



NorthYorkCentre

5160
YONGE STREET

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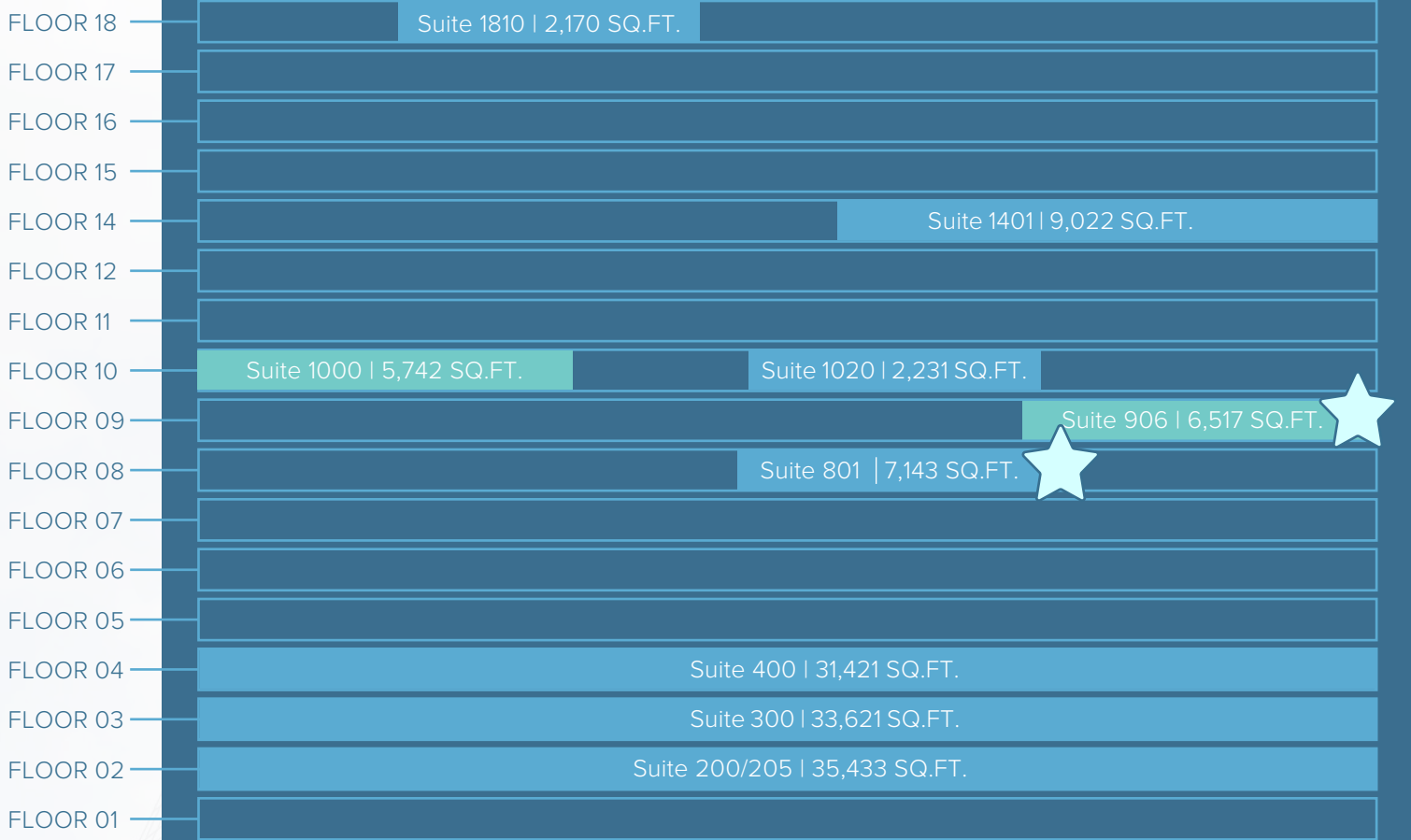
AVAILABLE SUITES | 5160 YONGE STREET

LEGEND

AVAILABLE IMMEDIATELY

FUTURE AVAILABILITY

MODEL SUITE



COMPLEX AMENITIES

North York Centre offers a wide range of amenities, including a conference centre, lively food court, cafes, shops, a fitness centre, the Novotel hotel, and a revitalized North York Public Library.



DIRECT
SUBWAY ACCESS



FOOD COURT &
STARBUCKS
ON-SITE



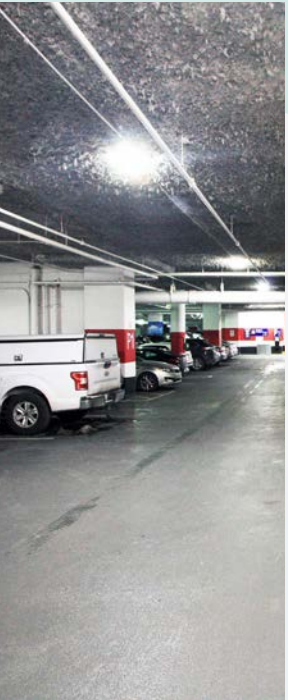
FIT 4 LESS
ON-SITE



CONFERENCE CENTRE
AVAILABLE TO
TENANTS



ACCESS TO
TORONTO PUBLIC
LIBRARY



DIRECT
UNDERGROUND
PARKING



CONNECTED TO THE
NOVOTEL HOTEL

NORTH YORK IS A HUB FOR COMMERCE & INNOVATION...

Awards & Designations

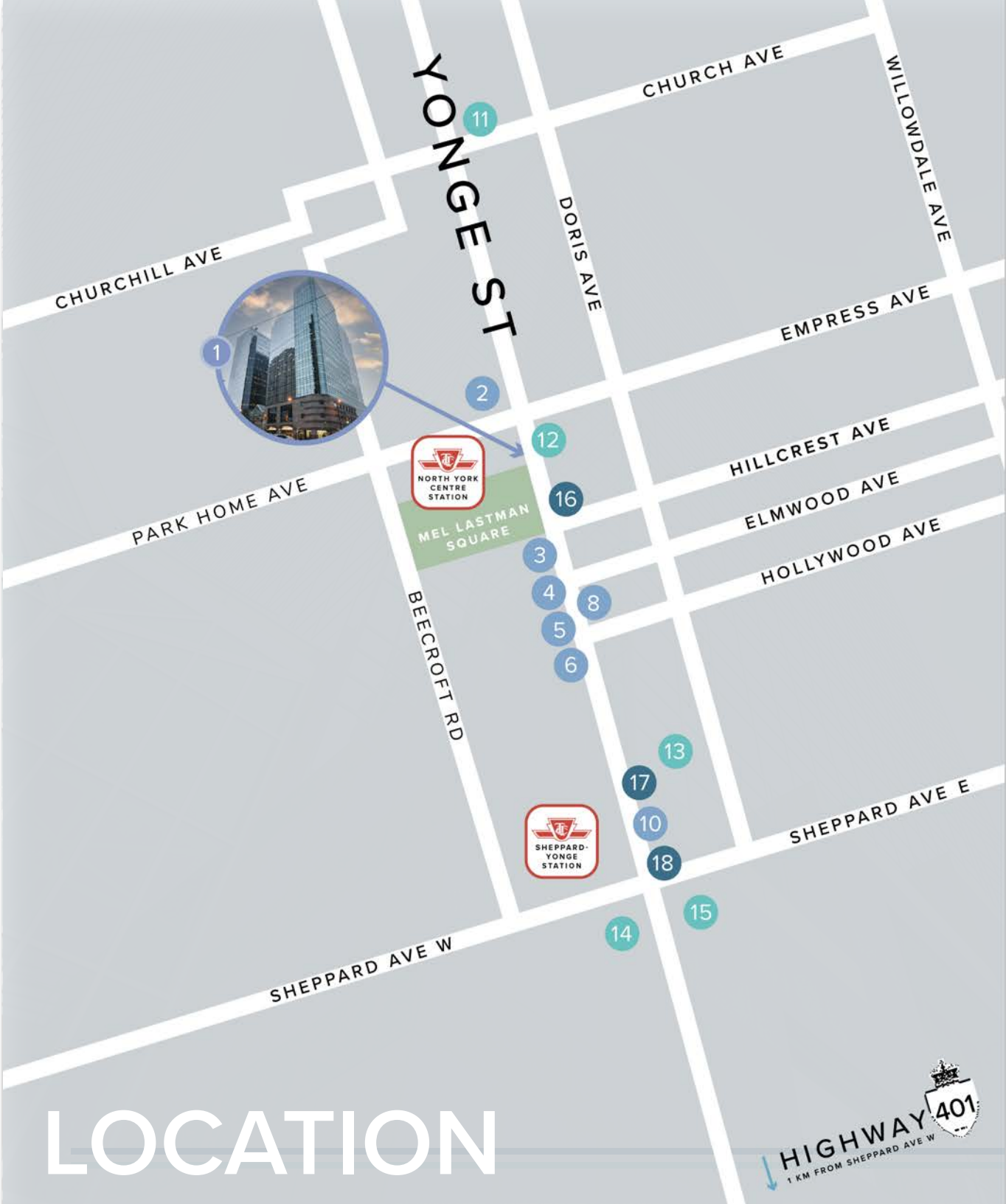
- BOMA 360
- BOMA BEST Platinum
- BOMA Certificate of Excellence:
Office Building 1M sq. ft. +
- Fitwel Certification (One-Star)
- LEED Platinum
- Rick Hansen Foundation
Accessibility Certification



North York Centre offers a wide range of amenities, including a fitness center, a lively food court, shops, cafes, the Novotel hotel, and a revitalized North York Public Library. With its exceptional transportation infrastructure, North York Centre is conveniently located at the key intersection of Yonge Street and Park Home Avenue. The complex boasts direct access to the North York Centre subway station and underground access to Empress Walk, which features a major grocery store and a movie theater.

NORTH YORK CENTRE

LOCATION



- 1 NORTH YORK CENTRE AMENITIES**
NOVOTEL'S TRIO RESTAURANT & BAR
SULTAN'S MEDITERRANEAN GRILL
Z-TECA MEXICAN EATERY
CALIFORNIA THAI
BOOSTER JUICE
STARBUCKS
LA PREP
SUBWAY
BMO
TD ATM
REXALL
ENTERPRISE RENT-A-CAR
THE NORTH YORK CENTRAL LIBRARY

- RESTAURANTS**
2. BOSTON PIZZA
3. CAFE LANDWER
4. PIZZA LIBRETTO
5. CHIPOTLE MEXICAN GRILL
6. TIM HORTONS
7. THE KEG
8. CACTUS CLUB

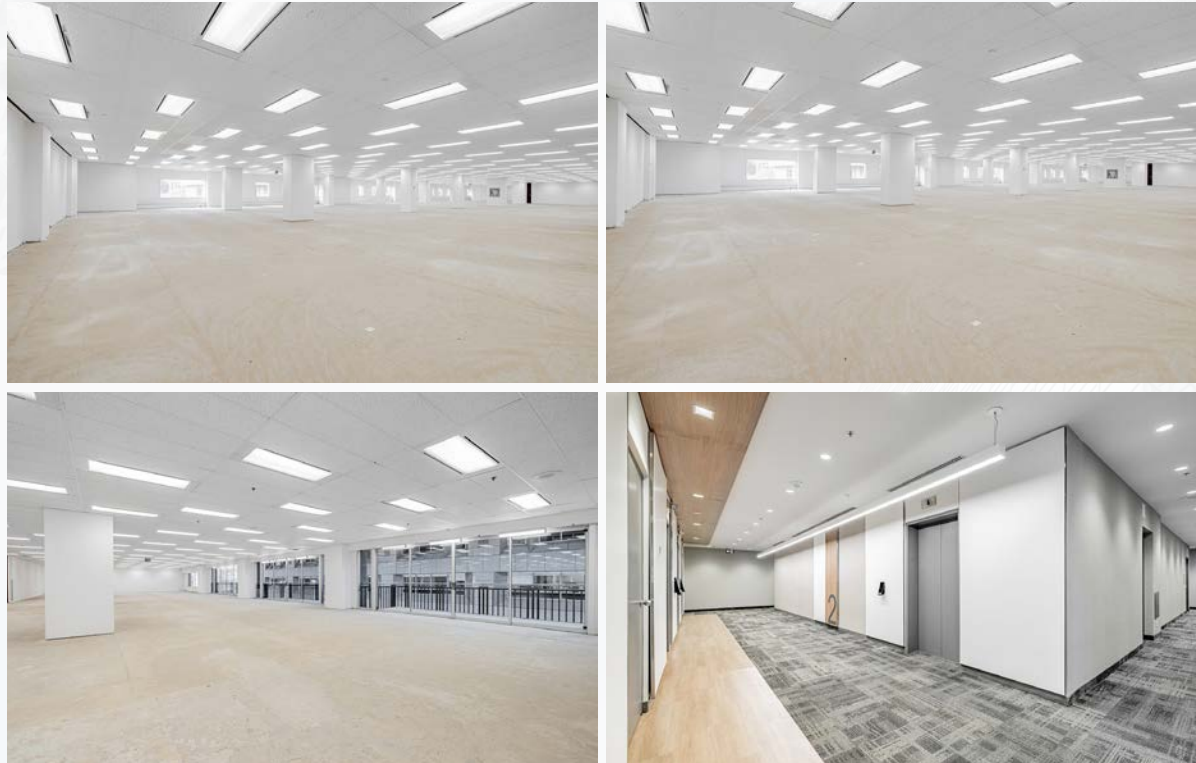
- GROCERY STORES**
11. METRO
12. LOBLAWS
13. LONGOS
14. FOOD BASICS
15. WHOLE FOODS

- BANKS**
16. SCOTIABANK
17. BMO
18. CIBC

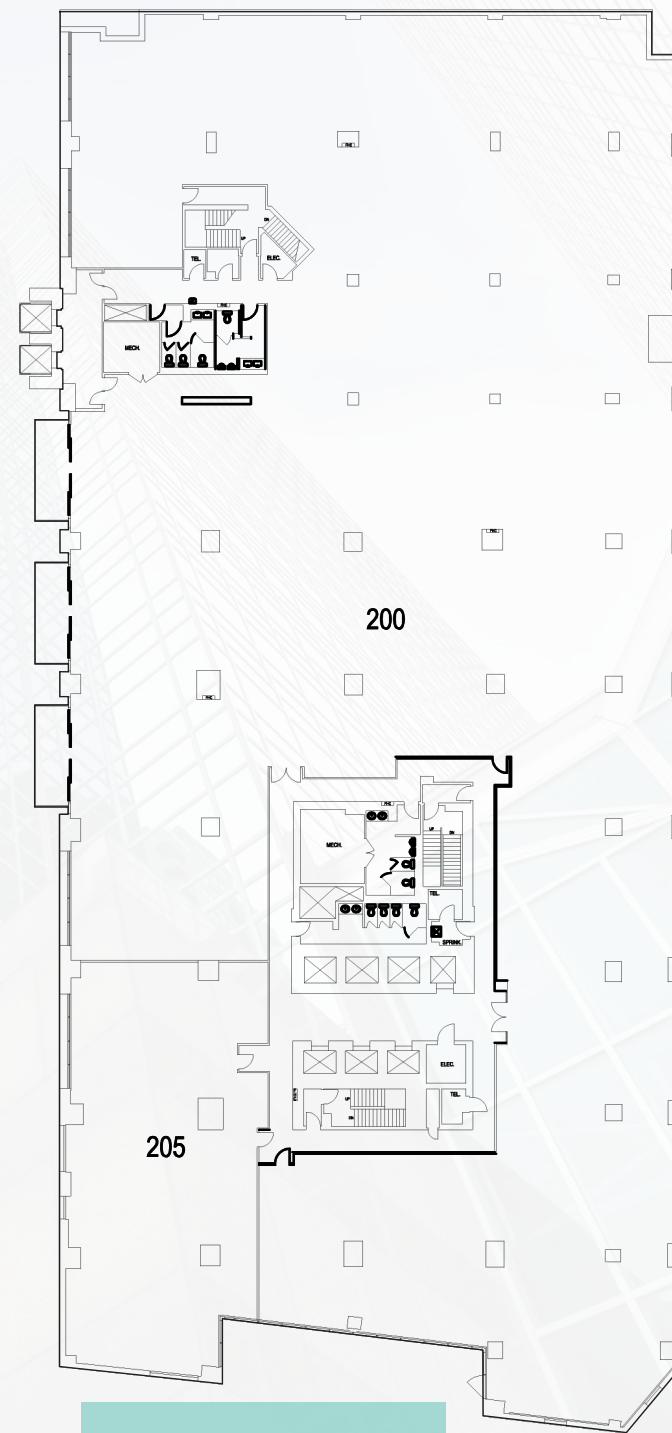


SUITE 200/205 - 35,433 SQ.FT.

AVAILABLE IMMEDIATELY



- Full floor opportunity, contiguous with Suite 300 (with interconnecting staircase) for a total of 69,064 sq. ft.
- Majority of suite is in base building condition, and features double glass door entrance off elevators
- Interior balconies overlooking atrium and secondary elevator bank accessible from atrium



[VIRTUAL TOUR](#)

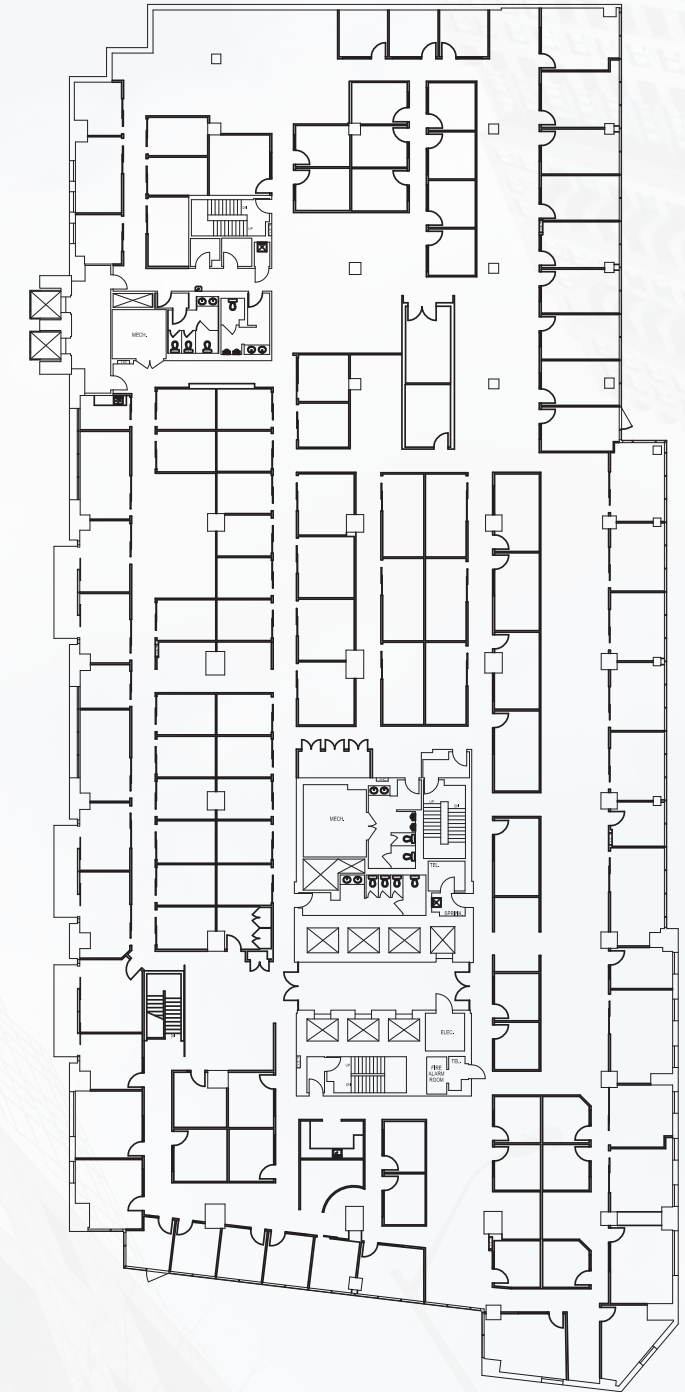
NORTH YORK CENTRE

SUITE 300 - 33,621 SQ.FT.

AVAILABLE IMMEDIATELY



- Full floor opportunity, contiguous with Suite 200 (with interconnecting staircase) for a total of 69,064 sq. ft.
- Heavily built out suite featuring double glass door entrance off elevators
- Interior balconies overlooking atrium and secondary elevator bank accessible from atrium



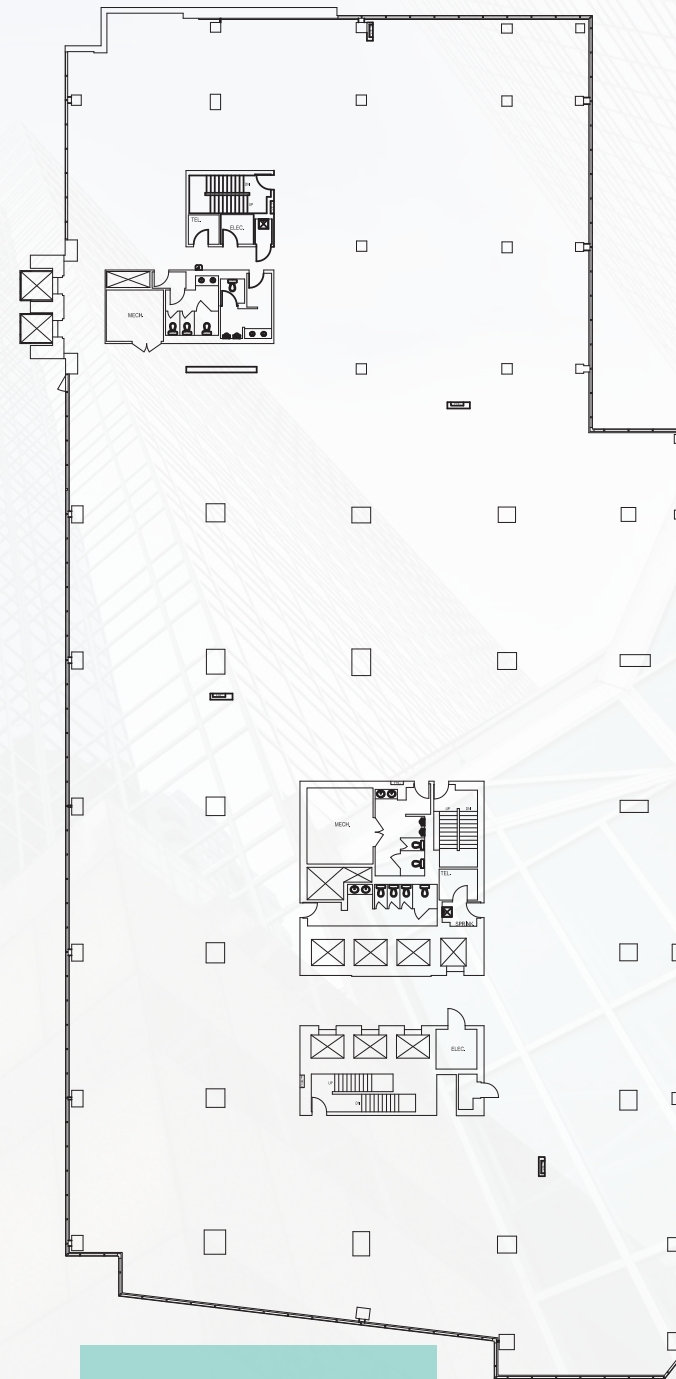
NORTH YORK CENTRE

SUITE 400 - 31,421 SQ.FT.

AVAILABLE IMMEDIATELY



- Full floor opportunity in base building condition
- Secondary elevator bank into complex atrium

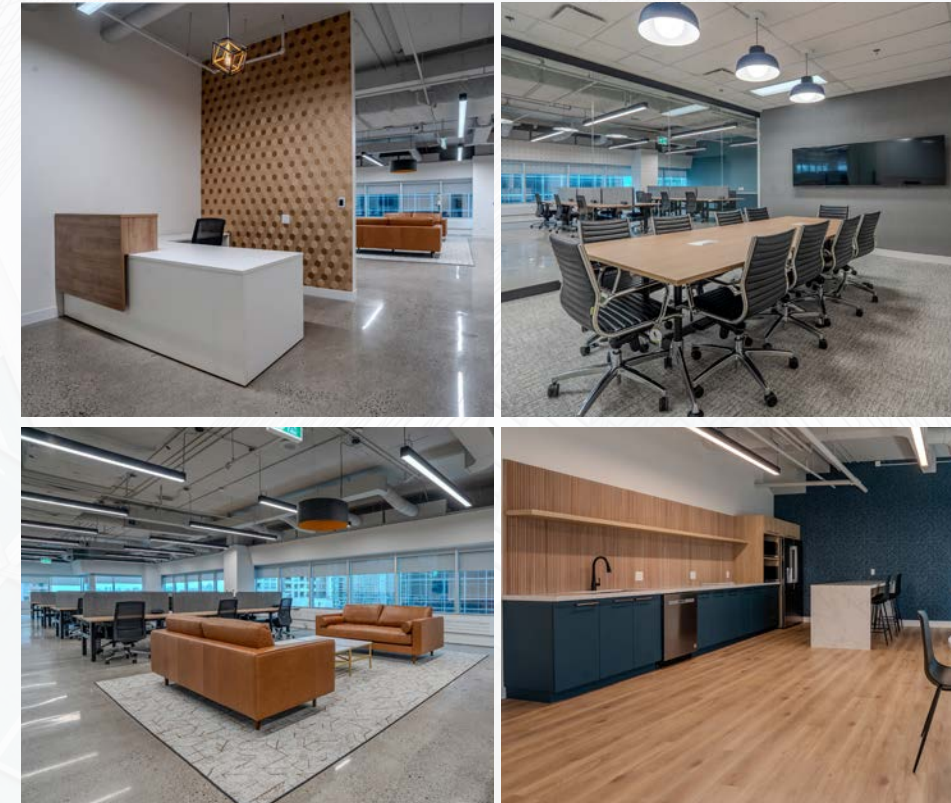


[VIRTUAL TOUR](#)

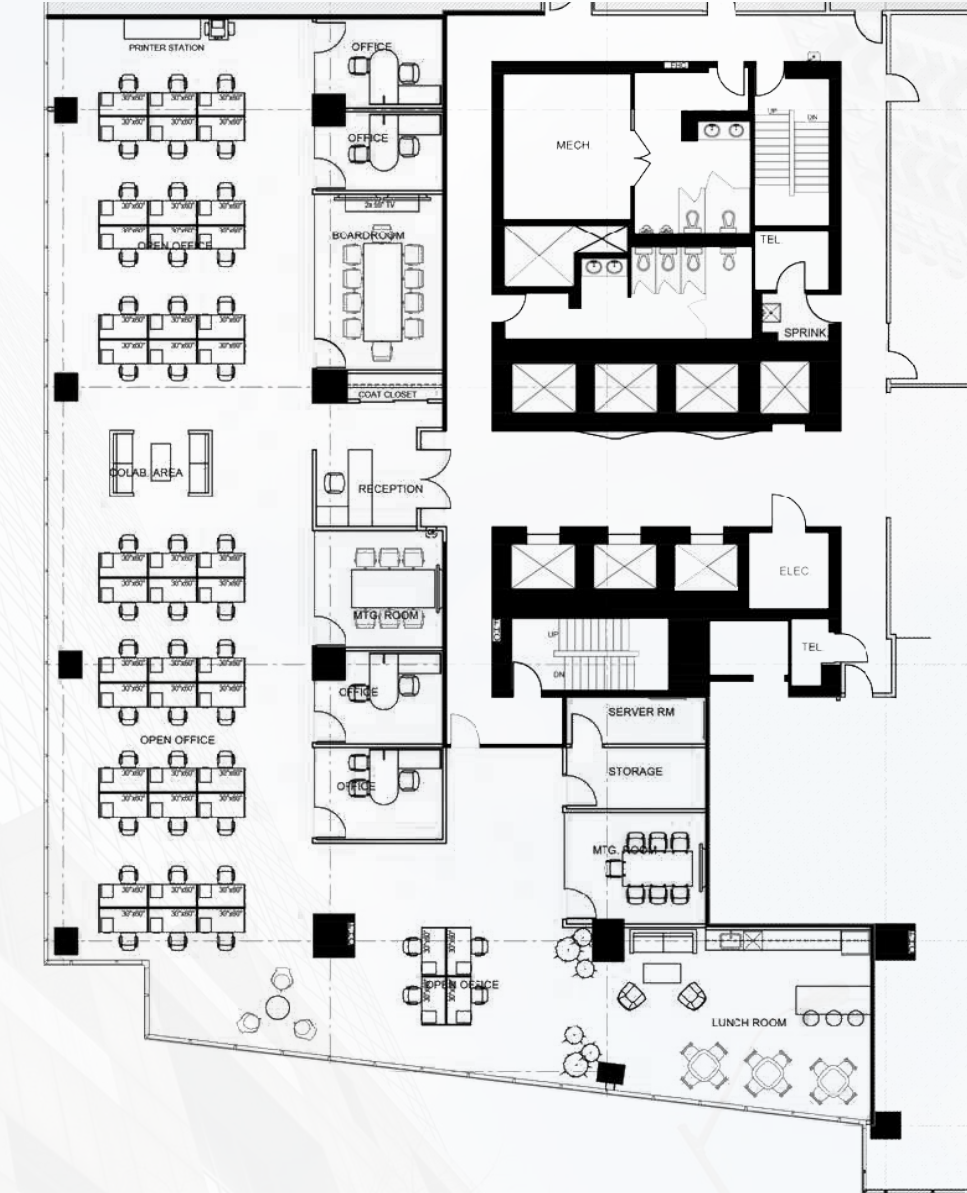
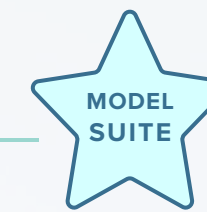
NORTH YORK CENTRE

SUITE 801 - 7,143 SQ.FT.

AVAILABLE IMMEDIATELY



- Model Suite
- Build out includes reception, mix of interior offices / meeting rooms, kitchen, and open area for workstations and collaboration
- Fully furnished



Renderings are for illustrative purposes only and may not reflect the final design.

NORTH YORK CENTRE

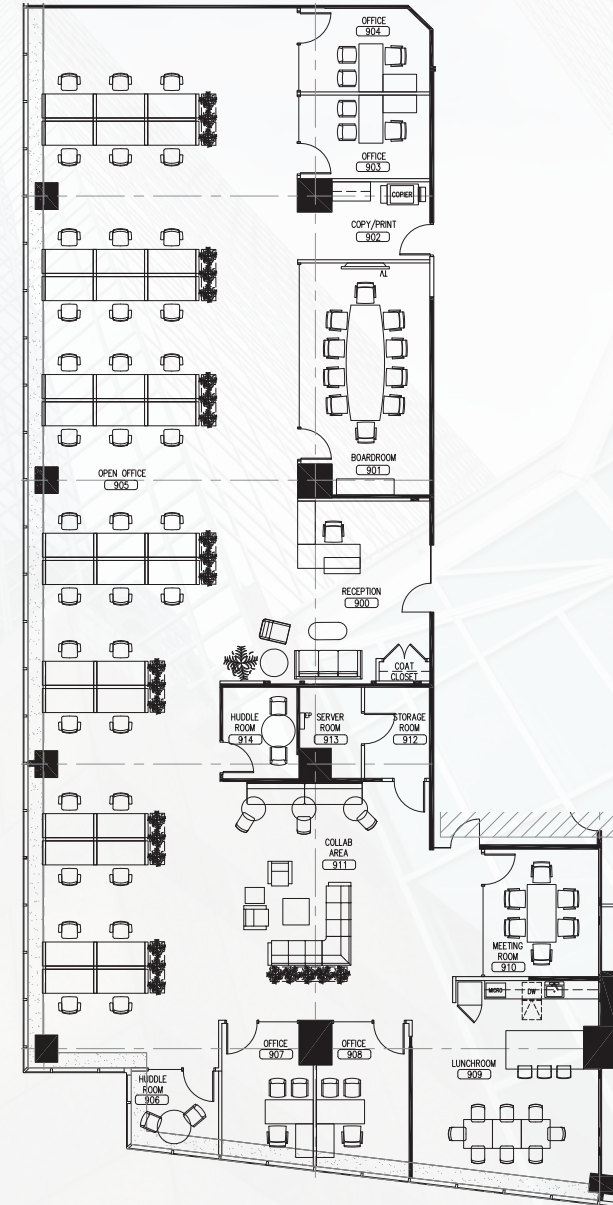
SUITE 906 - 6,517 SQ.FT.

AVAILABLE FEB 1, 2026



*Photos are representative of current improvements, not of model suite

- Model Suite Coming Soon
- Build out includes reception area with seating, large boardroom, 7 meeting rooms/ offices, open area with 36 desks, a large kitchen, print area, and server/storage room
- Fully Furnished



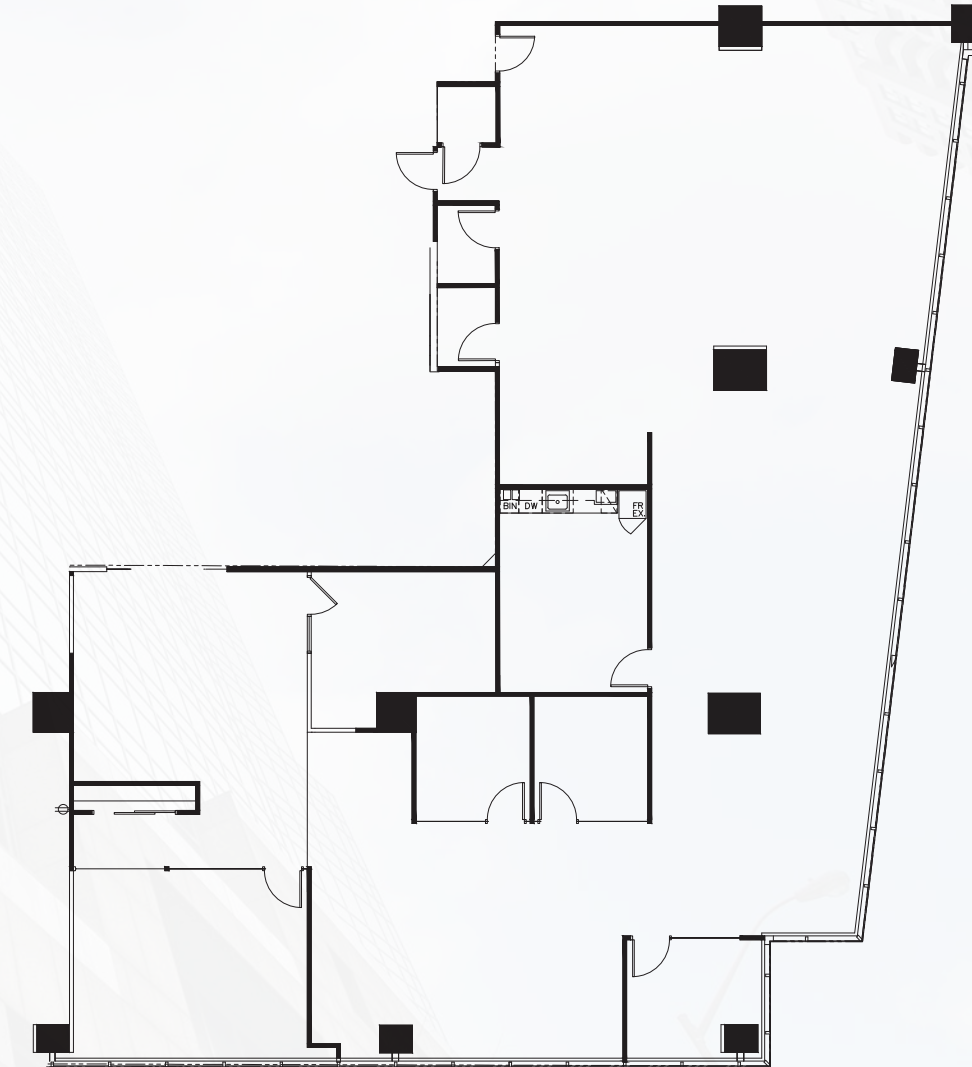
NORTH YORK CENTRE

SUITE 1000 - 5,742 SQ.FT.

AVAILABLE OCT 1, 2025



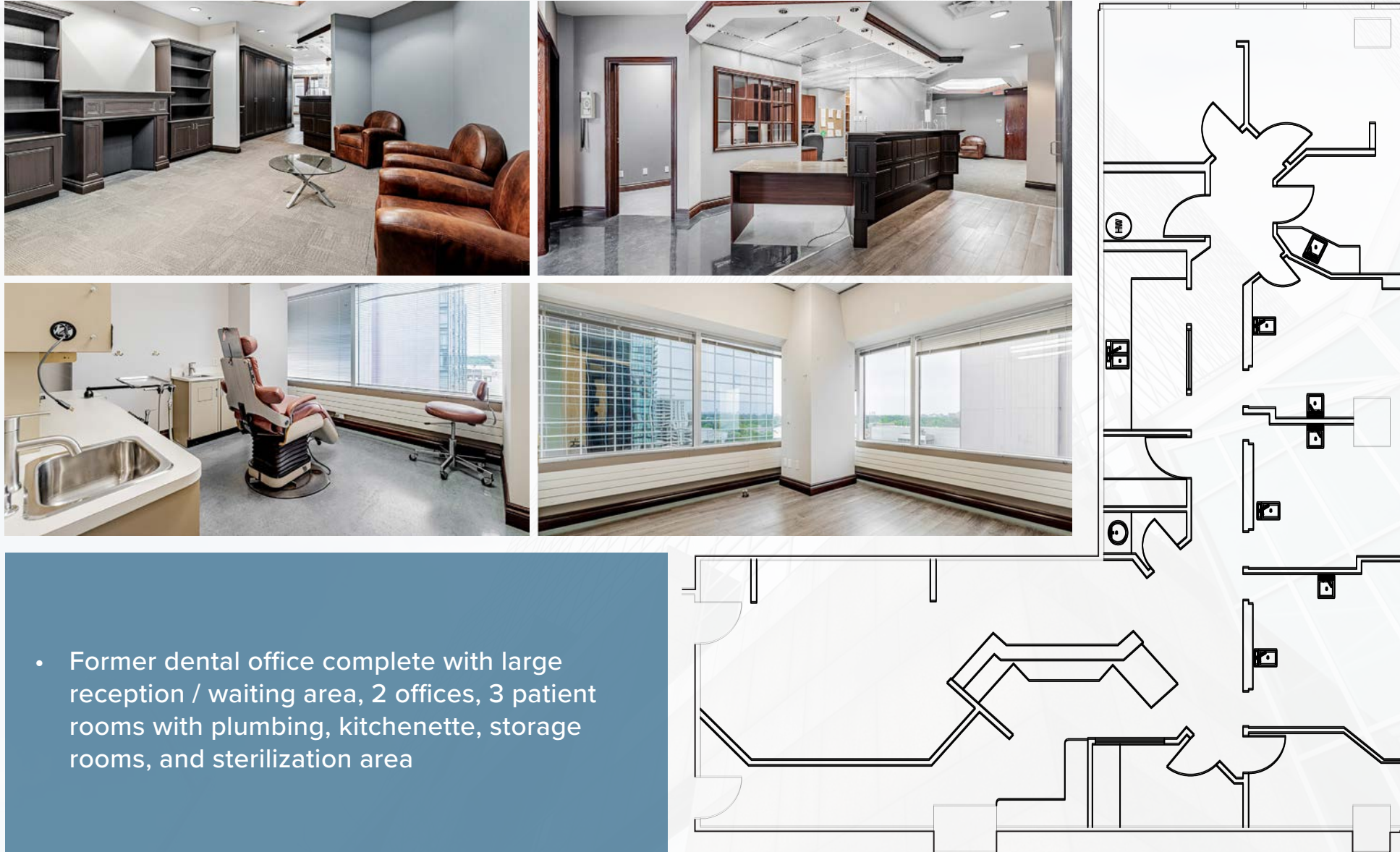
- Build out includes large reception area, 2 meeting rooms, 3 offices, 3 call rooms, kitchen, and open area
- Double glass entry door with elevator exposure



NORTH YORK CENTRE

SUITE 1020 - 2,231 SQ.FT.

AVAILABLE IMMEDIATELY



- Former dental office complete with large reception / waiting area, 2 offices, 3 patient rooms with plumbing, kitchenette, storage rooms, and sterilization area

NORTH YORK CENTRE

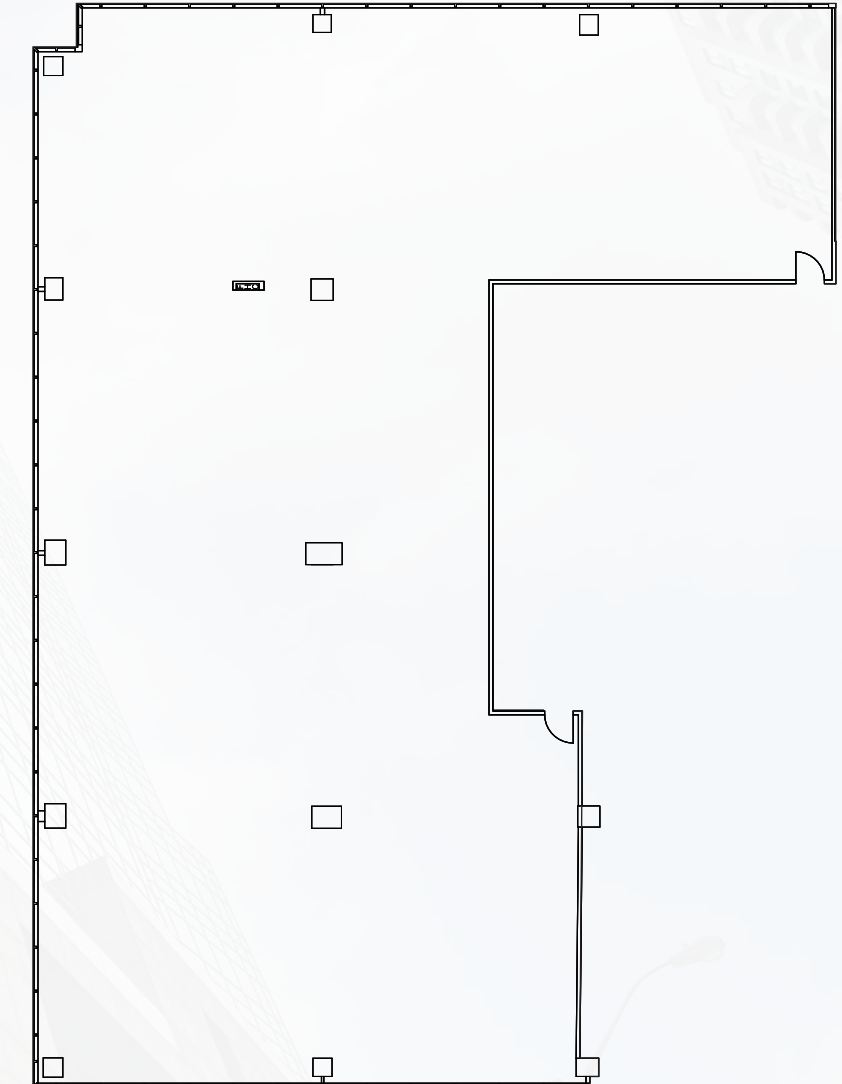
SUITE 1401 - 9,022 SQ.FT.

AVAILABLE IMMEDIATELY



*Photos are representative of condition only, and are not specific to this suite.

- Base building condition

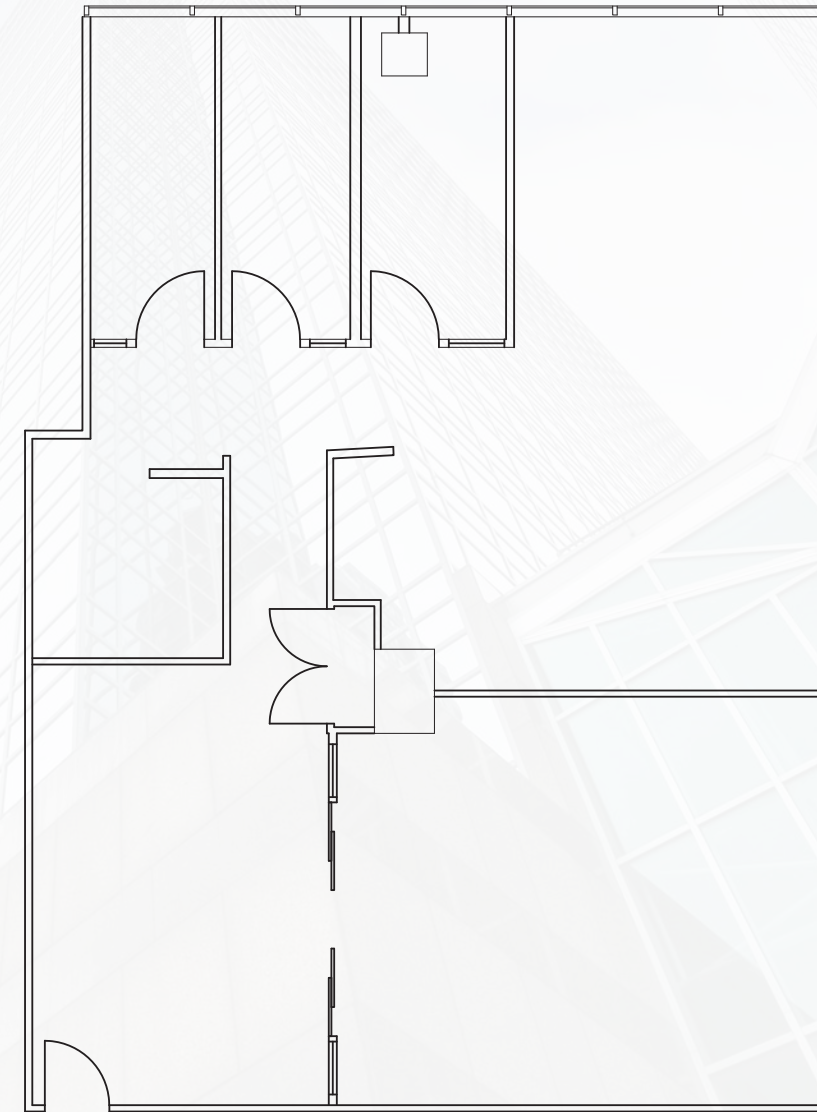


NORTH YORK CENTRE

SUITE 1810 - 2,170 SQ.FT.

AVAILABLE IMMEDIATELY

- Build out includes reception, 3 offices / meeting rooms, and open area.





NORTH VIEW

BUILDING OVERVIEW | 5160 YONGE



TOTAL RENTABLE AREA:
403,400 sq. ft.



NUMBER OF STORIES:
24



YEAR BUILT
1989

PROPERTY DESCRIPTION

- Posted Net Rate: Negotiable
- Typ. High-Rise Floor Plate: 20,000 sq ft
- Typ. Low-Rise Floor Plate: 24,000 sq ft
- Typ. % Gross Up: 13.4%
- PSF Realty Tax: \$7.05
- PSF Utilities: \$1.50
- PSF Operating Costs: \$15.80
- PSF Additional Rent Total: \$24.35 (2025 est.)

ELEVATORS

- High rise: 3 (Floors 10-18)
- Mid rise: 0
- Low rise: 2 (Floors G-6)
- Freight: 1
- Parking: 2

PARKING

- Below ground # stalls: 1,794
- Monthly parking cost: \$190/mth tenant unreserved
\$305/mth tenant reserved
- Parking description: Five (5) levels of conditioned parking with charging stations

SAFETY AND SECURITY

- Fire detection system: Yes
- Sprinkler system: Yes
- Manned security: Yes
- Security system: Yes

POWER

- Typical power watts/sq. ft.:
 - Tenant: 4 watts/sq. ft.
 - Lighting: 2 watts/sq. ft.
 - Other: 2 watts/sq. ft.

HVAC

- HVAC dist system: Variable air volume
- HVAC hours: 8:00am - 6:00pm Mon to Fri
- After hours HVAC: \$50/hr + HST & Admin Fees

BUILDING SPECIFICATION

- Ceiling Height: Tbar to Slab: 8.9 ft.
Slab to Slab: 11.3 ft.
- Wall Type: Window glazing
- Washrooms per floor: 2M/2F (Floors 2-6)
1M/1F (Floors 7-18)
- Satellite dish capability: YES
- Fibre optic capability: YES
- Shipping receiving: YES
- Emergency generator: YES

AWARDS & DESIGNATIONS

- BOMA 360
- BOMA BEST Platinum
- BOMA Certificate of Excellence: Office Building 1 M sq.ft +
- Fitwel Certification (One-Star)
- LEED Platinum
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To view all North York Centre opportunities:



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