

- New Flexible Rates: \$40 GROSS
- New Flexible Terms: 1-5 Years



**FULL
BUILDING
FOR
LEASE**
UP TO 22,357 SF
AVAILABLE

577
YONGE STREET
TORONTO | ONTARIO

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

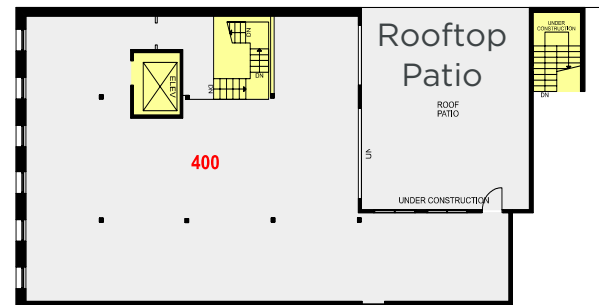
Gross Rent	\$40.00 PSF
Possession	Immediately
Term	Flexible Terms (1-5 Years)
Available	Lower Level: 4,286 SF Ground Floor (Front): 2,769 SF Ground Floor (Back) : 1,910 SF Full Ground Floor up to 4,679 SF 2 nd Floor: 4,941 SF 3 rd Floor: 4,910 SF 4 th Floor: 3,541 SF *Including patio (up to 22,357 SF contiguous)

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

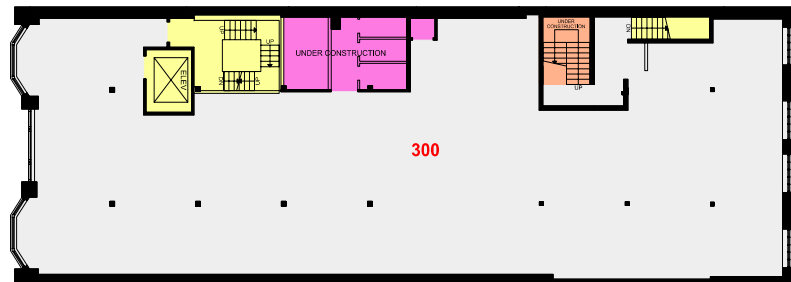
FLOOR PLANS

Fourth Floor*
3,541 SF

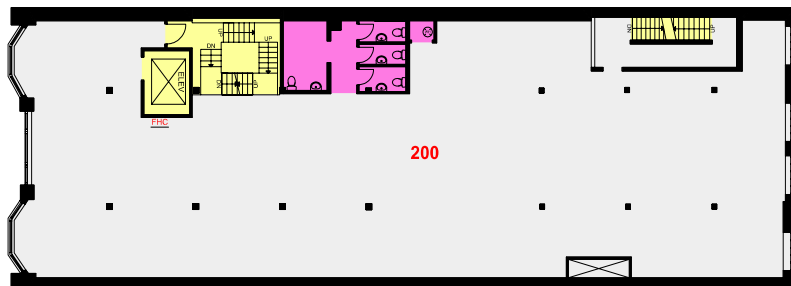
Includes Rooftop Patio
1,000 SF
**Must be contiguous
with the 3rd floor option*



Third Floor
4,910 SF

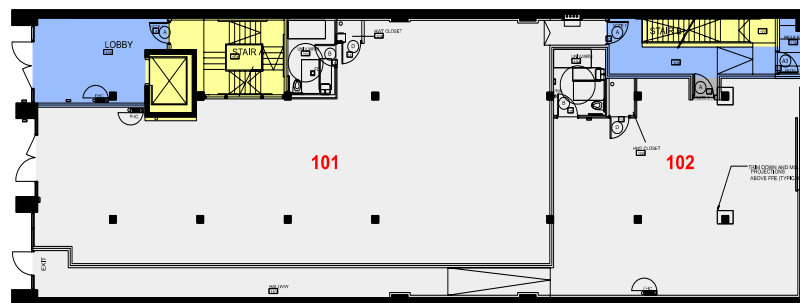


Second Floor
4,941 SF

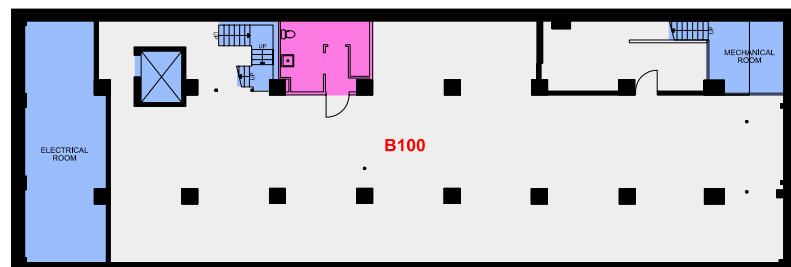


Ground Floor
Suite 101: 2,796 SF
Suite 102: 1,910 SF

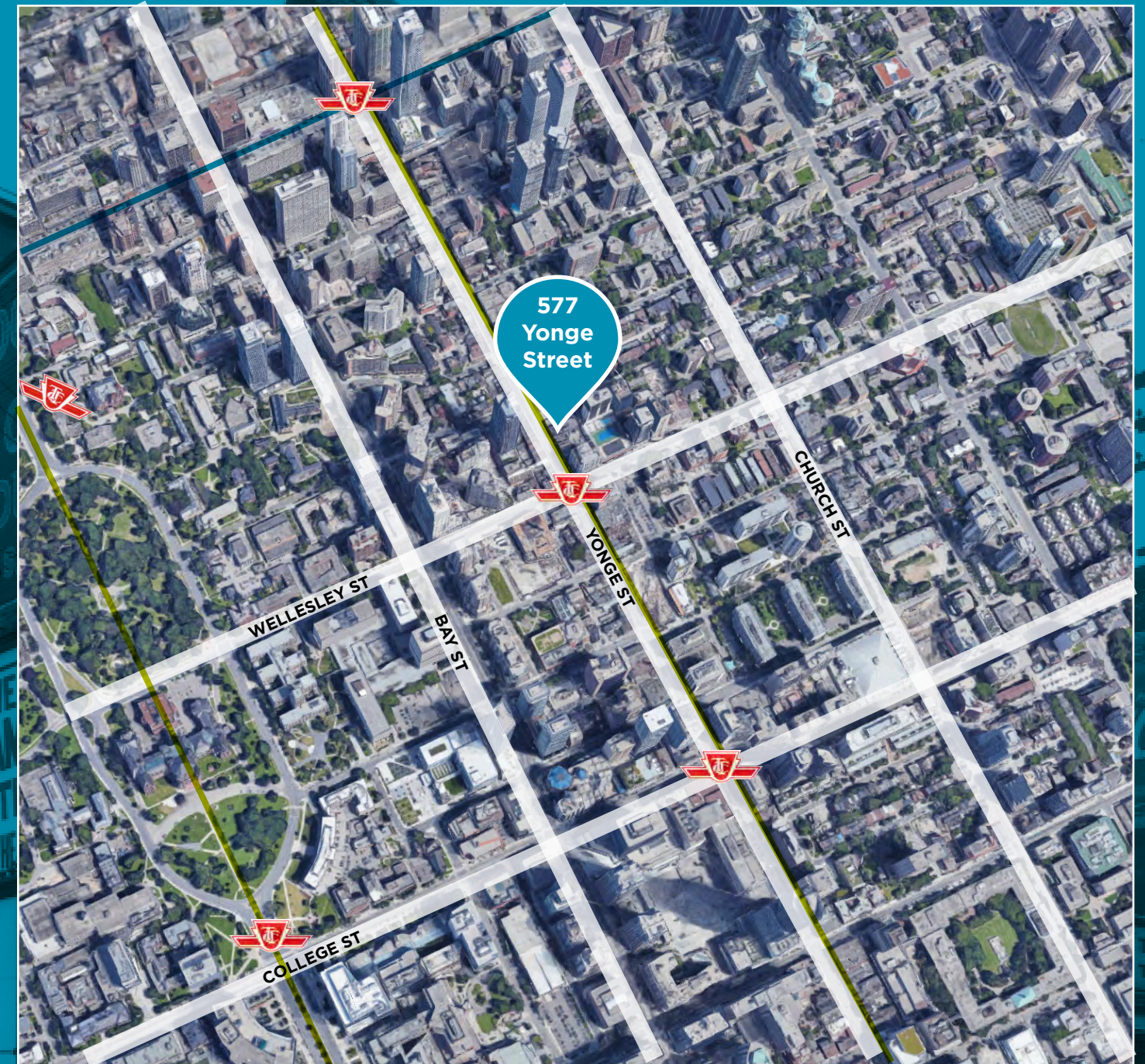
*Full Ground Floor:
4,679 SF



Lower Level
4,286 SF



Landlord Can Furnish to Open Plan



Young-University Subway Line
Bloor-Danforth Subway Line

POPULATION
67,822

DAYTIME POPULATION
206,103

TRANSIT SCORE
100

AVG. TOTAL FAMILY INCOME
\$149,060

AVG. ANNUAL HOUSEHOLD SPENDING
\$85,762

WALK SCORE
99

WITHIN 1KM RADIUS
Source: Statistics Canada

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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 Wellesly Street West	466
10	11 Wellesly Street West	742
11	572 Church Street	98
12	552 Church Street	442
	TOTAL:	6,703

CONTACT



Cushman & Wakefield ULC, Brokerage

161 Bay Street, Suite 1500
Toronto, ON M5J 2S1
416 863 1215

BRENDAN SHEA*

Associate
905 501 6426
brendan.shea@cushwake.com

MICHAEL SCACE*

Vice Chair
416 359 2456
michael.scace@cushwake.com

ALAN RAWN*

Senior Vice President
416 359 2440
alan.rawn@cushwake.com

LAUREN LUCHINI*

Associate Vice President
416 359 2553
lauren.luchini@cushwake.com