

**CBRE**

PRIME YONGE STREET COMMERCIAL SPACE FOR LEASE

# 556 Yonge Street



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# Building Features



Newly renovated free-standing building steps from Wellesley Subway station



Incredible ceiling heights with skylights on top floor



New floor-to-ceiling windows fronting onto Yonge Street



Brand new elevator



Floors can be leased separately or together



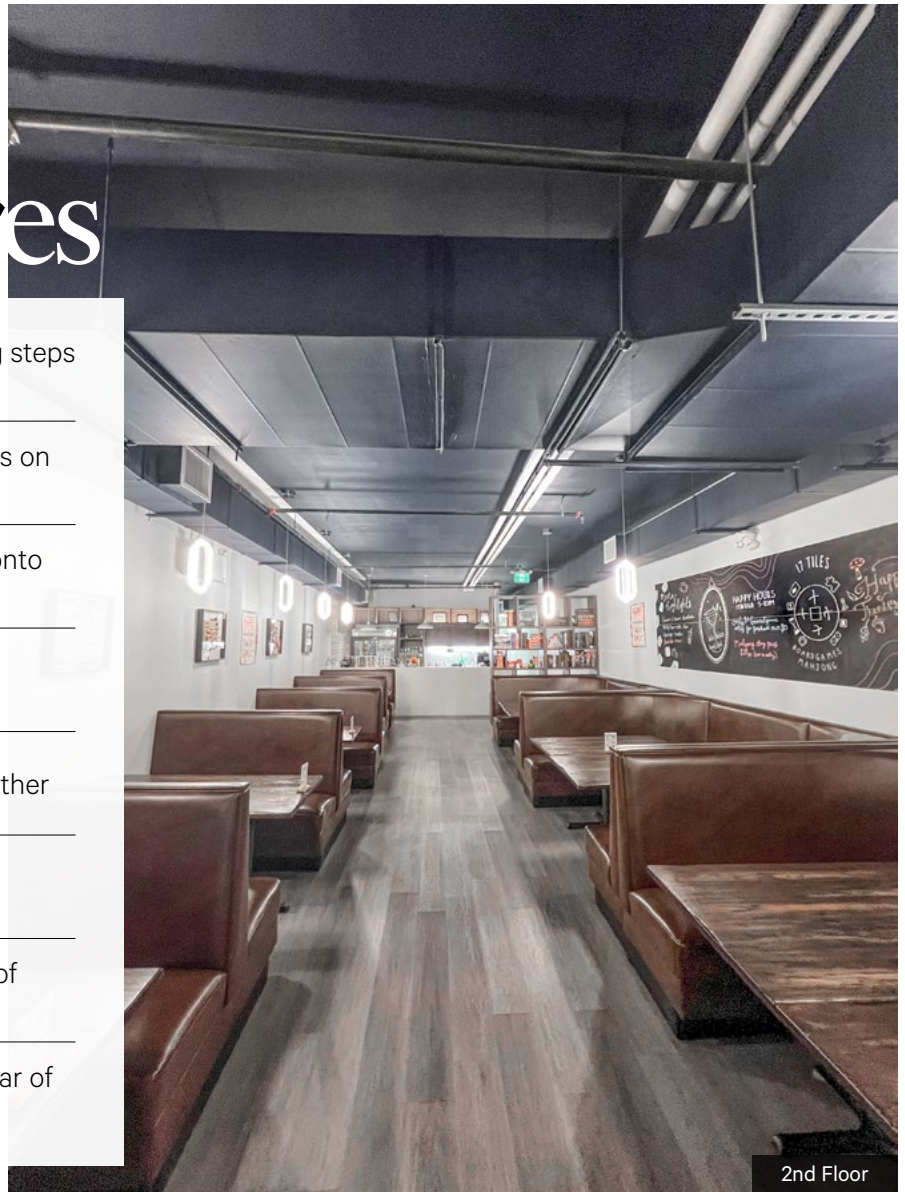
Each floor contains private washrooms



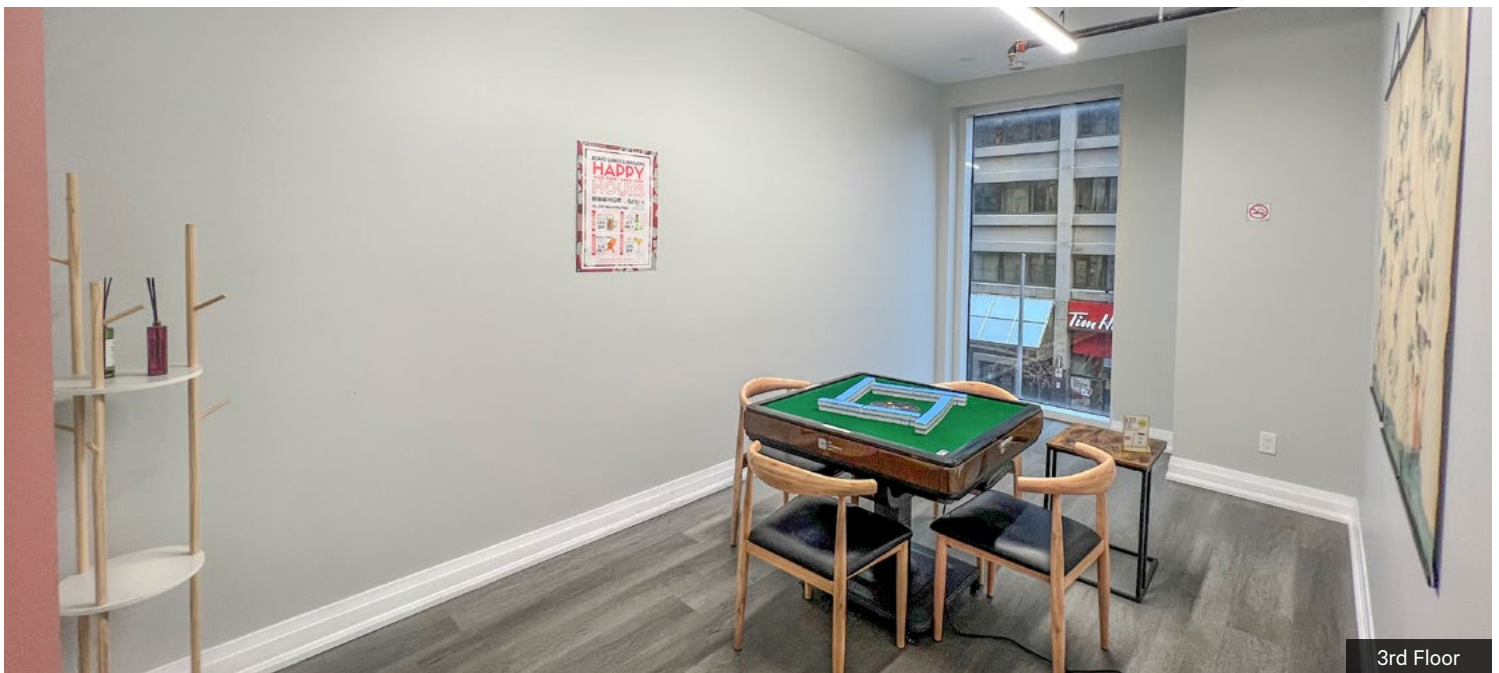
Private entrance for Office Tenants off of Yonge Street



Outdoor patio for Tenants located at rear of the building



2nd Floor



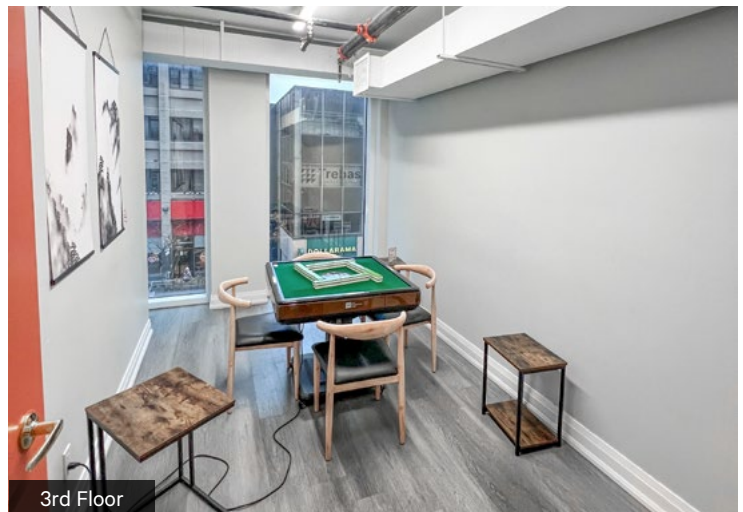
3rd Floor

# Availability — Details

Floor	Size (sq. ft.)	Availability
Basement	2,461	Immediate
Second Floor	2,461	Immediate
Third Floor	2,461	Immediate

**Contiguous up to 7,383 sq. ft.**

<b>Net Rent</b>	Call to Discuss
<b>TMI</b>	\$27.22 PSF (2025 est.)



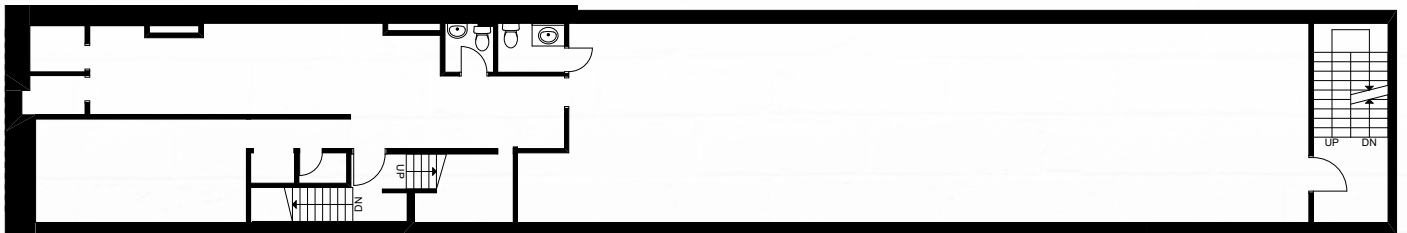
# Floor Plans

## Basement | 2,461 Sq. Ft.



## 2nd Floor | 2,461 Sq. Ft.

Recently constructed café/retail space. Built out with barista bar and lounge space with booth-style seating.



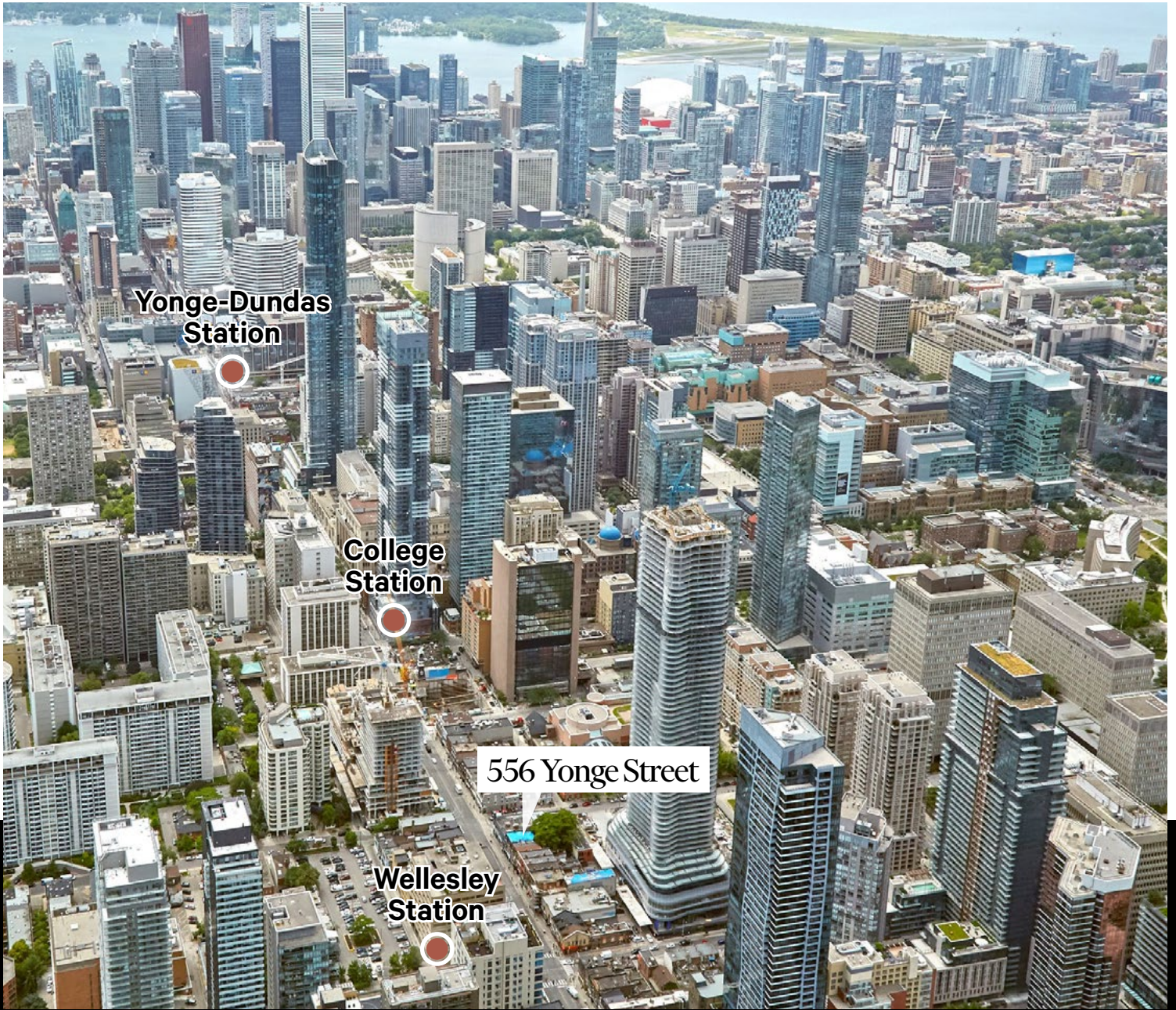
## 3rd Floor | 2,461 Sq. Ft.

Built out with 8 meeting rooms/offices and kitchen with ventilation hood.



\*Note floor plans do not reflect existing build out

Yonge Street



**Yonge-Dundas  
Station**

**College  
Station**

**556 Yonge Street**

**Wellesley  
Station**



**\$100,734**

Average Household  
Income\*



**159,092**

Daytime  
Population\*



Countless  
lunch and  
dining  
opportunities



**12.4%**

Population change  
(2019-2024)\*



**34**

Median Age\*

\*Within 1 km of  
556 Yonge Street

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