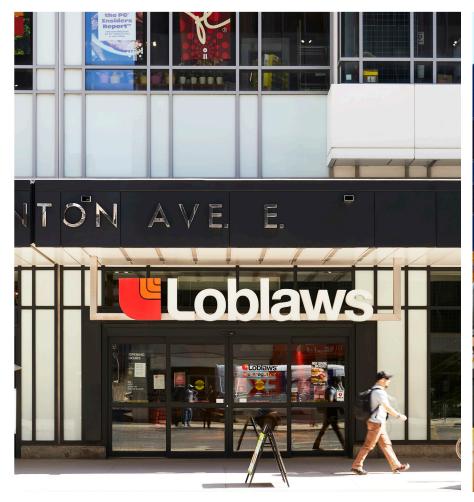


Yonge and Eglinton

Nicknamed "Yonge + Connected", Yonge and Eglinton is one of the most central, well-connected areas in Toronto. From the existing TTC subway stop that sees upwards of 75,000 riders daily to the incoming Eglinton Crosstown LRT, Yonge and Eglinton is a central hub of transportation for residents and visitors alike.

Developers have taken advantage of the incoming transit line and the Yonge and Eglinton node is seeing a boom in condominium development unlike any other node in Toronto.

Surrounded by some of the most affluent neighbourhoods in the city, Yonge and Eglinton is a hub for trendy boutique stores, national retailers, and hip bars and restaurants servicing the families and young professionals that make this one of the top areas to live in Toronto.



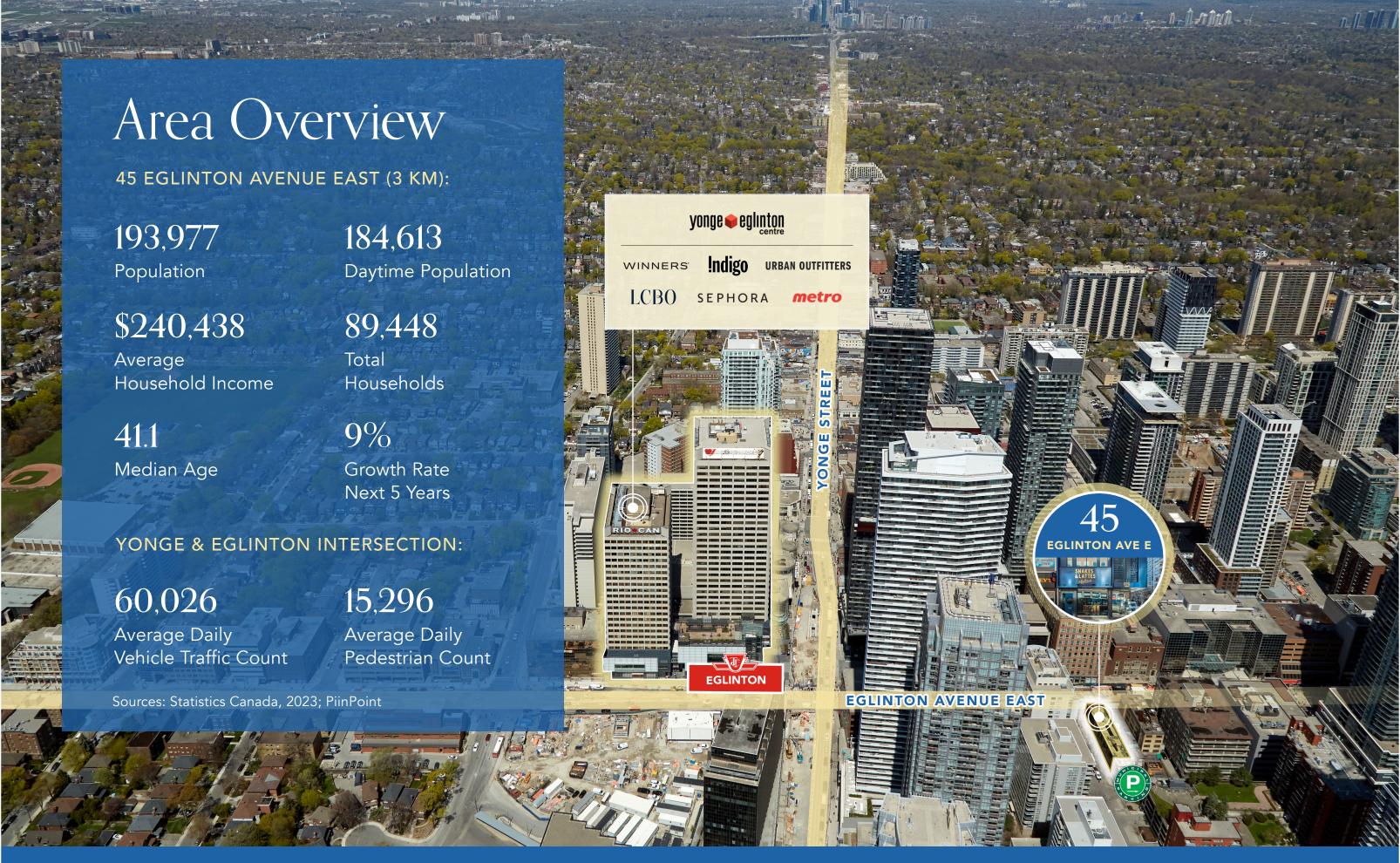






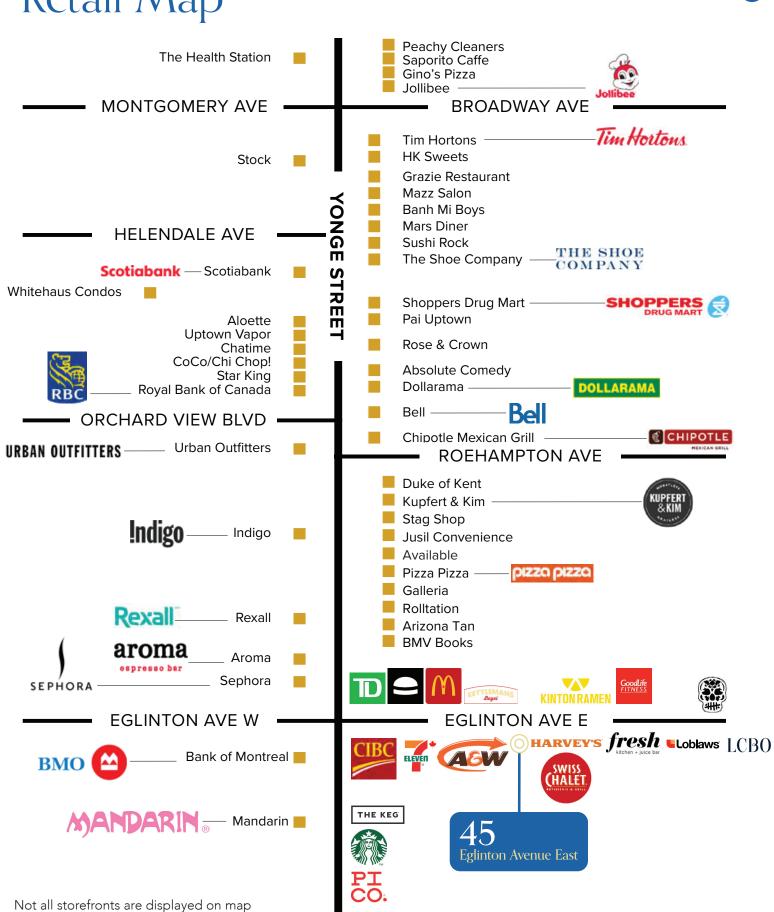






Retail Map











Surrounding Developments



1 Eglinton Avenue East

Davpart 600 Units Pre-construction



2323 Yonge Street

RioCan 380 Units Pre-construction



44 Broadway Avenue

Collecdev 412 Units Pre-construction



65 Broadway Avenue

Times Group Corporation 778 Units Under Construction



2440 Yonge Street

Main + Main; First Capital 548 Units Under Construction



2500 Yonge Street

Madison Group 146 Units Under Construction



2180 Yonge Street

Oxford Properties Group, CT REIT 2,892 Units Pre-construction



50 Eglinton Avenue West

Madison Group 702 Units Pre-construction



36 Eglinton Avenue West

Lifetime Developments 614 Units Pre-construction



55 Eglinton Avenue East

State Building Group 461 Units Pre-construction



90 Eglinton Avenue East

Madison Group 1,116 Units Pre-construction



117 Broadway Avenue

Reserve Properties 932 Units Pre-construction



2161 Yonge Street

Tribute Communities, Tenblock 335 Units Under Constructions



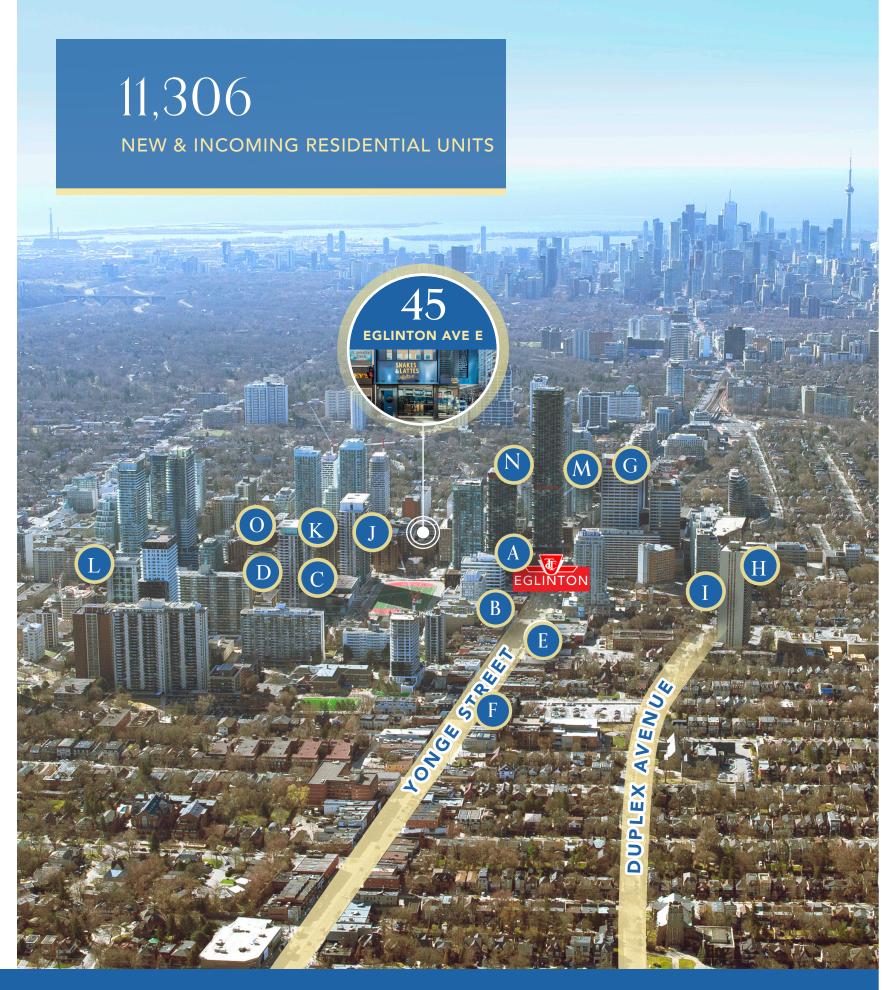
25 Holly Street & 50 Dunfield Avenue

Plaza 545 Units Under Construction



150 Eglinton Avenue East

Madison Group 845 Units Under Construction





Property Details

GROUND FLOOR:	3,484 SF
SECOND FLOOR:	3,102 SF
LOWER LEVEL:	3,426 SF
TOTAL:	10,012 SF
AVAILABLE:	60 Days' Notice
TERM:	5-10 years
NET RENT:	Please Contact Listing Agents
ADDITIONAL RENT:	\$22.75 PSF (est. 2024)

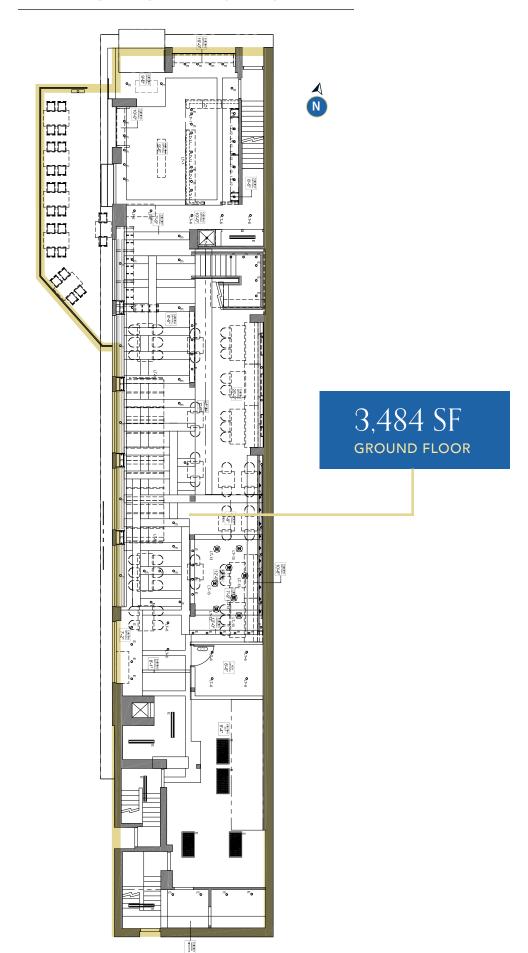
LEASING OPTIONS:

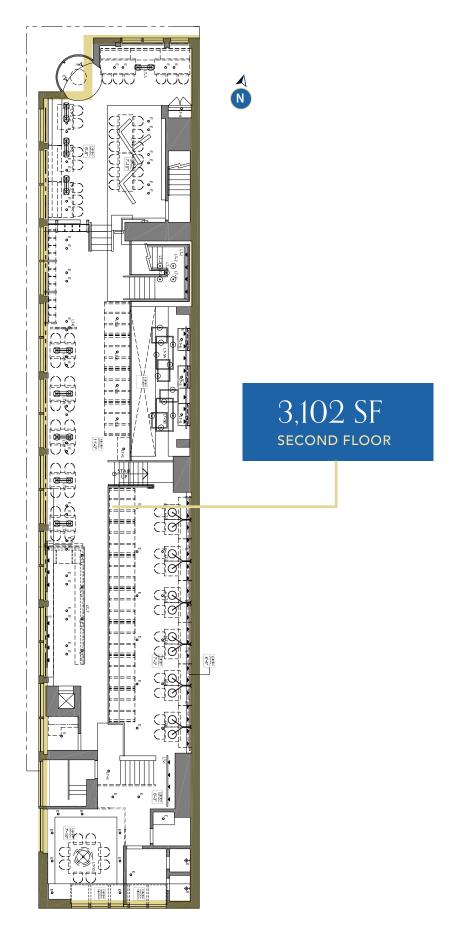
- 1. Entire Building: 10,012 SF + Patio
- 2. Ground Floor and Basement: 6,910 SF + Patio
- 3. Second Floor Only: 3,102 SF

Highlights

- High traffic corner location, just east of Yonge & Eglinton
- Includes patio along Holly Street
- Existing restaurant infrastructure in place
- Steps from Yonge & Eglinton intersection, Eglinton Subway Station/LRT
- Neighboring tenants include TD Canada Trust, CIBC, The Burger's Priest, Fresh, Kettlemans Bagels, Loblaws and many more
- Significant signage exposure of prominent corner
- Green P garage next to the property on Holly Street

Floor Plan







Agency Retail Group

Brandon Gorman**

Executive Vice President +1 416 855 0907 Brandon.Gorman@jll.com

Graham Smith*

Executive Vice President +1 416 855 0914 Graham.Smith@jll.com

Matthew Marshall*

Senior Sales Associate +1 416 238 9925 Matthew.Marshall@jll.com



Prominent Corner Retail For Lease



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2024 Jones Lang LaSalle IP, Inc. All rights reserved. **Broker. *Sales Associate.