

INNOVATE & COLLABORATE AT

48 YONGE ST

FINANCIAL CORE BOUTIQUE OFFERING



OVERVIEW

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**



**Penthouse Lounge/
Conference Facility**



**Renovated
Lobby**



Rooftop Patio



Showers



Bike Storage



10% Gross Up



o Penthouse Lounge

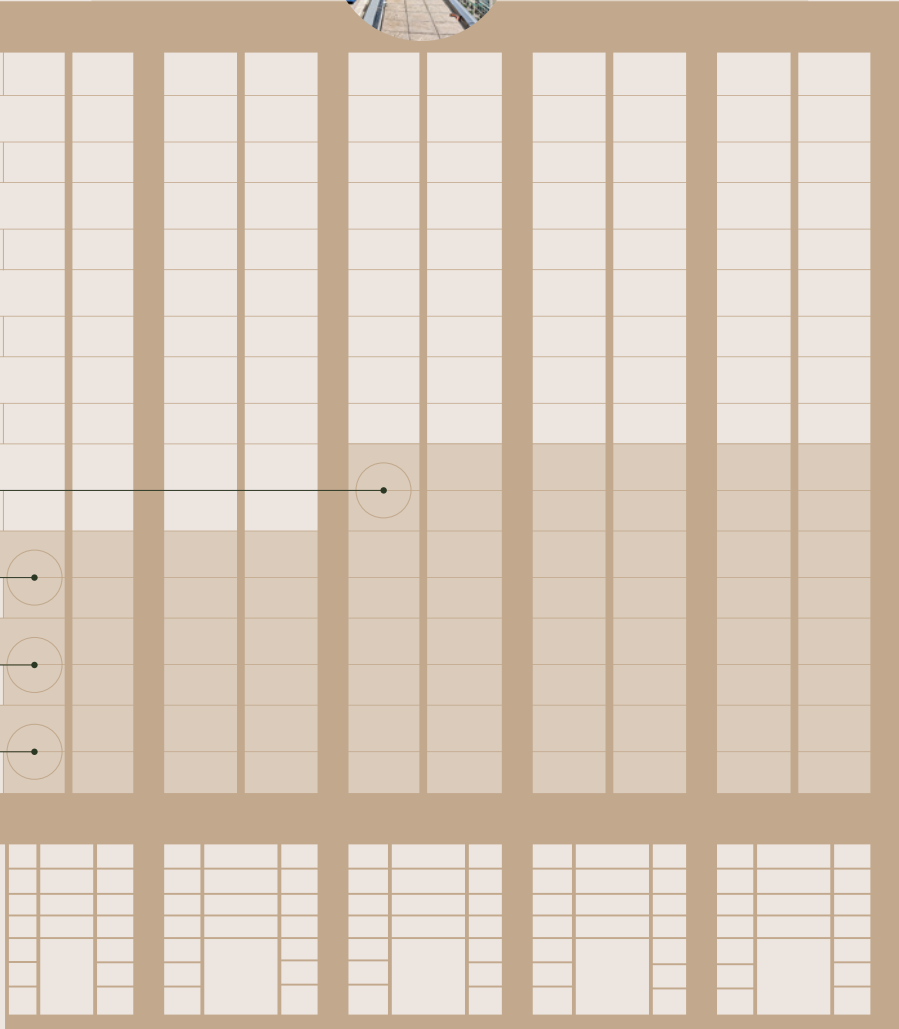
Stacking Plan

Asking Rent Call listing agents	2026 Add. Rent \$25.50/PSF (Estimate)	Gross Up 10%
------------------------------------	--	-----------------

SUITE 620	3,866 sf	Immediate	Planned Model Suite	FLOORPLAN
4TH FLOOR	9,695 sf	Immediate	Turnkey Condition	FLOORPLAN
3RD FLOOR	9,695 sf	February 1st, 2027	Turnkey Condition	FLOORPLAN
2ND FLOOR	9,695 sf	Immediate	Turnkey Condition	FLOORPLAN

CONTIGUOUS BLOCK OPPORTUNITY
29,085 sf

Rooftop
Patio



AVAILABILITIES

2nd Floor

9,695 sf
Available Size

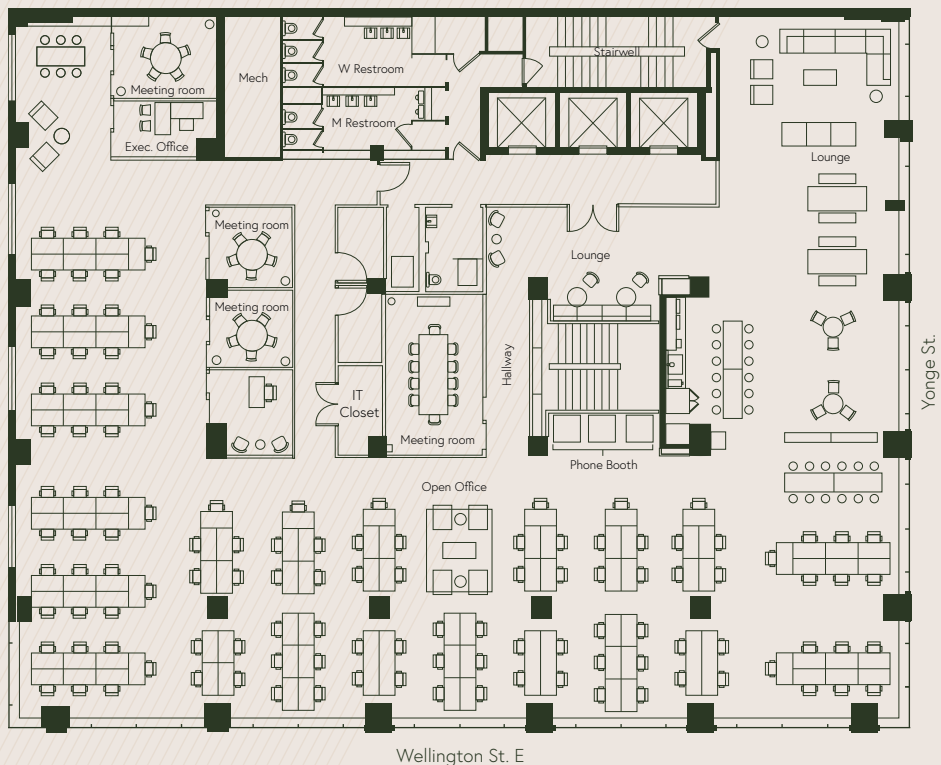
FULL FLOOR

Turnkey
Condition

Immediate
Availability

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

[BACK TO ALL AVAILABILITIES](#)



AVAILABILITIES

3rd Floor

9,695 sf
Available Size

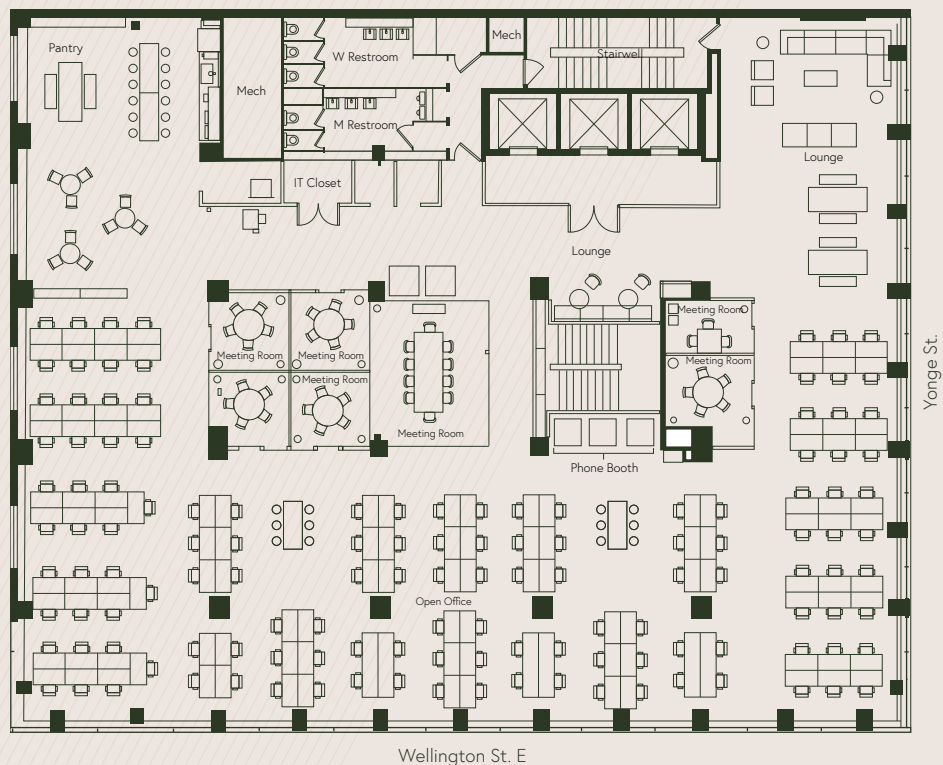
Turnkey
Condition

Feb 1, 2027
Availability

FULL FLOOR

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

[BACK TO ALL AVAILABILITIES](#)



AVAILABILITIES

4th Floor

9,695 sf
Available Size

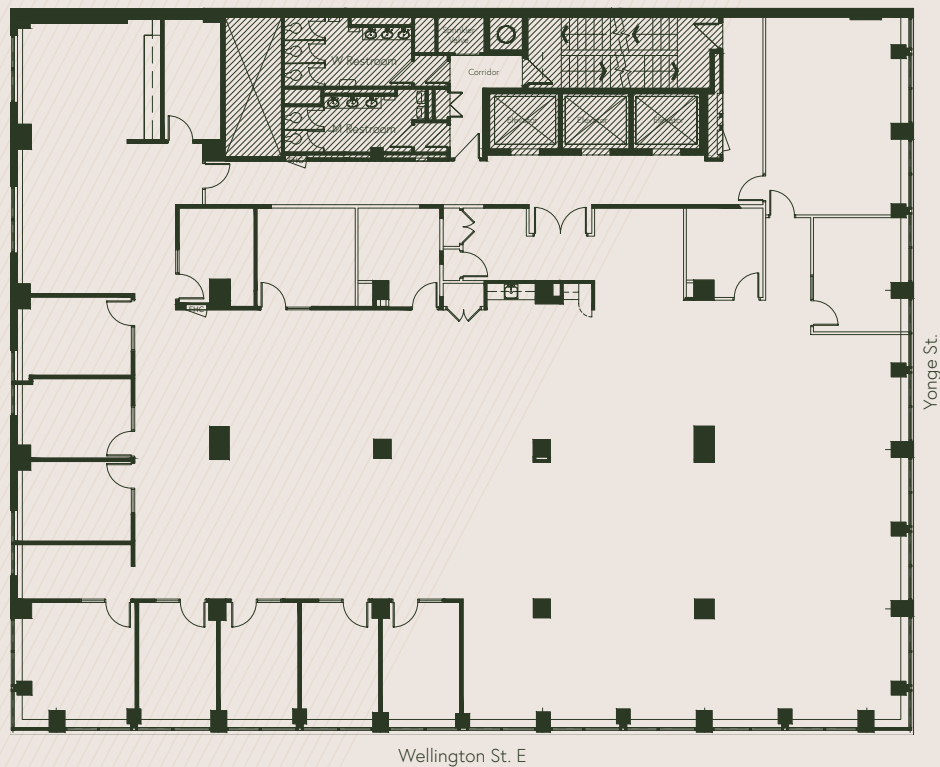
FULL FLOOR

Turnkey
Condition

Immediate
Availability

- ✓ Large Boardroom
- ✓ Exterior Offices
- ✓ Open Concept Space
- ✓ Kitchen

[BACK TO ALL AVAILABILITIES](#)



AVAILABILITIES

Suite 620

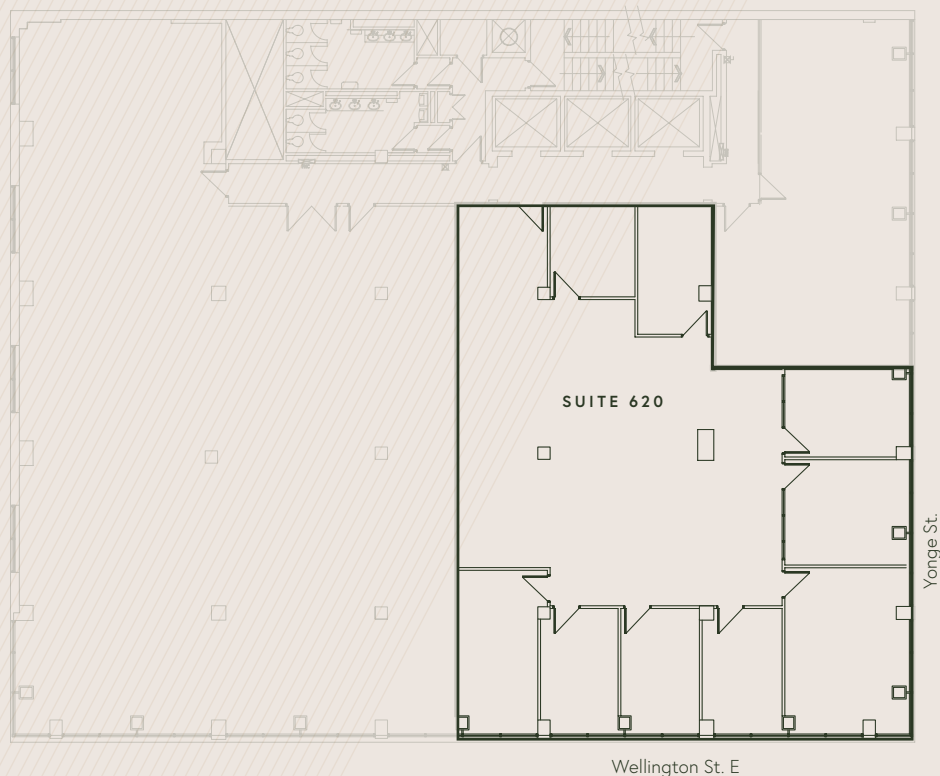
3,866 sf
Available Size

Planned Model Suite
Condition

Immediate
Availability

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

[BACK TO ALL AVAILABILITIES](#)



DESIGN YOUR WORKSPACE

Existing layout shown. Full build-to-suit customization is available for incoming tenants.

12TH FLOOR

Penthouse Amenity Space



360° VIRTUAL TOUR

8

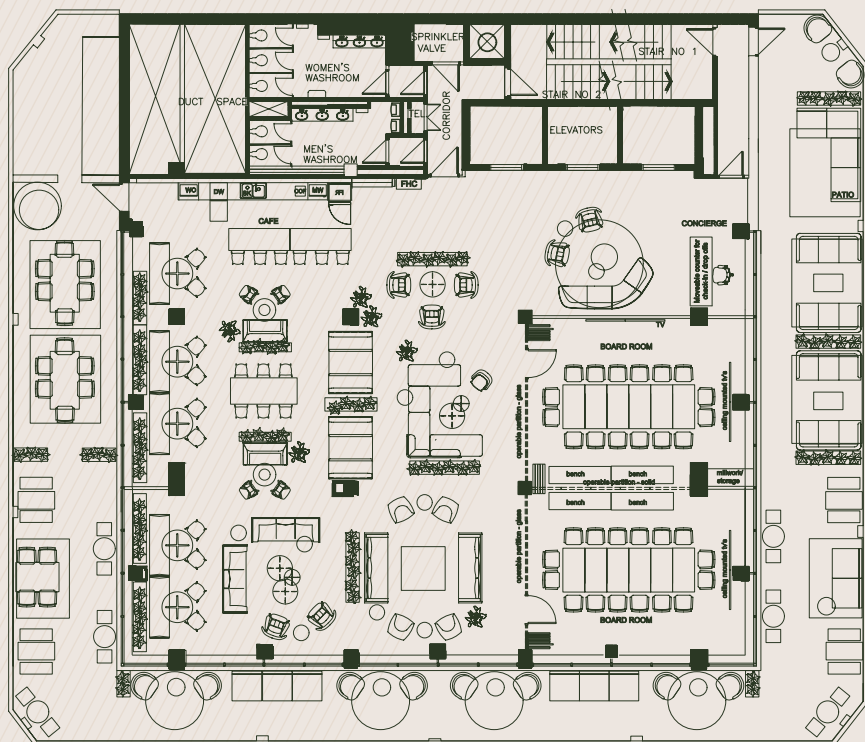


Penthouse Amenity Space

Patio

Tenant Lounge

Conference Facility



PATIO

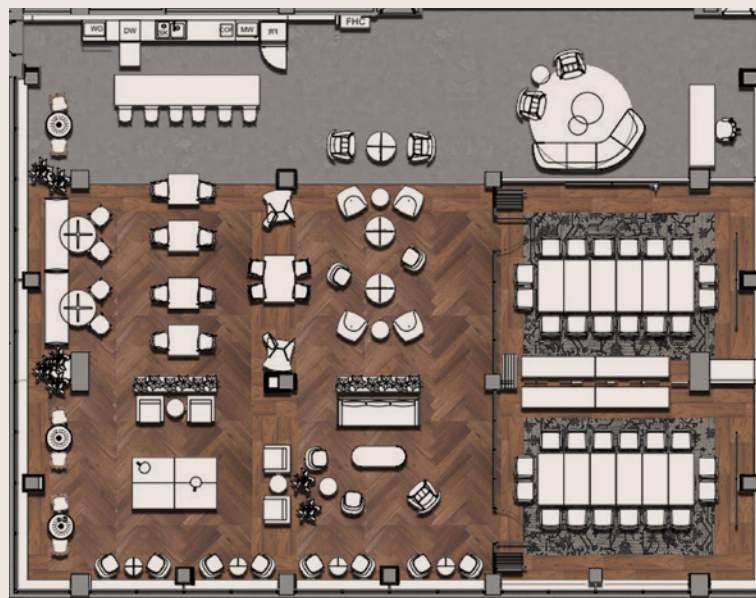
- ✓ Exclusive Tenant Patio
- ✓ Lake Views
- ✓ Wifi Enabled
- ✓ Newly Renovated

TENANT LOUNGE/ CONFERENCE FACILITY

- ✓ Boardrooms 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

360° VIRTUAL TOUR

Flooring Reference



Unmatched Location

ENTERTAINMENT

- 1 The Rec Room
- 2 Ripley's Aquarium
- 3 Hockey Hall of Fame
- 4 Meridian Hall
- 5 Four Seasons Centre for the Performing Arts
- 6 Princess of Wales Theatre
- 7 Royal Alexandra Theatre

SHOPPING

- 8 St. Lawrence Market
- 9 CF Toronto Eaton Centre
- 10 Gateway Newstands
- 11 Winners
- 12 Rexall
- 13 Shoppers Drug Mart
- 14 Metro
- 15 No Frills
- 16 Circle K

RESTAURANTS

- 17 King Taps
- 18 Cactus Club Cafe
- 19 Kellys Landing
- 20 Chotto Matte
- 21 Sansotei Ramen
- 22 Convivium Dining Community
- 23 Cantina Mercatto
- 24 Real Sports Bar & Grill
- 25 JOEY
- 26 Edna + Vita
- 27 Jump Restaurant
- 28 The Old Spaghetti Factory

CAFÉS

- 29 Bready Cafe
- 30 NEO Coffee Bar
- 31 Vereda Central Coffee Roasters
- 32 Cafe Landwer
- 33 Starbucks
- 34 Coffee At Carltons
- 35 Dineen Coffee Co.
- 36 % Arabica Toronto Union Station
- 37 Pigeon Espresso Bar
- 38 Mos Mos Coffee
- 39 Lovejoy Bar Café
- 40 Tim Hortons

100
Walk Score

100
Transit Score

92
Bike Score



INNOVATE & COLLABORATE AT

48 YONGE ST

SEAN CLINE*

Senior Vice President

sean.cline@jll.com

+1 647 920 2113

KATE KARIS*

Associate

kate.karis@jll.com

+1 647 464 5033

jll.com

Although information contained herein has been obtained from sources deemed reliable, the owner, Jones Lang LaSalle Real Estate Services, Inc. ("JLL Canada"), and/or their representatives, brokers or agents make no guarantees as to the accuracy of the information contained herein, and offer the property/portfolio without express or implied warranties of any kind. The property/portfolio may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement.

© 2026 JLL Canada. All rights reserved. *Sales Representative

