

2360

Yonge Street
3rd Floor Retail /
Office with Private Terrace





CIBO

Yonge and Eglinton

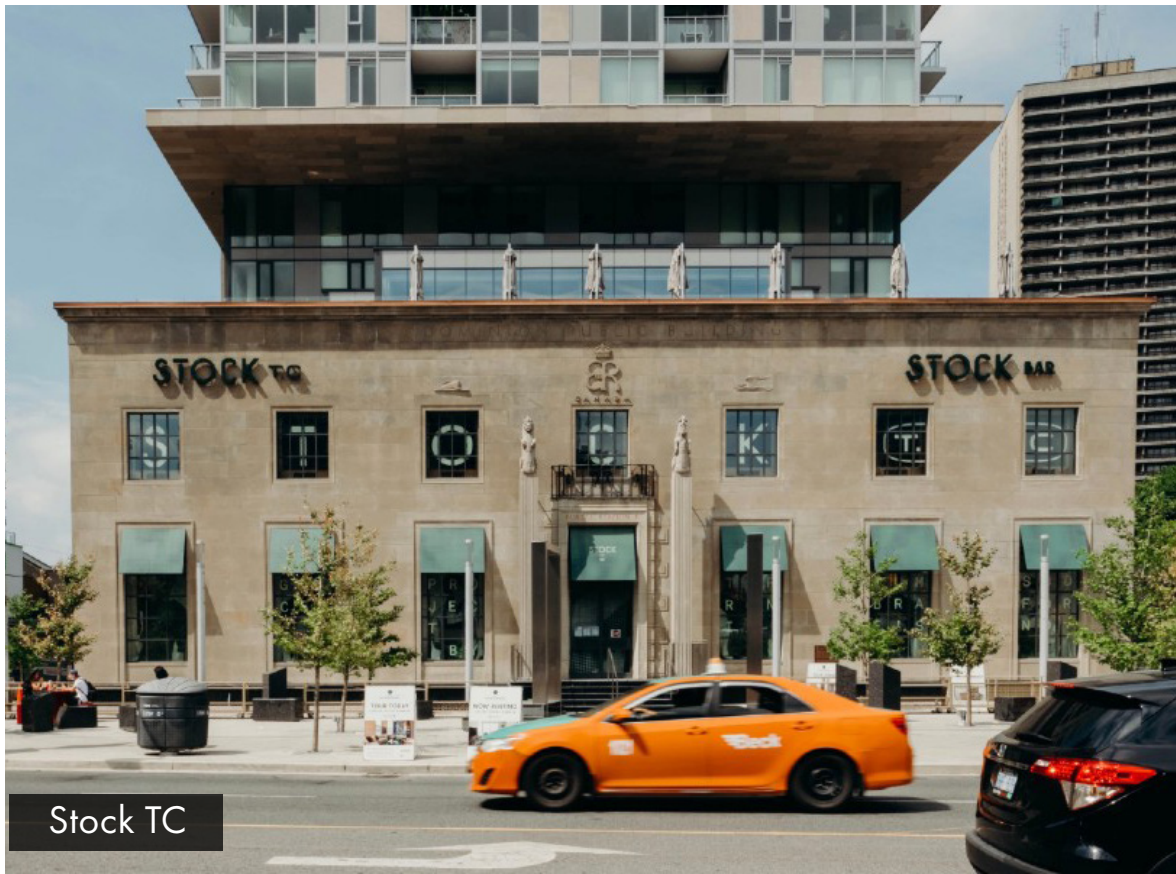
Nicknamed “Yonge + Connected”, Yonge and Eglinton is one of the most central, well-connected areas in Toronto. From the existing TTC subway stop that sees upwards of 75,000 riders daily to the incoming Eglinton Crosstown LRT, Yonge and Eglinton is a central hub of transportation for residents and visitors 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, hip bars and restaurants servicing the families and young professionals that make this one of the top areas to live in Toronto.



Eglinton Crosstown LRT



Stock TC



Area Overview

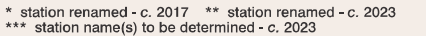
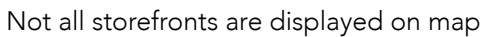
2360 Yonge Street (1 KM):

45,153	50,028
Population	Daytime Population
\$143,038	24,361
Average Household Income	Total Households
36.9	14.4%
Median Age	Growth Rate Next 5 Years

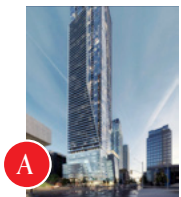
YONGE & EGLINTON INTERSECTION:

60,026	15,296
Average Daily Vehicle Traffic Count	Average Daily Pedestrian Count

Sources: Statistics Canada, 2023; PiinPoint



Surrounding Developments



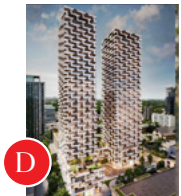
1 Eglinton Avenue East
Davpart
600 Units
Pre-construction



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



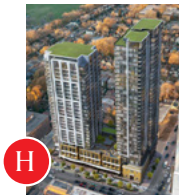
2440 Yonge Street
Main + Main; First Capital
548 Units
Under Construction



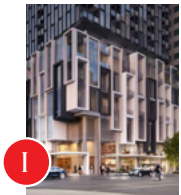
2500 Yonge Street
Madison Group
146 Units
Under Construction



2180 Yonge Street
Oxford Properties Group, CT REIT
2,892 Units
Pre-construction



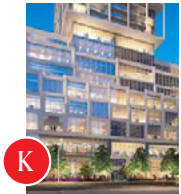
50 Eglinton Avenue West
Madison Group
702 Units
Pre-construction



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



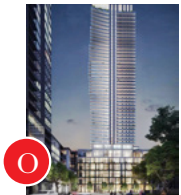
117 Broadway Avenue
Reserve Properties
932 Units
Pre-construction



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

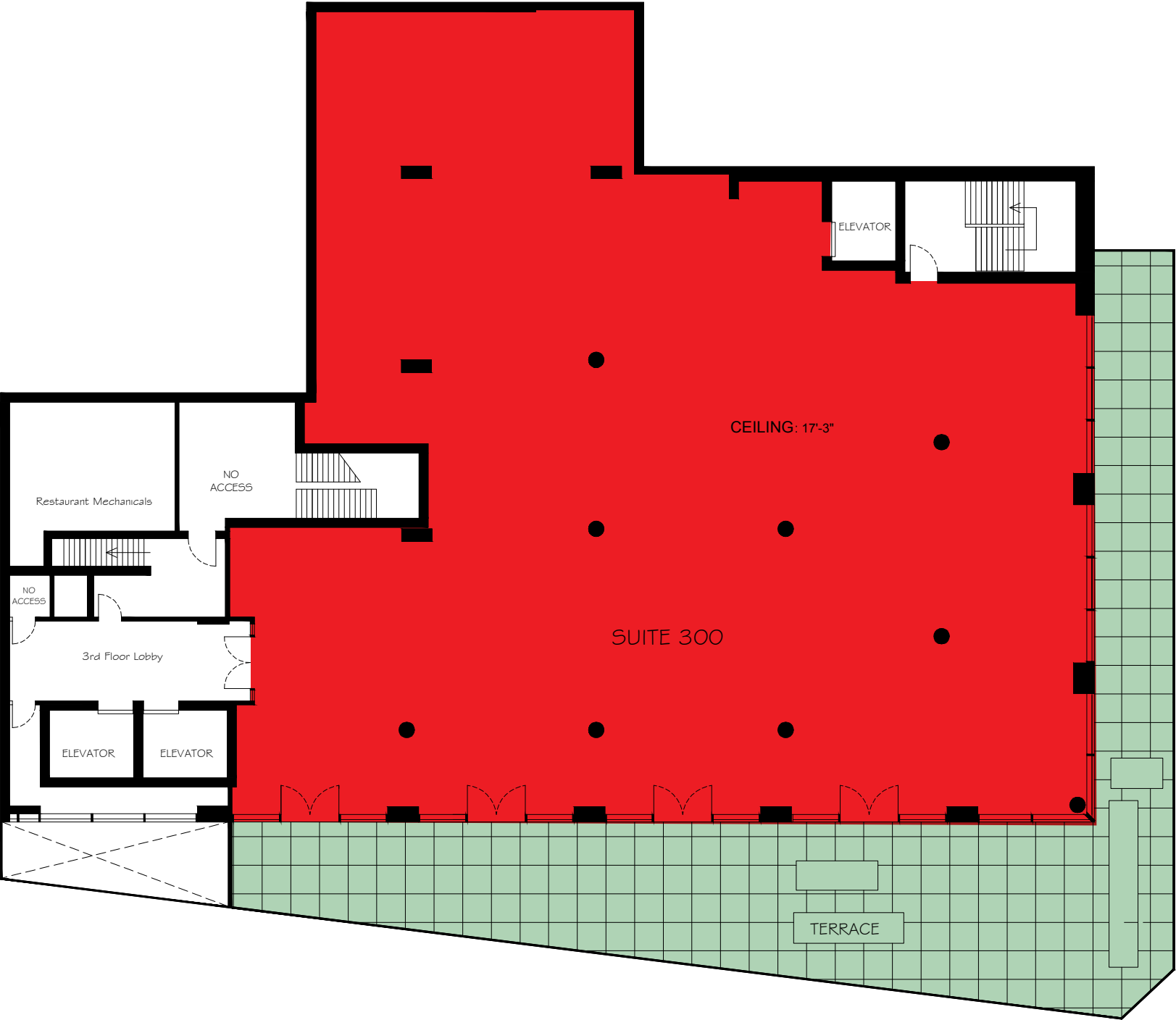


Property Details

THIRD FLOOR:	8,034 SF
AVAILABLE:	Immediately
TERM:	5-10 years
NET RENT:	Please Contact Listing Agents
ADDITIONAL RENT:	\$22.00 PSF (est. 2024)
ZONING:	CR
RESIDENTIAL UNITS:	362

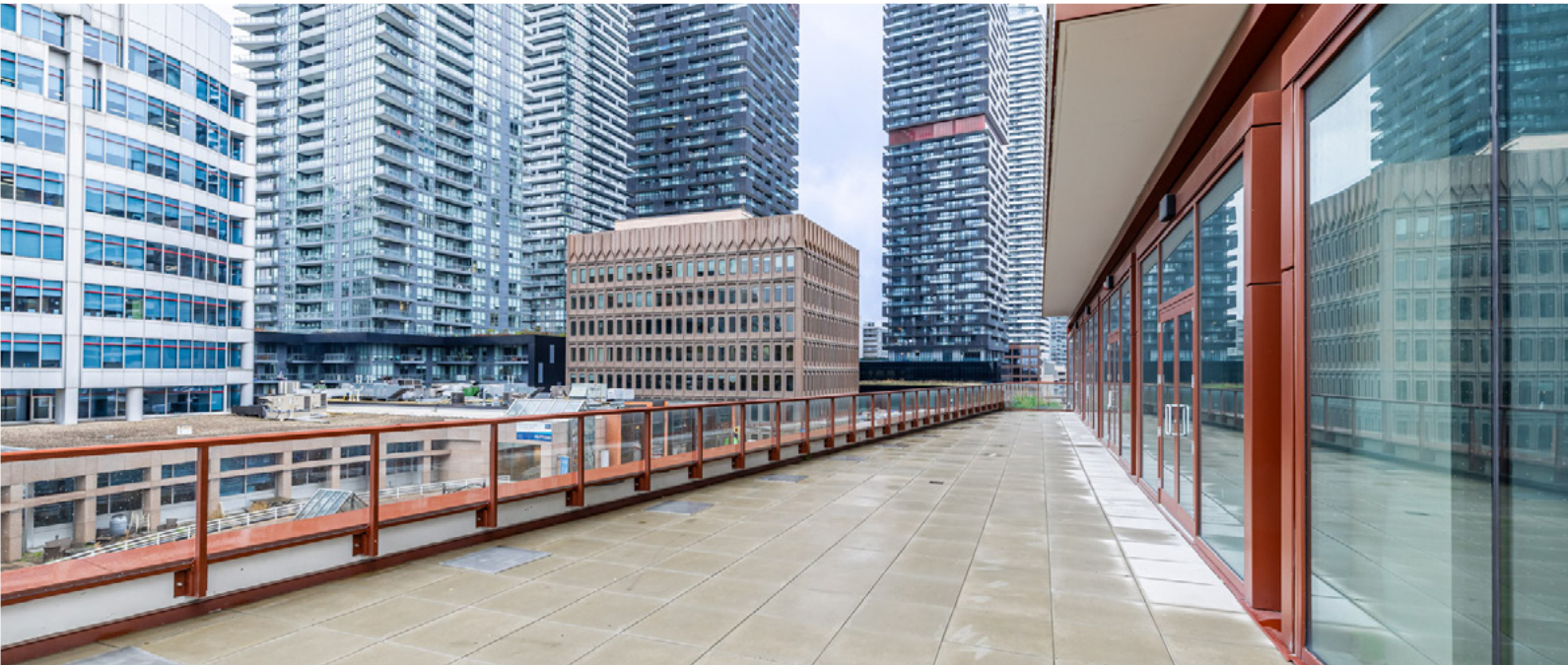
Highlights

- High traffic location just north of the Yonge & Eglinton intersection and Eglinton Subway Station/LRT
- Entrance on Yonge Street with direct elevator access
- 1,600 SF private terrace
- On site parking available and public parking available in the area
- Soaring ceiling heights of 17 FT
- Co-tenancies include Aloette, Scotiabank, Pollin Fertility, and Dollarama ; shadow-anchored by STOCK T.C



Yonge Street

Helendale Avenue





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Yonge Street
3rd Floor Retail /
Office with Private Terrace

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



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