



Penthouse
Amenity Space

INNOVATE AND COLLABORATE AT

48 Yonge St

FINANCIAL CORE BOUTIQUE OFFERING

New Floors Available

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



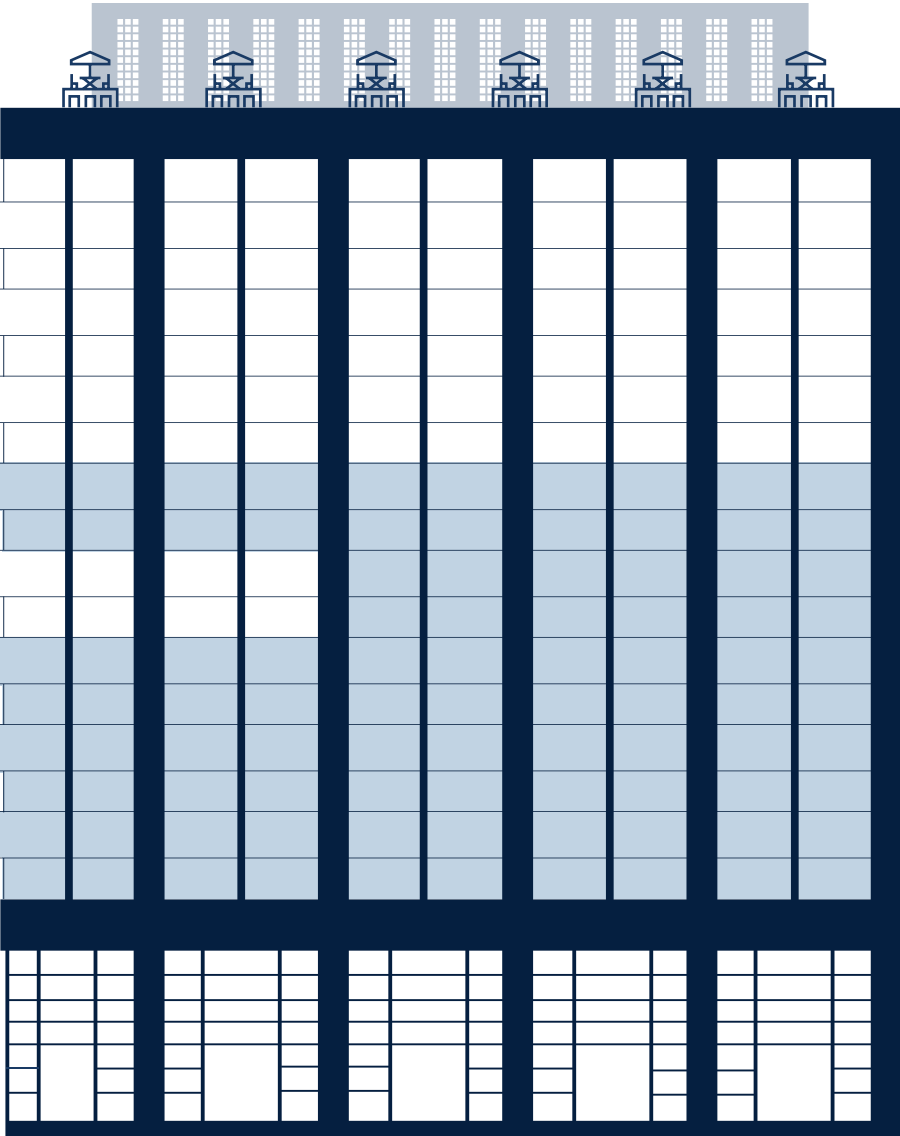
Showers



Bike
Storage



10%
Gross Up



Stacking Plan

Floor/ Suite		Size	Available	Condition
7th Floor		9,695 Sq. Ft.	LEASED	Ability to modify/Model Suite
Suite 620		3,866 Sq. Ft.	Immediate	Planned Model Suite
4th Floor	●	9,695 Sq. Ft.	Immediate	Turnkey Condition
3rd Floor	●	9,695 Sq. Ft.	February 1st, 2027	Turnkey Condition
2nd Floor	●	9,695 Sq. Ft.	Sept. 1st, 2026	Turnkey Condition
● 29,085 Sq. Ft. Contiguous BLOCK OPPORTUNITY				

Stats

Asking Rent: Call listing agents	2026 Add.Rent: \$25.50/PSF (Estimate)	Gross Up: 10%
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2nd Floor – Full Floor Opportunity

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

- 5 Meeting Rooms/Offices
- 1 Large Boardroom
- Lounge Space
- Open Concept Area
- Kitchenette



3rd Floor – Full Floor Opportunity

9,695 Sq. Ft. | Built Out | February 1st, 2027

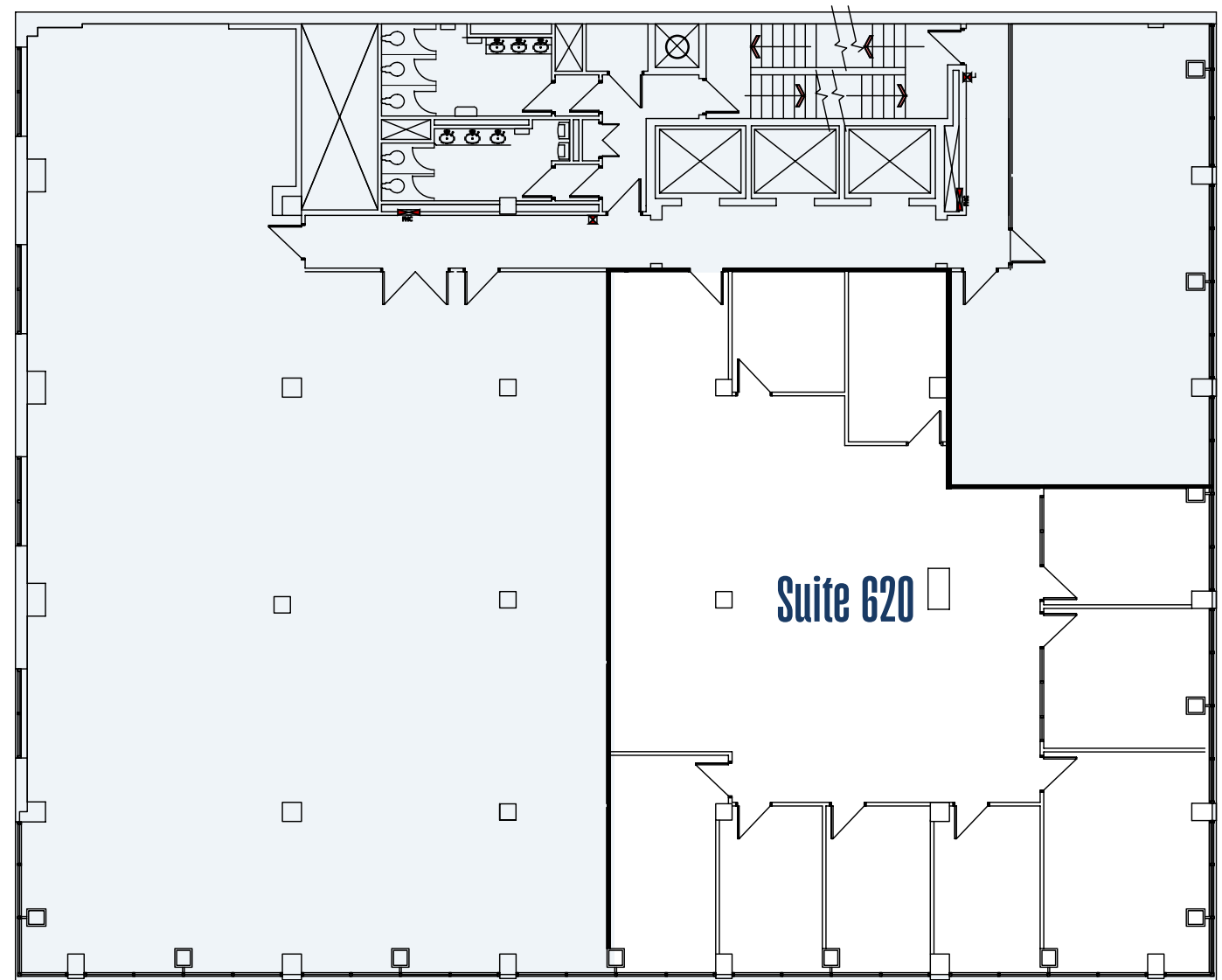
- 6 Meeting Rooms/Offices
- 1 Large Boardroom
- 3 Call Booths
- Open Concept
- Lounge Area
- Kitchenette



6th Floor – Suite 620

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

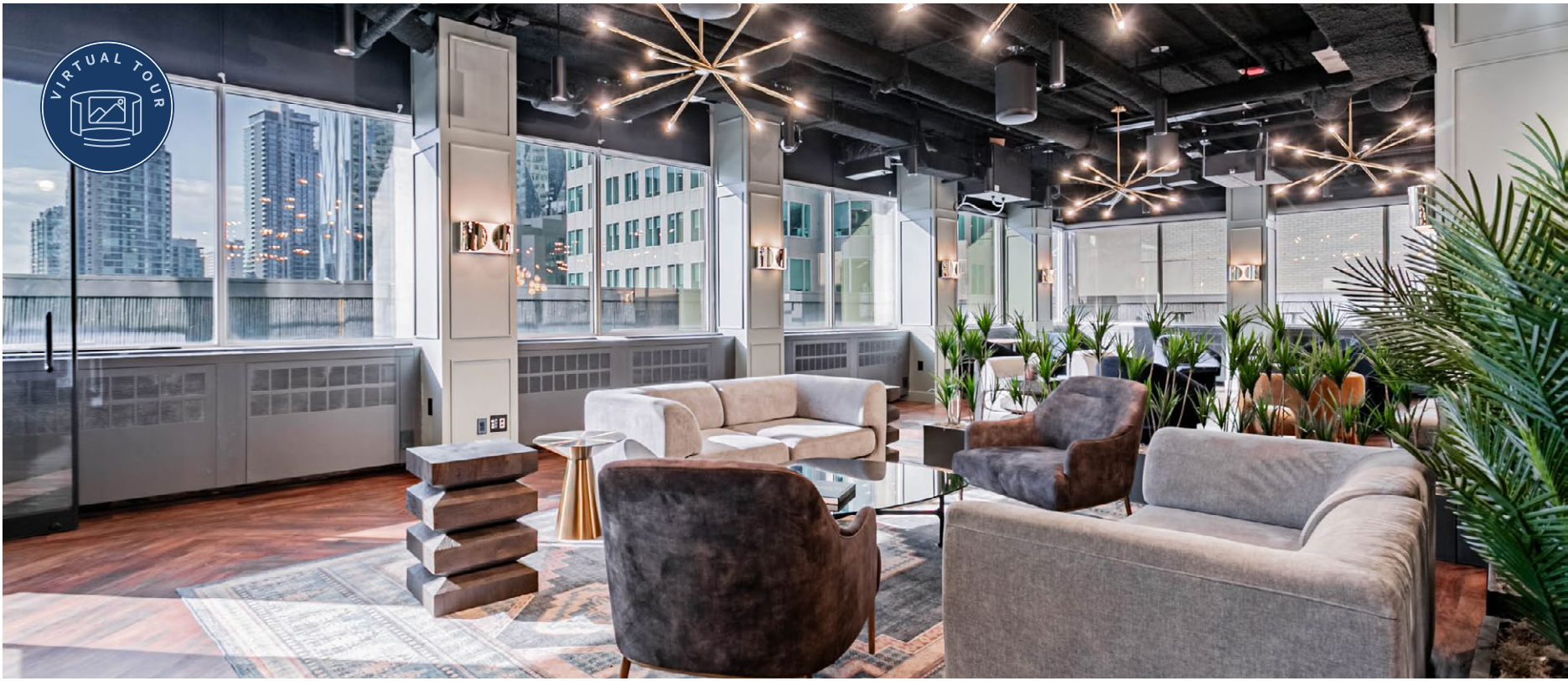
- Planned Model Suite
- Reception
- Kitchenette
- Exterior Offices
- Interior Open Area





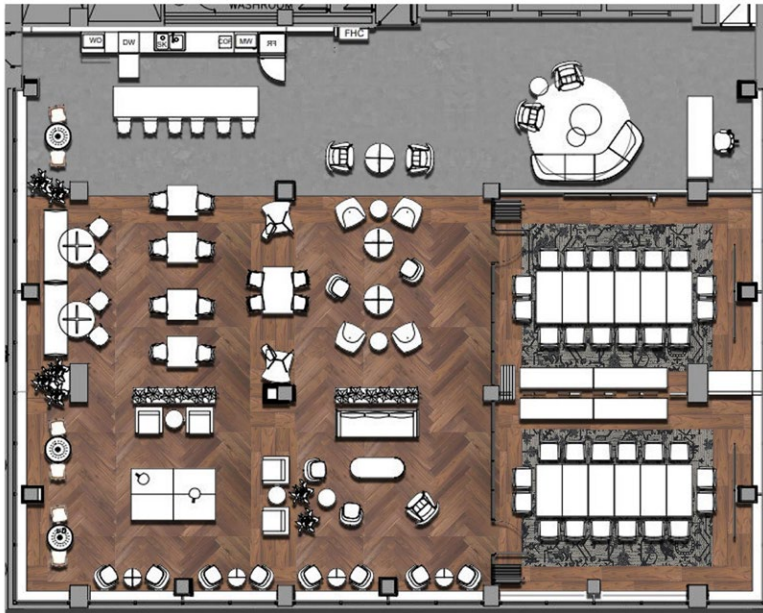
Penthouse Amenity Space





Penthouse Amenity Space

TENANT LOUNGE / CONFERENCE FACILITY



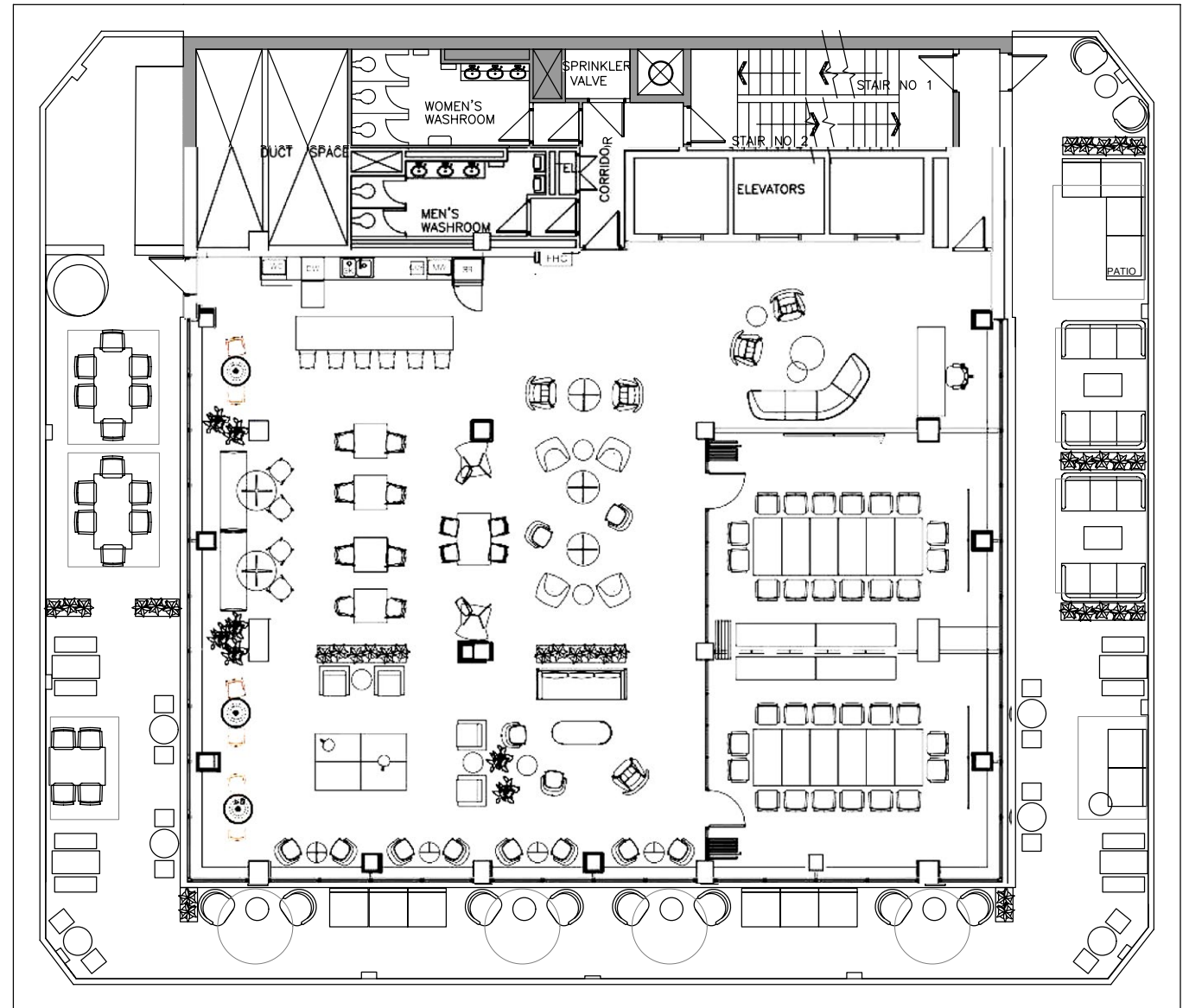
FLOORING REFERENCE

Patio

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

Tenant Lounge/Conference Facility:

- 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



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