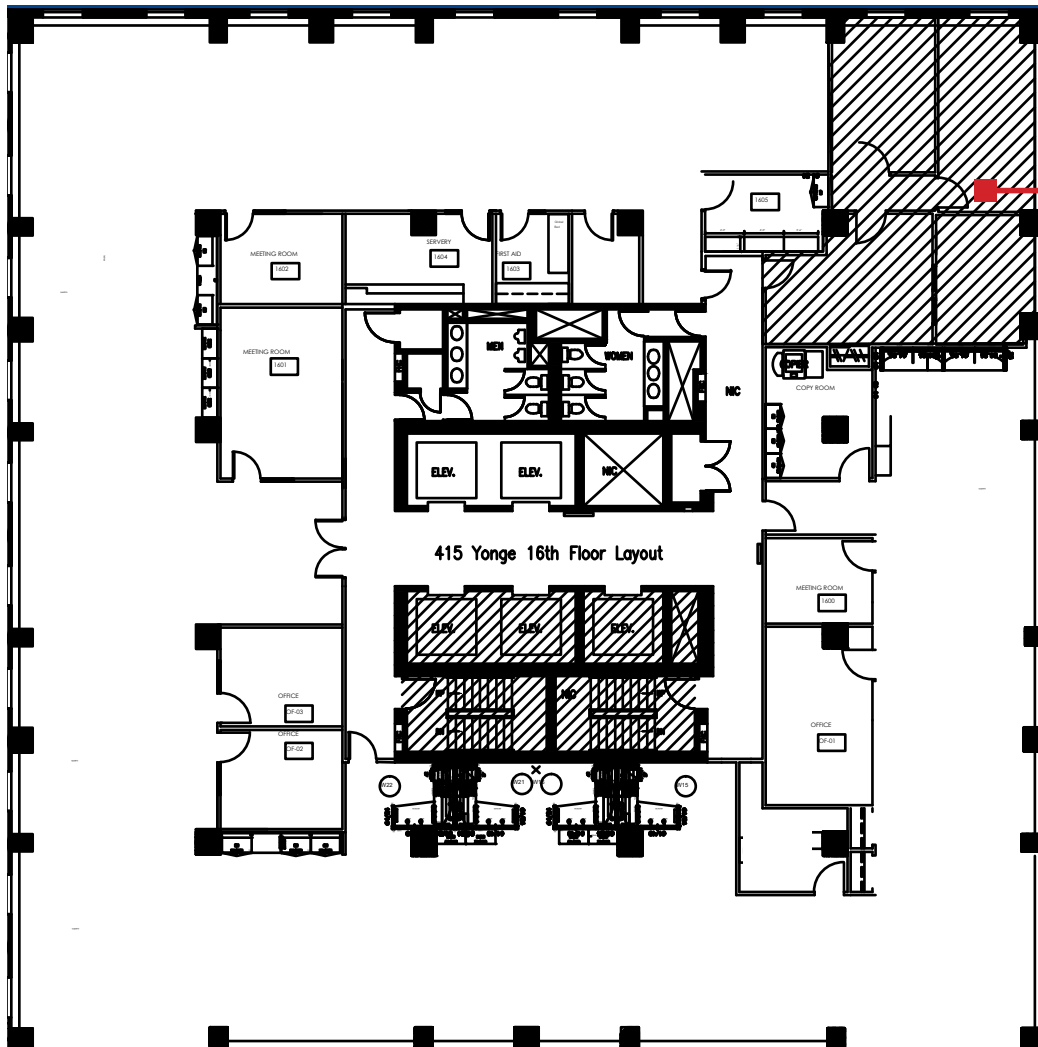
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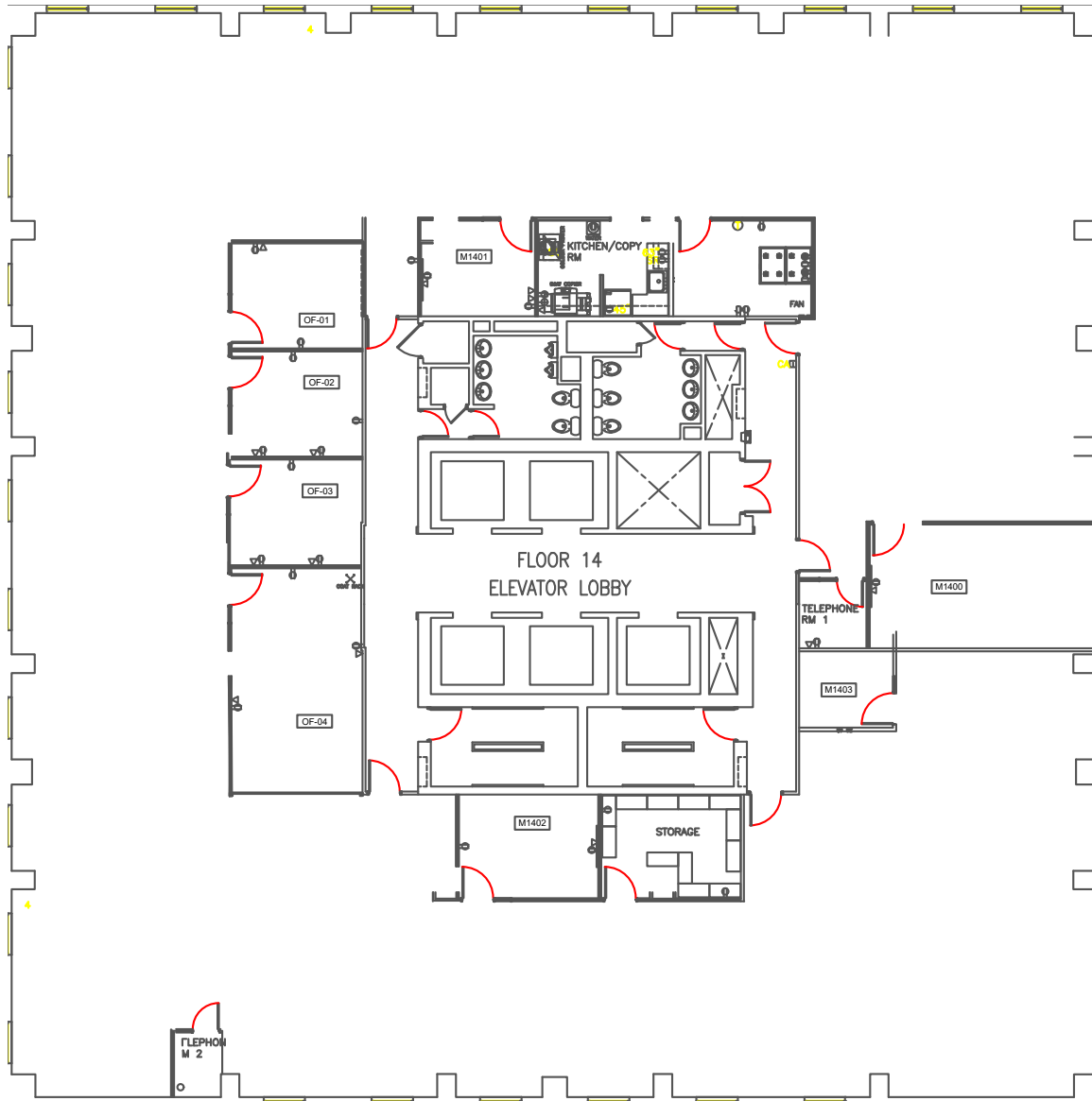
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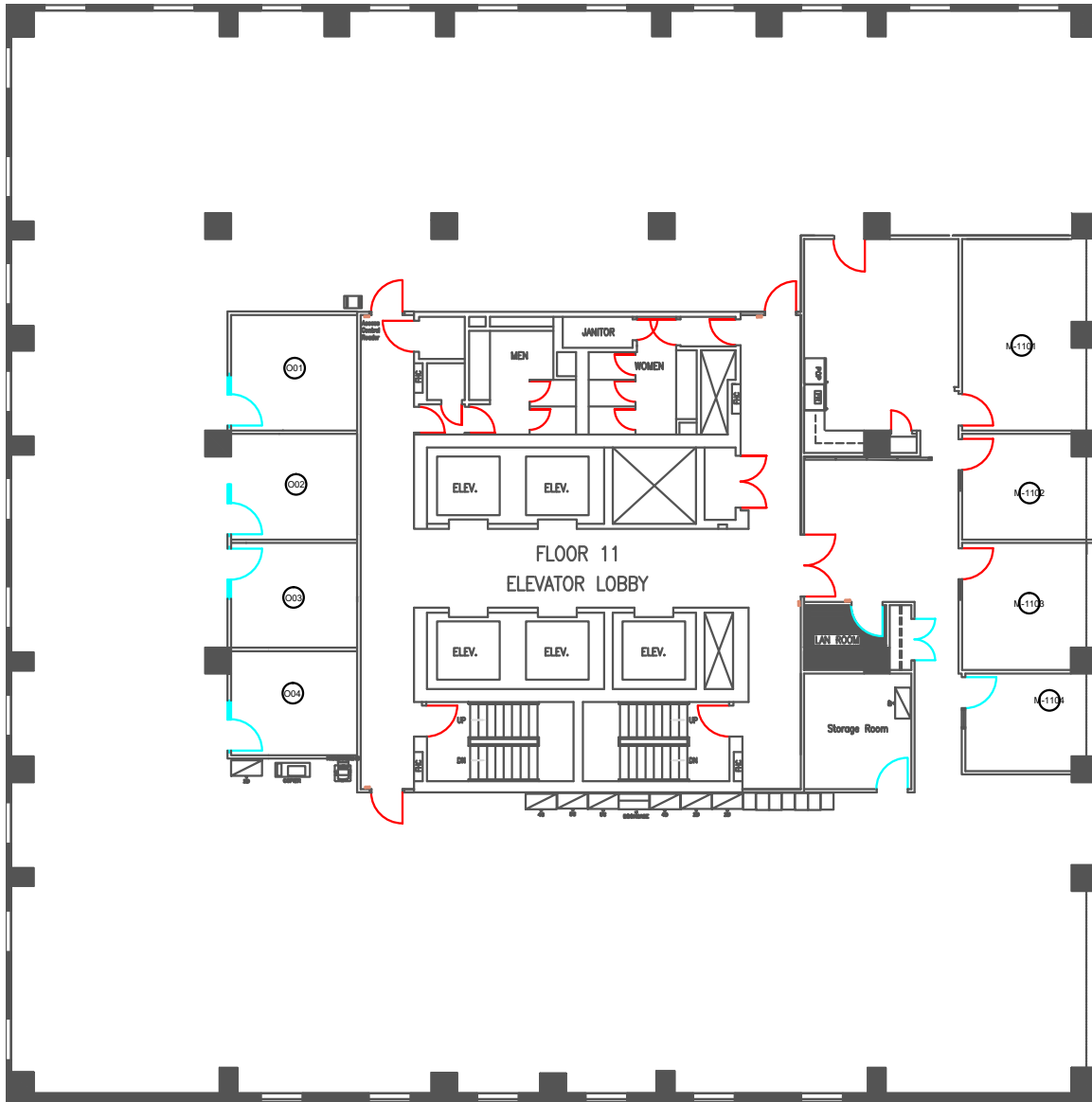
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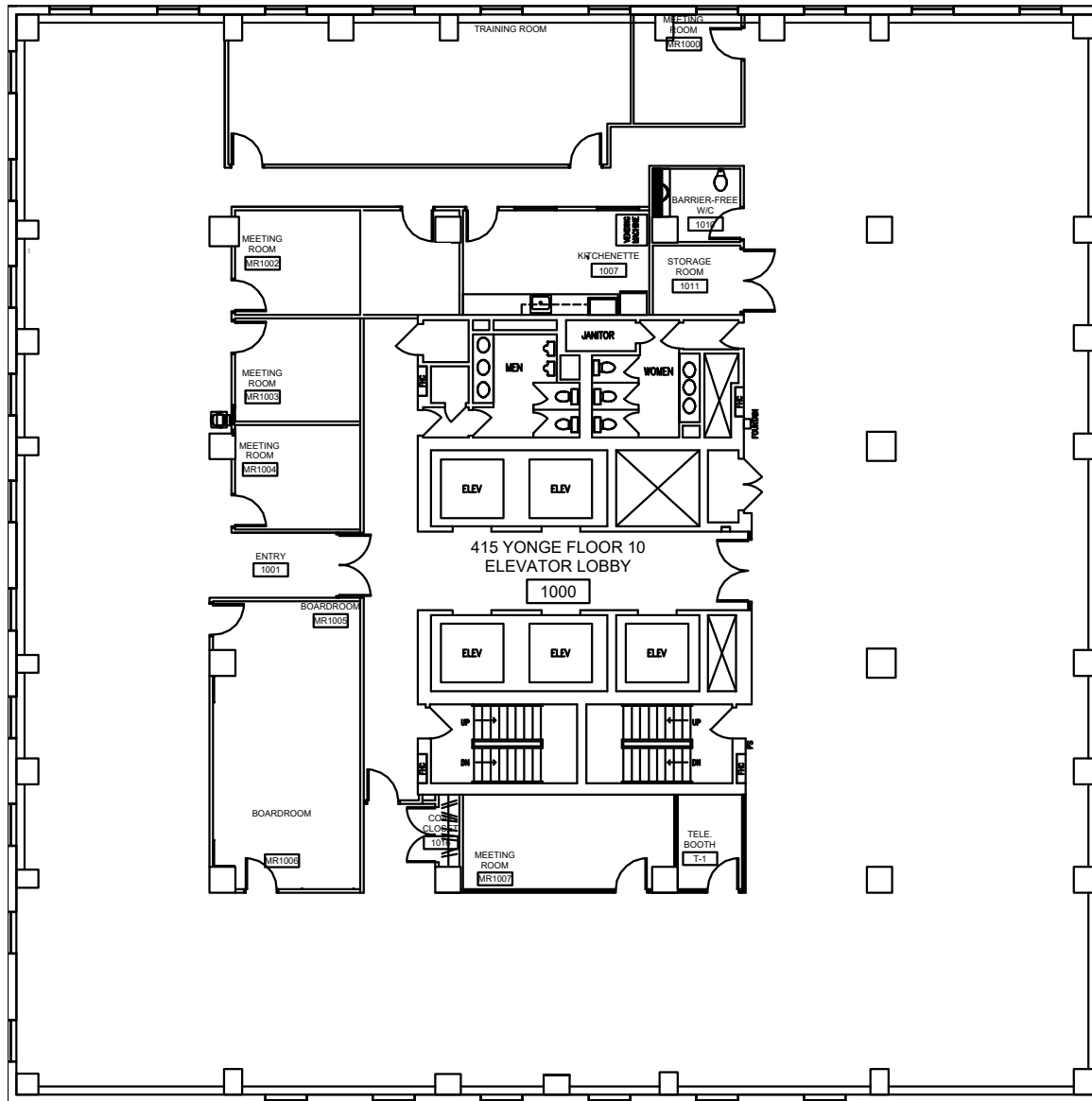


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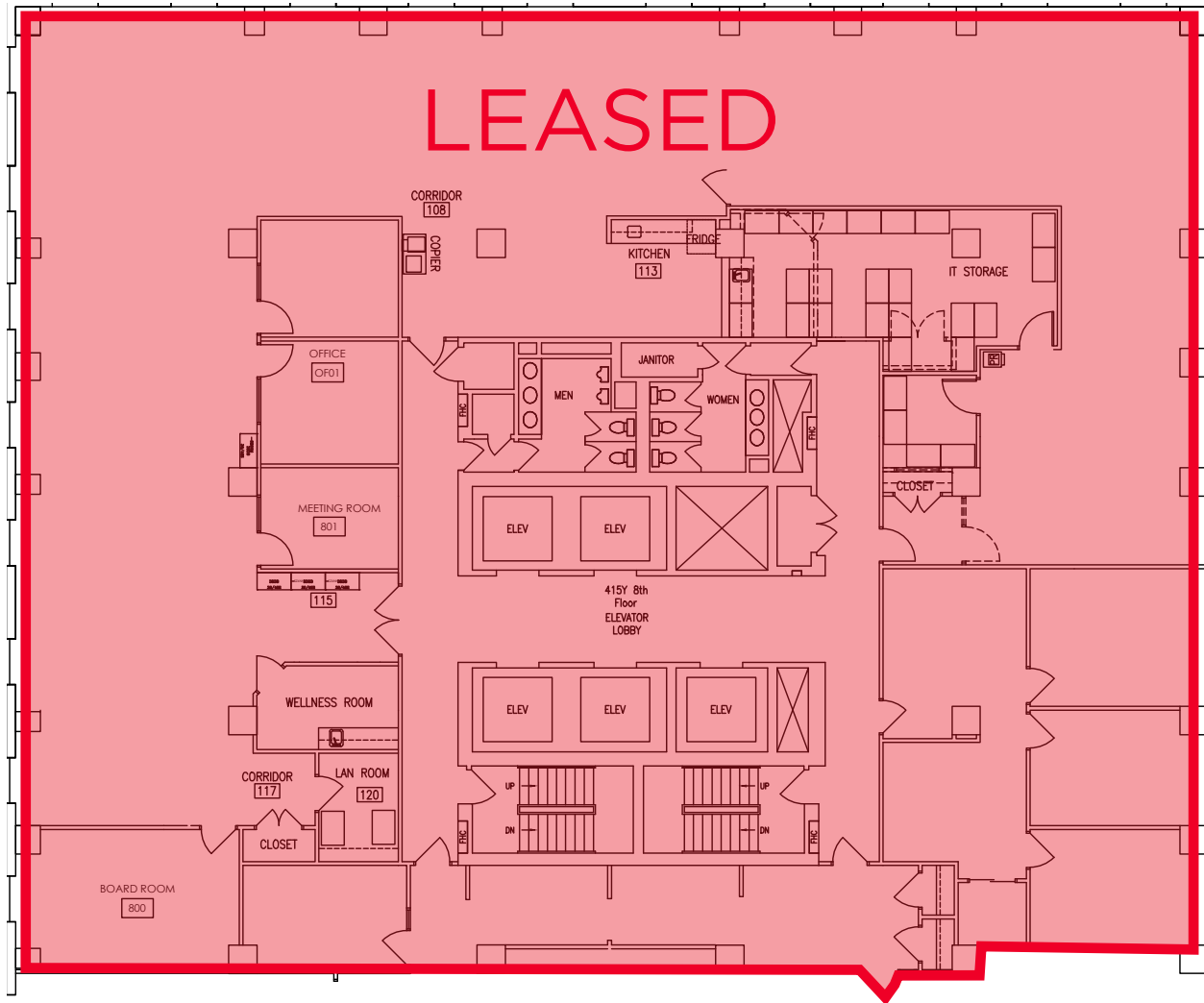
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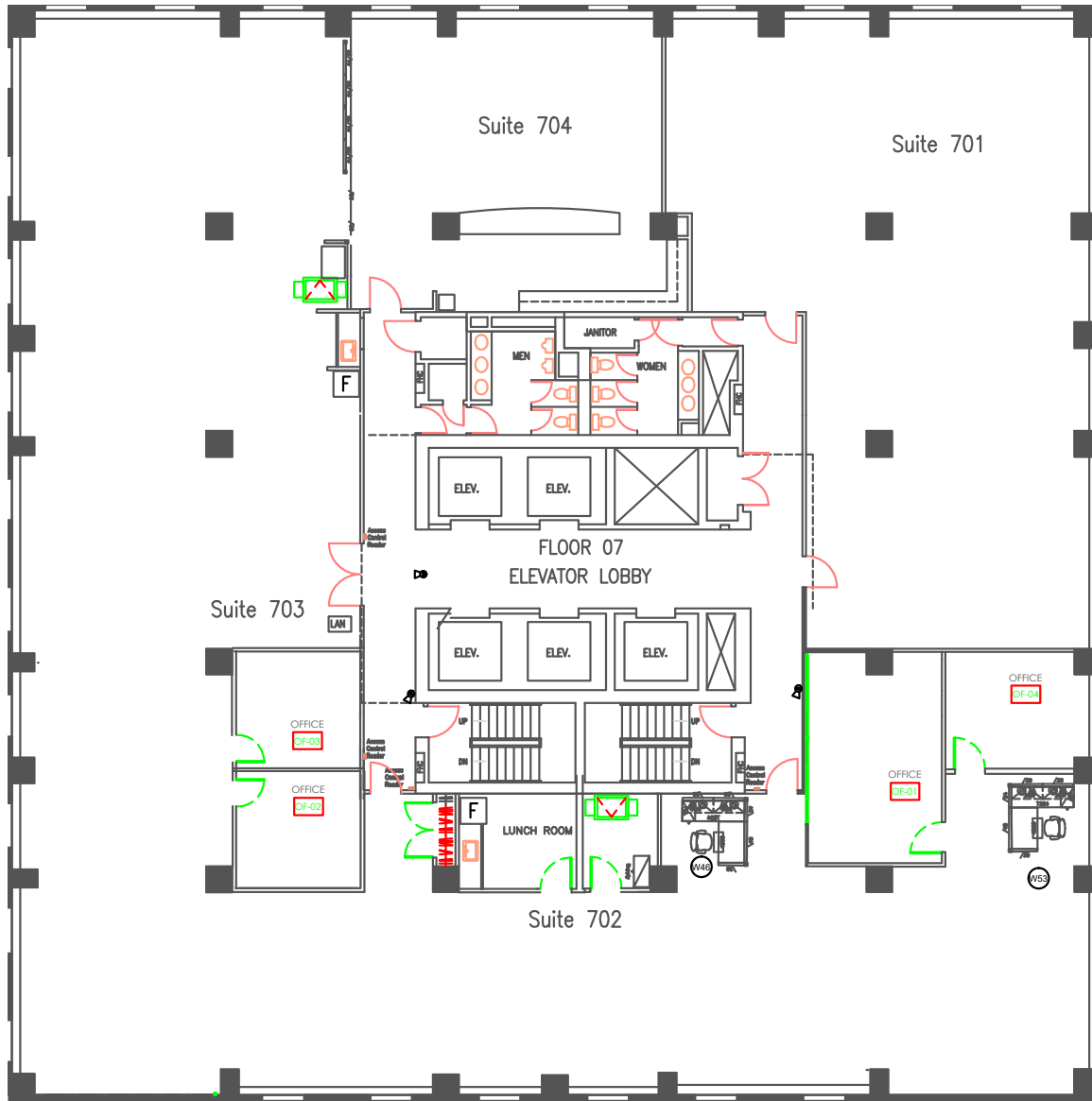


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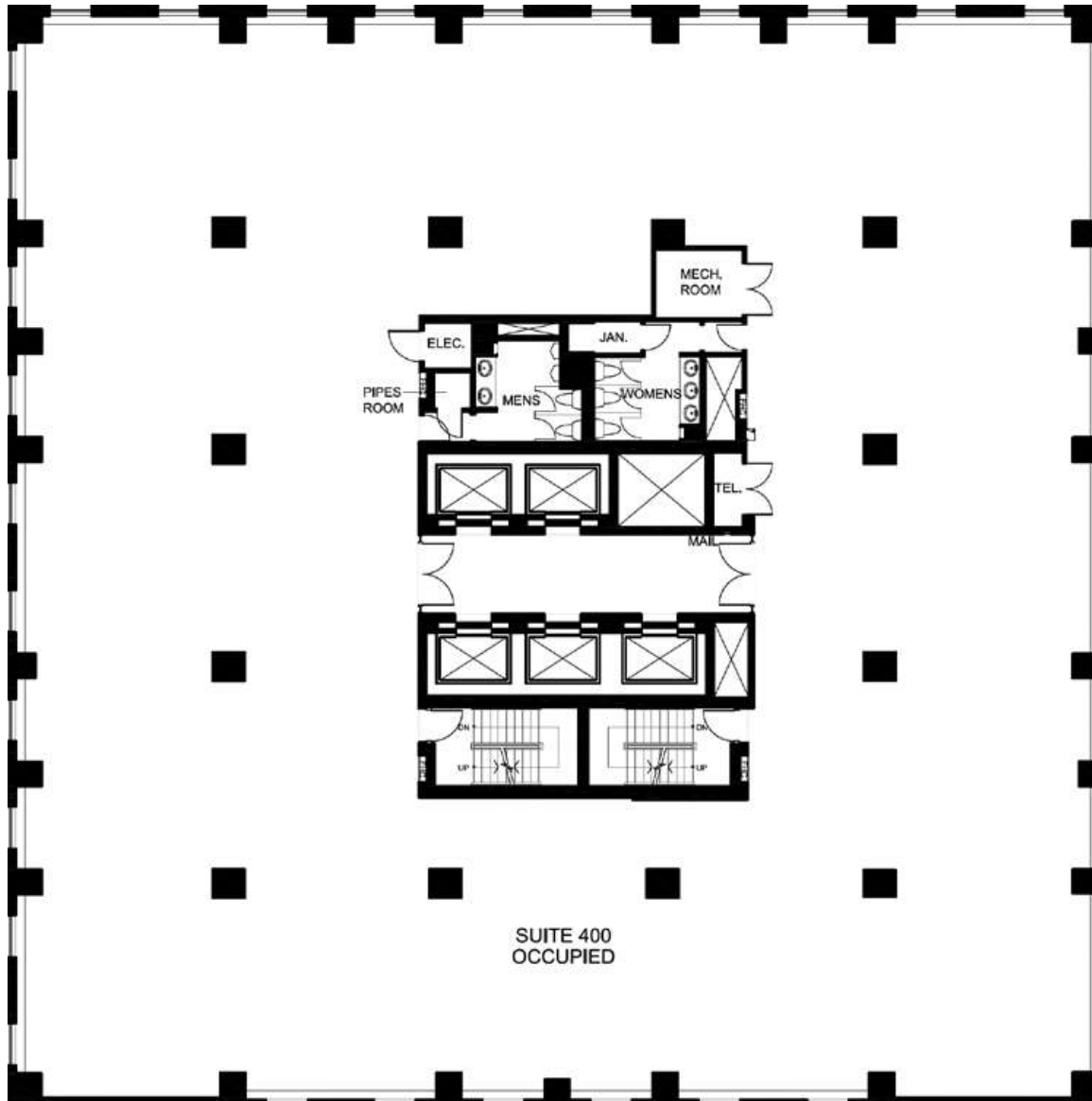


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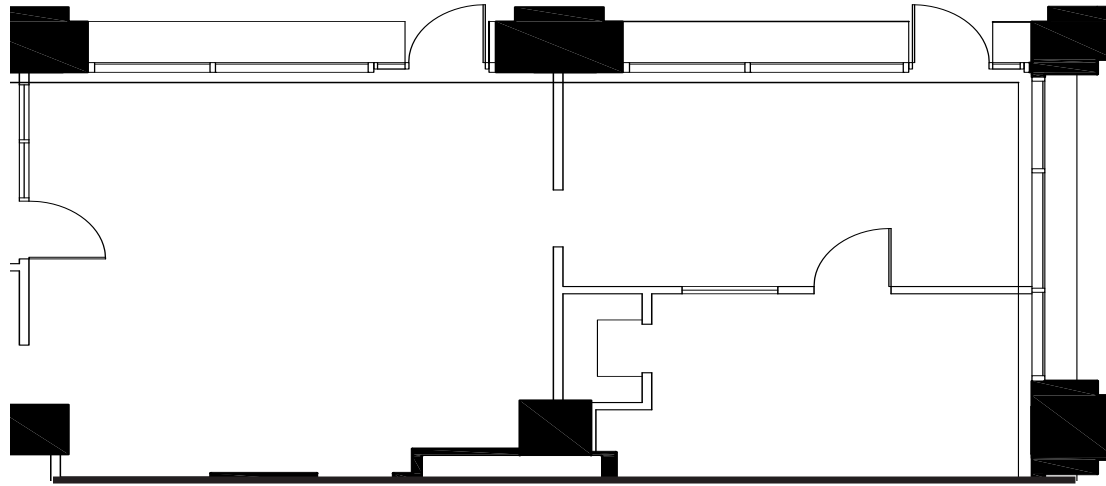
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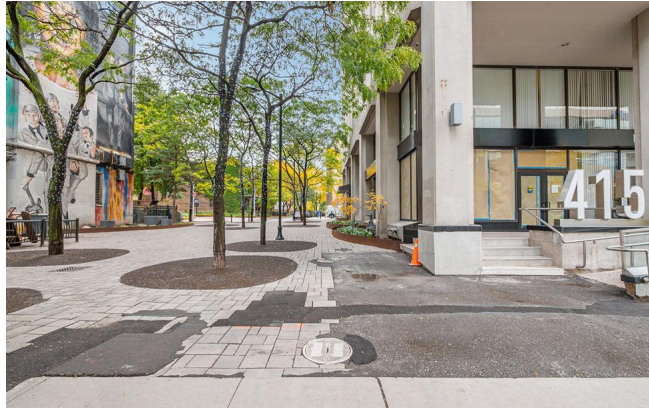
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1ST FLOOR

Suite 104 - 1,000 SF

Photo Gallery





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