



YONGE STREET

TORONTO | 3RD FLOOR
PLUG & PLAY OPPORTUNITY



4100 YONGE STREET

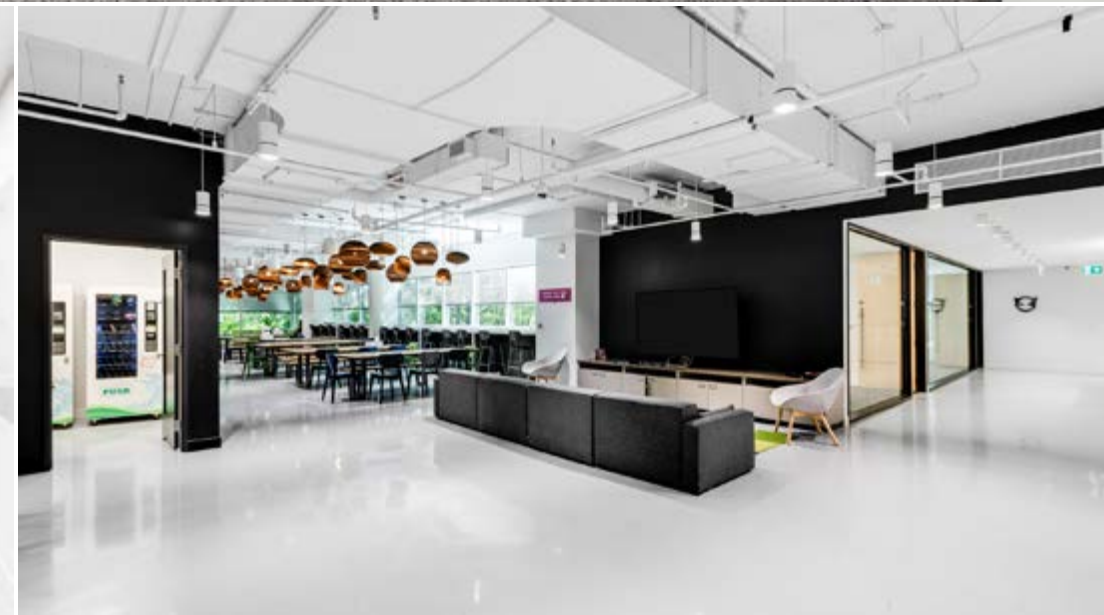
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Welcome to 4100 Yonge Street

A 38,067 square foot sublease located in a Class A building situated just south of highway 401. This bright, exceptionally designed space, comes with a modern 'tech' aesthetic. This location is connected to York Mills Subway station via underground access. Additionally, this opportunity offers furniture, computers, wiring and cabling. A truly turn-key opportunity.

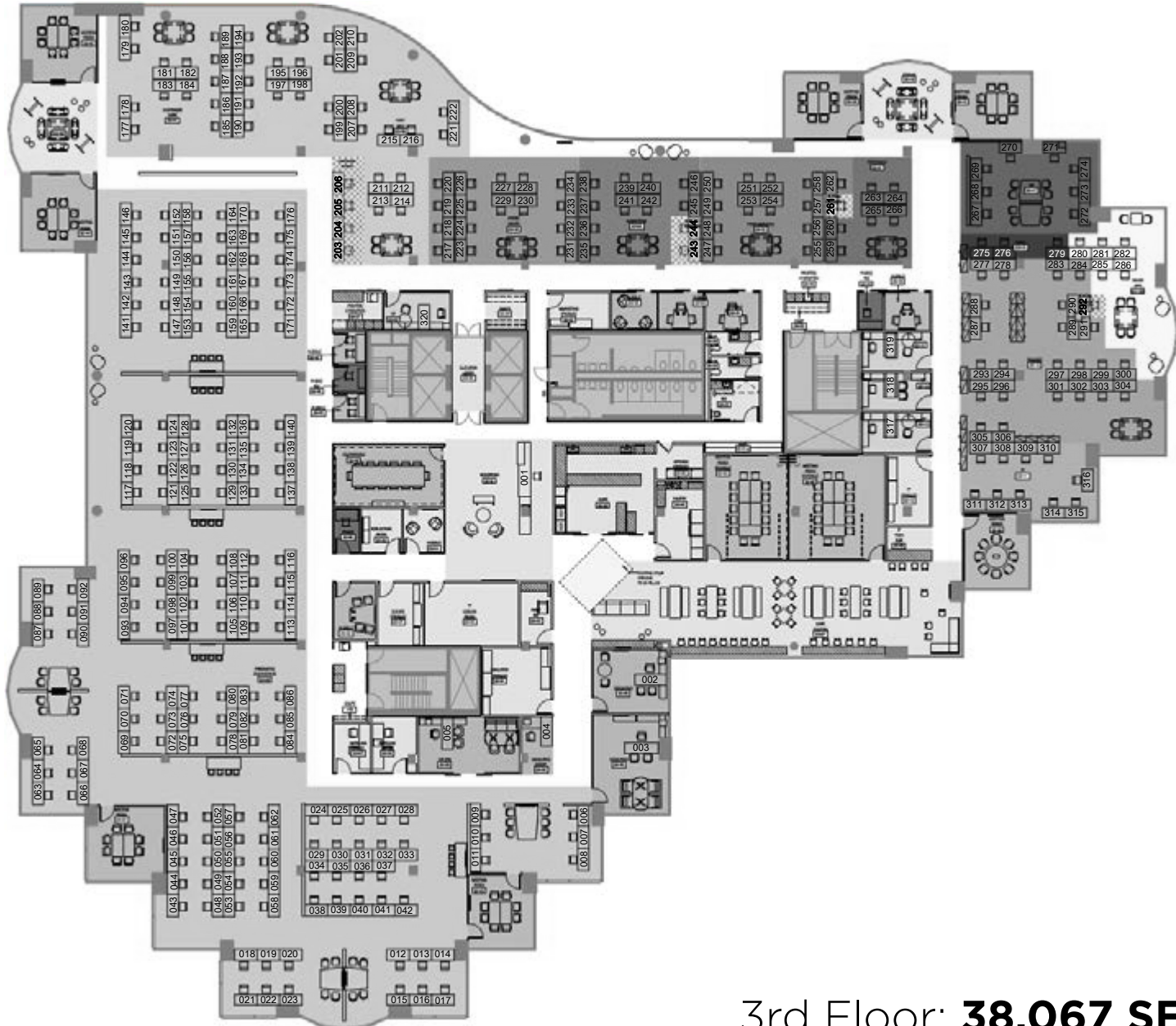
Highlights

Address:	4100 Yonge Street, 3 rd Floor
Size:	38,067 sf
Net Rent:	Negotiable (Speak to Listing Agents)
Additional Rent:	\$24.74 psf (2023)
Availability:	Immediately
Term Expiry:	December 31 st , 2027



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3rd Floor: **38,067 SF**



Newly
improved,
turnkey
sublease





Modern
tech
aesthetic

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LOCAL AMENITIES

●●● SUBWAY LINES - - - BUS ROUTES 🚏 STATION

- | | | |
|-----------------------|------------------------|--------------------|
| 1. TIM HORTONS | 9. RONA | 17. THE BEER STORE |
| 2. AUBERGE DU POMMIER | 10. MICHAELS | 18. CANADIAN TIRE |
| 3. GOODLIFE | 11. STARBUCKS | 19. NO FRILLS |
| 4. FRESHII | 12. PETSMART | 20. MILLER TAVERN |
| 5. THAI EXPRESS | 13. EVVIVA BREAKFAST | 21. LOBLAWS |
| 6. SWISS CHALET | 14. THE FAMOUS OWL | 22. MCDONALD'S |
| 7. FOOD BASICS | 15. SHOPPERS DRUG MART | 23. HARVEY'S |
| 8. LCBO | 16. MIKAKU | |



**CUSHMAN & WAKEFIELD ULC
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