

ACTIVITY IS UP AND THERE ARE DEALS IN NORTH YONGE!!!

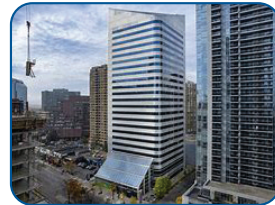
The area is full of large occupiers of space so the market wide rightsizing exercise has seen massive blocks of space come back as available or future available space. Landlords are keen to work deals and have gone great lengths to incentive quality tenants. Sublease activity has been slower than other office nodes in Downtown and Midtown with most spaces sitting idle until lease expiry.

Centrally located, this important office node still stands out as a quality option for large headquarters in Toronto.

DEALS DONE (2024)



100 Sheppard Avenue East
3,000 SF
\$45.00 PSF Gross with large TIA
10 year term – New Deal



4950 Yonge Street
5,000 SF (model suite)
\$40.00 PSF Gross with escalations
5 year term – New Deal



4101 Yonge Street
3,000 SF
\$42.00 Gross As-Is
3 year term – Extension



25 Sheppard Avenue West
19,300 SF
\$45.00 Gross As-Is
1 year term – New Deal/Assignment



COMMERCIAL OFFICE MARKET REPORT

NORTH YONGE



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DEALS TO BE HAD



Connected Campus Setting With Large Full Floorplates

4100 Yonge Street

Suite 610 10,902 SF

Asking Gross Rent (Approx.) \$51.00 psf

Top floor with west facing Don Valley views



Prime Centre Ice Complex Within North York City Centre

5140-5160 Yonge Street

Suite 1030 2,378 SF

Suite 1200 20,198 SF

Asking Gross Rent (Approx.) \$47.00 PSF

Amenity rich NYC complex – multiple floor and model suite options



Direct Subway Access And Ideal Proximity To Hwy 401

25 Sheppard Avenue West

Suite 800 19,469 SF

Suite 900 19,469 SF

Asking Gross Rent (Approx.) \$49.00 PSF

Contiguous full floors ready for custom improvements



Impressive Common Areas And Abundance of On-Site Parking

5255 Yonge Street

Suite 1400 15,722 SF

Asking Gross Rent (Approx.) \$39.00 PSF

Fully furnished with high end improvements in place

Note: Actual Gross Rent, tenant inducements and final deal terms to be further negotiated through Duffy Group, Brokerage Tenant Advisors