



Colliers

8 Prince Arthur Ave.

TORONTO

A Landmark Opportunity in the Heart of Yorkville

Mixed-Use Retail / Office Space for Lease

Flexible leasing tailored to your vision from individual floors to the full-building opportunities.

For visualization purposes only.
Subject to change.

1910. RE-IMAGINED. IRREPLACEABLE.

Iconic Architecture Meets Transformational Opportunity

Welcome to 8 Prince Arthur, a rare offering in the heart of Toronto's most exclusive neighbourhood. This early 1900's heritage property sits proudly in the Annex, a historic district where Victorian and Edwardian architecture meets modern prestige. Once home to Toronto's cultural and professional elite, the Avenue itself carries the legacy of Prince Arthur, Duke of Connaught, and remains one of the city's most storied addresses. Positioned at the intersection of heritage character and modern innovation,

8 Prince Arthur presents a truly one-of-a-kind leasing opportunity in the heart of Yorkville. This fully retrofitted 1910 heritage property, enhanced by a striking

six-storey glass addition, offers an extraordinary canvas for visionary occupiers seeking to establish a flagship presence in one of Toronto's most fashionable and affluent neighbourhoods.

Designed to accommodate a wide range of premium commercial uses, the property is ideally suited for a health, wellness and longevity, wealth management and family offices, restaurants and private clubs, and curated retail. Every element of the building has been thoughtfully curated to combine architectural prestige with modern functionality, sustainability, and operational efficiency. The result is an unparalleled opportunity for a tenant to create a landmark destination within Toronto's most exclusive urban enclave.



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TIFFANY & Co. **BURBERRY** GUCCI
PRADA Dior  LOUIS VUITTON

Establish Your Presence in Yorkville Toronto's Premier Luxury District



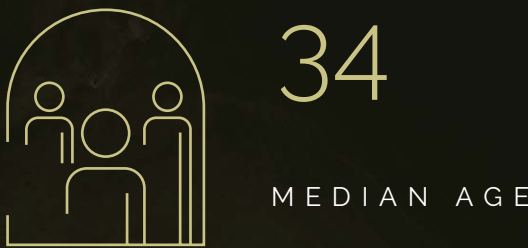
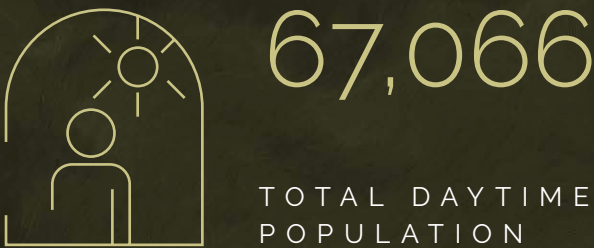
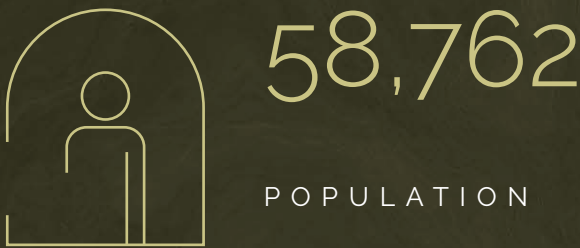
Yorkville isn't just a location; it's a statement. Positioning a business here immediately aligns it with the highest tier of retail, hospitality, and dining in the country. Within a few blocks, you're surrounded by globally recognized luxury brands, flagship boutiques, and a concentration of Canada's top performing retail. This is where brands come to reinforce their identity, not discover it.

The neighborhood's dining scene, anchored by Michelin Guide recognized restaurants, and supported by best-in-class hotels such as Four Seasons Hotel Toronto, The Hazelton Hotel, and Park Hyatt Toronto, sets a consistent standard of quality and experience. This ecosystem attracts an international, high-net-worth clientele that is both intentional and accustomed to premium environments, directly influencing spend and expectations across the district.

For tenants, securing space in Yorkville is about positioning as much as it is presence. It delivers immediate credibility, strengthens brand perception, and embeds them within a curated high-performing environment.

Demographically, the surrounding community reflects a mature and stable population with a balanced mix of established families, affluent downsizers, and discerning urban professionals. The area also benefits from a strong international presence, contributing to a cosmopolitan atmosphere that aligns with Yorkville's reputation as one of Canada's premier luxury districts.

With exceptional walkability, immediate subway access, and proximity to world-class amenities, exclusivity, convenience, and unparalleled status.





A Heritage Asset Reimagined for Modern Occupiers

This is a one of a kind and rare opportunity to customize a true Toronto landmark for your own commercial venture. With its historic character, prime Yorkville location, and designation as a city listed heritage property, **8 Prince Arthur** offers unmatched potential for those looking to create a signature office, gallery, or boutique space. The combination of preserved architectural beauty and modern adaptability makes this property an exceptional canvas to bring your vision to life in one of the city's most prestigious settings.

8 Prince Arthur is a rare combination of timeless character and contemporary performance, a fully modernized heritage property that seamlessly integrates historic architecture with contemporary design. Originally constructed in 1910, the building is undergoing a complete retrofit and expansion, highlighted by an architecturally significant six-storey glass box addition that introduces exceptional natural light and dramatic visual presence.

Designed with sustainability at its core, the building incorporates geothermal power systems that significantly reduce energy consumption while supporting environmentally conscious operations.

ELEVATED MODERNITY.

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Built for Efficiency, Designed for the Future

The building is being designed with a strong focus on sustainability, wellness, and low-carbon performance, incorporating geothermal heating and cooling, high-performance glazing, bicycle facilities, and immediate access to rapid transit. The project team is currently evaluating opportunities for LEED and/or WELL certification.

High-performance glazing and enhanced insulation support the sustainability benefits of a geothermal system by reducing heat loss, limiting unwanted solar heat gain, and improving overall thermal performance. Together, these features lower the building's heating and cooling demand, allowing the geothermal system to operate more efficiently, reduce energy consumption, and support a lower-carbon building strategy.



GEOTHERMAL HEATING AND COOLING SYSTEM



HIGH-PERFORMANCE ENERGY-EFFICIENT
GLAZING AND BUILDING ENVELOPE UPGRADES



ADAPTIVE REUSE AND ENHANCEMENT OF AN
EXISTING HERITAGE BUILDING IN A DENSE
URBAN LOCATION



SECURE BICYCLE PARKING FACILITIES



EXCEPTIONAL ACCESS TO PUBLIC TRANSIT,
LOCATED STEPS FROM BLOOR SUBWAY LINE



POTENTIAL REDUCTIONS IN VEHICLE
DEPENDENCY AND ASSOCIATED
CARBON EMISSIONS

Distinctive Features Defining a Landmark Opportunity

FULLY RETROFITTED HERITAGE BUILDING WITH CONTEMPORARY GLASS ADDITION

8 Prince Arthur masterfully combines the timeless elegance of a heritage structure with a bold six-storey glass addition that delivers striking architectural contrast and modern functionality. This fusion of historic character and contemporary design creates a highly differentiated environment that is both visually iconic and operationally versatile with an increasingly rare offering within Toronto's urban core.

SUSTAINABLE BUILDING INFRASTRUCTURE

The incorporation of geothermal power technology provides significant long-term energy savings while supporting environmentally conscious operations. The building's sustainable infrastructure aligns with the growing importance of ESG initiatives and modern tenant expectations for energy-efficient occupancy solutions.

PRIME YORKVILLE PRESENCE

Situated within Toronto's internationally recognized Yorkville neighbourhood, the property benefits from exceptional visibility and proximity to luxury retail, fine dining, boutique hotels, and affluent residential communities. The location offers immediate access to an elite customer base and positions tenants among some of the City's most prestigious brands and destinations.



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EXCEPTIONAL VERTICAL CONNECTIVITY

A commercial elevator servicing all levels from the basement to the rooftop deck provides seamless circulation throughout the building. This infrastructure supports efficient operations while enhancing accessibility and user experience across hospitality, wellness, and office applications.

EXPANSIVE CEILING HEIGHTS AND PREMIUM INTERIOR FINISHES

Main floor and upper-level spaces feature soaring ceiling heights that create openness, natural light, and an elevated sense of scale. Polished concrete floors contribute to a sophisticated contemporary aesthetic while offering adaptability for a broad range of luxury commercial uses.

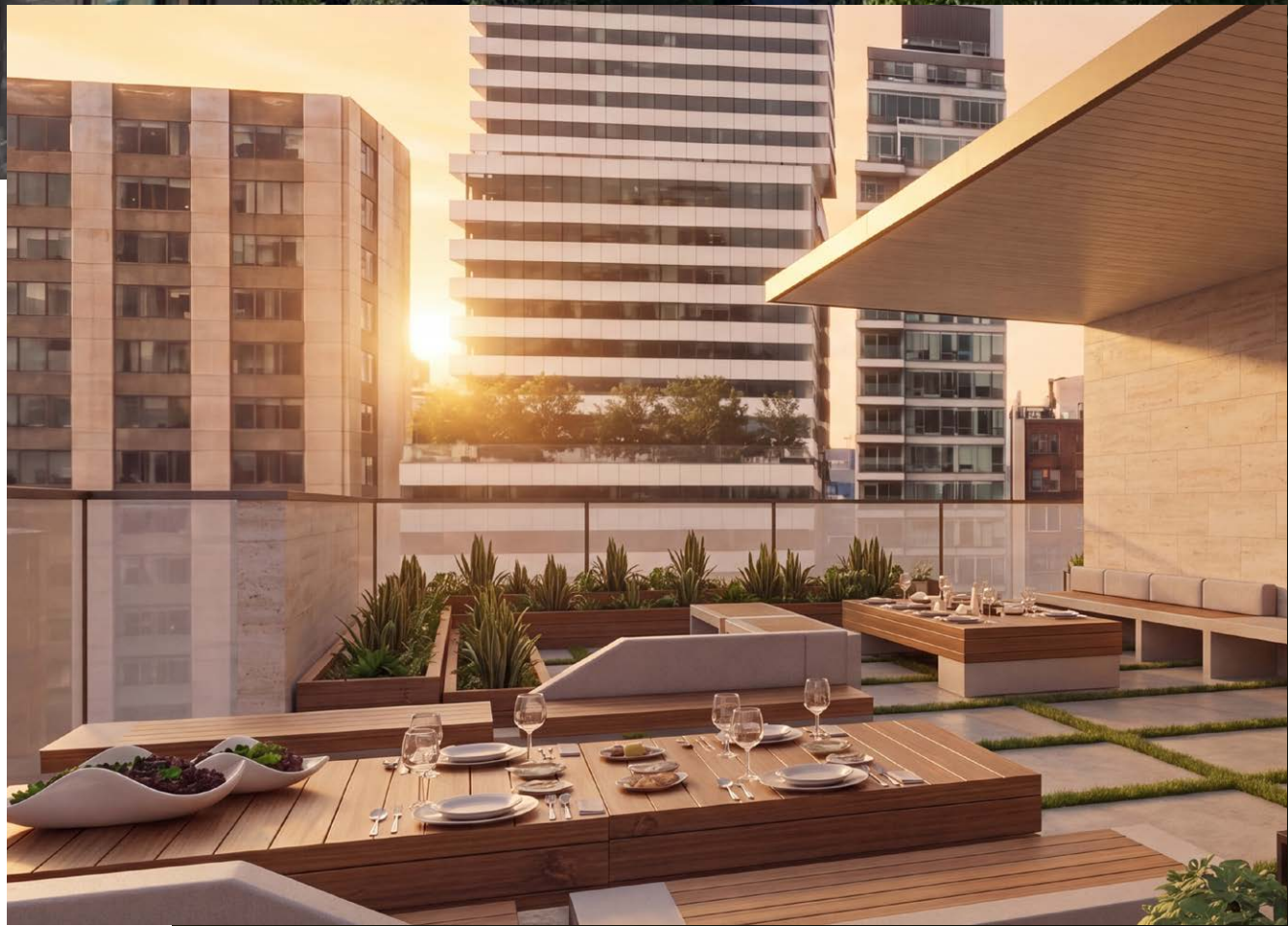


A Terrace Built for Every Ambition

8 Prince Arthur offers a level of architectural distinction and privacy that sets it apart within the neighbourhood's luxury landscape. The 815 square foot sixth floor terrace is a meaningful differentiator in the Yorkville market, giving the building a rare private outdoor component that can be positioned differently depending on the target user.

Ideally suited for distinguished health, wellness and longevity operators, wealth management and family offices, restaurants and private clubs, and curated retail, the terrace enhances the building's versatility across multiple high-value categories. For luxury health, longevity or wellness clinics, it supports recovery, consultation, lounge and wellness programming. For private clubs, it creates a natural setting for member events, private dining and rooftop hospitality. For family offices, hedge funds, VCs and investment firms, it provides a premium environment for client hosting, investor meetings and private functions. For high-end retail, it offers an experiential layer for product launches, VIP previews and brand activations.

This is not a secondary amenity, it is a core leasing feature that materially elevates the building's appeal among top-tier users.



A view of the sixth floor at
8 Prince Arthur Avenue.



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Ideal Uses

8 Prince Arthur offers a refined architectural presence whose understated elegance naturally supports uses that value quality, privacy, and discretion. Making it exceptionally well-suited for health, wellness and longevity, wealth management and family offices, restaurants and private clubs and curated retail.

Zoning

Z O N I N G : C R 2 . 0 (C 2 . 0 ; R 1 . 0) S S 2 (X 2 4 8 3)

- Office & Medical Office: Permitted as-of-right under the CR zone.
- Club: Permitted, subject to standard CR zoning conditions.
- Eating Establishment: Permitted, subject to CR zoning conditions.

R E S T A U R A N T C O N D I T I O N S

The building has potential for restaurant use and a front patio.

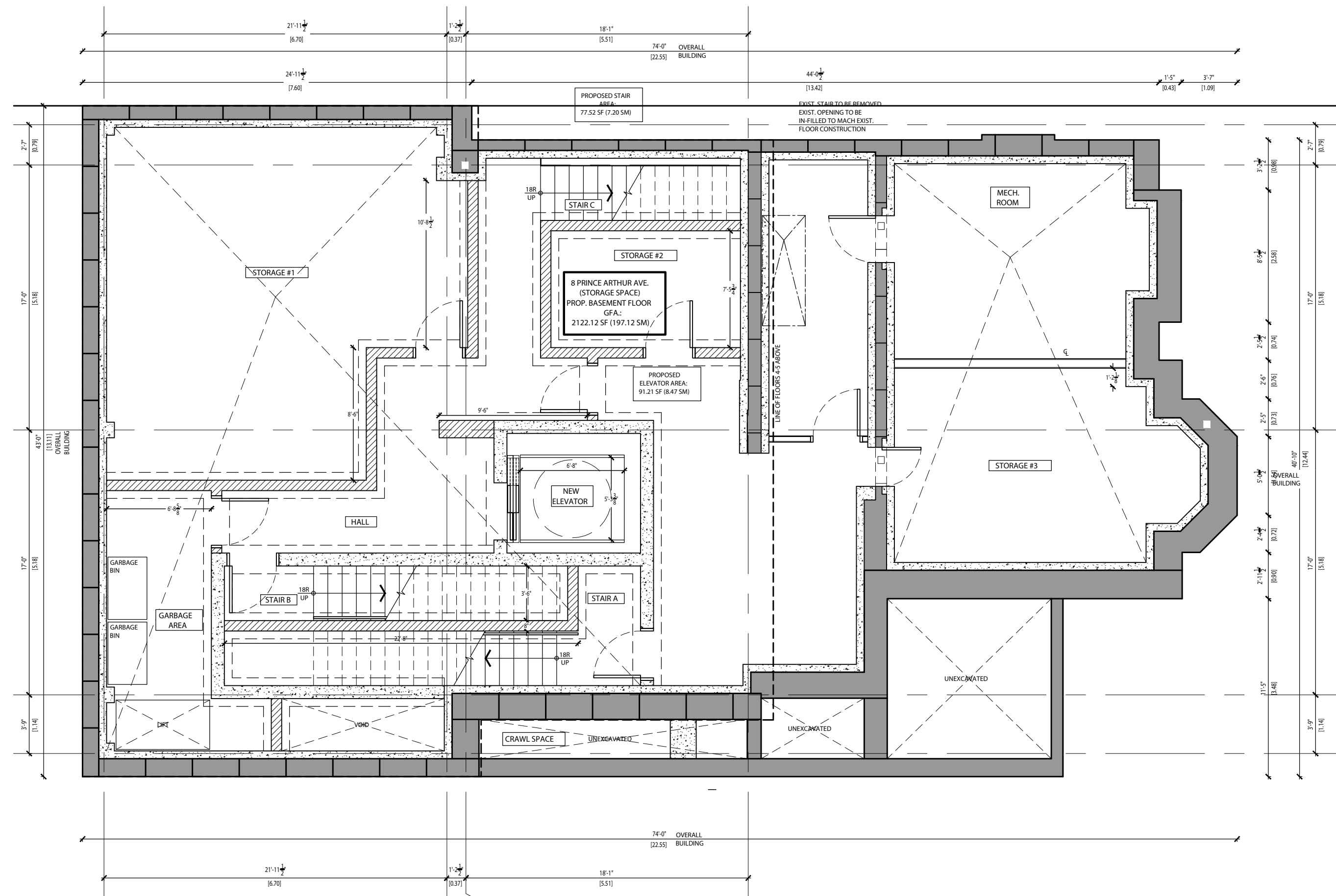
C E I L I N G H E I G H T	Ground floor 10'-8" Second Floor 9'-8 1/2" Third Floor 10'-8 1/2" Floors 4-6 10'-7
R O O F T O P D E C K	815 SF
E L E C T R I C A L C A P A C I T Y	120/208 400 AMP 3 Phase
H V A C	32 Tons
A O D A M E A S U R E S	Accessible entrance and elevator. Universal washroom on each floor.
W I N D O W S P E C S	Expansive glazing with operable windows in existing heritage building
E L E V A T O R	Oversized elevator; glass doors

Floor plans

TOTAL GFA
approx. 12,386 SF

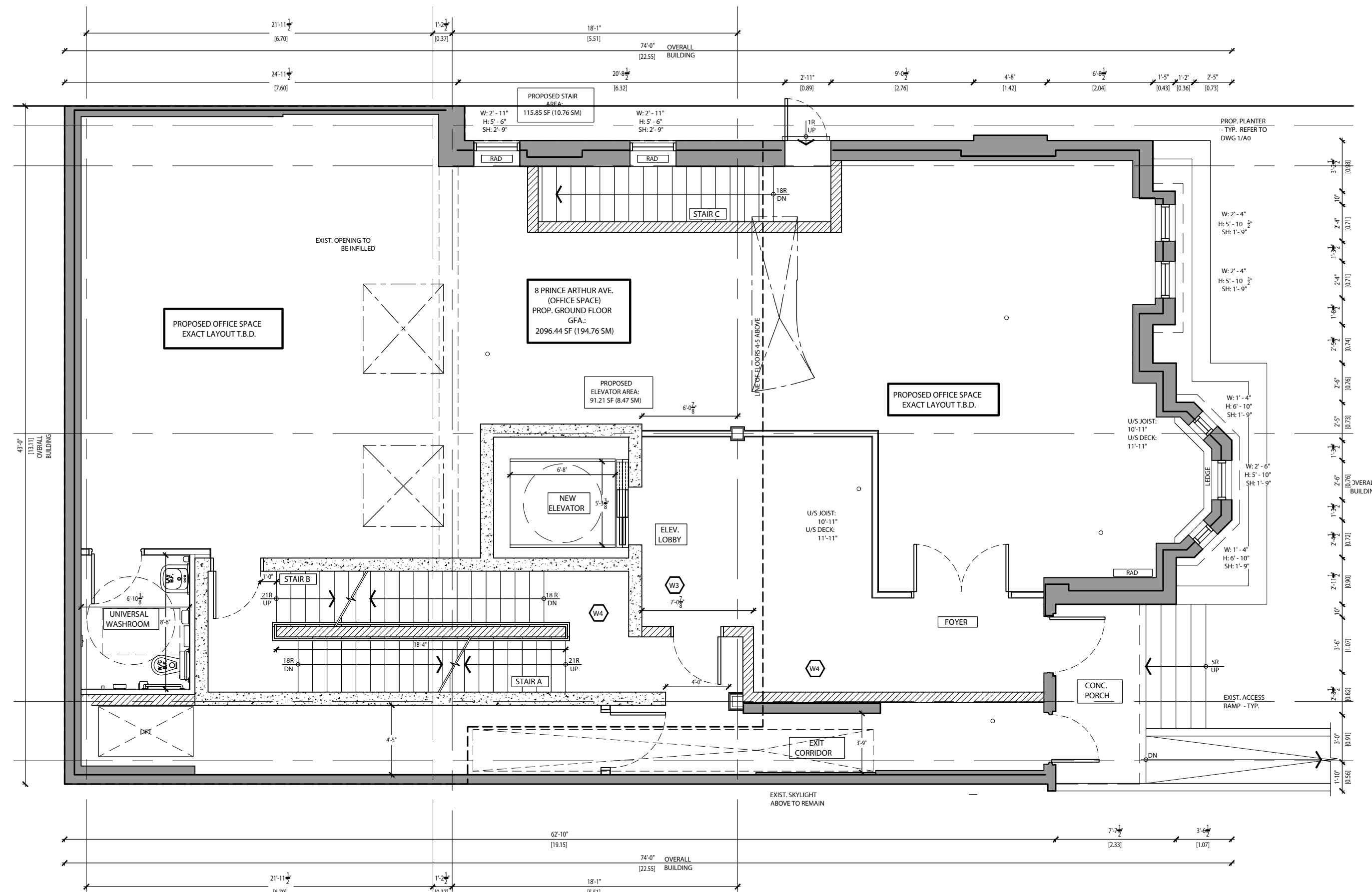


TOTAL GFA
approx. 12,386 SF



Floor plans

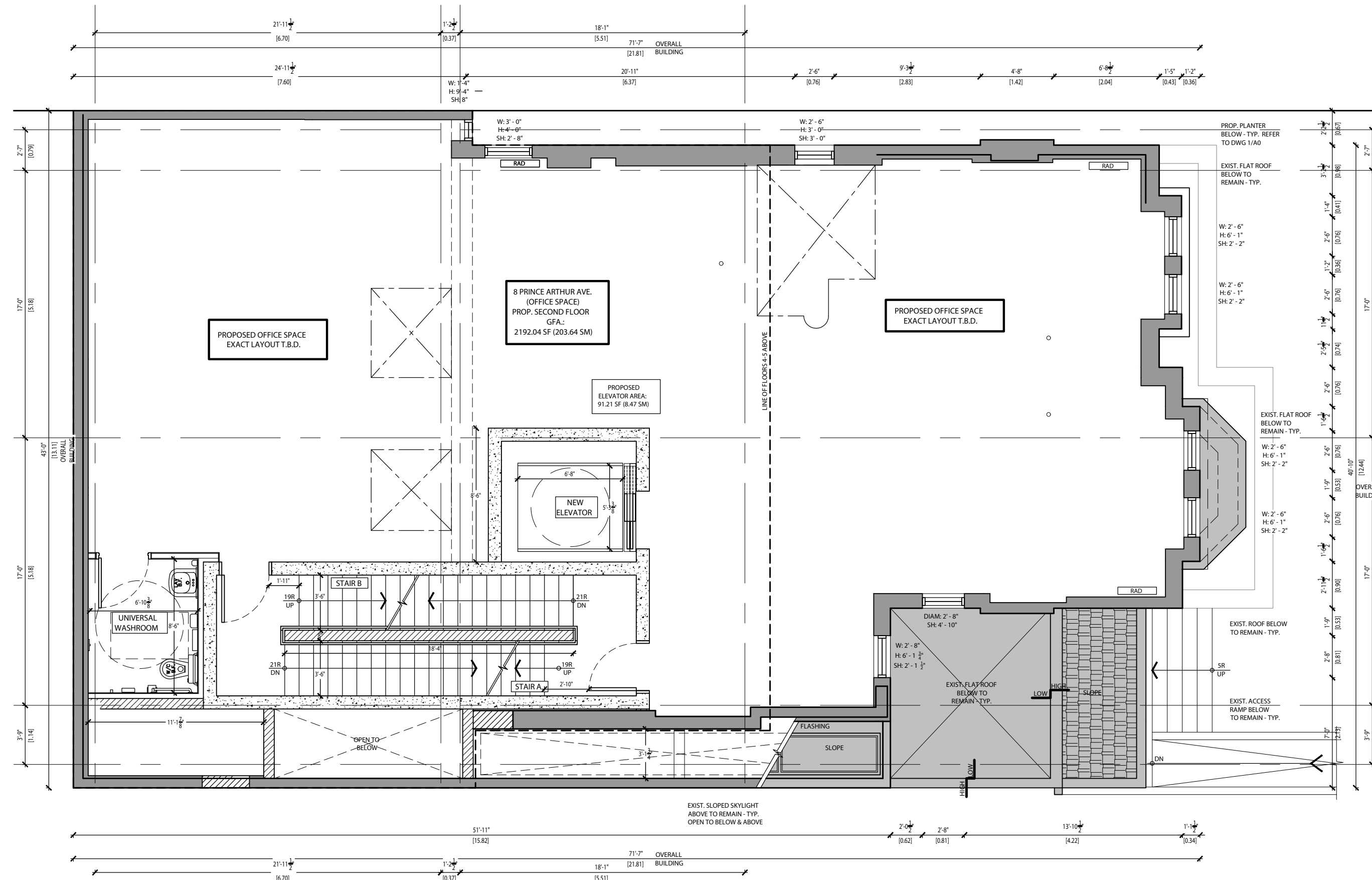
TOTAL GFA
approx. 12,386 SF



GROUND FLOOR
approx. 2,453 SF



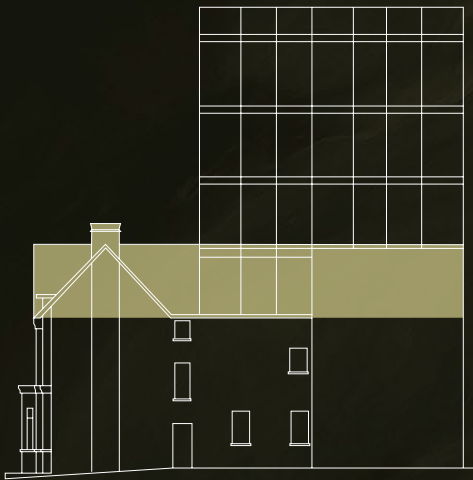
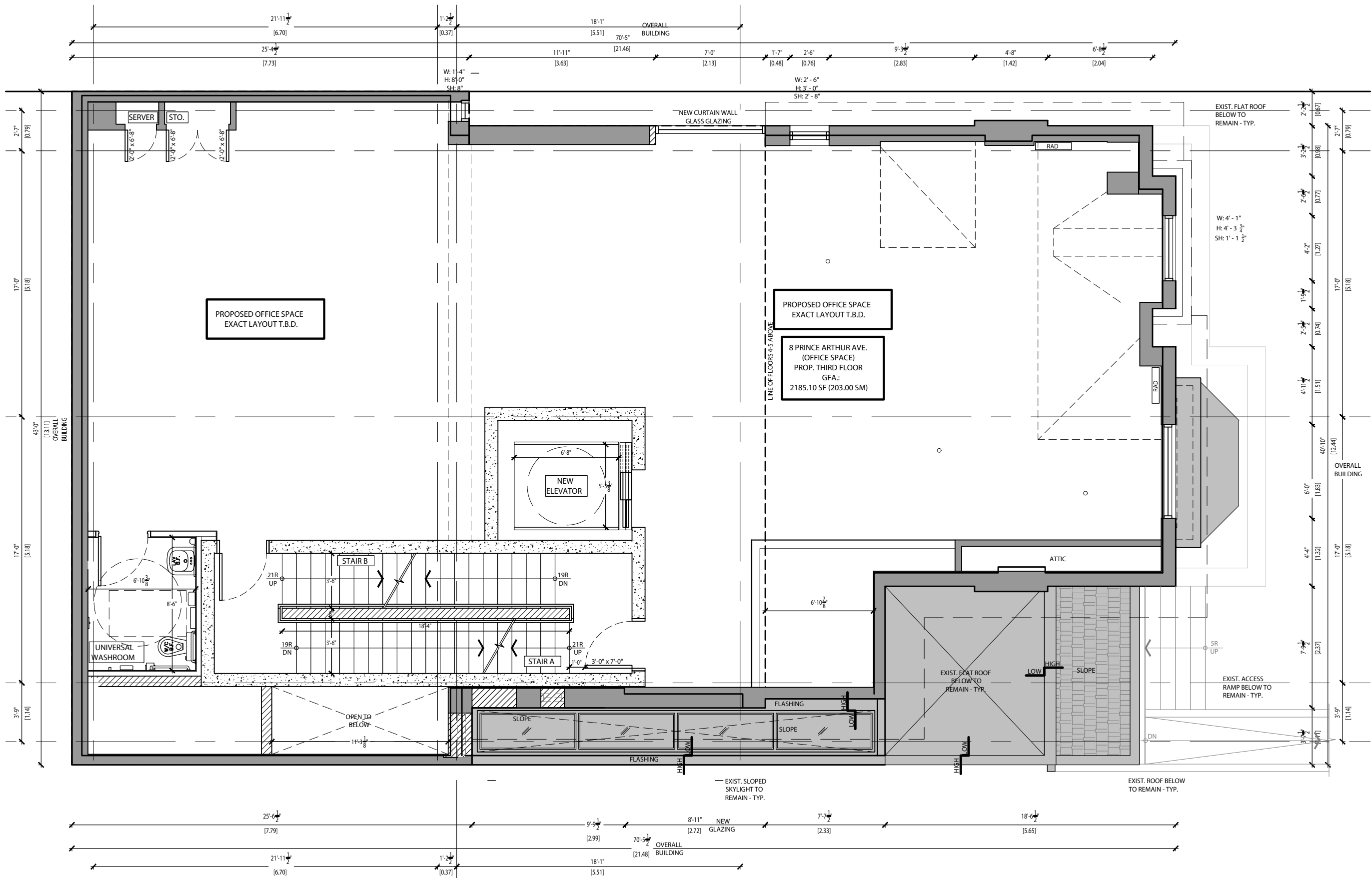
TOTAL GFA
approx. 12,386 SF



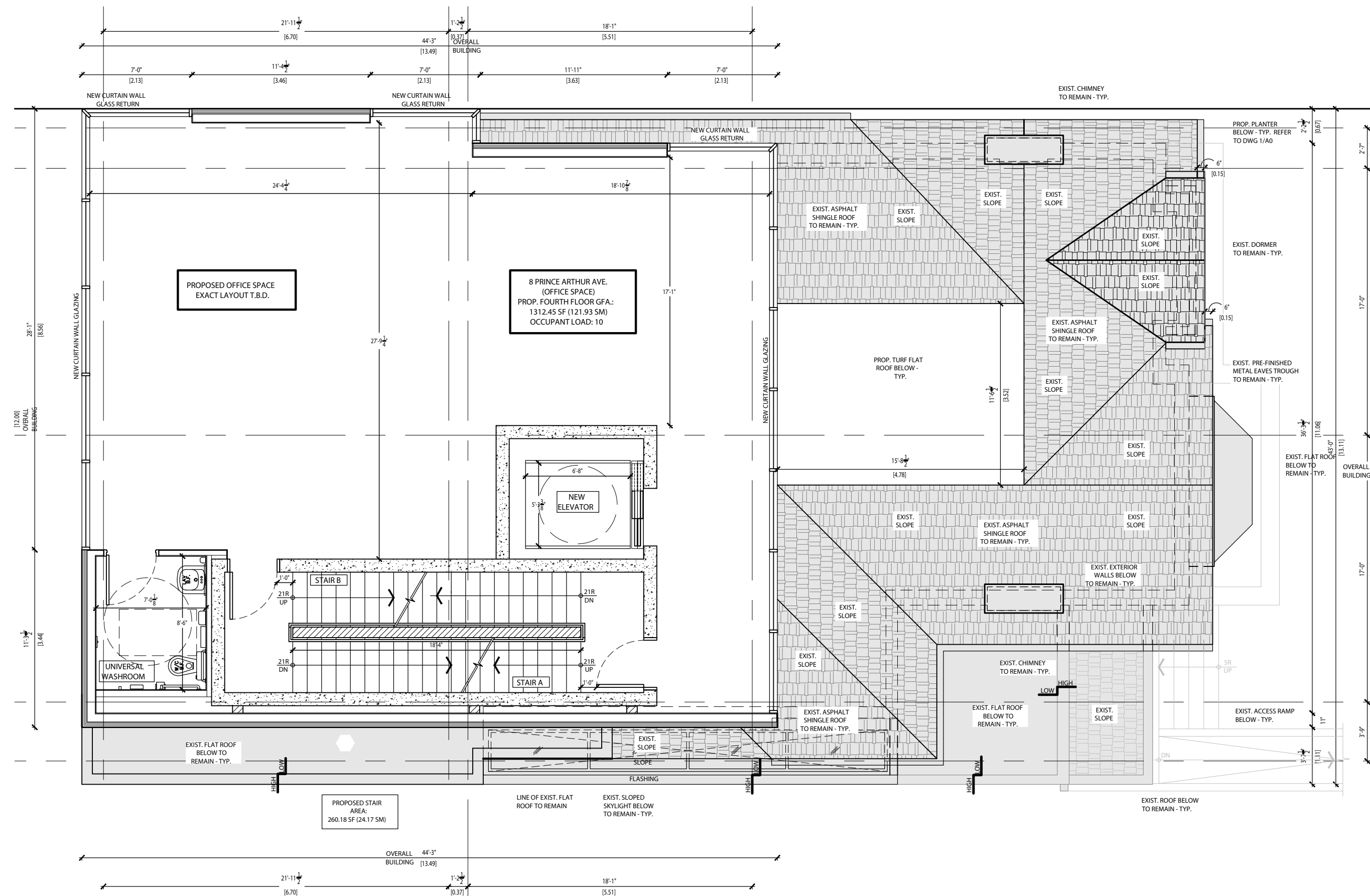
Floor plans

TOTAL GFA
approx. 12,386 SF

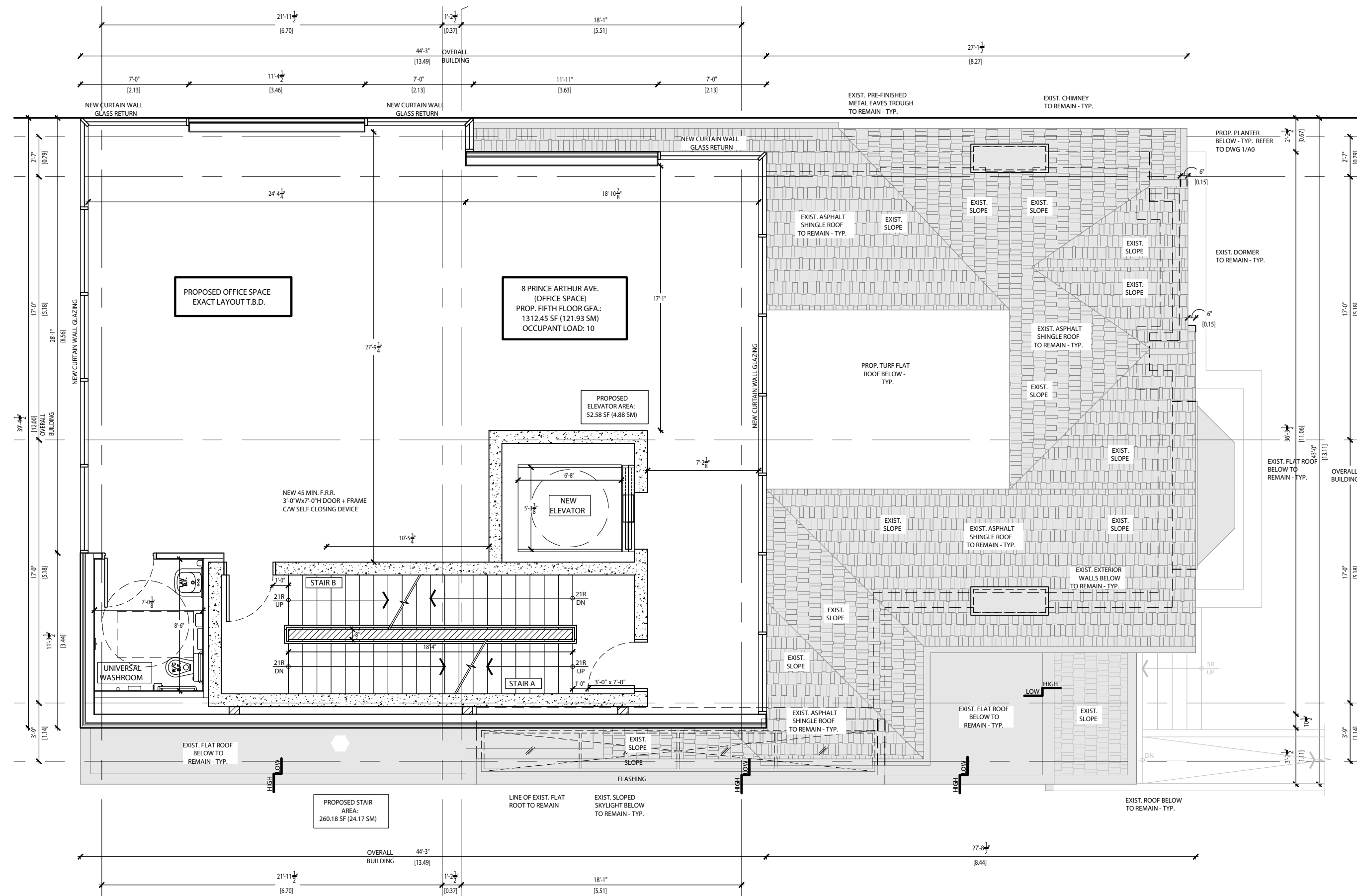
THIRD FLOOR
approx. 2,393 SF



TOTAL GFA
approx. 12,386 SF



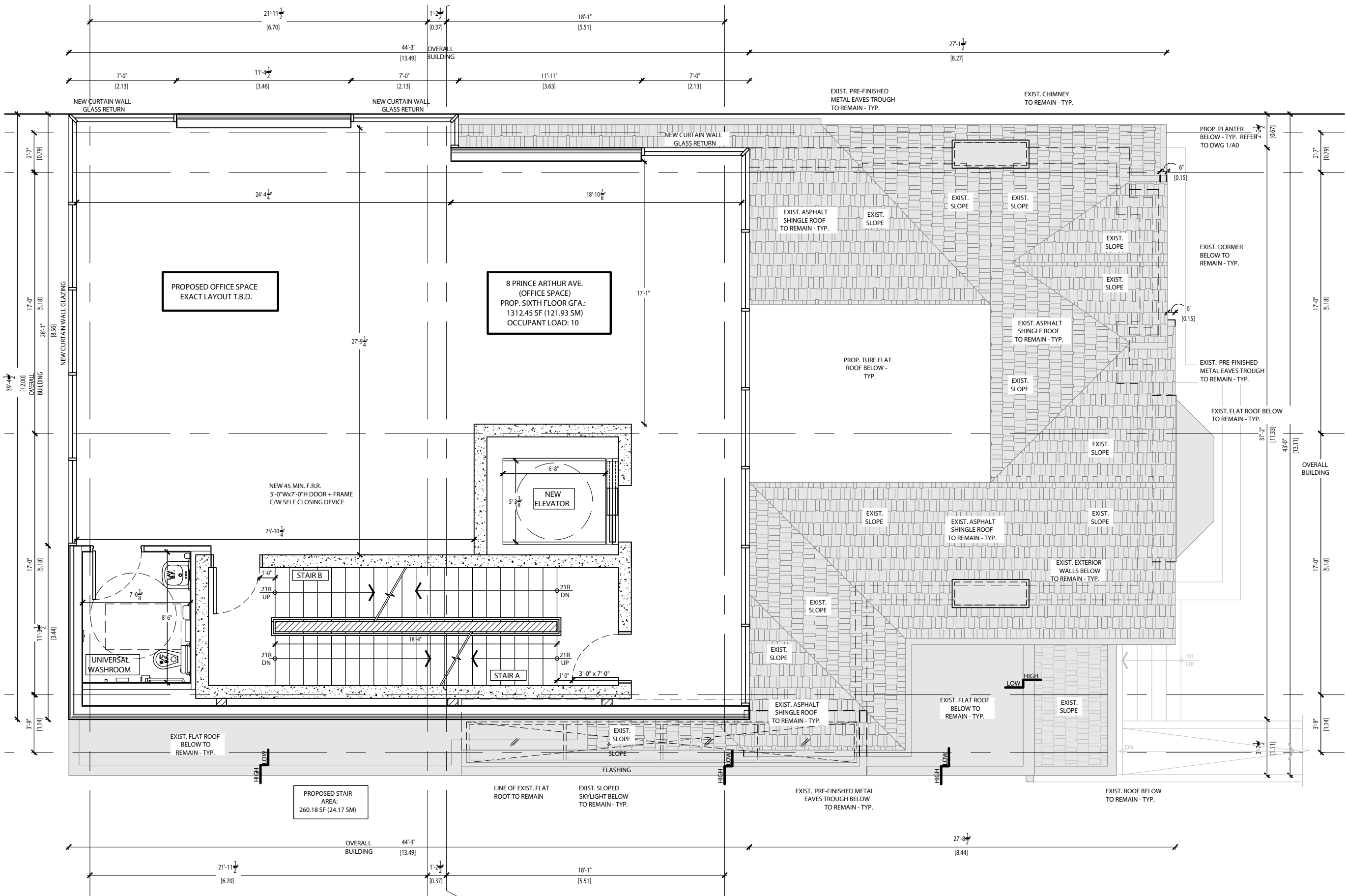
TOTAL GFA
approx. 12,386 SF



Floor plans

SIXTH FLOOR
approx. 1,632 SF

TOTAL GFA
approx. 12,386 SF



Team

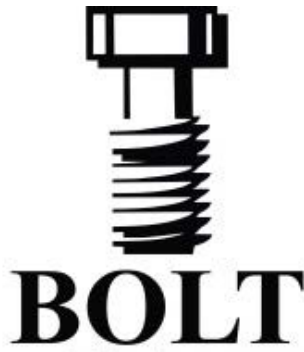
A powerhouse team has been curated, with Bloom Architects and Bolt selected for their proven expertise and distinctive vision, an ideal match for delivering a truly luxury redevelopment at **8 Prince Arthur** in Yorkville. Their combined mastery ensures a project that elevates the neighbourhood's architectural prestige.

Bloom
ARCHITECTS

Bloom Architects is a next-generation architectural practice rooted in the belief that great design has the power to transform lives, communities, and the future of our planet. Our mission is to reimagine the built environment through a fusion of timeless architectural principles and cutting-edge technologies, creating spaces that are not only beautiful and functional - but deeply human.

We are a tech-native design firm committed to leveraging advanced AI-driven tools, parametric modeling, digital twins, and environmental simulation to elevate every phase of the design process. From conceptual site planning to construction detailing, our work is informed by data, optimized for sustainability, and inspired by the promise of a more connected, resilient world.

bloomarchitects.ca


BOLT

The BOLT team is comprised of a highly accomplished and experienced group of individuals. We have been in business for over 25 years with extensive experience in all types of construction projects.

With well over 100 successfully completed projects across Ontario ranging from less than \$300,000 up to \$30 million it is this experience that gives us the ability to serve all of your Development, Construction, Renovation and Management needs.

boltdevelopments.com



We are enterprising.

Our expert advice to property occupiers, owners and investors leads the industry into the future. We invest in relationships to create enduring value.

What sets us apart is not what we do, but how we do it. Our people are passionate, take personal responsibility and always do what's right for our clients, people and communities. We attract and develop industry leaders, empowering them to think and act differently to drive exceptional results.

What's more, our global reach maximizes the power of property, wherever our clients do business.

At Colliers, we accelerate success.

collierscanada.com

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TORONTO



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For more information on pricing, availability,
and details, please contact the listing team.

RYAN MCIVER **

Executive Vice President

+1 416 643 3749

Ryan.Mciver@colliers.com

MARY MOWBRAY *

Senior Vice President

+1 416 643 3740

Mary.Mowbray@colliers.com

DANIELLA FORTINO

Senior Sales Representative

+1 416 643 3482

Daniella.Fortino@colliers.com

COLLIERS | TORONTO DOWNTOWN

181 Bay St. #1400,

Toronto, ON M5J 2V8

8princearthur.ca

*Sales Representative **Broker

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