1867 YONGE STREET

ADGAR
CANADA

CBRE Limited | REAL ESTATE BROKERAGE | 145 King Street West, Suite 1100 | Toronto, ON M5H 1J8

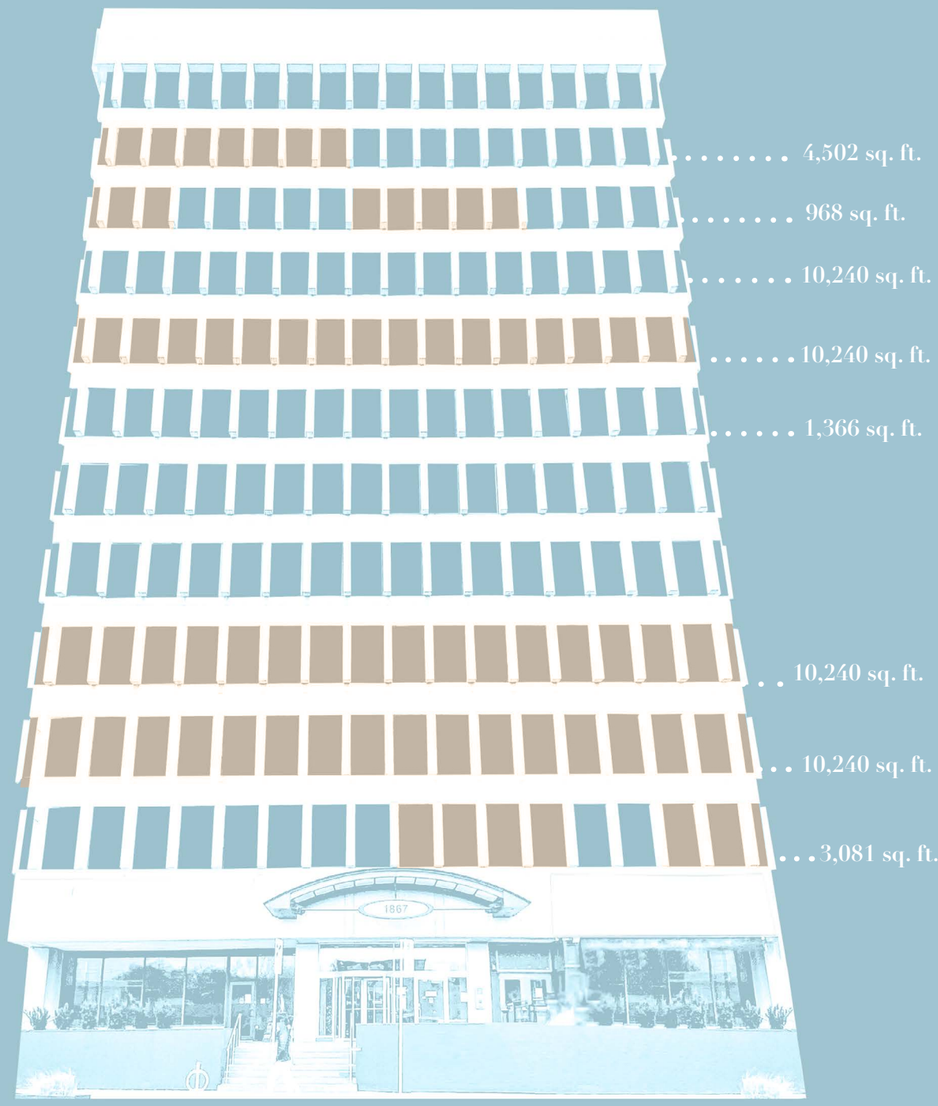
CBRE

PROPERTY DETAILS

Availability Summary

Suite 102	2,326 sq. ft.	Available Aug 1, 2027
Suite 104	755 sq. ft.	Available Immediately
Suite 200	10,240 sq. ft.	Available Immediately
Suite 300	10,240 sq. ft.	Available Immediately
Suite 603	1,366 sq. ft.	Available Nov 1, 2026
Suite 700	10,240 sq. ft.	Available Immediately
Suite 800	10,240 sq. ft.	Available Dec 1, 2026
Suite 901A	968 sq. ft.	Available Immediately
Suite 1000	4,502 sq. ft.	Available Immediately

STACKING PLAN



1867
YONGE STREET

PROPERTY DETAILS

NET RENT
Contact Listing Agents

ADDITIONAL RENT
$23.88 per sq. ft.
(2026 Estimate)

PARKING
Underground Reserved
$197.75
Underground Unreserved
$163.85
1:1,250 sq. ft.

BUILDING HOURS
8:00 a.m. to 6:00 p.m.

SECURITY
Card Access

1867 Yonge Street was constructed in 1972. Owned by Adgar Canada, the building stands 11-storeys tall and offers an average floor plate of 10,000 sq. ft.

The building has achieved BOMA BEST Silver Certification.

Adgar is firmly committed to environmental responsibility within our portfolio. We are continually seeking ways to efficiently operate the building, reduce our carbon footprint and improve energy performance through energy saving initiatives, our waste reduction initiatives and mechanical improvements.

Completed Projects (2019 - 2022)

Project	Work Description	Building Benefits
Washroom Refreshes	Cosmetic updates and touchless fixtures as part of common washroom upkeep program	Improved tenant and visitor experience
Elevator Modernization	Cosmetic improvements to elevator interiors, touchless buttons and hall stations, new lanterns, updated mechanical controls and related equipment	Improved elevator service experience for tenants and visitors
BAS Project	Replacement of base building HVAC equipment controls system with advanced platform	Improved HVAC equipment controls to support enhanced tenant comfort levels, energy efficiency
Chiller Pump Replacement	Pump replacements on central chiller system	HVAC system enhancement to enable greater tenant comfort levels, energy efficiency
Corridor Repairs	Cosmetic updates as part of common corridor upkeep program	Improved tenant and visitor experience
Building Entrance & Retail Façade	Replacement of main building entrance and canopy, new retail storefronts, new tenant signage, new glazing and new entrance doors	Improved tenant and visitor experience, energy efficiency

THE BUILDING

Located in Midtown on the southeast corner of Yonge Street and Balliol Street, 1867 Yonge Street is conveniently located directly across the street from Davisville Subway Station, which runs between Finch Station to the north, and Union Station to the south – making commuting a breeze no matter where employees are coming from.

The building is also easily accessed by car and offers 90 stalls of dedicated underground on-site parking for those who commute by vehicle.

Building & Amenities

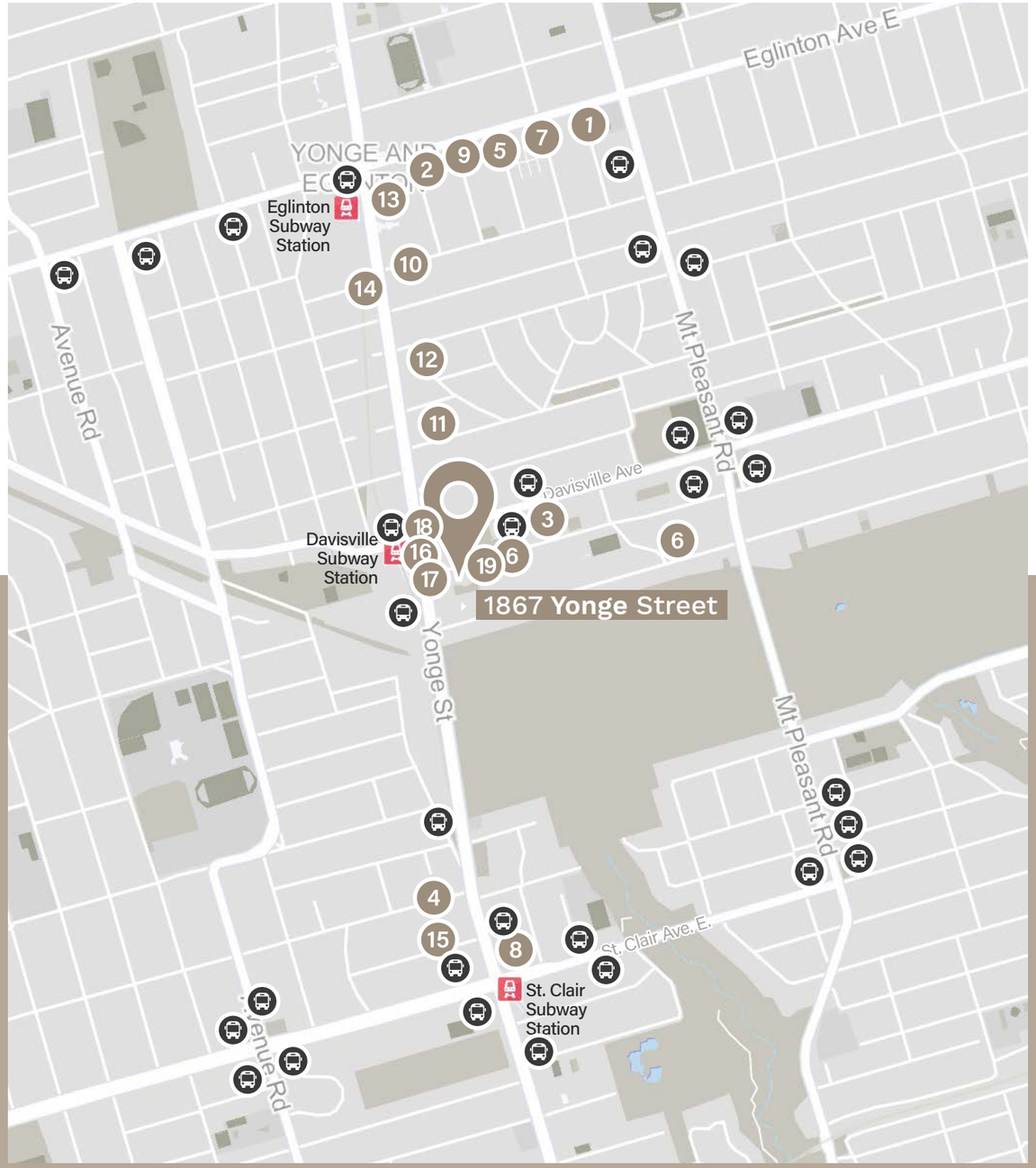
- High quality Midtown building
- Access to Davisville Subway Station
- Dedicated on-site underground parking
- Several retail amenities; banking, restaurants, shopping
- Flexible deal terms; allowance available
- Dedicated ownership and building operations

Market Demographics

In 2018, the total population of the Yonge/Eglinton submarket was 102,469; that number is projected to increase by 5.8% in 2023. The submarket at Yonge/Eglinton is a relatively affluent area, with average annual household income of $194,460 (projected to rise to $222,269 in 2023). By comparison, average household incomes across Toronto as a whole in 2018 was $118,346.

The population of the Yonge/Eglinton submarket is slightly younger than Toronto as a whole with the median age at 39.2 years. 25 to 34 year-olds are the largest demographic, comprising 17.7% of the population.

MAP LOCATION



AMENITIES

Fitness Centres

1. Fit Factory Midtown
2. OrangeTheory Fitness
3. Striation 6 Fitness Centre
4. Oxygen Yoga & Fitness
5. F45 Training

Grocery Stores

6. Sobeys Urban Fresh Balliol
7. Loblaws
8. Loblaws
9. Bulk Barn
10. Farm Boy

Major Restaurants & Other Services

11. Positano Restaurant
12. Tabule Middle Eastern Cuisine
13. The Keg Steakhouse + Bar
14. Mandarin Restaurant
15. Ambiyan On Yonge
16. Second Cup
17. Mr. Sub, Thai Express
18. Davisville Guardian Pharmacy
19. Golden Hanger Cleaners

Public Transit

- Yonge Subway Line
- Eglinton Subway Station
- Eglinton Ave W at Duplex Ave
- Eglinton Ave E at Mount Pleasant Rd
- Eglinton Ave E at Bayview Ave
- Davisville Subway Station
- Davisville at Yonge
- Davisville Ave at Mount Pleasant Rd
- St. Clair Subway Station
- St. Clair Ave E at Yonge
- St. Clair Ave W at Yonge

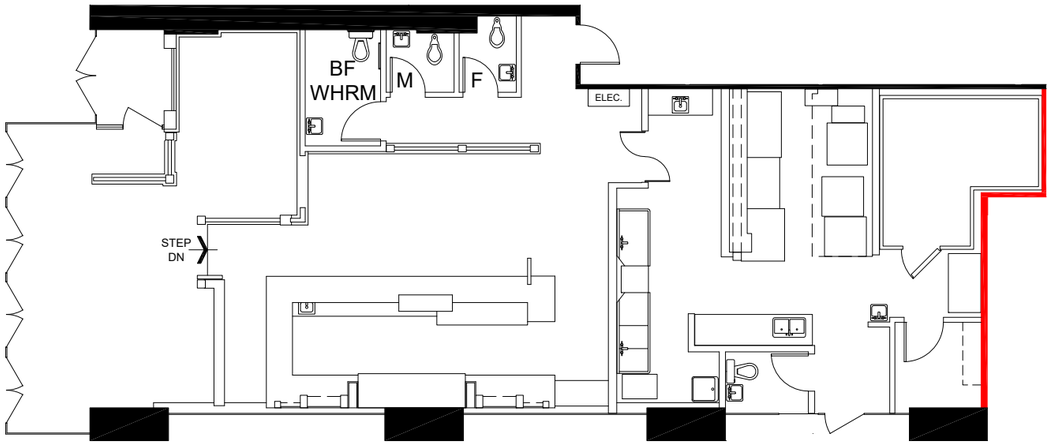
FLOOR PLAN

1st Floor

Suite 102

2,326 Sq. Ft.

Available Aug 1, 2027



ADGAR CANADA

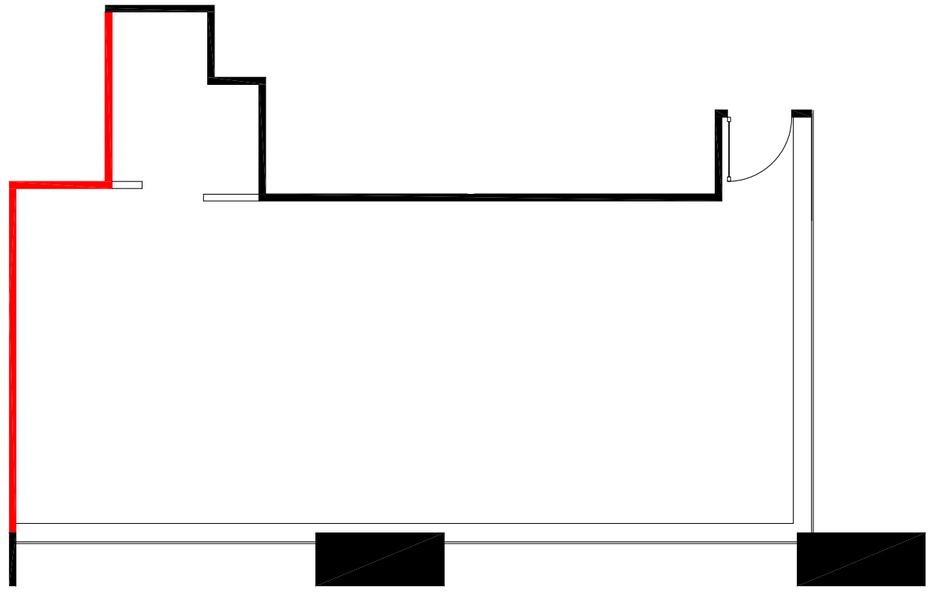
FLOOR PLAN

1st Floor

Suite 104

755 Sq. Ft.

Available Immediately



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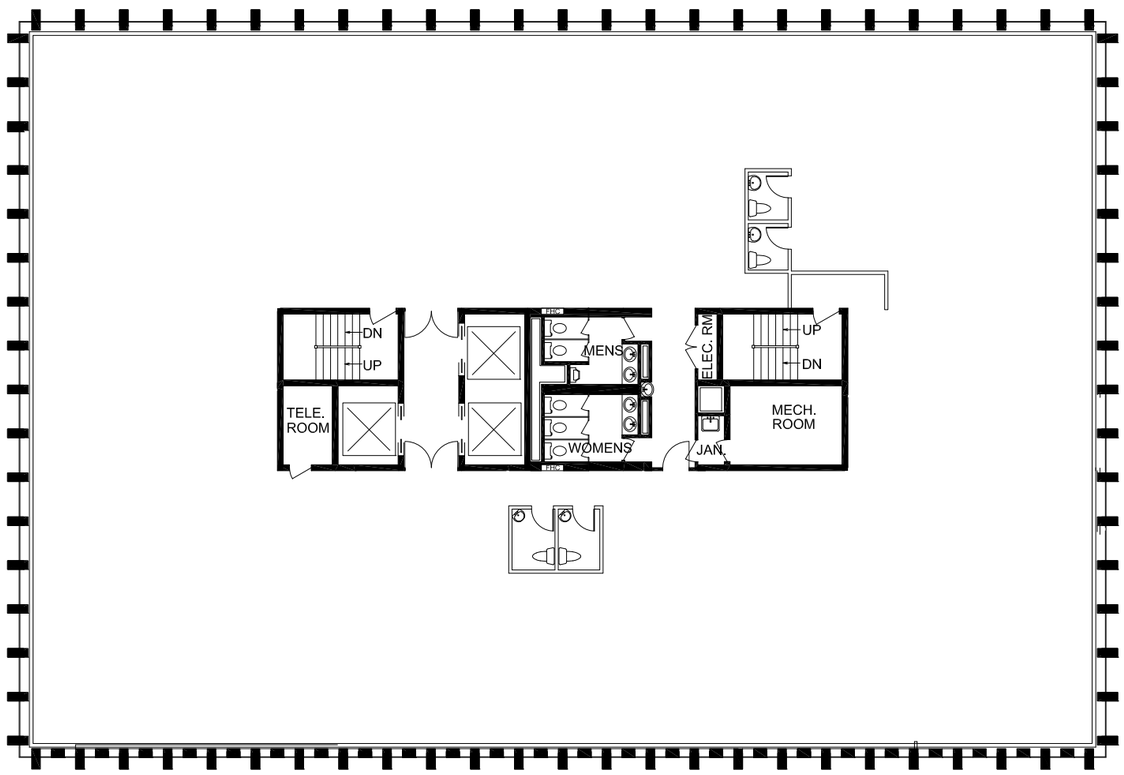
FLOOR PLAN

2nd Floor

Suite 200

10,240 Sq. Ft.
Available Immediately

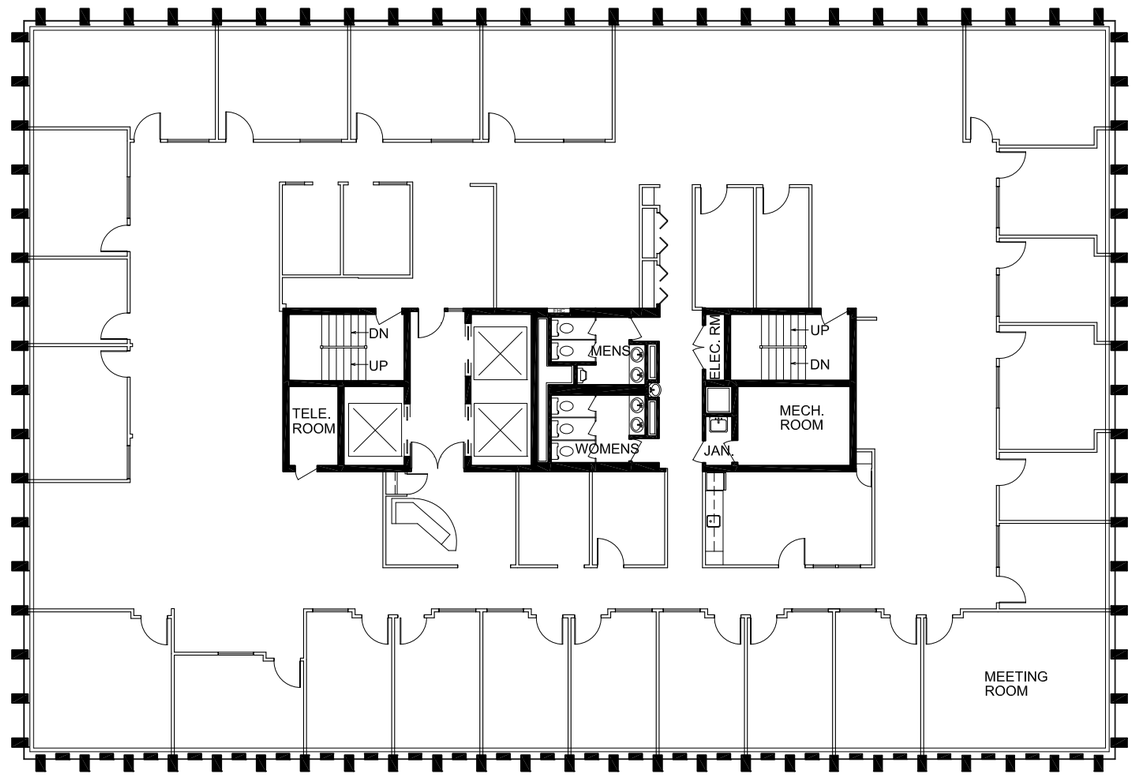


FLOOR PLAN

3rd Floor

Suite 300

10,240 Sq. Ft.
Available Immediately



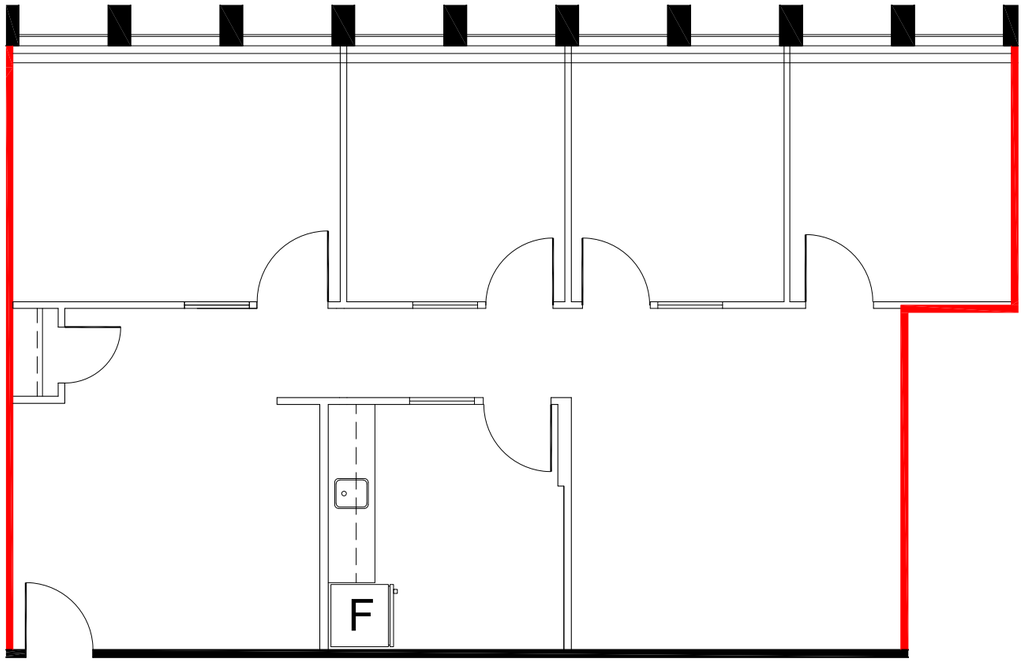
FLOOR PLAN

6th Floor

Suite 603

1,366 Sq. Ft.

Available Nov 1, 2026



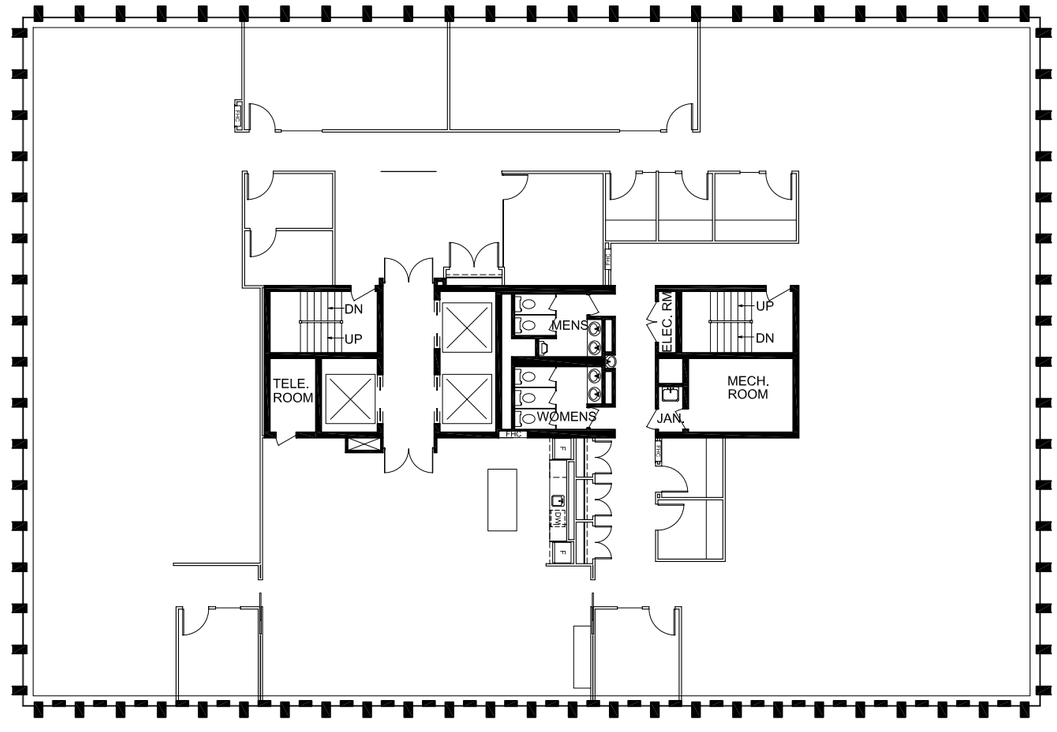
FLOOR PLAN

7th Floor

Suite 700

10,240 Sq. Ft.

Available Immediately

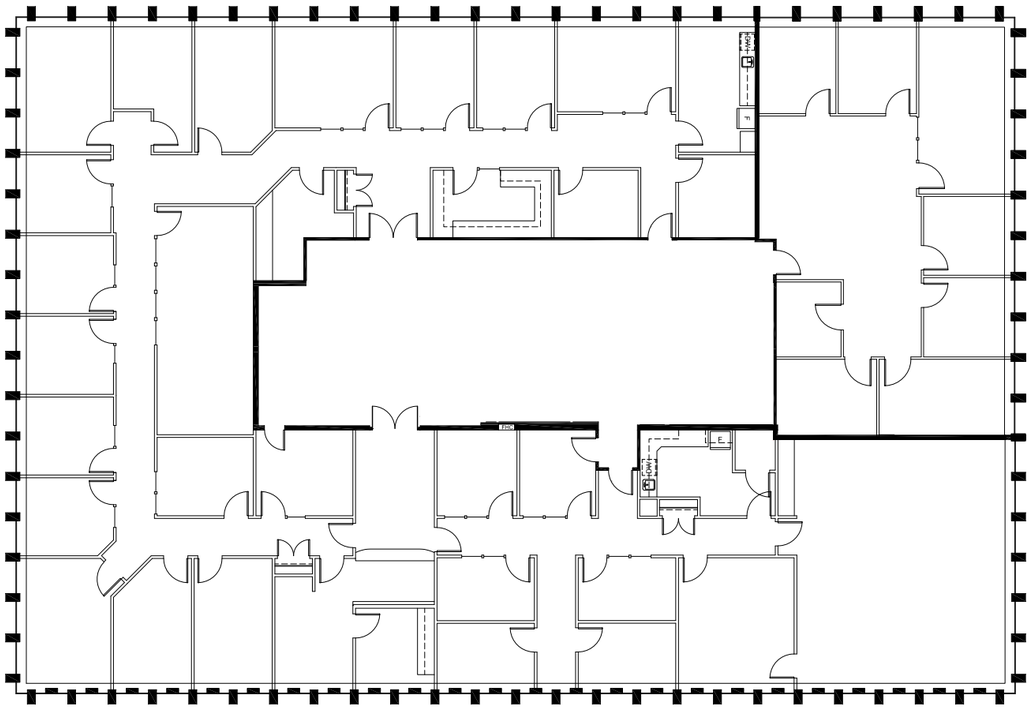


FLOOR PLAN

8th Floor

Suite 800

10,240 Sq. Ft.
Available Dec 1, 2026

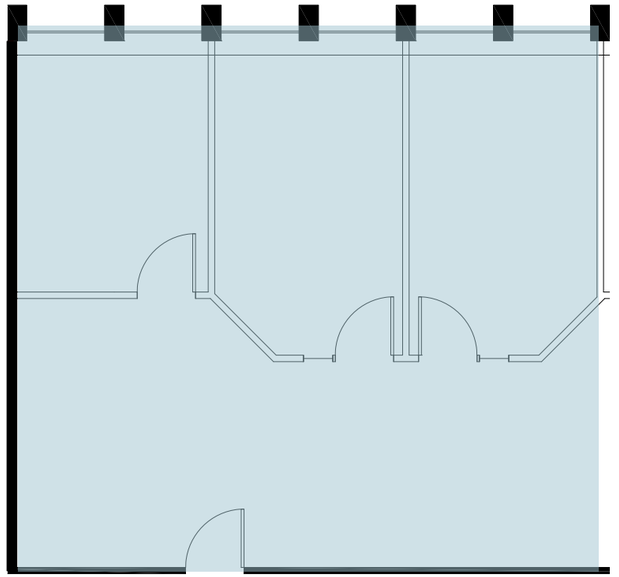


FLOOR PLAN

9th Floor

Suite 901A

968 Sq. Ft.
Available Immediately



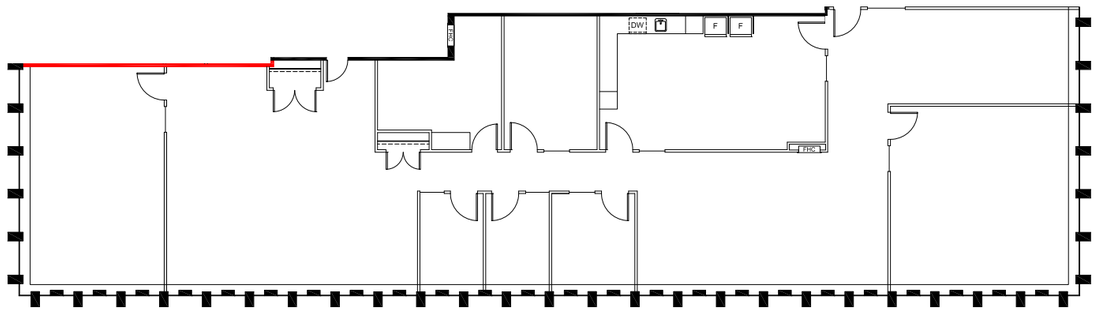
FLOOR PLAN

10th Floor

Suite 1000

4,502 Sq. Ft.

Available Immediately



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FOR LEASE

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