

CBRE

OFFICE FOR LEASE

415

Yonge Street, Toronto

LARGE BLOCK AVAILABLE

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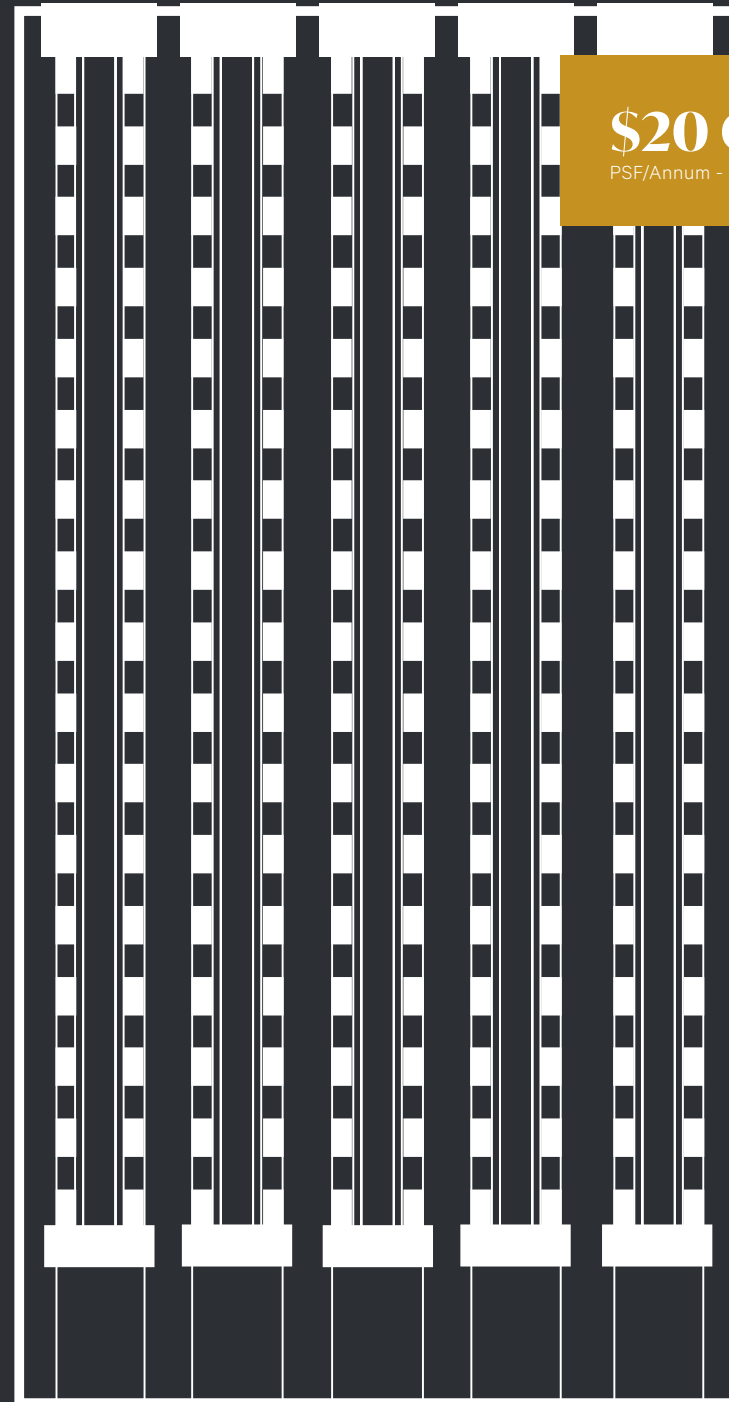
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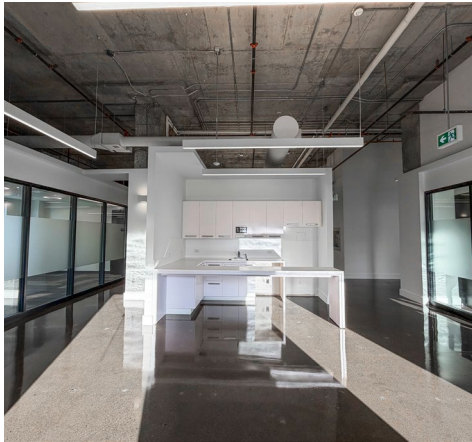
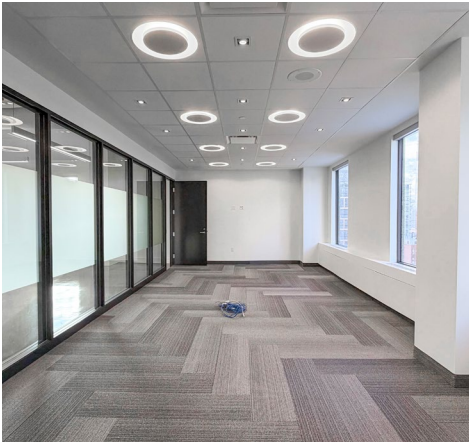
** Triple Net Lease

\$20 GROSS**

PSF/Annum - See note below

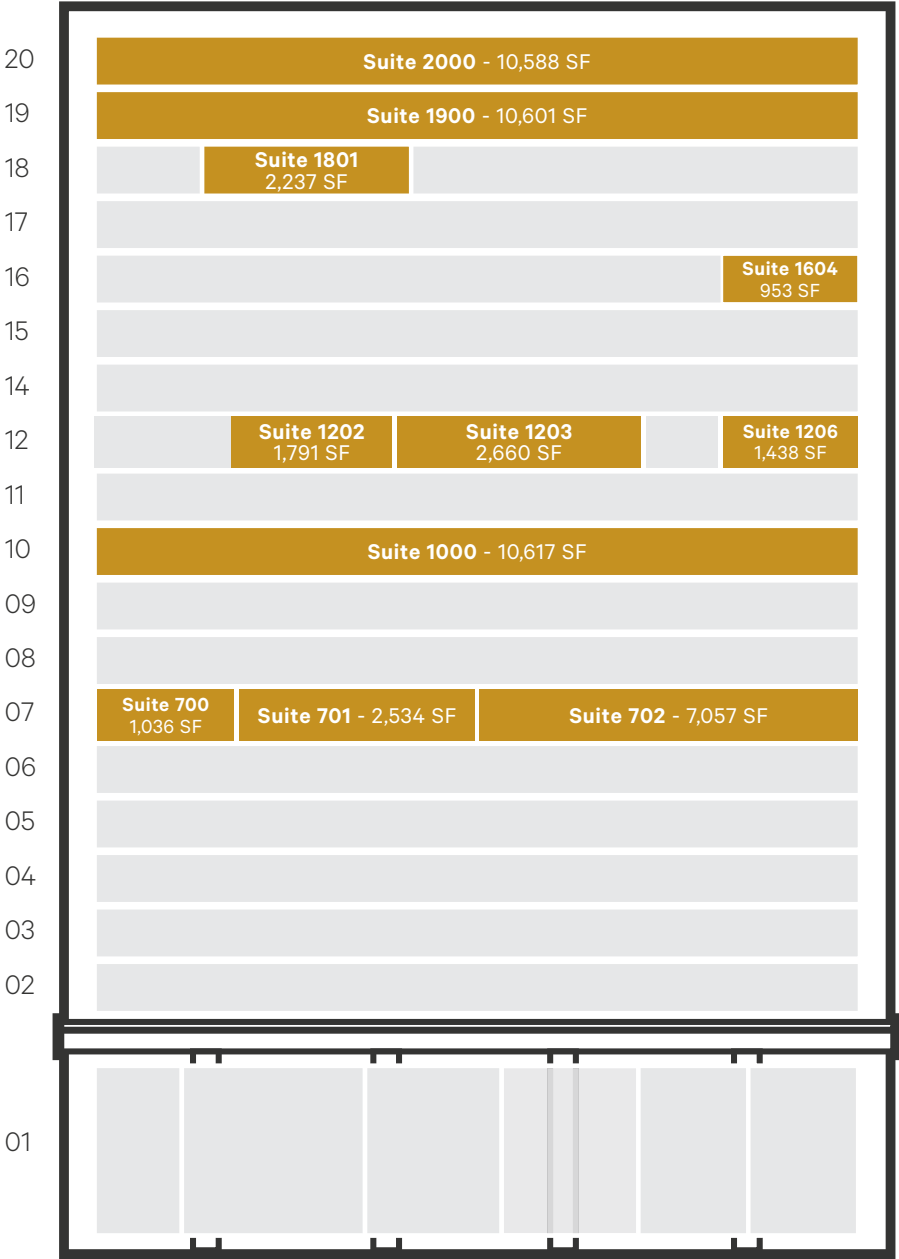


Building Photos



Availabilities

Suite	Size	Available	
Suite 2000	10,588 SF	Immediate	} Full Floors. Contiguous to 21,189 SF
Suite 1900*	10,601 SF	Immediate	
Suite 1801	2,237 SF	Immediate	
Suite 1604	953 SF	Immediate	
Suite 1202	1,791 SF	May 1, 2026	- Full Floor
Suite 1203	2,660 SF	Immediate	
Suite 1206	1,438 SF	Immediate	
Suite 1000*	10,617 SF	Immediate	
Suite 700*	1,036 SF	Immediate	
Suite 701*	2,534 SF	Immediate	
Suite 702*	7,057 SF	Immediate	



Up to 31,876 SF contiguous
Over ~100k SF non-contiguous available

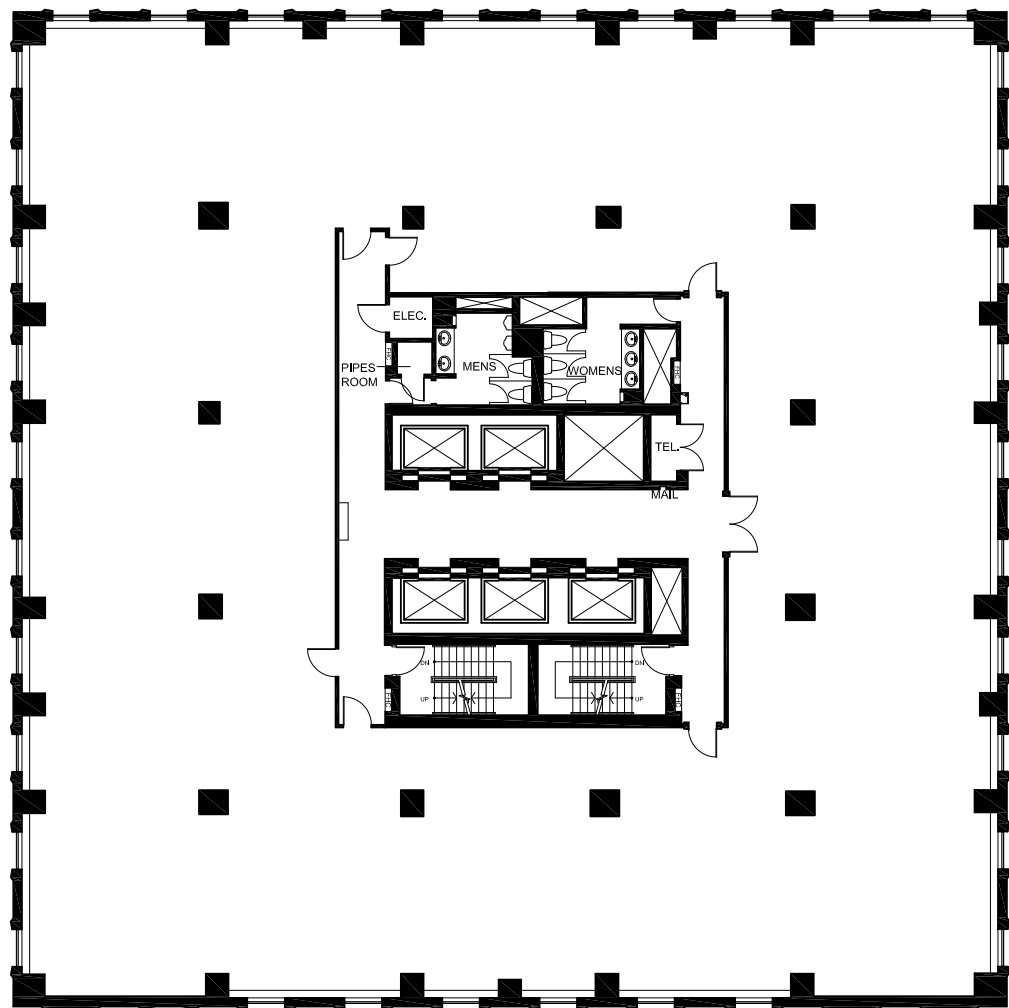
* Updated with fresh paint, carpet, new lighting & updated kitchen.

20th Floor

Suite	2000
Size	10,588 SF (Full Floor)
Gross Rent (\$ PSF)	\$20.00

Built out space with mix of private glass offices, meeting rooms, boardroom, kitchen and open area.

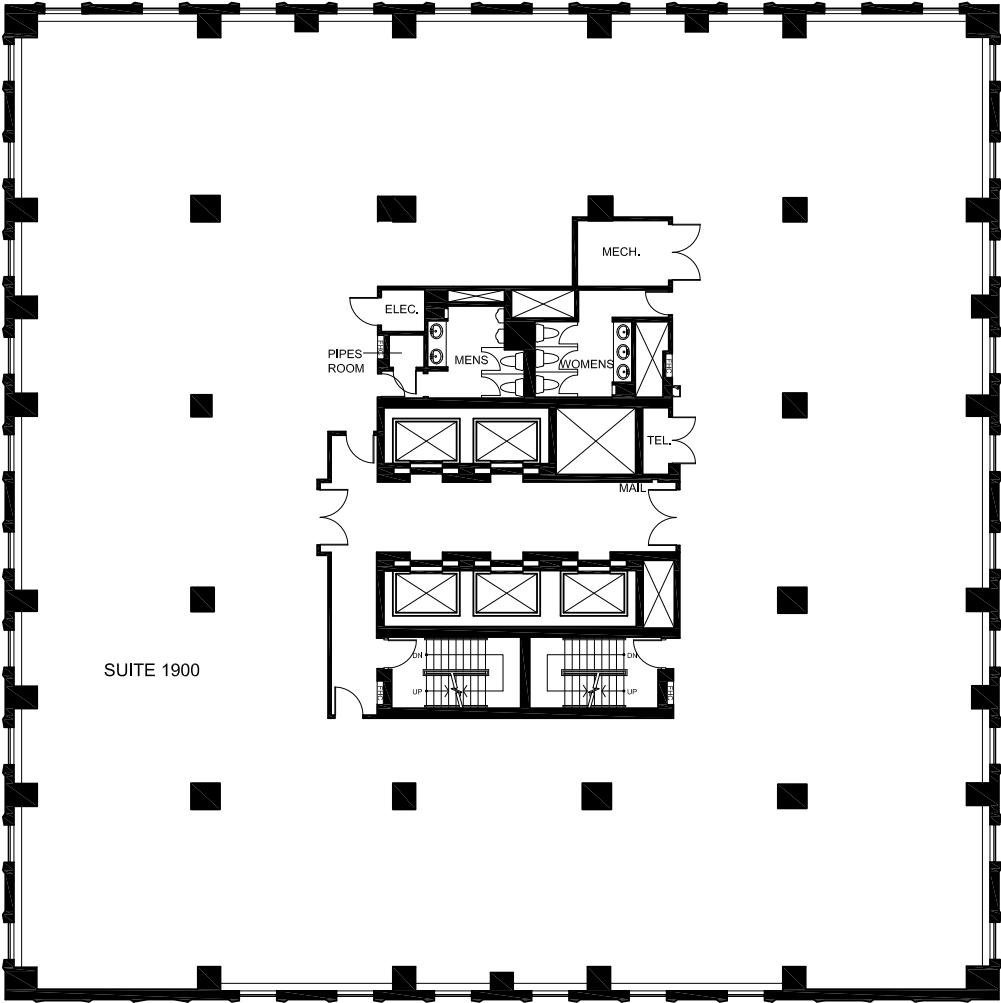
Comments Full floor has polished concrete throughout with double height open ceilings and fresh carpet and drywall ceilings in the enclosed spaces.



Contiguous to 21,189 SF

19th Floor

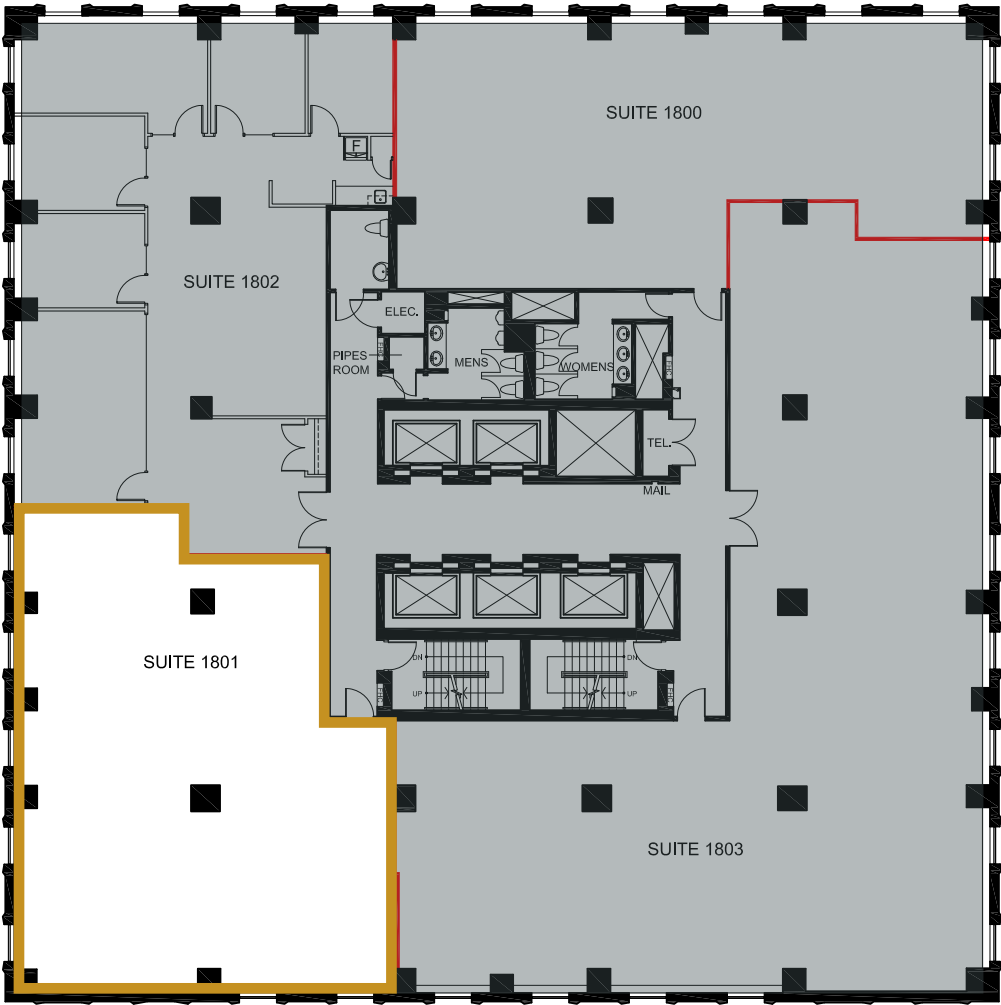
Suite	1900
Size	10,601 SF (Full Floor)
Gross Rent (\$ PSF)	\$20.00
Comments	Full floor built out with a mix of interior offices and meeting rooms, boardroom, kitchen and open area.



Contiguous to 21,189 SF

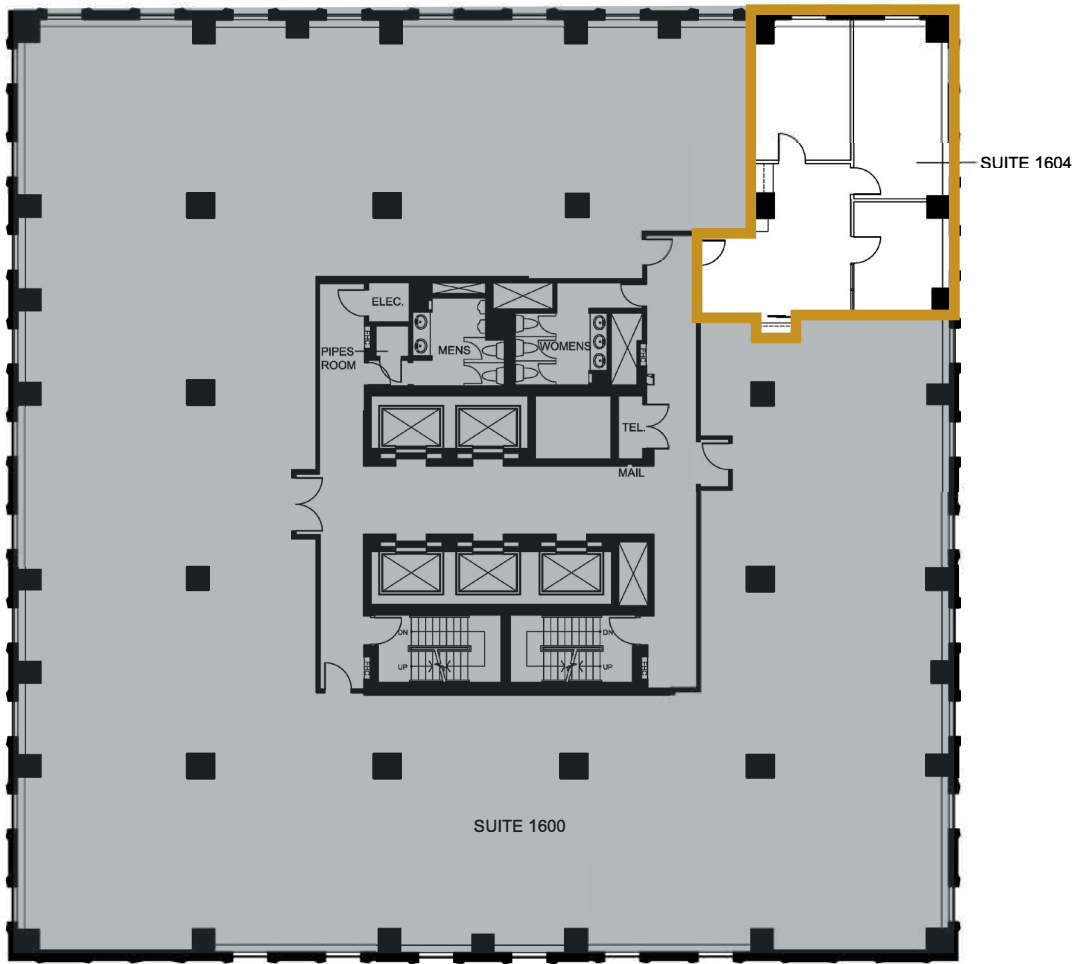
18th Floor

Suite	1801
Size	2,237 SF
Gross Rent (\$ PSF)	\$20.00
Comments	Built out with meeting room, perimeter office and interior storage room, the rest is open concept.



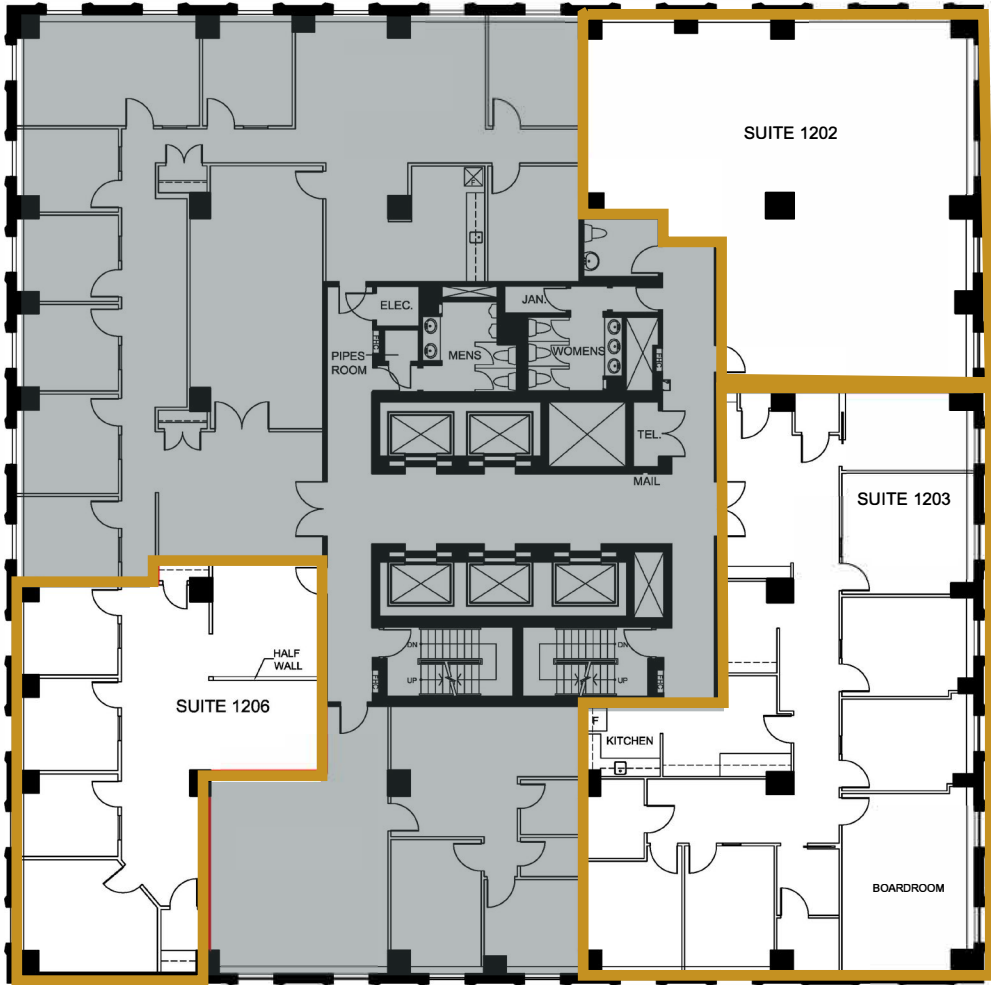
16th Floor

16th Floor	Suite 1604
Size	953 SF
Gross Rent (\$ PSF)	\$20.00
Comments	Built out with 2 offices and a meeting room, kitchenette and open area.



12th Floor

Suite	Suite 1202 - 1,791 SF Suite 1203 - 2,660 SF Suite 1206 - 1,438 SF
Gross Rent (\$ PSF)	\$20.00
Comments	1202: Open concept. 1203: Built out with 5 perimeter offices/meeting rooms, a boardroom, and a kitchen. 1206: Built out with 4 perimeter offices/meeting rooms and open workspace area.



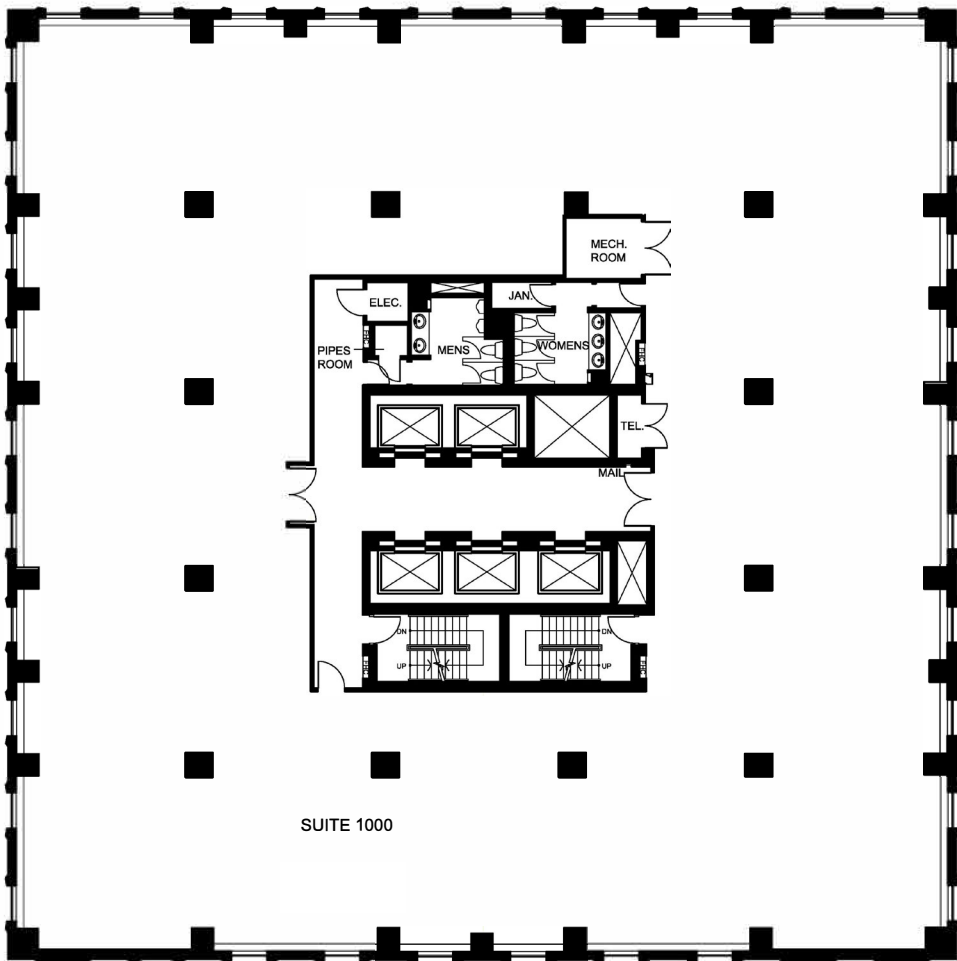
10th Floor

Suite	Suite 1000
Size	10,617 SF (Full Floor)
Gross Rent (\$ PSF)	\$20.00

Comments

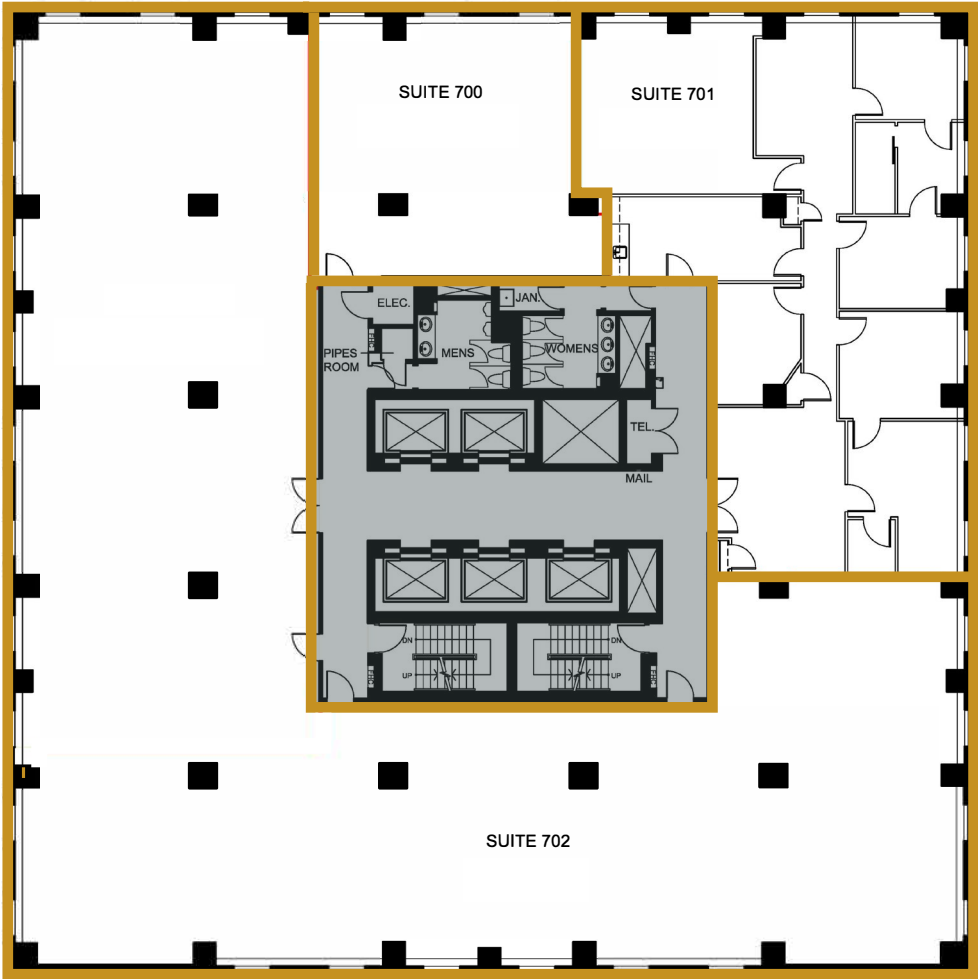
Full floor built out with a mix of perimeter and interior offices, meeting rooms, boardroom, kitchen and open area.

Floor has been recently updated with fresh paint, carpet, lighting and new kitchen.



7th Floor

Suite	Suite 700 - 1,036 SF
	Suite 701 - 2,534 SF
	Suite 702 - 7,057 SF
Gross Rent (\$ PSF)	\$20.00
Comments	700: Open concept with fresh paint, carpet, lighting and new kitchen.
	701: Built out with 5 offices/meeting rooms, a boardroom, and a kitchen.
	Suite has been updated with fresh paint, carpet, lighting and new kitchen.
	702: Built out with a mix of private offices, meeting rooms, boardroom and open area. Suite has been updated with fresh paint, carpet, lighting and new kitchen.



Full floor available

Amenities

RESTAURANTS

- 01** Fran's Restaurant & Bar
- 02** W Burger Bar
- 03** Le Lert Thai Restaurant
- 04** Gurume Sushi
- 05** Thirty Restaurant & Lounge
- 06** Lucky Donkatsu
- 07** Kinton Ramen
- 08** Basil Box

FITNESS

- 09** Planet Fitness
- 10** GoodLife Fitness
- 11** Sweat & Tonic

RETAIL - COLLEGE PARK

- 12** Metro
- 13** Farmboy
- 14** Fine Foods Market
- 15** Rabba



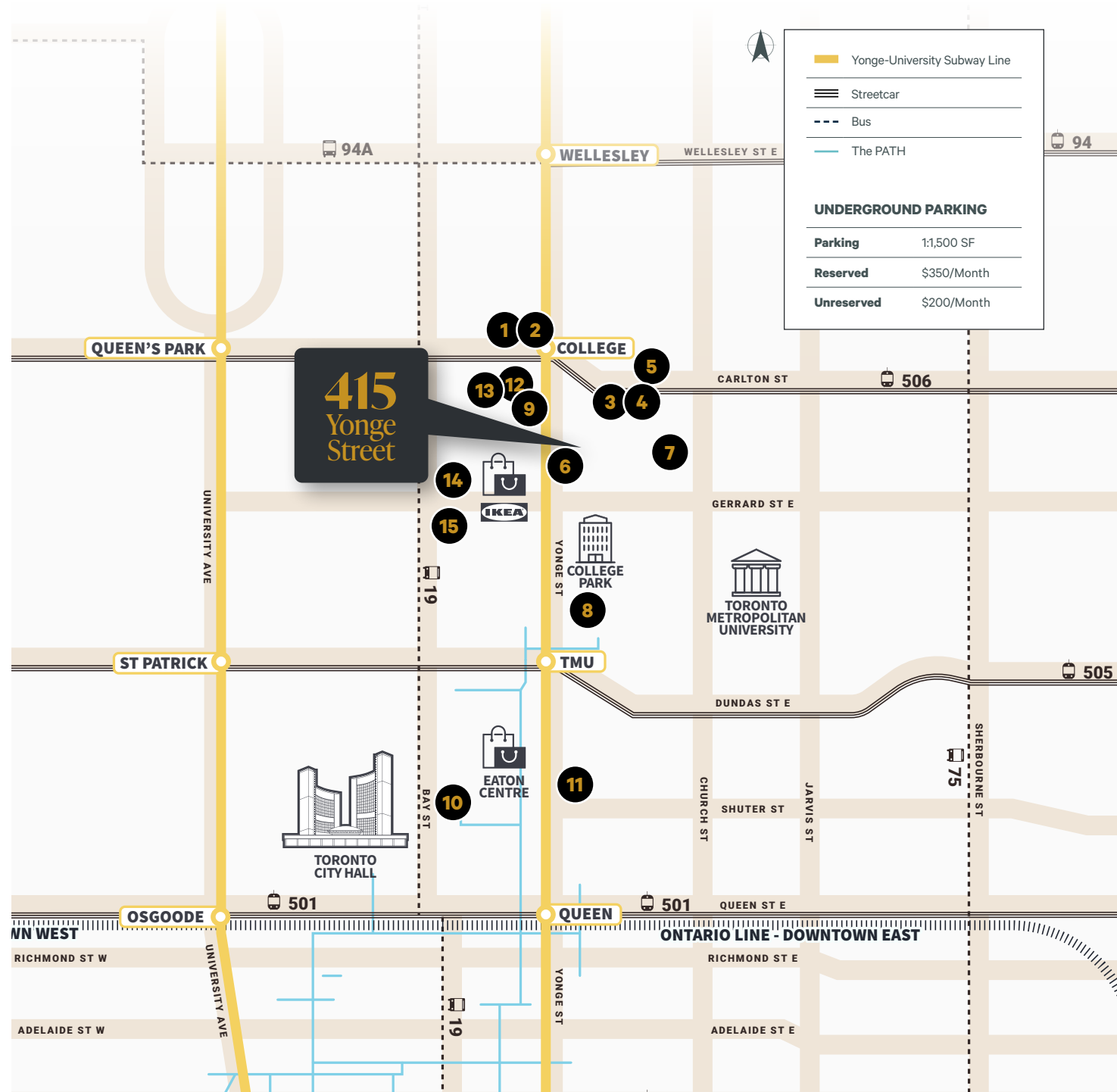
99
WALK
SCORE



94
TRANSIT
SCORE



94
BIKE
SCORE



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