



**CBRE**

# YONGE & ST. CLAIR

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+ Net Rent  
**\$28.00** per sq. ft.  
+ Additional Rent (2026 estimate)  
**\$28.97** per sq. ft.

1 ST. CLAIR E

|                      |                          |                                                 |   |
|----------------------|--------------------------|-------------------------------------------------|---|
| SUITE 602            | 1,969 SQ. FT.            | + Available immediately                         | ↓ |
| SUITE 606            | 1,070 SQ. FT.            | + Available immediately                         | ↓ |
| SUITE 700            | 7,878 SQ. FT.            | + Future Model Suite<br>+ Available immediately | ↓ |
| SUITE 800            | 5,589 SQ. FT.            | + Available immediately                         | ↓ |
| SUITE 801            | 2,299 SQ. FT.            | + Available immediately                         | ↓ |
| SUITE 901            | 1,609 SQ. FT.            | + Future Model Suite<br>+ Available immediately | ↓ |
| <del>SUITE 904</del> | <del>1,833 SQ. FT.</del> | + LEASED                                        |   |



+ Net Rent  
**\$34.00** per sq. ft.  
+ Additional Rent (2026 estimate)  
**\$28.23** per sq. ft.

2 ST. CLAIR W

|                       |                          |                         |   |
|-----------------------|--------------------------|-------------------------|---|
| SUITE 500             | 5,924 SQ. FT.            | + Available in 60 days  | ↓ |
| SUITE 605             | 1,414 SQ. FT.            | + Available immediately | ↓ |
| SUITE 608             | 1,410 SQ. FT.            | + Available immediately | ↓ |
| SUITE 1002            | 3,605 SQ. FT.            | + Available immediately | ↓ |
| SUITE 1008            | 1,746 SQ. FT.            | + Available immediately | ↓ |
| <del>SUITE 1700</del> | <del>3,350 SQ. FT.</del> | + LEASED                |   |



+ Net Rent  
**\$27.00** per sq. ft.  
+ Additional Rent (2026 estimate)  
**\$27.05** per sq. ft.

21 ST. CLAIR E

|                       |                          |                                                                                                  |   |
|-----------------------|--------------------------|--------------------------------------------------------------------------------------------------|---|
| SUITE 202             | 2,691 SQ. FT.            | + Base building<br>+ Available immediately                                                       | ↓ |
| SUITE 304             | 1,044 SQ. FT.            | + Available immediately                                                                          | ↓ |
| SUITE 400             | 2,125 SQ. FT.            | + Available immediately                                                                          | ↓ |
| SUITE 504             | 1,152 SQ. FT.            | + Available immediately                                                                          | ↓ |
| SUITE 802             | 3,274 SQ. FT.            | + Future Model Suite<br>+ Elevator exposure with<br>permitter offices<br>+ Available immediately | ↓ |
| SUITE 1000            | 3,400 SQ. FT.            | + August 1, 2026                                                                                 |   |
| <del>SUITE 1205</del> | <del>3,393 SQ. FT.</del> | + LEASED                                                                                         |   |
| SUITE 1400            | 8,146 SQ. FT.            | + Available immediately                                                                          | ↓ |



+ Net Rent  
**\$30.00** per sq. ft.  
+ Additional Rent (2026 estimate)  
**\$28.91** per sq. ft.

30 ST. CLAIR W

|                       |                           |                                                         |   |
|-----------------------|---------------------------|---------------------------------------------------------|---|
| SUITE 600             | 11,976 SQ. FT.            | + Available immediately                                 | ↓ |
| SUITE 1000            | 7,175 SQ. FT.             | + Model Suite with furniture<br>+ Available immediately | ↓ |
| SUITE 1112            | 1,314 SQ. FT.             | + Available immediately                                 | ↓ |
| <del>SUITE 1200</del> | <del>11,978 SQ. FT.</del> | + LEASED                                                |   |



+ Net Rent  
**\$25.00** per sq. ft.  
+ Additional Rent (2026 estimate)  
**\$27.45** per sq. ft.

1 ST. CLAIR W

|            |               |                                                 |   |
|------------|---------------|-------------------------------------------------|---|
| SUITE 202  | 2,159 SQ. FT. | + Available in 90 days<br>+ As built            | ↓ |
| SUITE 401  | 1,542 SQ. FT. | + Available immediately                         | ↓ |
| SUITE 402  | 2,141 SQ. FT. | + Available in 90 days<br>+ As built            | ↓ |
| SUITE 404  | 1,835 SQ. FT. | + Available in 90 days<br>+ As built            | ↓ |
| SUITE 501  | 2,007 SQ. FT. | + Available in 90 days<br>+ As built            | ↓ |
| SUITE 900  | 3,347 SQ. FT. | + Available immediately                         | ↓ |
| SUITE 1000 | 7,046 SQ. FT. | + Available April 2027                          |   |
| SUITE 1102 | 1,514 SQ. FT. | + Available in 90 days                          | ↓ |
| SUITE 1200 | 5,648 SQ. FT. | + Future Model Suite<br>+ Available immediately | ↓ |
| SUITE 1201 | 1,403 SQ. FT. | + Available immediately                         | ↓ |



+ Net Rent  
**\$28.00** per sq. ft.  
+ Additional Rent (2026 estimate)  
**\$28.11** per sq. ft.

55 ST. CLAIR W

|                      |                          |                                                 |   |
|----------------------|--------------------------|-------------------------------------------------|---|
| <del>SUITE 220</del> | <del>1,158 SQ. FT.</del> | + LEASED                                        |   |
| SUITE 250            | 1,957 SQ. FT.            | + Future Model Suite<br>+ Available immediately | ↓ |
| SUITE 255            | 4,637 SQ. FT.            | + Available January 1, 2027                     |   |
| SUITE 404            | 1,512 SQ. FT.            | + Available immediately                         | ↓ |
| SUITE 405            | 2,752 SQ. FT.            | + Available immediately                         | ↓ |
| SUITE 407            | 1,493 SQ. FT.            | + Available immediately                         | ↓ |
| SUITE 500            | 31,256 SQ. FT.           | + Base building<br>+ Available immediately      | ↓ |

OPTIONS UNDER  
1,000 SQ. FT.

1 ST. CLAIR E

|                      |                        |                    |   |
|----------------------|------------------------|--------------------|---|
| SUITE 601            | 826 SQ. FT.            | + \$3,921.44/month | ↓ |
| <del>SUITE 603</del> | <del>425 SQ. FT.</del> | + LEASED           |   |
| <del>SUITE 604</del> | <del>653 SQ. FT.</del> | + LEASED           |   |
| SUITE 607            | 715 SQ. FT.            | + \$3,394.46/month | ↓ |
| SUITE 608            | 727 SQ. FT.            | + \$3,451.43/month | ↓ |
| SUITE 903            | 828 SQ. FT.            | + \$3,930.93/month | ↓ |

21 ST. CLAIR E

|            |             |                    |   |
|------------|-------------|--------------------|---|
| SUITE 403  | 831 SQ. FT. | + \$3,742.96/month | ↓ |
| SUITE 1002 | 541 SQ. FT. | + \$2,436.75/month | ↓ |
| SUITE 1004 | 654 SQ. FT. | + \$2,945.73/month | ↓ |

2 ST. CLAIR W

|                       |                        |          |  |
|-----------------------|------------------------|----------|--|
| <del>SUITE 1012</del> | <del>847 SQ. FT.</del> | + LEASED |  |
|-----------------------|------------------------|----------|--|

30 ST. CLAIR W

|           |             |                    |   |
|-----------|-------------|--------------------|---|
| SUITE 204 | 648 SQ. FT. | + \$3,181.14/month | ↓ |
|-----------|-------------|--------------------|---|

55 ST. CLAIR W

|           |             |                    |   |
|-----------|-------------|--------------------|---|
| SUITE 245 | 609 SQ. FT. | + \$2,847.58/month | ↓ |
|-----------|-------------|--------------------|---|

Note: Monthly rent is approximate

■ MODEL SUITE  
□ SUITE IS DIVISIBLE

YONGE & ST. CLAIR  
AMENITIES

FOOD  
+ DRINK



- 1. Ambyan
- 2. Barnsteiners Restaurant
- 3. Boccone Deli & Pizza Bar
- 4. Buca Cucina
- 5. Capocaccia Trattoria
- 6. Daeco Sushi
- 7. Gatherings Resto Bar
- 8. Holy Chuck Burgers
- 9. Kofuku Sushi
- 10. Mary Be Kitchen
- 11. Maison Tribe
- 12. Megumi Mazesoba
- 13. Playa Cabana Taqueria
- 14. Starbucks (at 2 St Clair E)
- 15. St. Louis
- 16. Twisted Indian Wraps
- 17. Ultra Restaurant & Supper Club
- 18. Union Social Eatery
- 19. Zelden's Deli and Desserts
- 20. Longo's
- 21. Canadian Outlet
- 22. Gold Irene Jewellers
- 23. Shoesette
- 24. Shoppers Drug Mart
- 25. Legs Beautiful
- 26. Roots
- 27. Loblaws
- 28. Northern Artists
- 29. LCBO
- 30. Eden Flowers
- 31. The UPS Store
- 32. Blowdry Lounge
- 33. CIBC
- 34. SCOTIABANK
- 35. RBC
- 36. ROLEX
- 37. TD BANK
- 38. RingFit Boxing
- 39. GoodLife
- 40. LAGREE Plus

SHOPPING  
+ SERVICES

