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FOR LEASE | 4950 YONGE STREET, TORONTO

# Direct TTC Access. Prime North York Location. Ready to Move In

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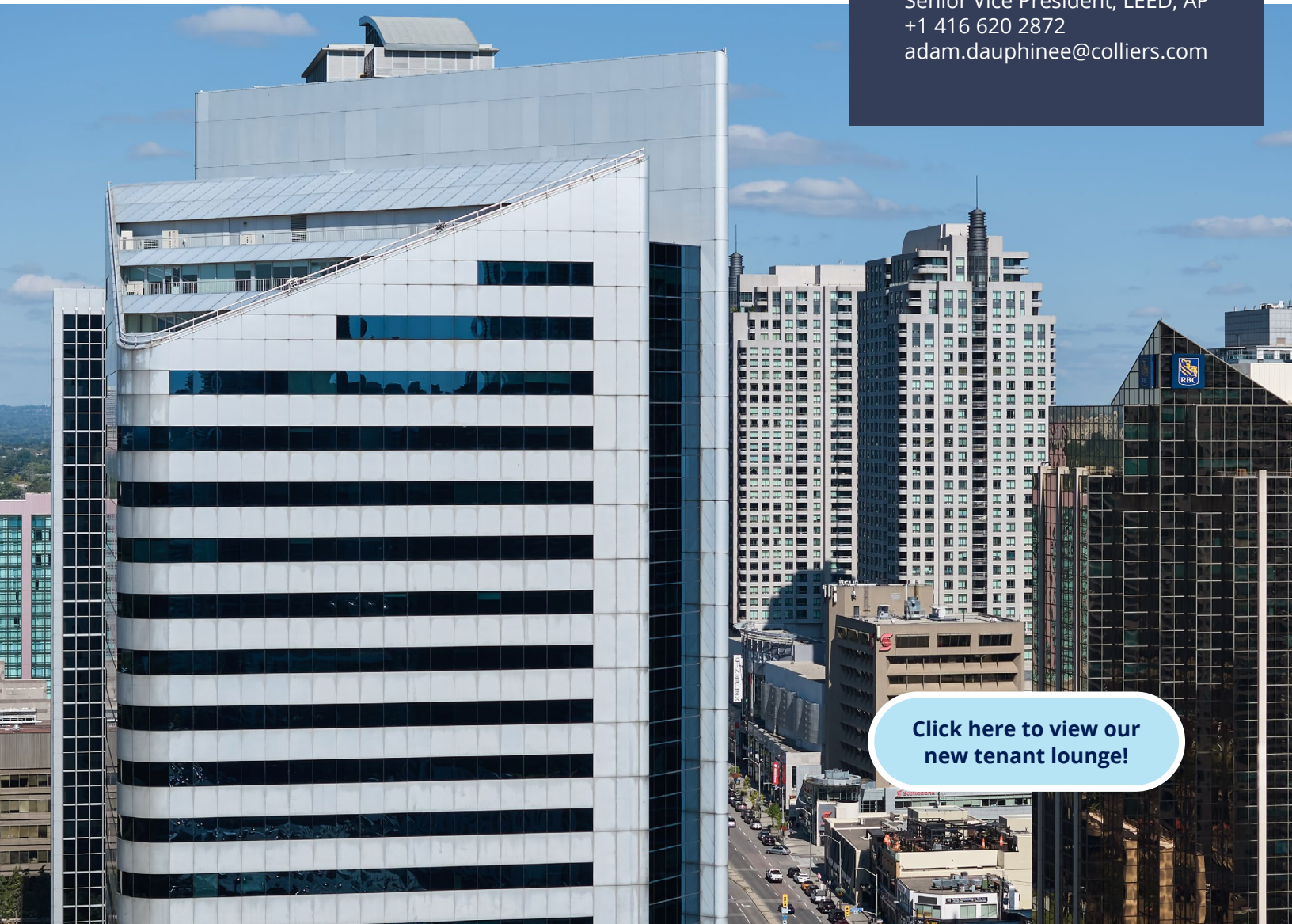
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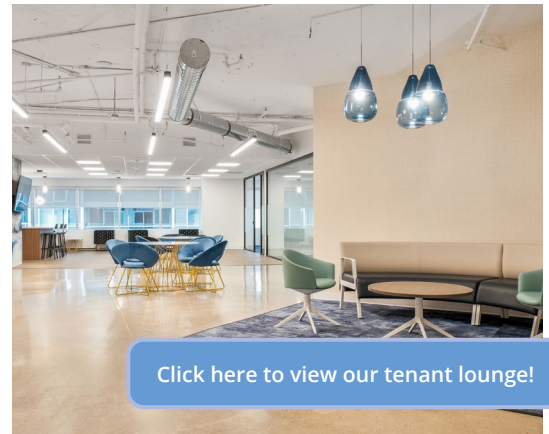
[adam.dauphinee@colliers.com](mailto:adam.dauphinee@colliers.com)

[Click here to view our  
new tenant lounge!](#)



# Property Overview

<b>Location</b>	Located two blocks North of Yonge and Sheppard		
<b>Typical Floor</b>	17,000 SF		
<b>Parking</b>	403 underground stalls; Green P attached to building with 450 stalls		
<b>Available Suites</b>	<b>Retail</b>		
	Suite 8	1,075 SF	<a href="#">Virtual Tour</a>
	Suite 28A	626 SF	<a href="#">Virtual Tour</a>
	Suite 38	620	<a href="#">Virtual Tour</a>
	Suite C26	1,775 SF	
	<b>Office</b>		
	Suite 206	15,556 SF	<a href="#">Virtual Tour</a>
	Suite 402 (M)	5,709 SF	<a href="#">Virtual Tour</a>
	Suite 502	4,878 SF	<a href="#">Virtual Tour</a>
	Suite 600	17,690 SF	<a href="#">Virtual Tour</a>
	Suite 700	10,610 SF	<a href="#">Virtual Tour</a>
	Suite 1010	5,377 SF	<a href="#">Virtual Tour</a>
	Suite 1700	7,287 SF	<i>Tenant</i>
	Suite 1810	3,245 SF	<a href="#">Virtual Tour</a>
Suite 1900	8,345 SF	<a href="#">Virtual Tour</a>	
Suite 2105 (M)	3,086 SF	<a href="#">Virtual Tour</a>	
<b>Net Rent</b>	\$22.50 PSF		
<b>Additional Rent</b>	\$23.56 PSF - Office \$15.06 PSF - Retail		
<b>Transportation</b>	Connected to Sheppard - Yonge TTC Station & bus stop directly in front of building		



[Click here to view our tenant lounge!](#)



## Key Highlights



Transit at doorstep



Numerous restaurants nearby



Underground parking available



Fitness centre in building



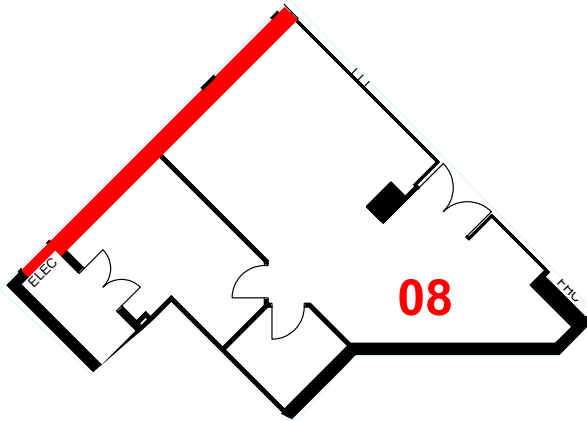
Tenant lounge



LEED Gold Certified

# Floor Plan Overview

## Floor plan

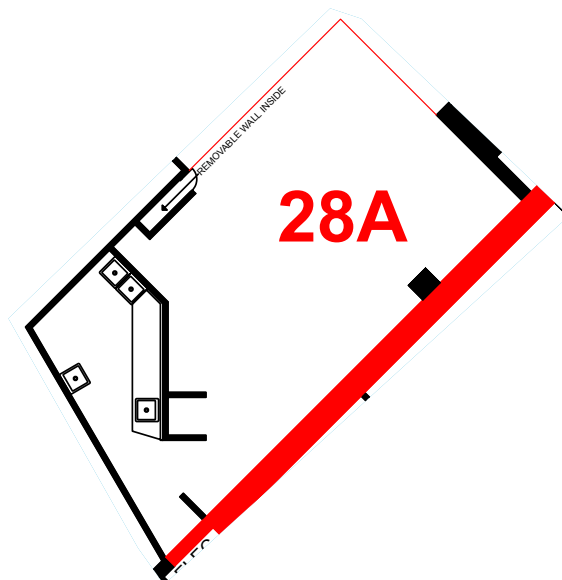


## Suite 8

1,075 SF

- Built-out
- Retail

## Floor plan



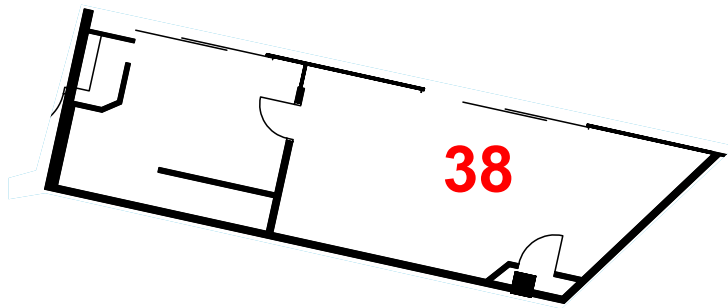
## Suite 28A

626 SF

- Built-out
- Retail

# Floor Plan Overview

## Floor plan



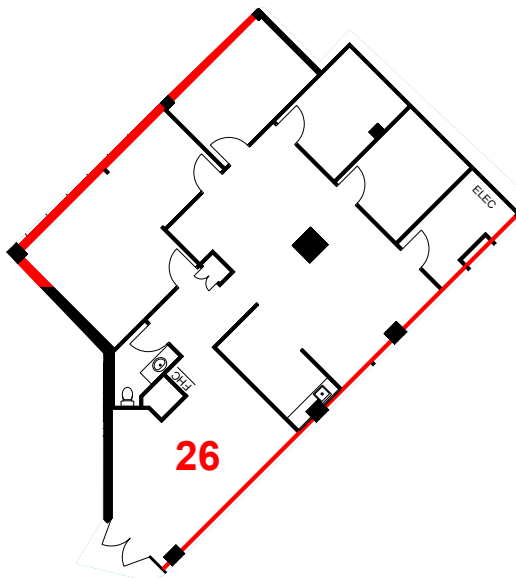
## Suite 38

620 SF

- Built-out
- Retail

[Virtual Tour](#)

## Floor plan



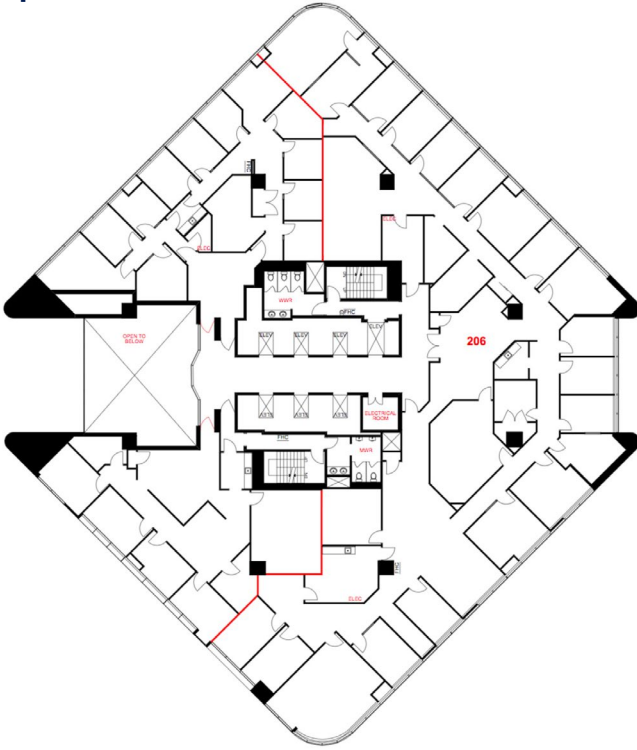
## Suite 26

1,776 SF

- Built-out space
- Retail

# Floor Plan Overview

## Floor plan



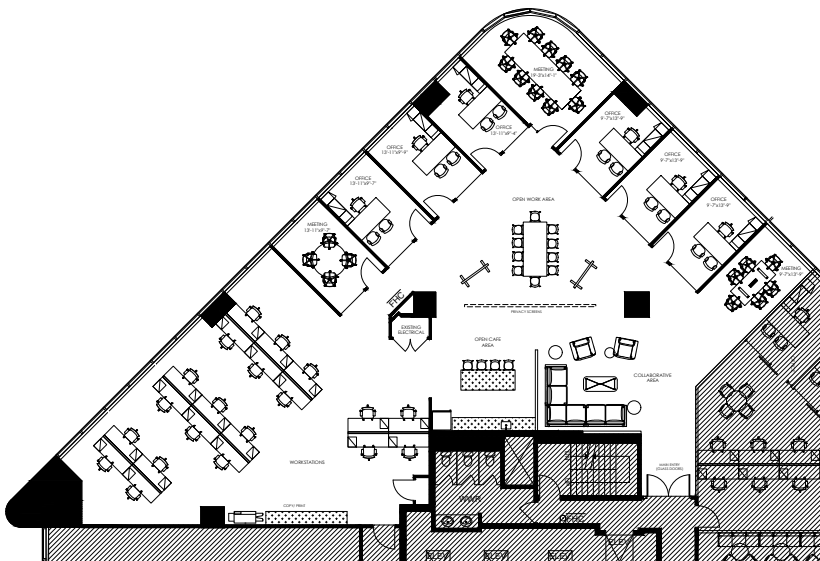
## Suite 206

15,556 SF

- Full floor opportunity
- Multiple kitchenettes
- Plenty of private offices

[Virtual Tour](#)

## Floor plan



## Suite 402

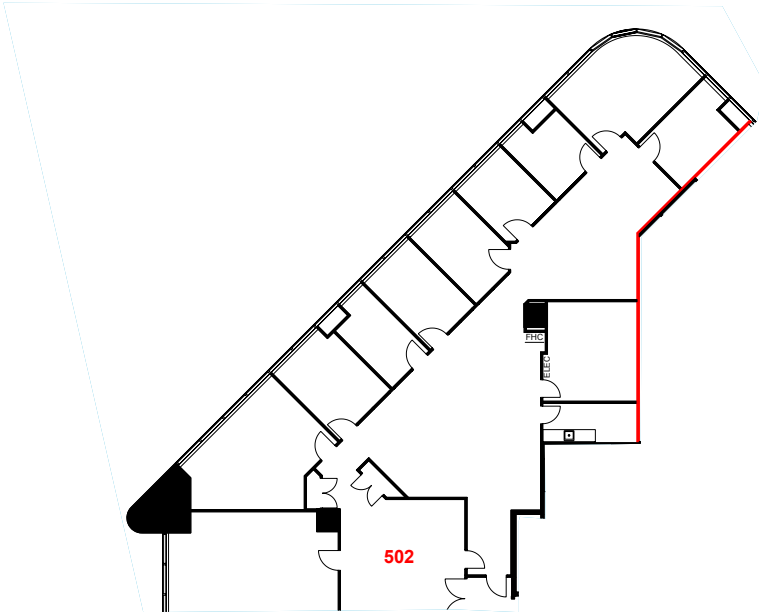
5,709 SF

- Private Offices
- Boardroom
- Open space

[Virtual Tour](#)

# Floor Plan Overview

## Floor plan



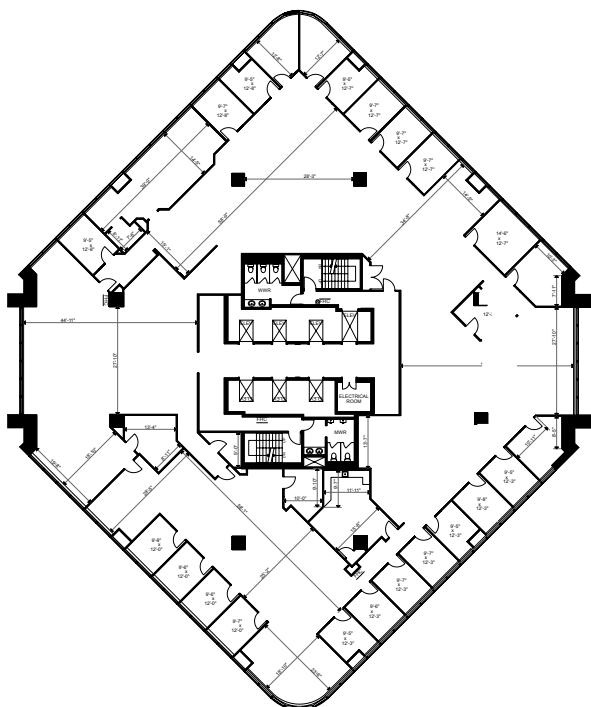
## Suite 502

4,878 SF

- Private Offices
- Open work space
- Kitchenette

[Virtual Tour](#)

## Floor plan



## Suite 600

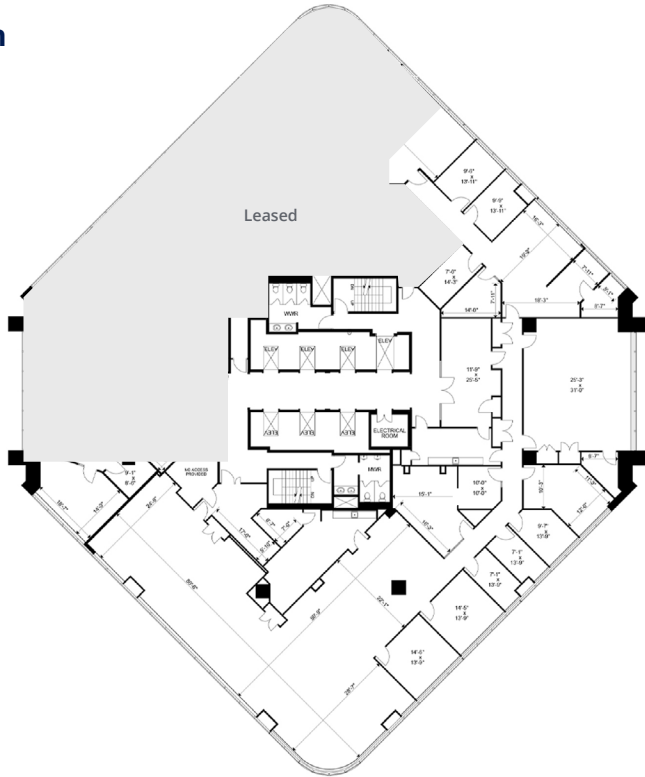
17,690 SF

- Private Offices
- Boardrooms
- Open space
- Elevator exposure

[Virtual Tour](#)

# Floor Plan Overview

Floor plan



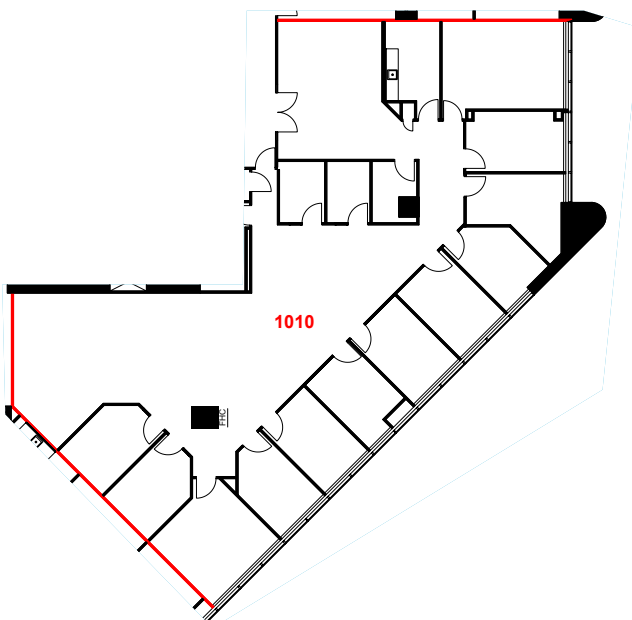
## Suite 700

10,866 SF

- Private Offices
- Boardrooms
- Open space
- Elevator exposure

Virtual Tour

Floor plan



## Suite 1010

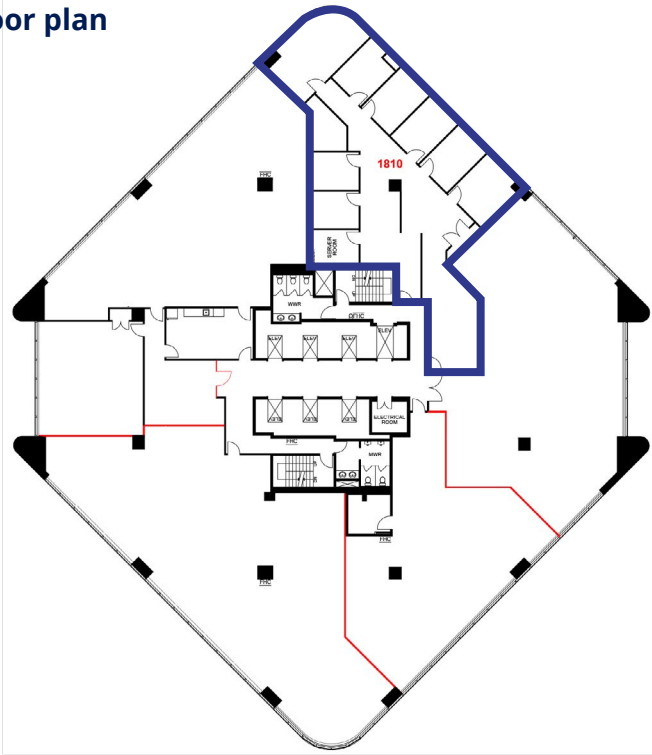
5,377 SF

- Private Offices
- Open work space
- Kitchenette

Virtual Tour

# Floor Plan Overview

Floor plan



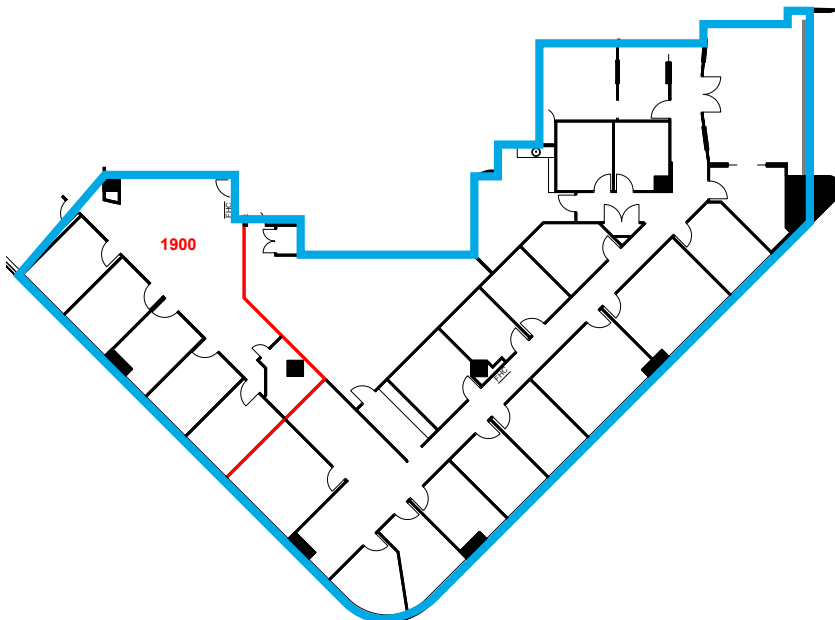
## Suite 1810

3,245 SF

- Plenty of private offices

[Virtual Tour](#)

Floor plan



## Suite 1900

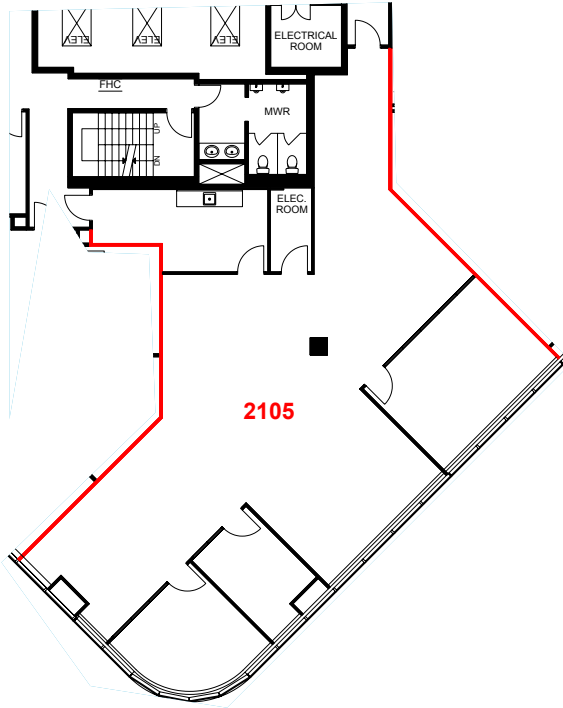
8,345 SF

- Private Offices
- Open work space

[Virtual Tour](#)

# Floor Plan Overview

## Floor plan



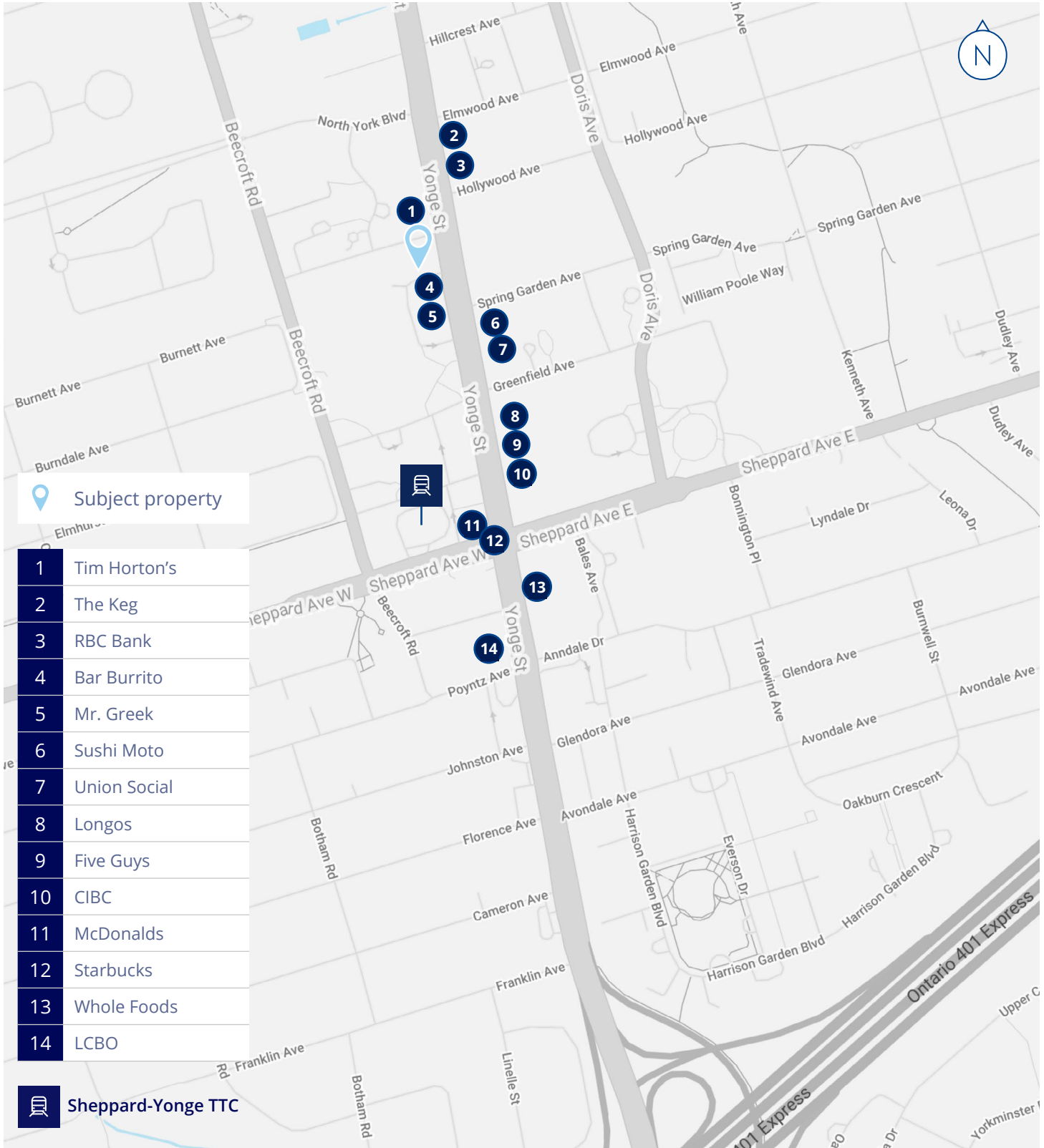
## Suite 2105

3,086 SF

- Private offices
- Open workspace
- Kitchenette

[Virtual Tour](#)

# Surrounding Amenities





[View Online Listing](#)

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