

# For Lease



## 2523 Yonge Street





Right-sized unit for lease in the heart of Midtown



# Property Details

2523 Yonge Street:	452 SF
Term:	5-10 years
Available:	Immediately
Net Rent:	Please contact listing agents
Additional Rent:	\$35.00 PSF (est. 2025)

# Highlights

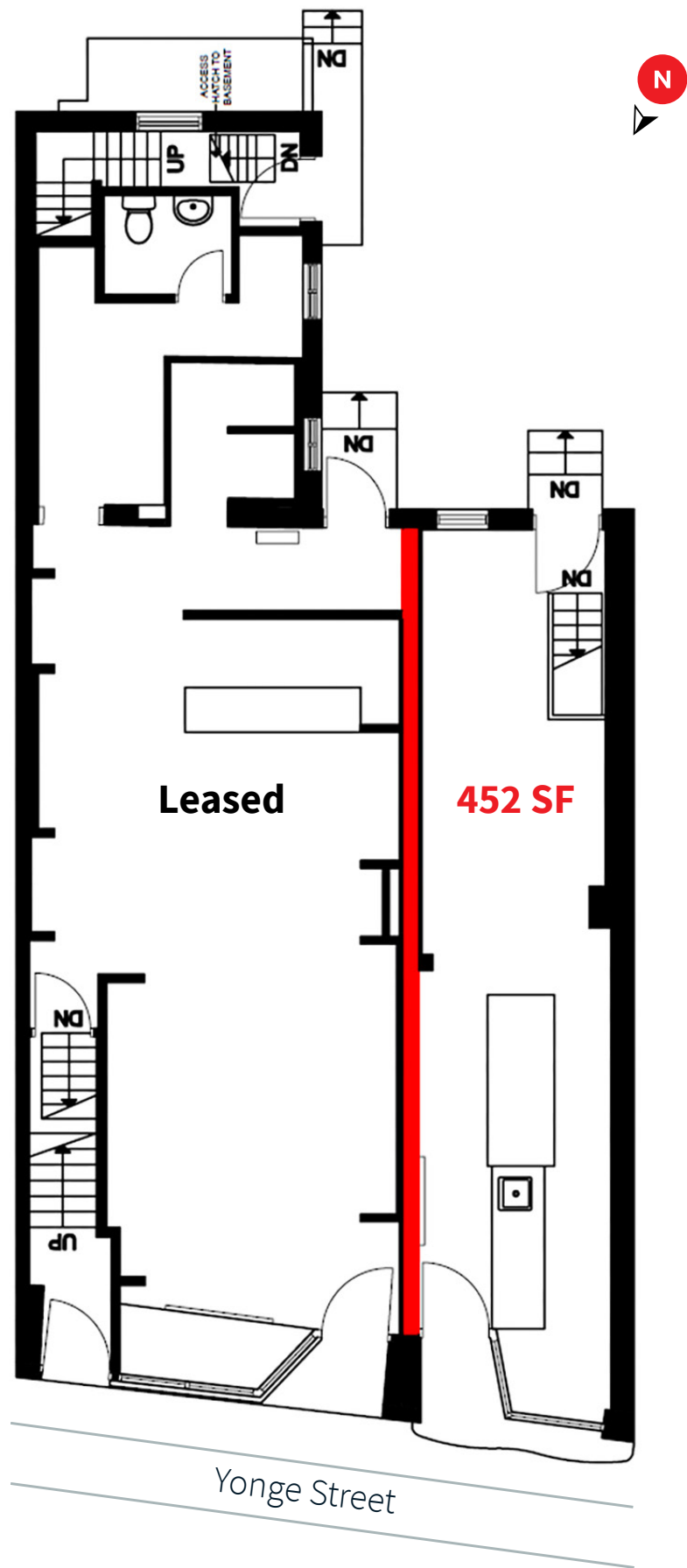
-  Premier location in the heart of Midtown.
-  Located in an area that is poised for continued growth with numerous commercial and residential condominium developments underway.
-  Neighbouring retailers include: Starbucks, Lululemon, BMO, STOCK, TD Bank, De Mello, Club Monaco.
-  Lower level space available for storage.
-  Located less than 200 meters from Eglinton TTC Station and newly constructed Eglinton Crosstown LRT.





Floor Plan

2523 Yonge Street: 452 SF





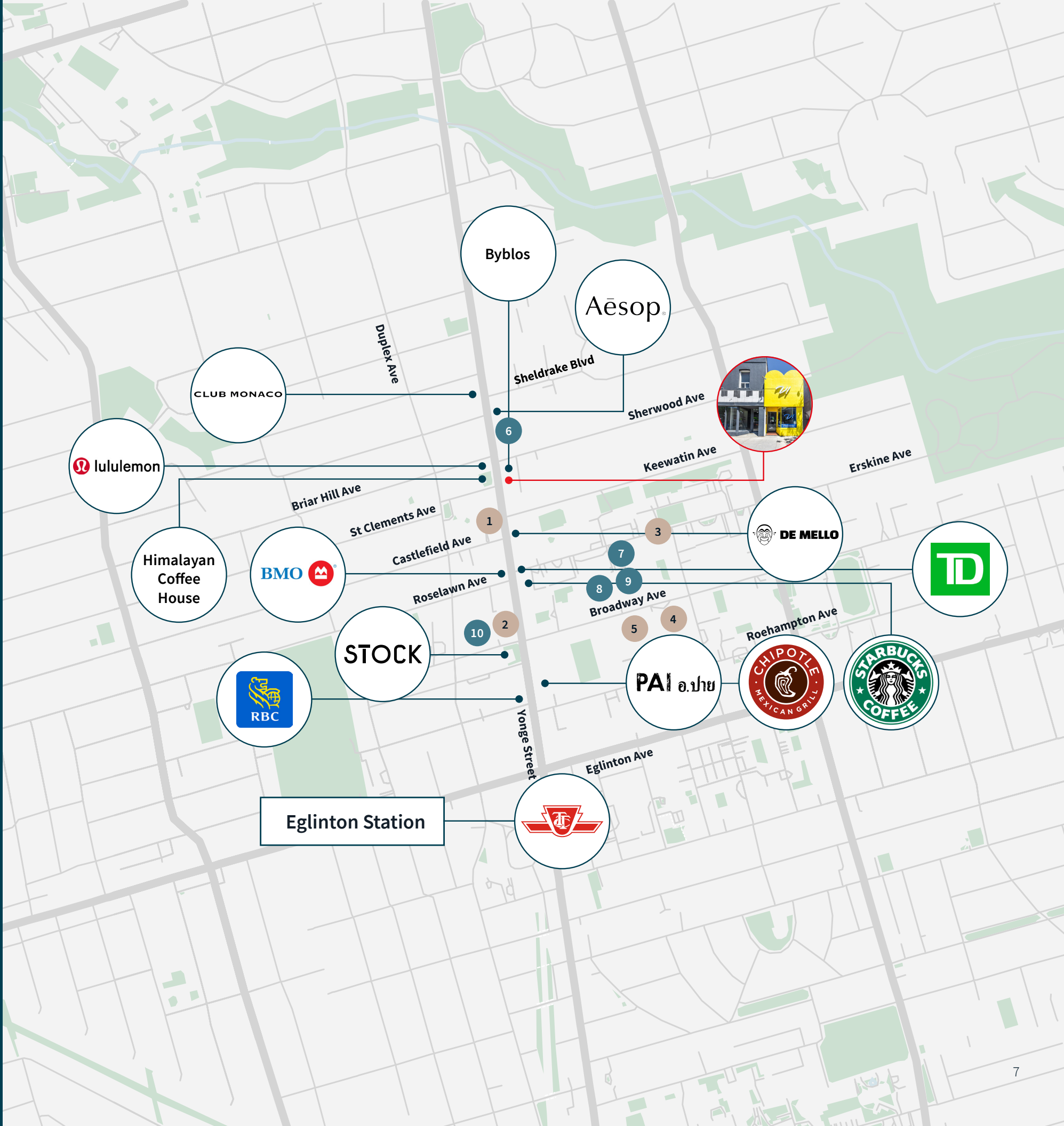
# Yonge and Eglinton Overview

Yonge and Eglinton thrives as one of Toronto’s most central and well-connected areas, earning the nickname “Yonge + Connected.” The node benefits from the presence of the Eglinton TTC subway stop on Line 1, which serves over 75,000 daily riders. Moreover, the forthcoming Eglinton Crosstown LRT expansion will further enhance connectivity, solidifying Yonge and Eglinton’s position as a prominent transportation hub for residents and visitors.

The exceptional connectivity has attracted developers, leading to an unparalleled boom in residential development at Yonge and Eglinton, surpassing other nodes in Toronto. Surrounded by affluent neighborhoods, Yonge and Eglinton serves as a vibrant center for trendy boutique stores, national retailers, hip bars, and restaurants. These establishments cater to the needs of families and young professionals, contributing to the area’s recognition as one of Toronto’s top places to live.

Nearby Active Developments	
1. The Capitol (2500 Yonge Street)	163 Units
2. Yonge / Roselawn (2400-2444 Yonge Street)	618 Units
3. AKRA Condos (109 Erskine Ave)	211 Units
4. 75 Broadway Avenue	336 Units
5. 65 Broadway Avenue	778 Units
Total 5 Active Projects Totaling	2,106 Units

Development Applications	
6. 2577 Yonge Street	13 Units
7. 77 Erskine Avenue	377 Units
8. 44 Broadway Avenue	412 Units
9. 66 Broadway Avenue	374 Units
10. 34 Montgomery Avenue	353 Units
Total 5 Pre-Construction Totaling	1,529 Units



## Contacts

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