

MODEL  
Suite  
PROGRAM

INNOVATE AND COLLABORATE AT

# 48 Yonge St

FINANCIAL CORE BOUTIQUE OFFERING

FOR MORE INFORMATION CONTACT

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# Prime Workplace

Discover our vibrant space in downtown Toronto, where bespoke designs foster creativity and empower professionals to thrive. With flexible layouts, tenant amenity floor, a breathtaking rooftop oasis, and a prime location, **48 Yonge Street** is the stage for your success.



Unmatched  
Location



Model Suite  
Program



Renovated  
Lobby



Rooftop  
Patio



Penthouse Lounge/  
Conference Facility



Showers

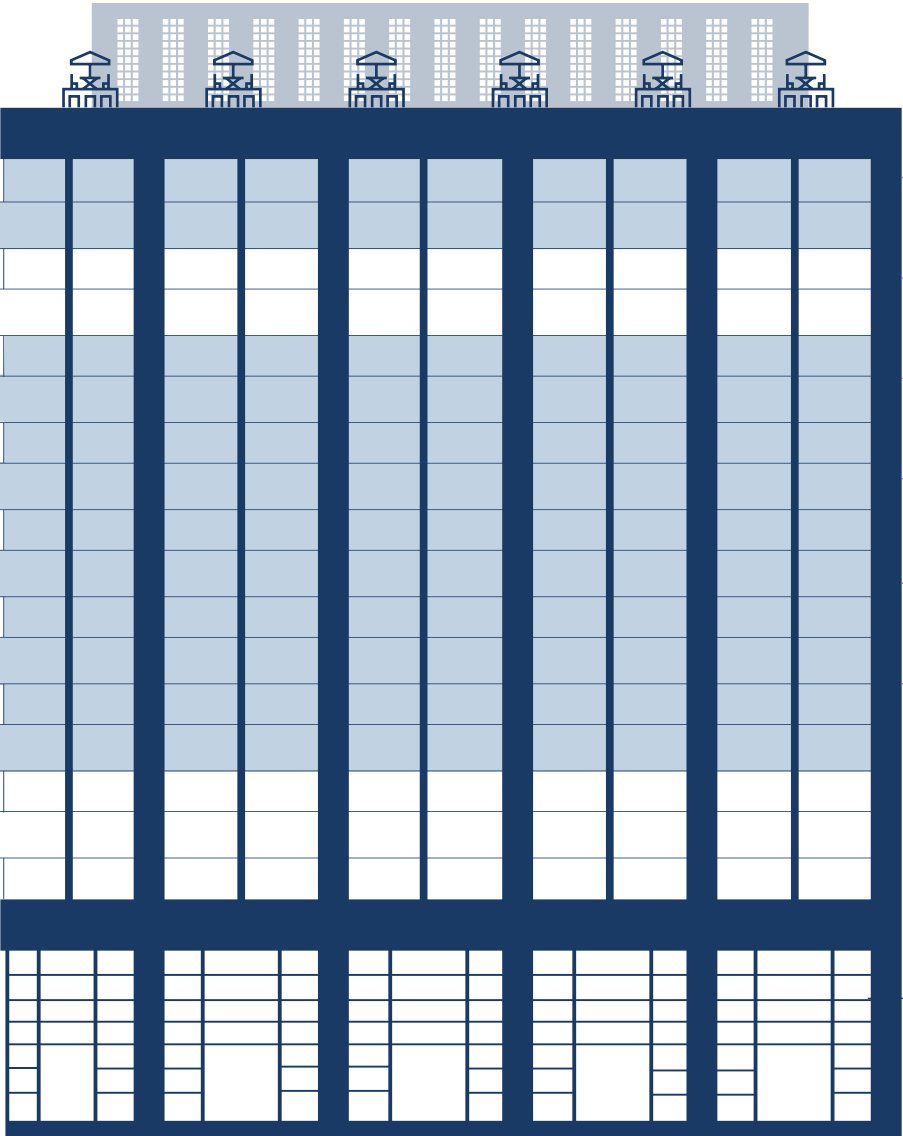


Bike  
Storage



10%  
Gross Up

# Stacking Plan



Floor/ Suite		Size	Available	Condition
<del>11th Floor</del>		9,640 Sq. Ft.	LEASED	<del>Built Out</del>
9th Floor		9,688 Sq. Ft.	Immediate	Built Out
<del>8th Floor</del>		9,688 Sq. Ft.	LEASED	<del>Built Out</del>
7th Floor		9,695 Sq. Ft.	Immediate	Built Out
Suite 620		3,866 Sq. Ft.	September 1st, 2025	Built Out
5th Floor		9,695 Sq. Ft.	Immediate	Move in Condition / Former WeWork

Landlord can provide turnkey suites, with similar layout & finishes as the 5th floor

## Stats

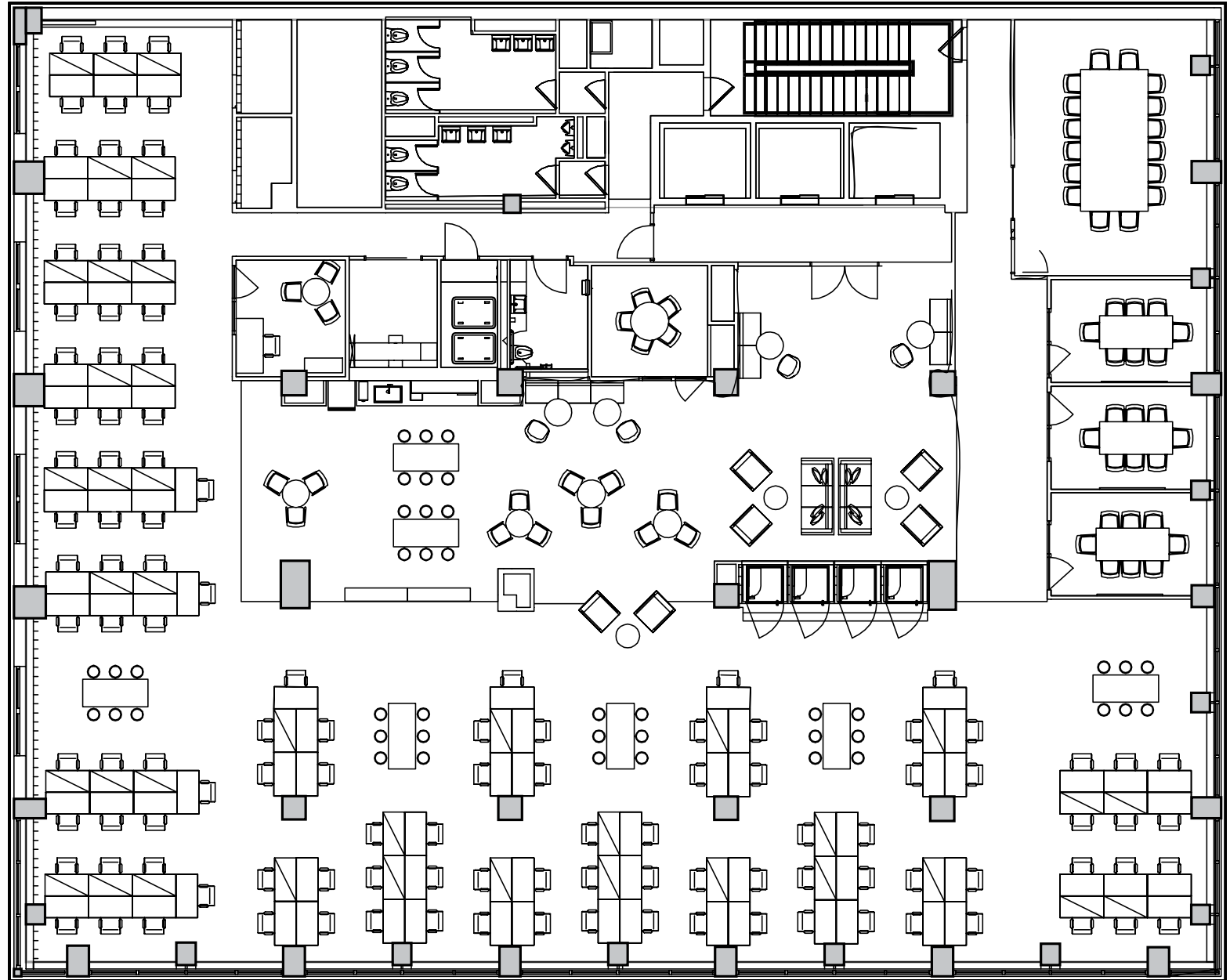
Asking Rent: Call listing agents	2025 Add.Rent: \$24.00 /PSF (Estimate)	Gross Up: 10%
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# 5th Floor

Move in Condition · 9,695 Sq. Ft.



- Fully Furnished & Wired
- 102 Desks
- 3 Meeting Rooms
- 1 Boardroom
- 4 Phone/Meeting Booths
- Open Concept Kitchen



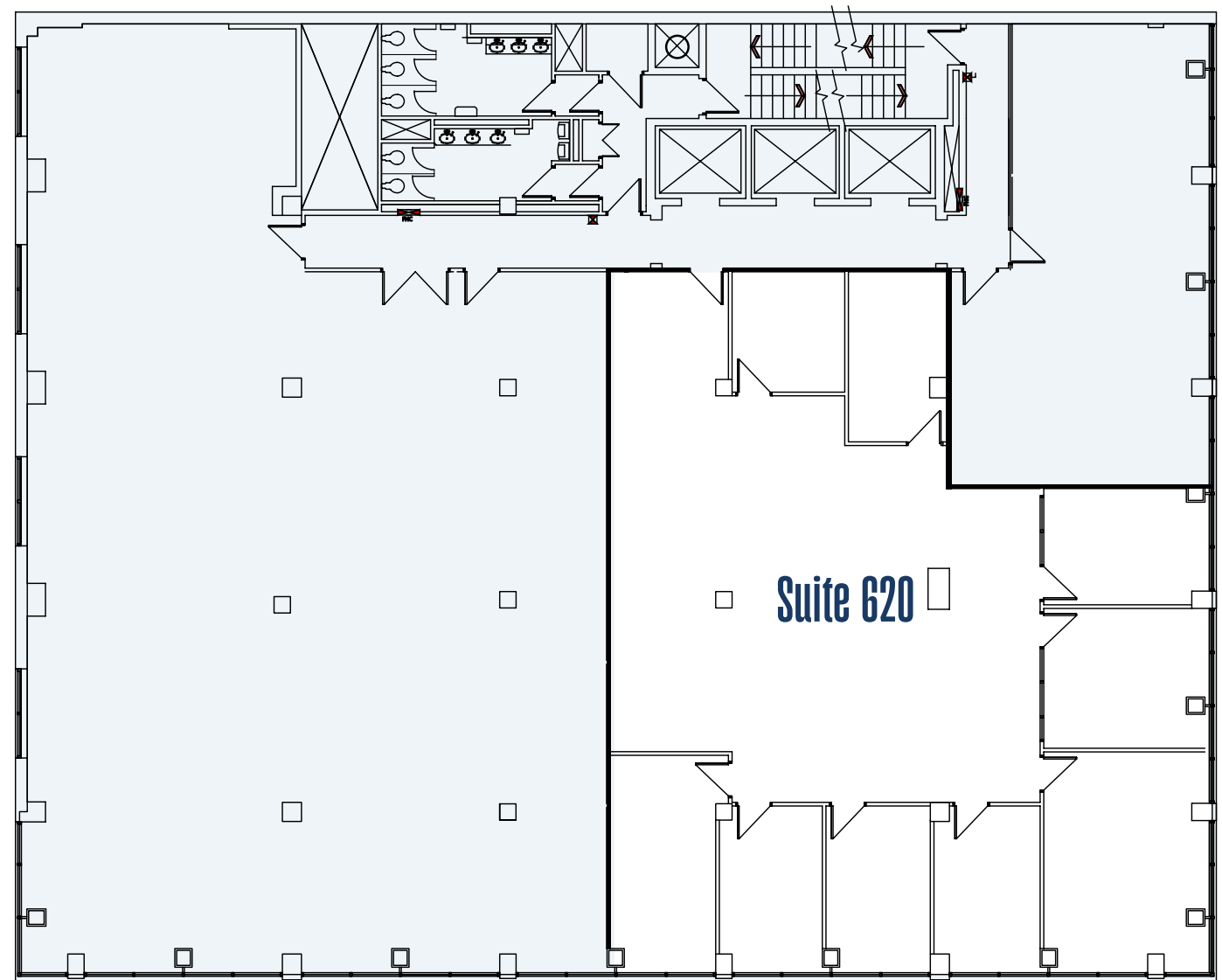




# 6th Floor – Suite 620

3,866 Sq. Ft. | Built Out | Current Layout

- Available Sept 1, 2025
- Reception
- Kitchenette
- Exterior Offices
- Interior Open Area

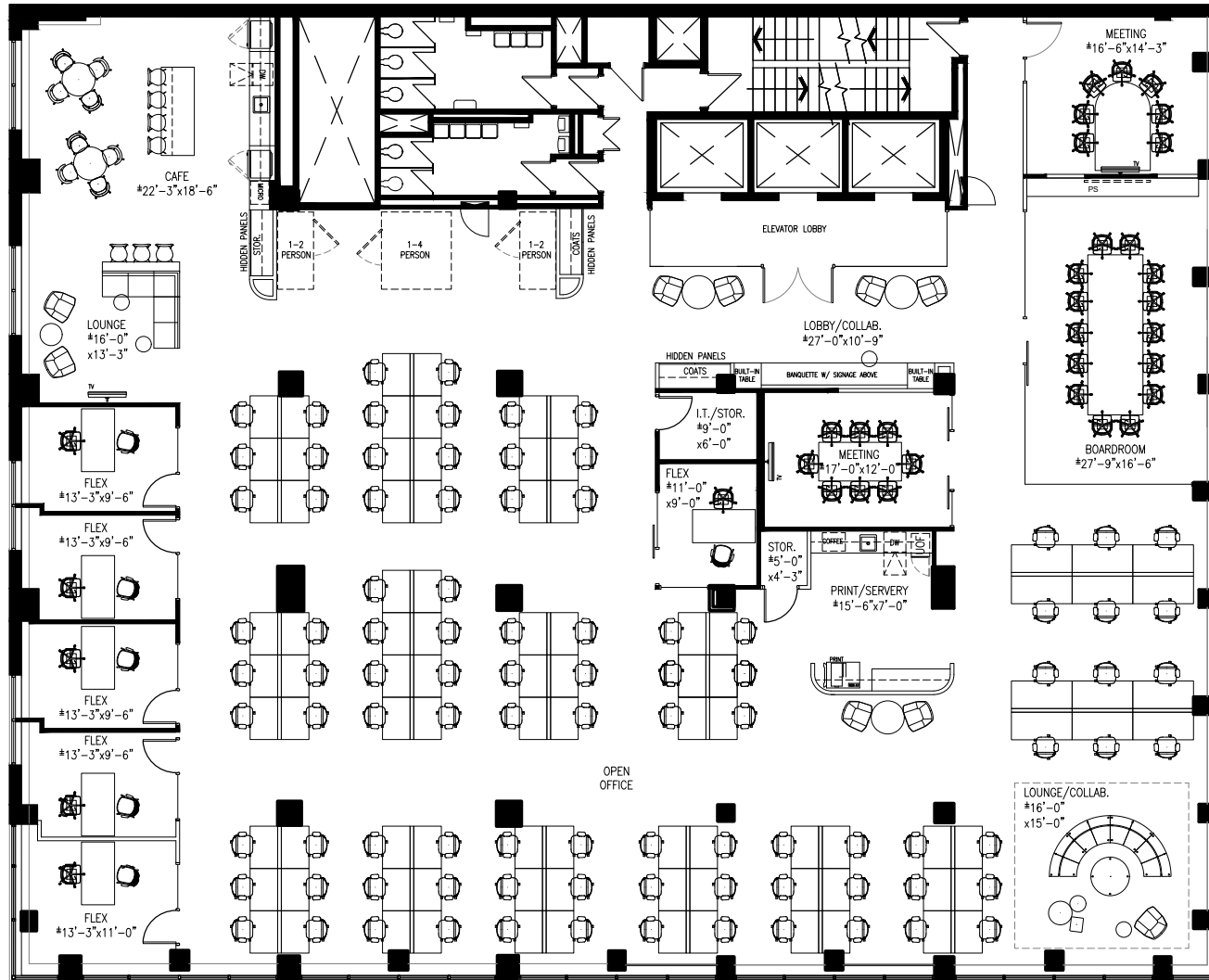




# Model Suite Program

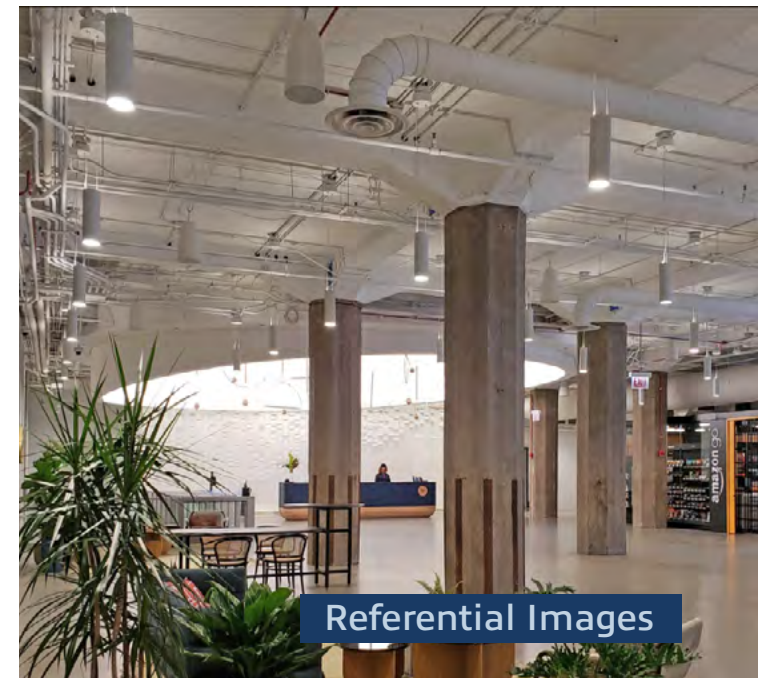
## Floors 7th - 9th

### PROPOSED MODEL SUITE LAYOUT





# Model Suite Program

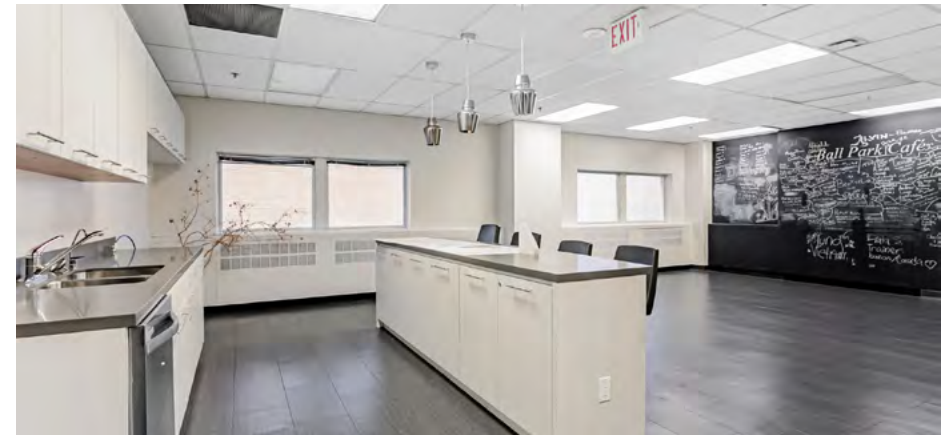
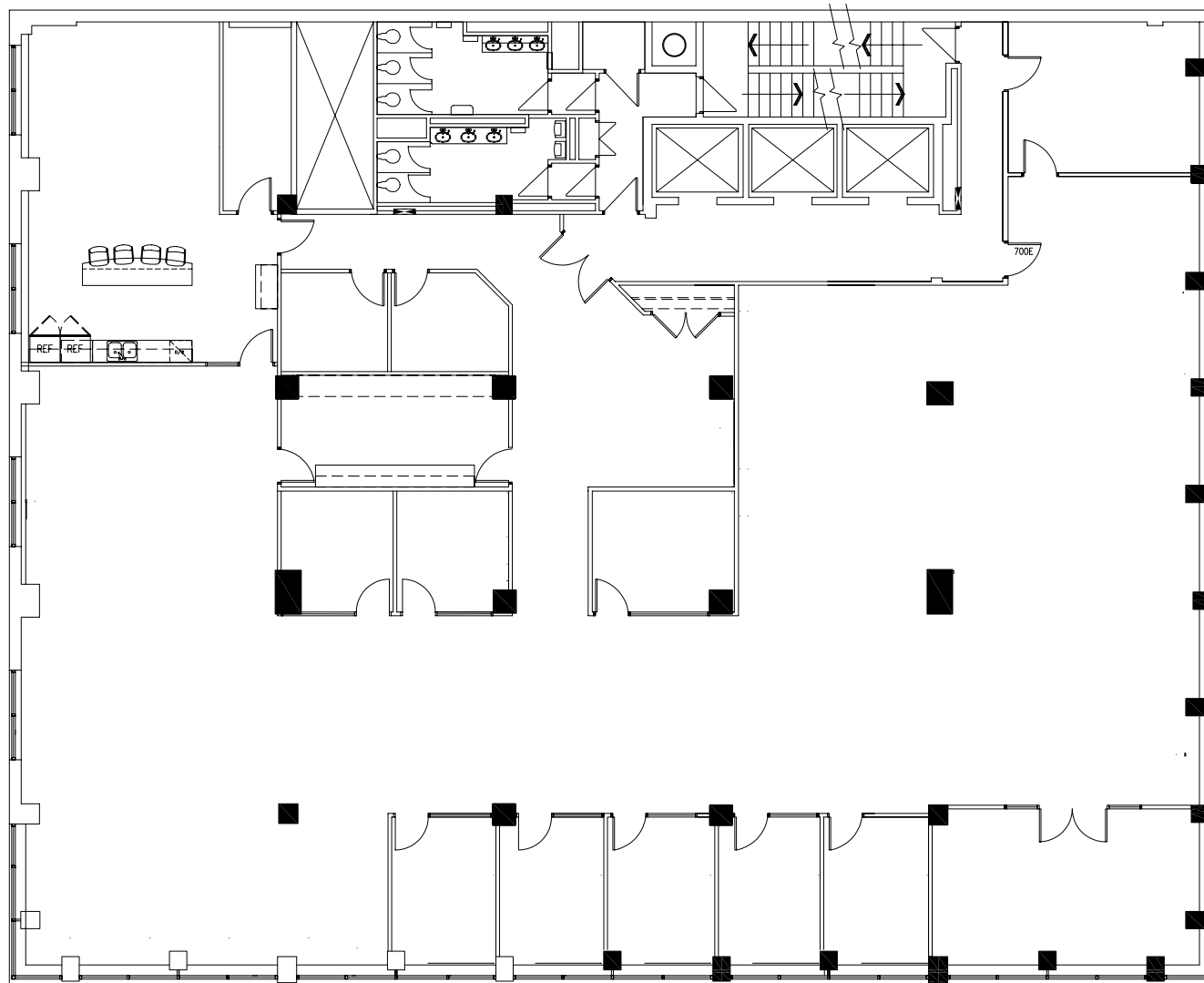




# 7th Floor



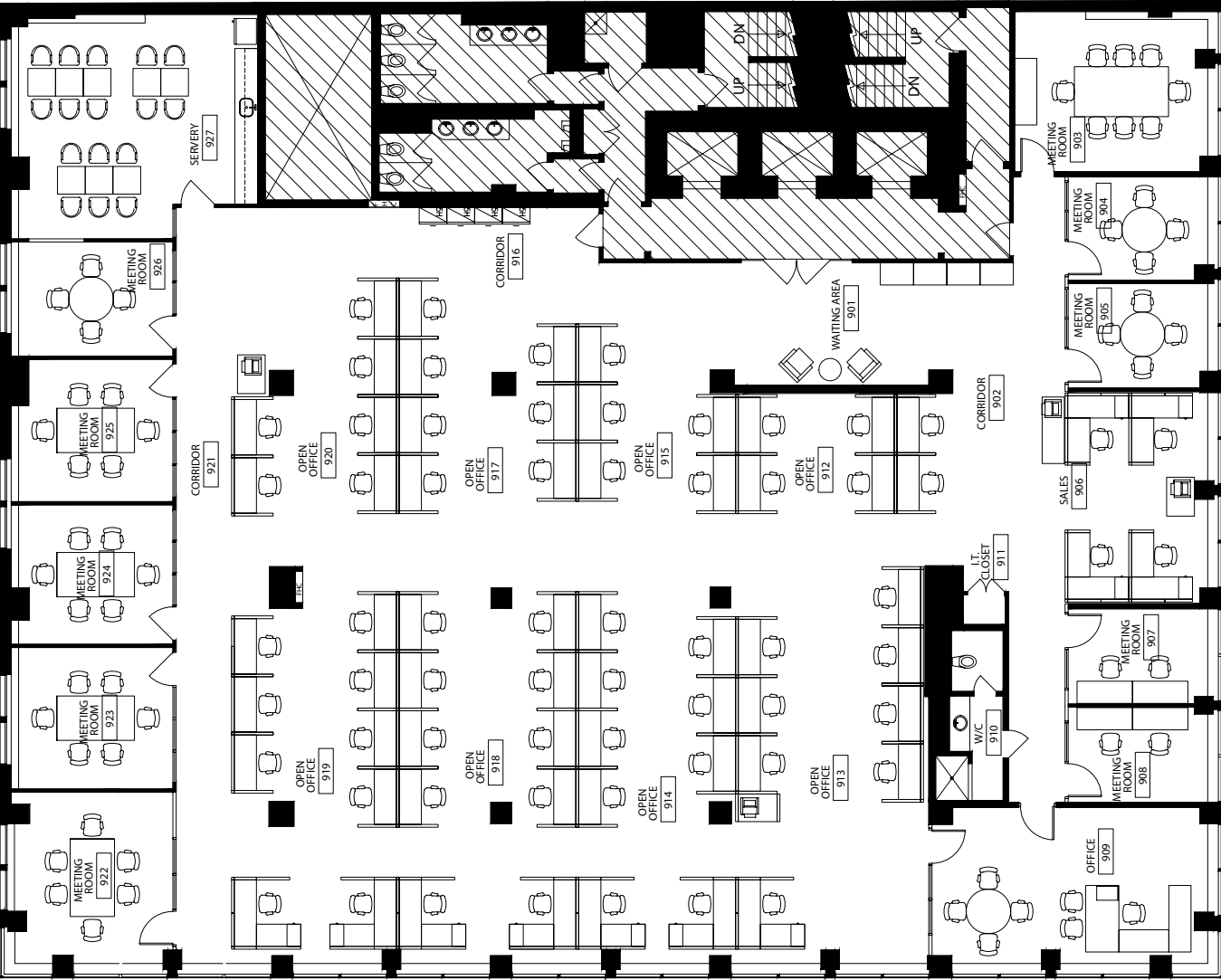
9,695 Sq. Ft. | Built Out | Current Layout



# 9th Floor



9,688 Sq. Ft. | Built Out | Current Layout





# Penthouse Amenity Space



REFERENTIAL IMAGES



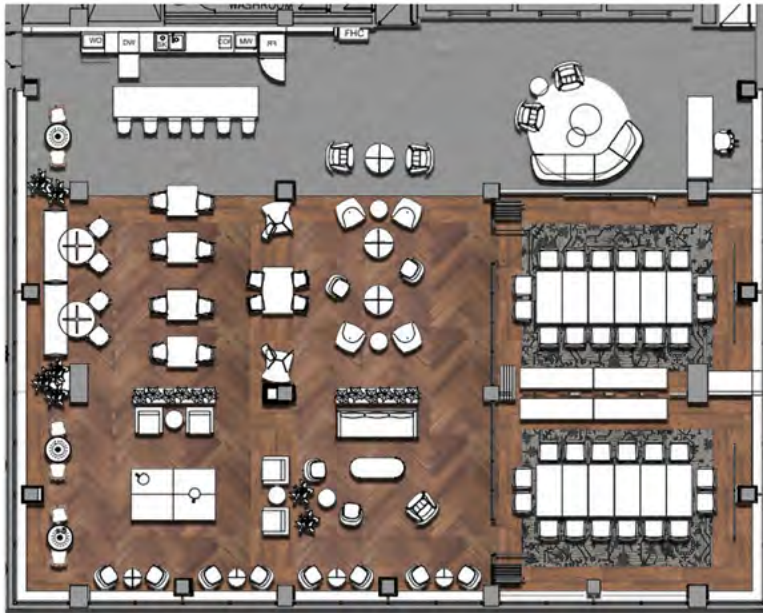


REFERENTIAL IMAGES



# Penthouse Amenity Space

## TENANT LOUNGE / CONFERENCE FACILITY



FLOORING REFERENCE

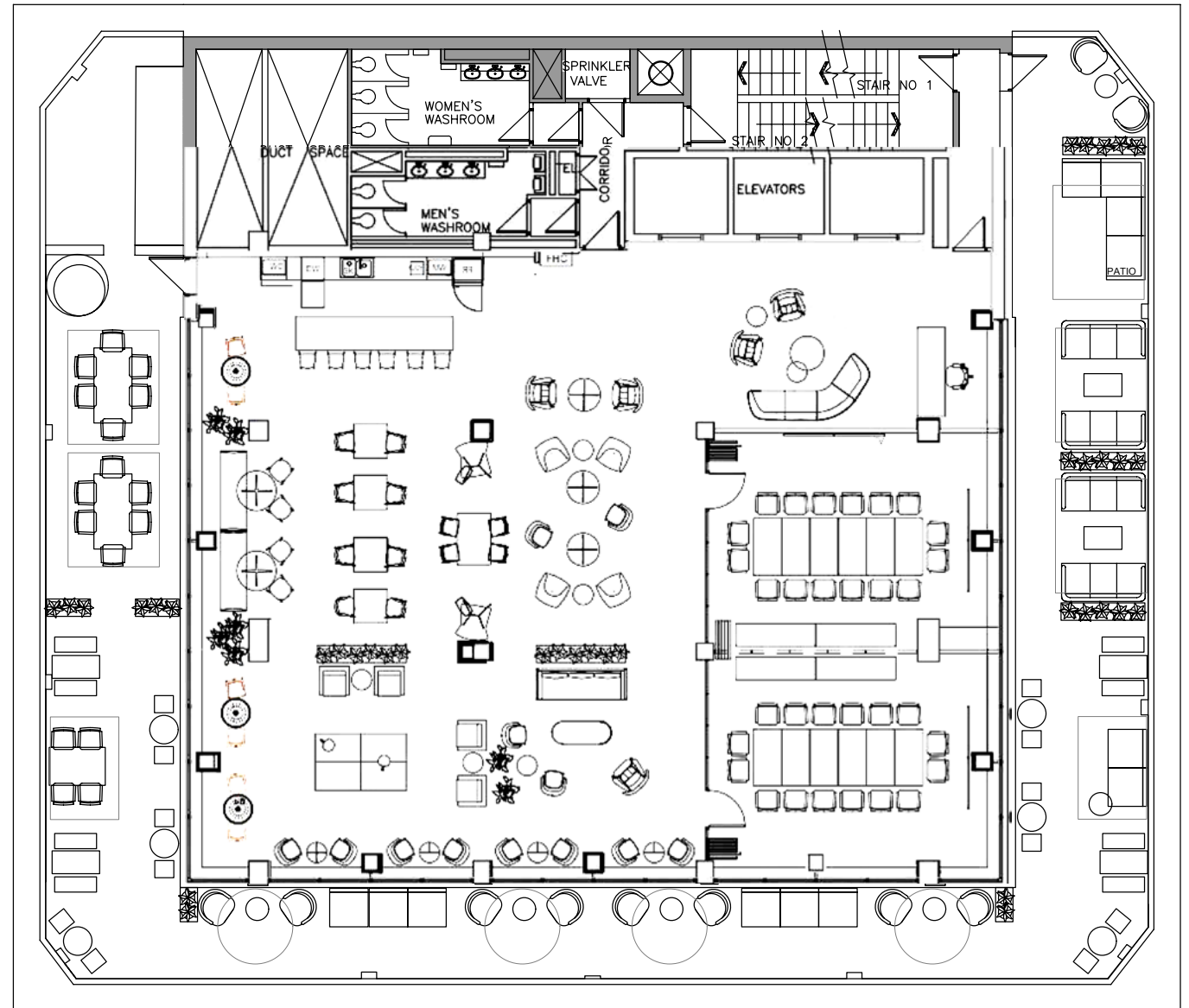
### Patio

- Exclusive Tenant Patio
- Lake Views
- Wifi Enabled
- Newly Renovated

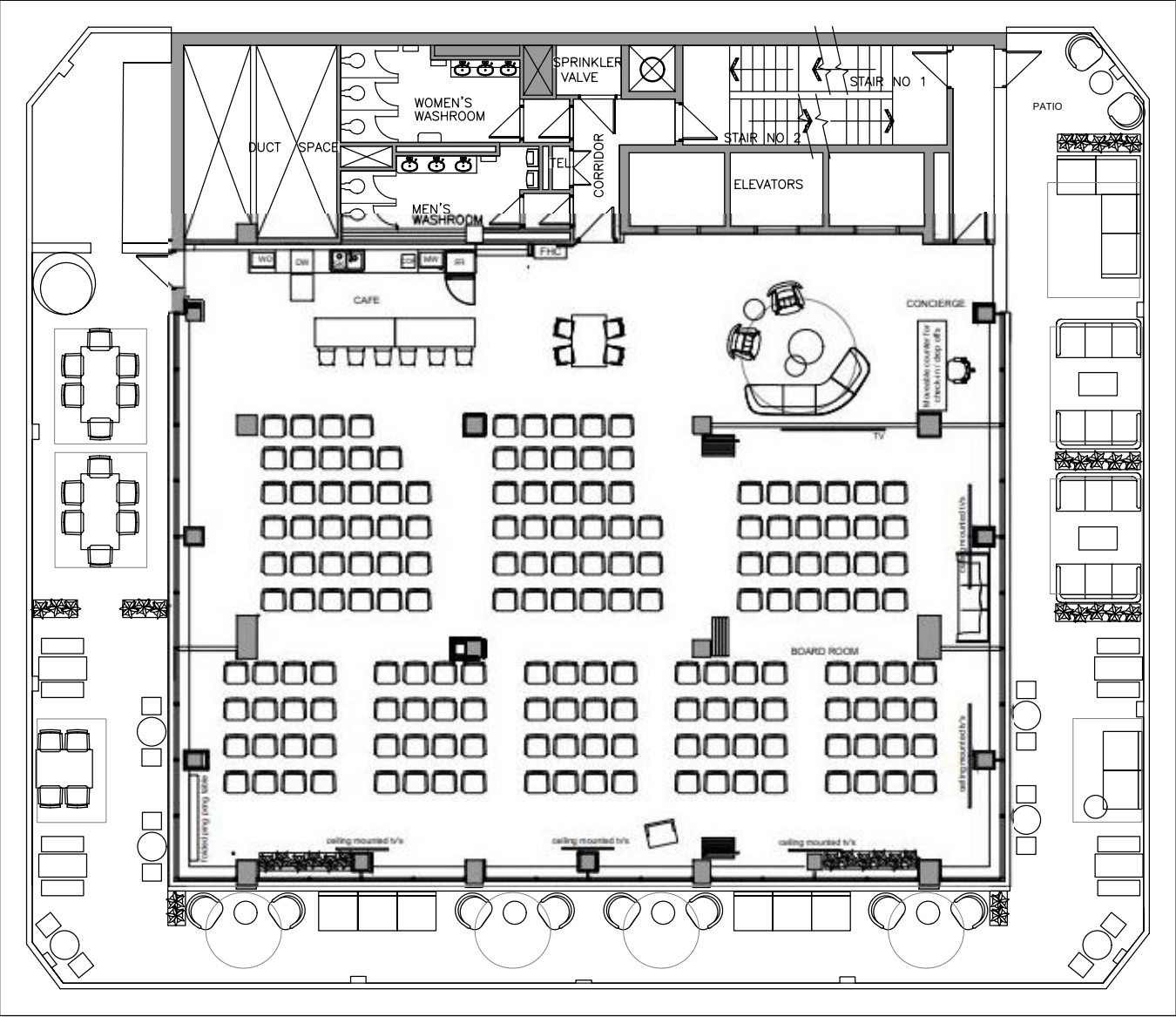
### Tenant Lounge/Conference Facility:

- Expected completion by Q2 2025
- Boardroom's for exclusive Tenant use with accordion doors for variety of configurations
- Tenant Kitchen & Lounge Space
- Ability for town hall space of the entire 12th floor, capacity for approx 150 people
- Concierge service/ dedicated community manager

## POTENTIAL LAYOUT A



POTENTIAL LAYOUT B





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