



@Yonge & Finch



True North<sup>™</sup>  
COMMERCIAL REIT

Colliers

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5775 Yonge Street

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## For Lease

Premium Class A office building fronting Yonge Street with direct Underground connection to Finch Subway Station

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@Yonge & Finch



WiredScore Gold  
2024

# Grow your Business in **North York**

The prestigious blue-glass, high-rise building of 5775 Yonge Street is strategically located near the northeast corner of Yonge & Finch. This Class A office building offers great connectivity, in an area with less traffic for a faster commute. 5775 Yonge also offers quick underground access to Finch Subway station as well as easy access to the 400 series highways.

**\$19.50** PSF NET

**\$22.08** PSF T&O (2026)

\*\*Plus Large Tenant  
Inducements

**\$125** per month per underground  
parking stall

**1.35/1000sf** parking ratio

















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# Building **Amenities**

Tap into All-Encompassing Potential

Get the most out of your place of work with the building that has the comforts and conveniences to serve your business – and its people – best.

-  On-site property management
-  On-site food service
-  Car service area
-  Touchless entry
-  24/7 security
-  Underground parking
-  Conference centre
-  Destination dispatch elevators
-  On-site convenience store
-  Hybrid car charging stations
-  Direct underground access to Finch Station
-  LED lighting program

## New Amenities

-  Gym
-  Tenant lounge
-  Patio
-  Model suite

Within a 10-15 min walking distance:



20+ Restaurants & Bars



5 Cafes



3 Parks/parkettes



5 Pharmacies



5+ Banks/ATM Machines



2 Grocery Stores





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# Tenant Lounge and Self Checkout Market

Looking for a hassle-free way to access snacks and drinks?

Our tenant lounge now offers self checkout vending machines! With convenient, contactless purchasing and multiple payment options, you can enjoy a quick and easy shopping experience. Say goodbye to waiting in lines - try our self checkout vending machines today.



## Tenant Lounge

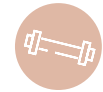
- Couches, high tops with chairs
- TV's
- Foosball Table
- Ping Pong Table
- Exclusive patio
- Outdoor seating coming this Spring
- self-checkout market : frozen dinners, sandwiches, chips, candy, jerky, cold drinks and more





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# Tenant **Gym**

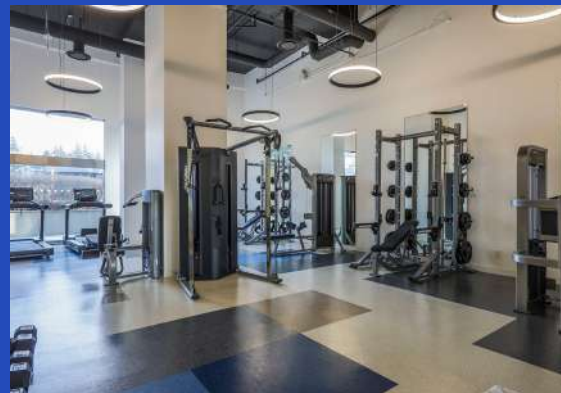


## Gym Equipment

- 1 - Treadmill w/ 16" Touch Console
- 2 - Elliptical w/ 16" Touch Console
- 3 - Recumbent Bike w/ 16" Touch Console
- 4 - Virtual Training Cycle
- 5 - Leg Press
- 6 - Multi Press
- 7 - Combo Lat Pulldown/Seated Row
- 8 - Leg Extension / Leg Curl
- 9 - Functional Trainer
- 10 - Multi-Adjustable Bench LP
- 11 - Breaker Olympic Flat Bench
- 12 - Half Rack
- 13 - XULT Dumbbell Rack



Brand  
New





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### 20+ Restaurants, Cafes & Bars

- |                  |                            |
|------------------|----------------------------|
| 1 - Freshii      | 4 - Timothy's World Coffee |
| 2 - Basil Box    | 5 - Soul Cafe Toronto      |
| 3 - Puck'N Wings | 6 - Coffee Time            |

### Banks & Food Stores

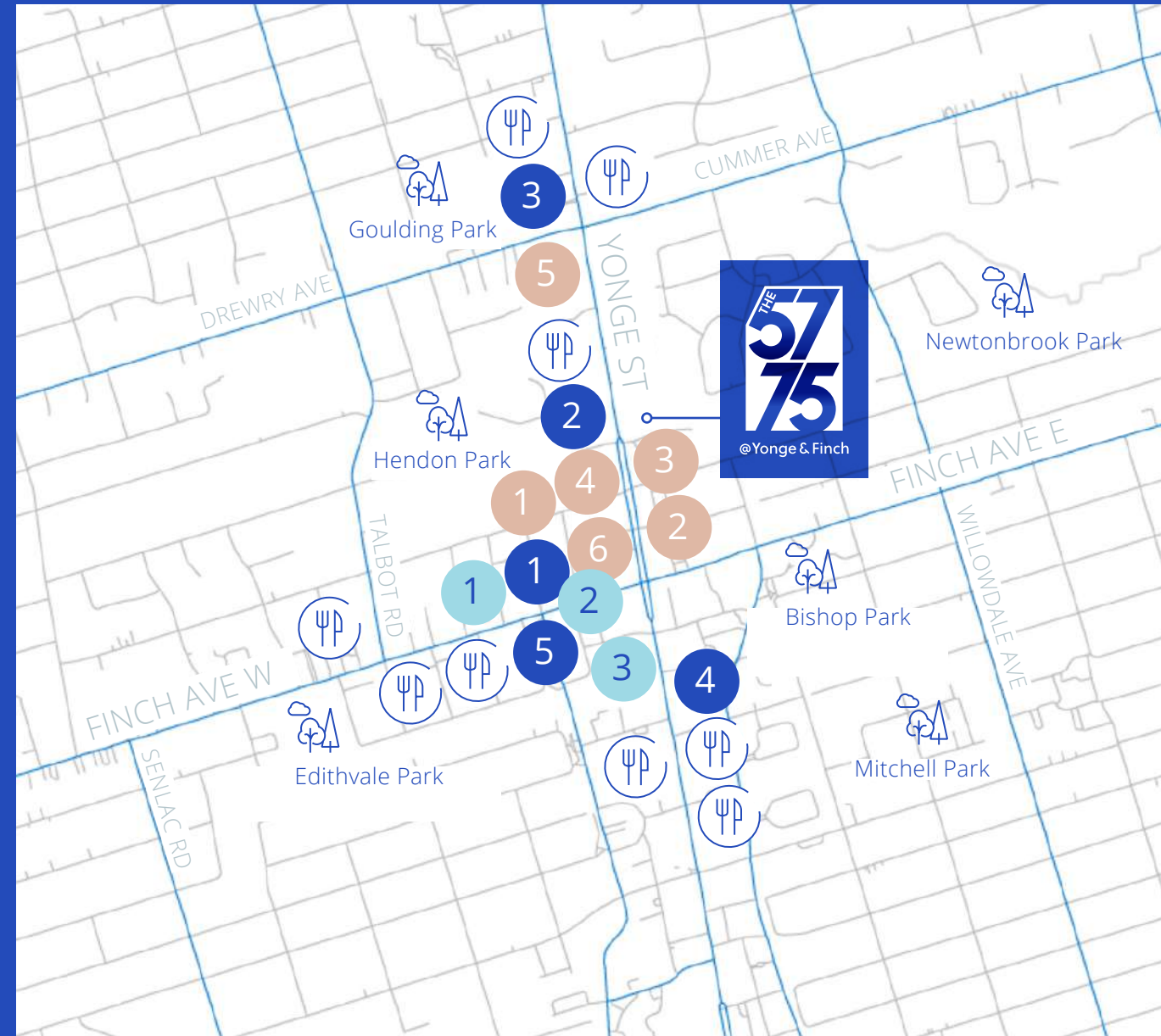
- |                          |                  |
|--------------------------|------------------|
| 1 - BMO Bank of Montreal | 4 - H-Mart Finch |
| 2 - RBC Royal Bank       | 5 - Joy Mart     |
| 3 - TD Canada Trust      |                  |

### Health & Wellbeing

- 1 - EZiPilates Fitness
- 2 - GoodLife Fitness
- 3 - Shopper's Drug Mart (5576 Yonge Street Address)

Note: In addition to that's listed above, there is also direct underground access to a variety of amenities.

# Local Amenities





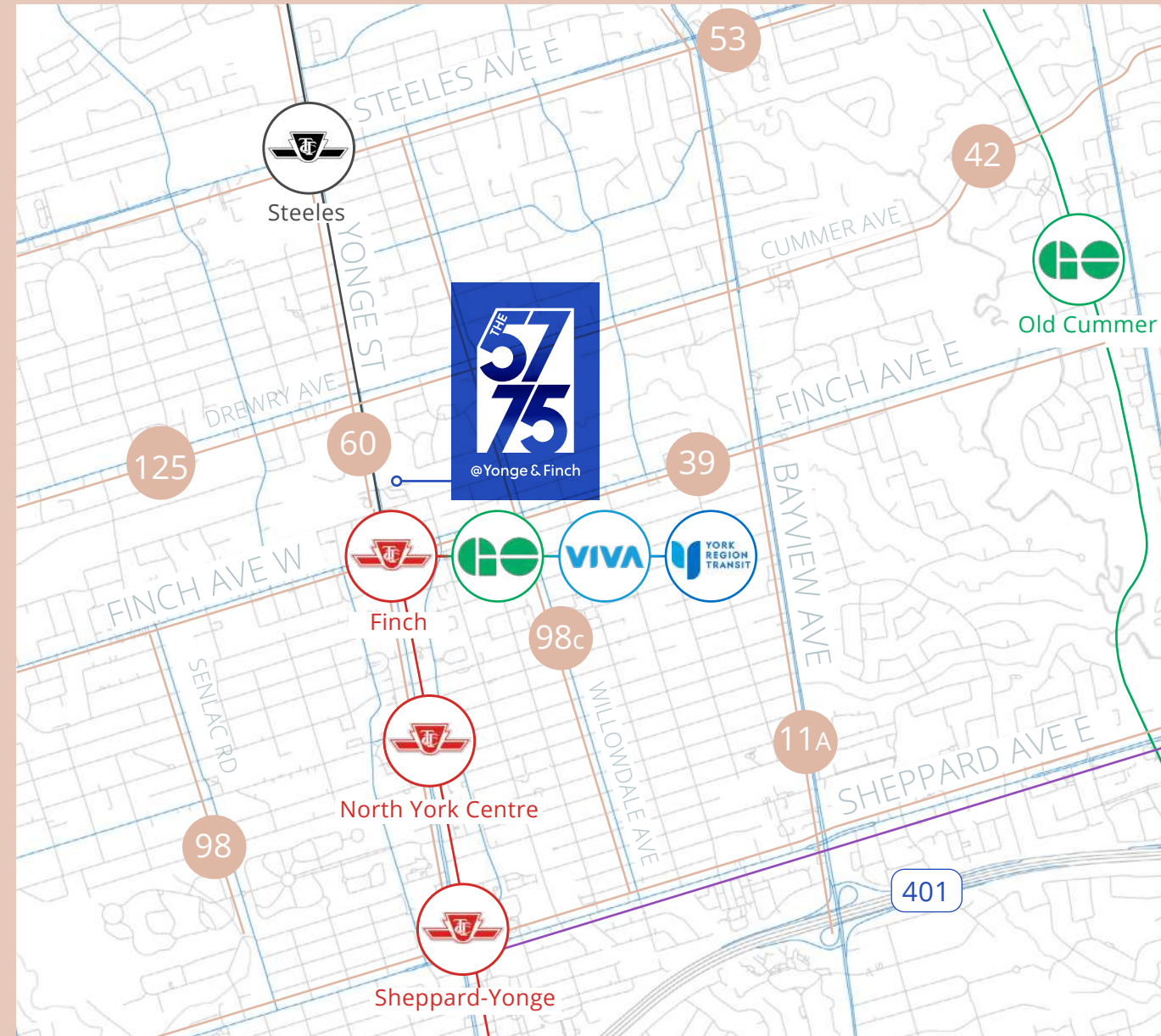
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## Interconnectivity is easy with an underground walkway to Finch Station

With downtown access via transit, as well as connections to Vaughan, Thornhill and Western and Eastern parts of the GTA via GO and Viva Transit, Finch Station offers a network of interconnected channels. Commuters will appreciate the easy access to the 400 series highways and can take advantage of the adjacent commuter parking lot.

-  TTC Yonge & University Line
-  Young North subway Extension
-  TTC Sheppard Line
-  TTC Bus Routes
-  GO Train

# Transit & Location



Office Space

For Lease



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# Gallery

Envision Your Business Here



[Click for virtual tours](#)





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# Vacancy List

Office Space

For Lease

## Available Suites

Suite 300	17,848 RSF	<a href="#">View Virtual Tour</a>
Suite 525	2,384 RSF	Available Jan 1, 2027
Suite 602	1,102 RSF	Available Oct 1, 2026
Suite 604	2,934 RSF	<a href="#">View Virtual Tour</a>
Suite 1100	17,277 RSF	<a href="#">View Virtual Tour</a>
Suite 1201	3,075 RSF	<a href="#">View Virtual Tour</a>
Suite 1203	1,322 RSF	



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**\$22.08 PSF T&O (2026)**

\*\*Plus Large Tenant Inducements

**\$125** per month per underground parking stall

**1.35/1000sf** parking ratio





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Office Space

For Lease

# Availabilities

A functional design leaves you free to elevate your business, your way

CLICK TO VIEW FLOOR PLANS

19

17

16

15

14

10

09

08

07

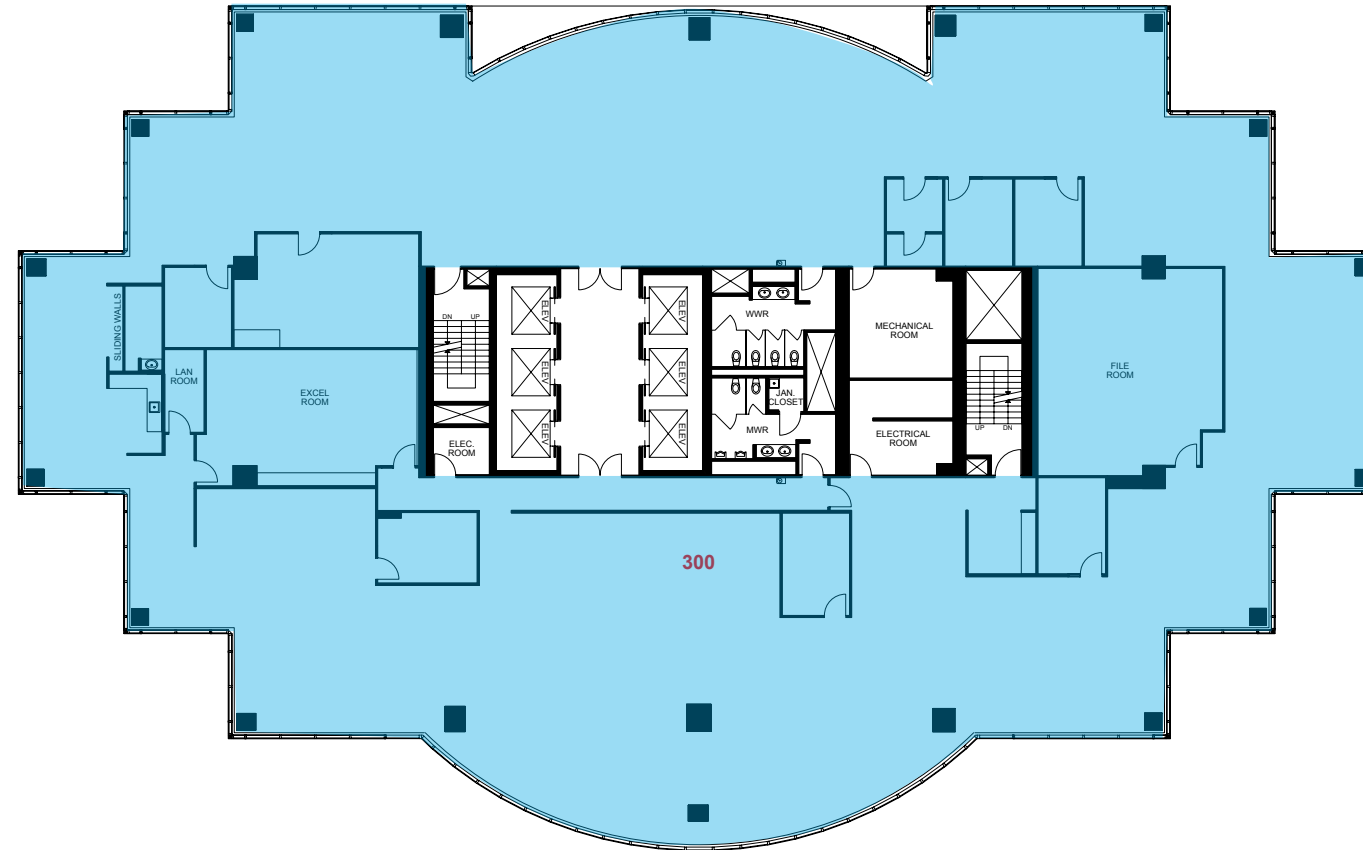
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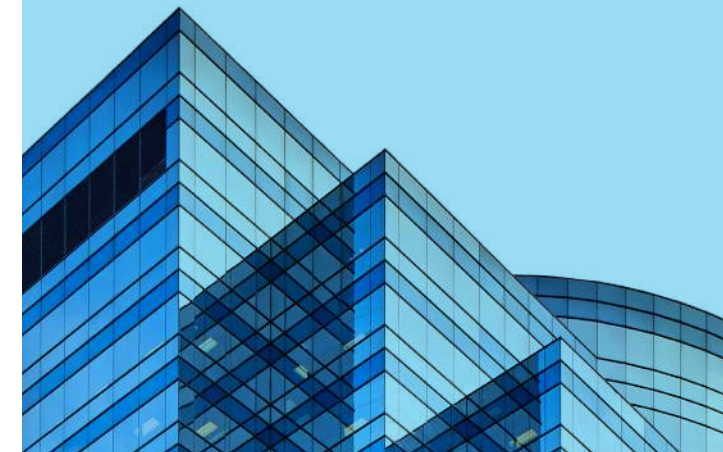
## FLOOR 03



**AVAILABLE SPACE**

**SUITE 300 - FULL FLOOR  
17,848 SF**

- Private Offices
- Ample Open Work Area
- Meeting Rooms
- Space can easily be customized





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Office Space

For Lease

# Availabilities

A functional design leaves you free to elevate your business, your way

## FLOOR 05

CLICK TO VIEW FLOOR PLANS

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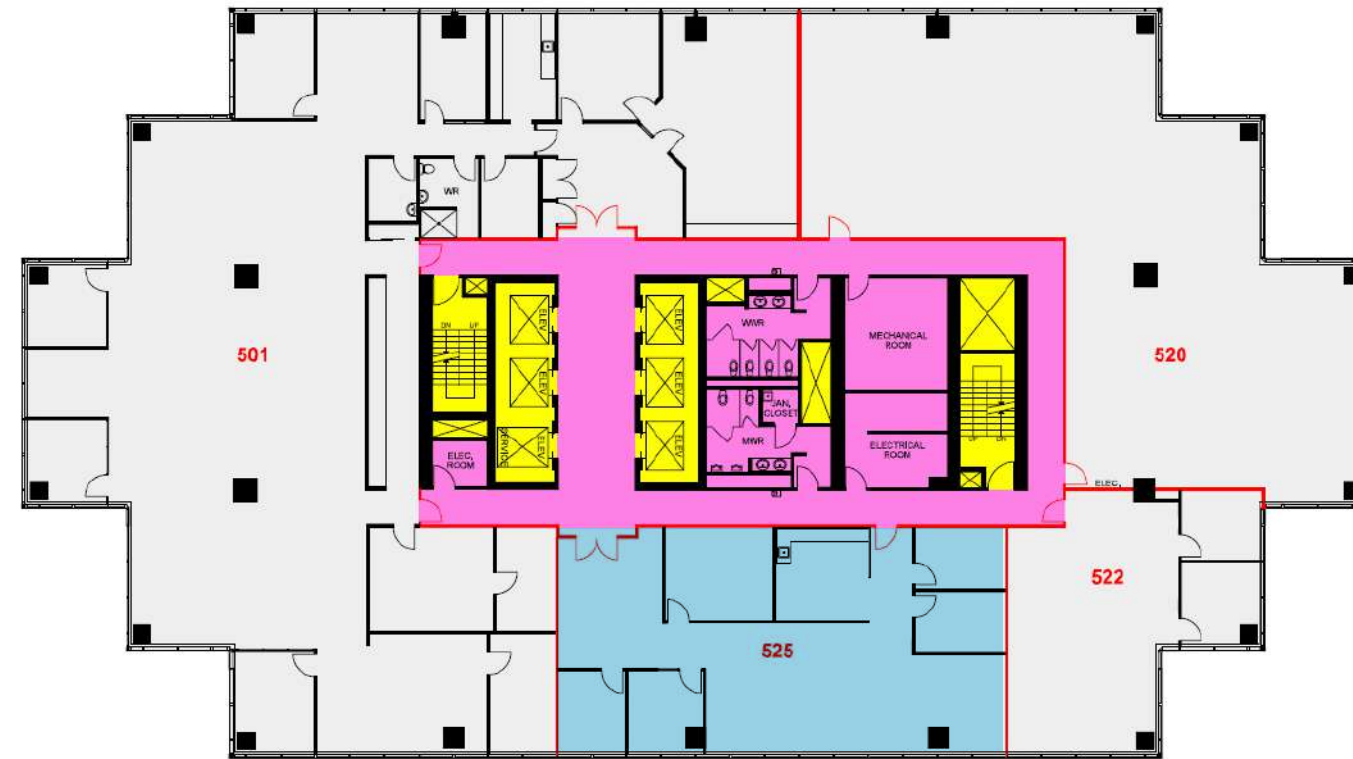
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### AVAILABLE SPACE

#### SUITE 525 - 2,384 SF

- Built out suite
- Move in ready
- Available January 1, 2027





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Office Space

For Lease

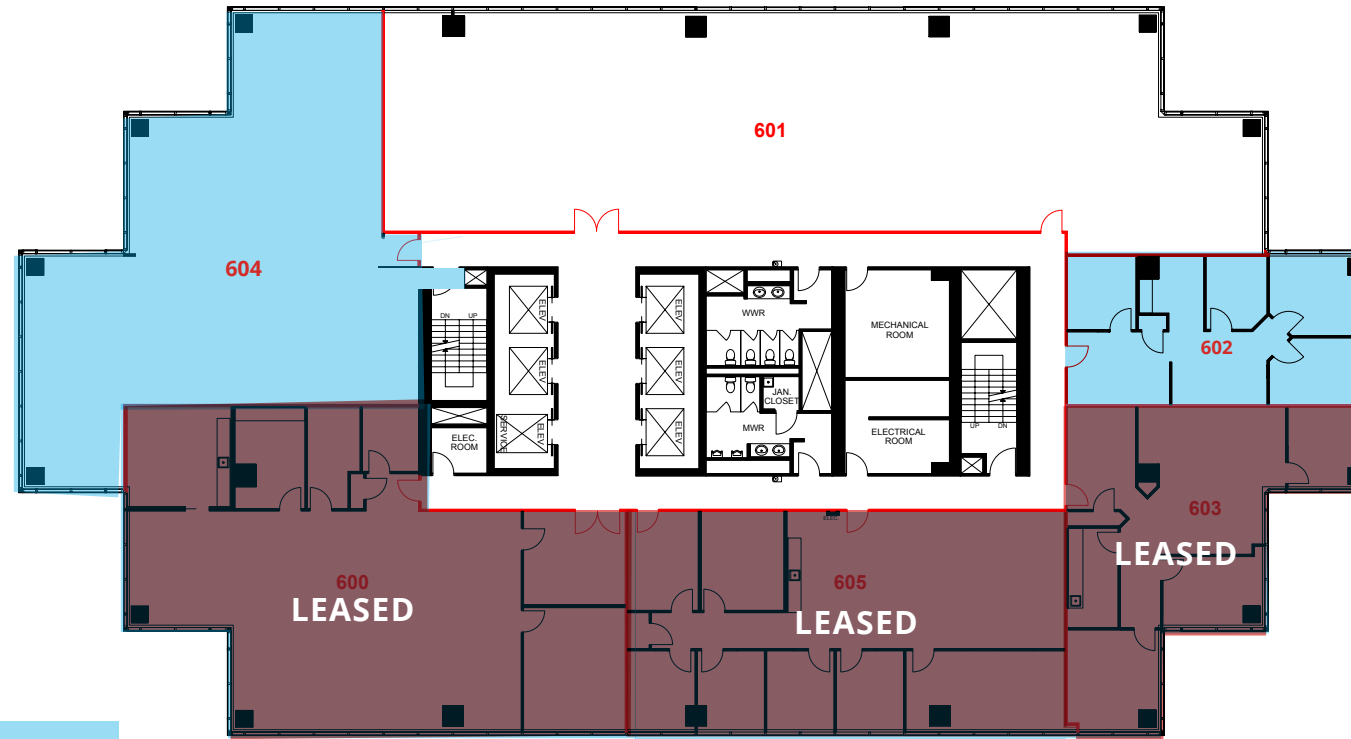
# Availabilities

A functional design leaves you free to elevate your business, your way

## FLOOR 06

CLICK TO VIEW FLOOR PLANS

- 19
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### AVAILABLE SPACE

#### SUITE 602 - 1,102 SF

- Available October, 2026

#### SUITE 604 - 2,934 SF

- Base building condition





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Office Space

For Lease

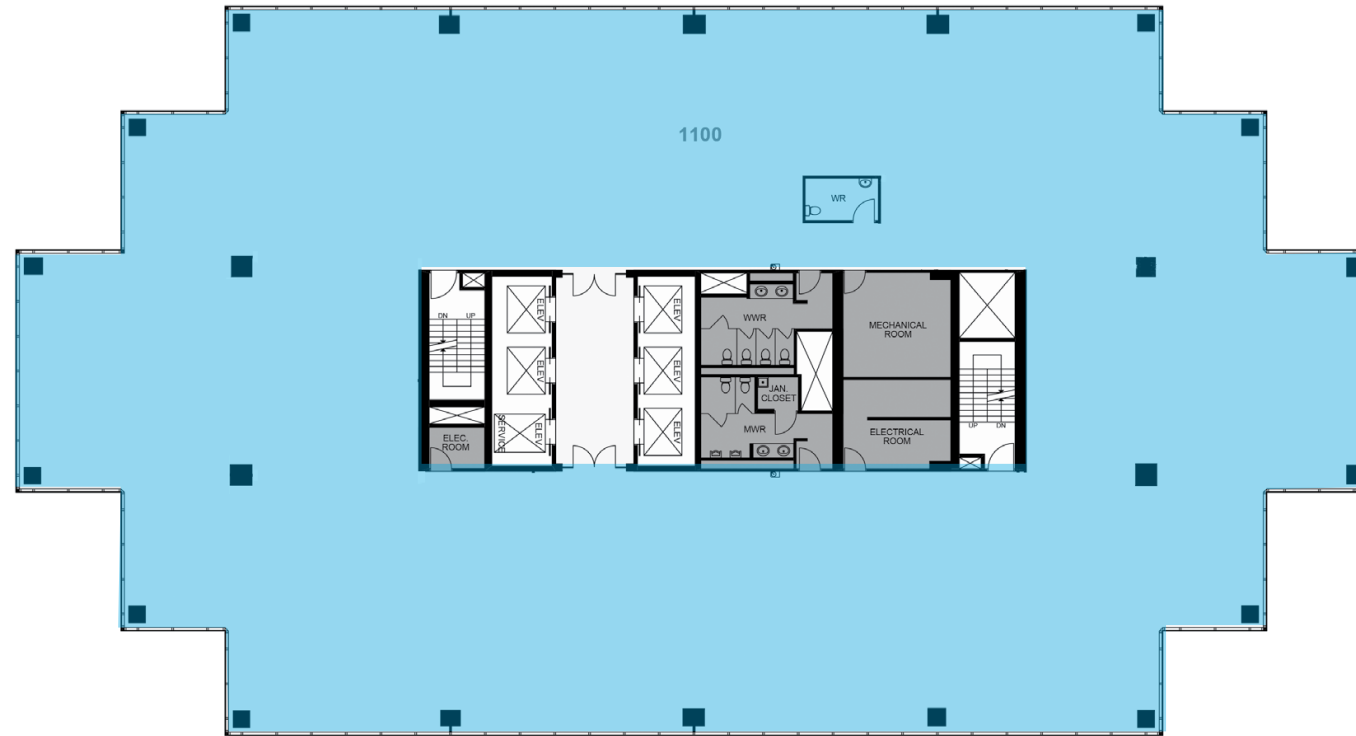
# Availabilities

A functional design leaves you free to elevate your business, your way

## FLOOR 11

CLICK TO VIEW FLOOR PLANS

- 19
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- 07
- 04
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**AVAILABLE SPACE**

### SUITE 1100 - FULL FLOOR 17,277 SF

- Base building condition.  
Ready for Tenant fixturing





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Office Space

For Lease

# Availabilities

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## FLOOR 12

CLICK TO VIEW FLOOR PLANS

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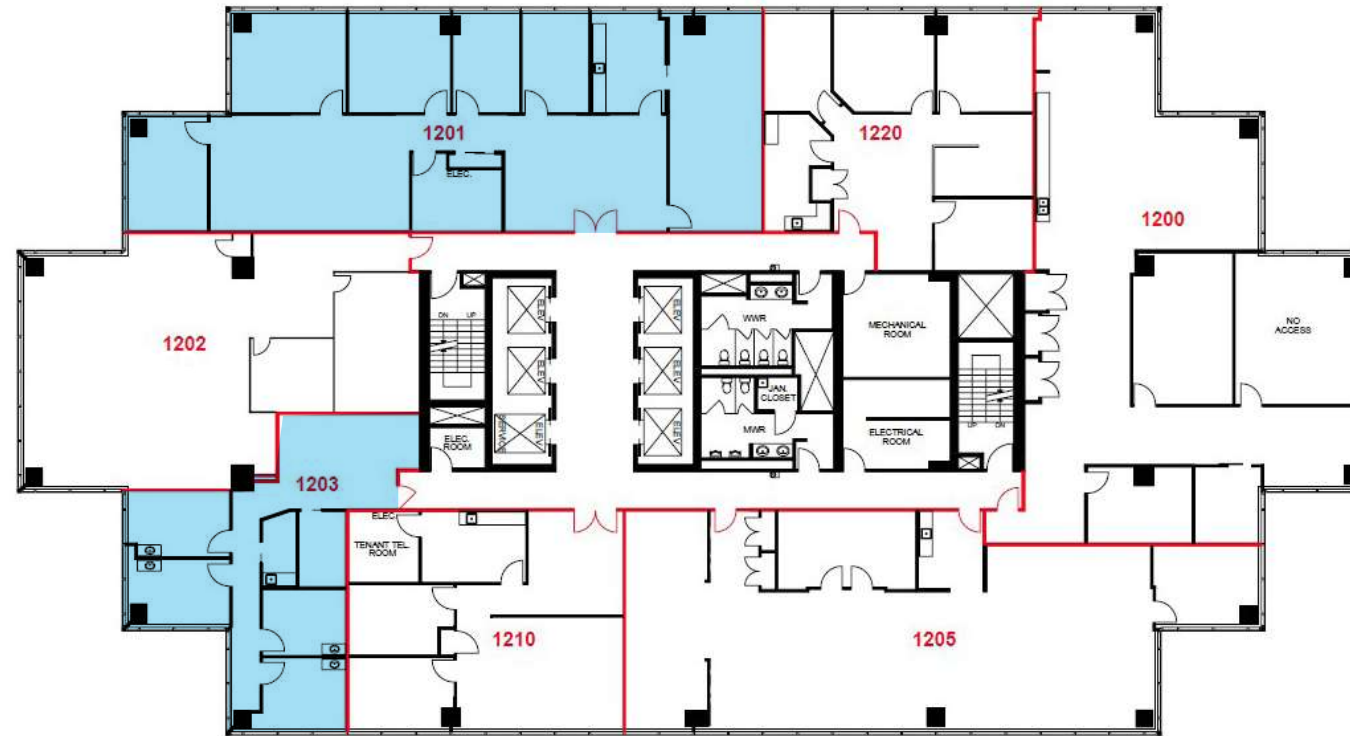
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Concourse



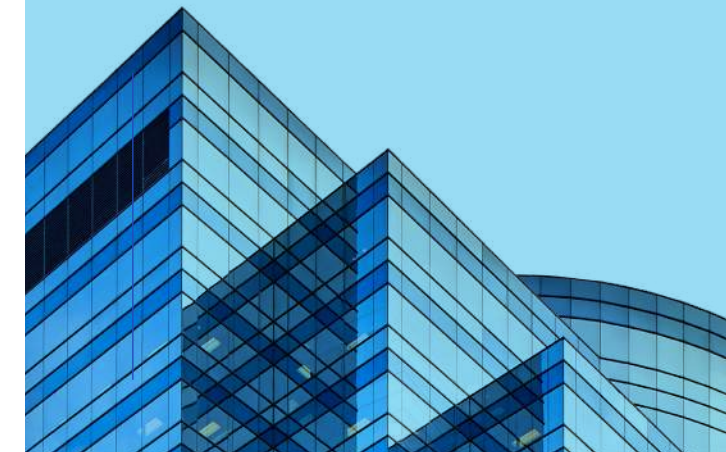
### AVAILABLE SPACE

#### SUITE 1201 - 3,075 SF

- Built out suite
- kitchen
- boardroom

#### SUITE 1203 - 1,322 SF

- Medical Office





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- Built out suite
- kitchen
- boardroom





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- Built out medical office





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