

World Class Retail For Lease

340 Yonge Street
Toronto





The Thornton-Smith Building is the Historic of Toronto

PLEASE CONTACT:

Graham Smith*

Senior Vice President
+1 416 855 0914
Graham.Smith@am.jll.com

Brandon Gorman**

Senior Vice President
+1 416 855 0907
Brandon.Gorman@am.jll.com

Matthew Marshall*

Sales Associate
+1 416 238 9925
Matthew.Marshall@am.jll.com

*Sales Representative. **Broker.

© 2022 Jones Lang LaSalle Real Estate Services, Inc. All Rights Reserved.

THE THORNTON-SMITH BUILDING

A Century of World Class Retailers

4,600 SF of ground floor retail in the historic Thornton-Smith building on Toronto's famous Yonge Street

Key Highlights

Demographics, location and character well suited for a broad range of technology, apparel, entertainment and services retailers

Street front exposure on Yonge Street providing direct access to millions of residents and tourists annually

Experiential marketing opportunities available in the exquisite Aperture Room, a world class event venue in The Thornton-Smith Building





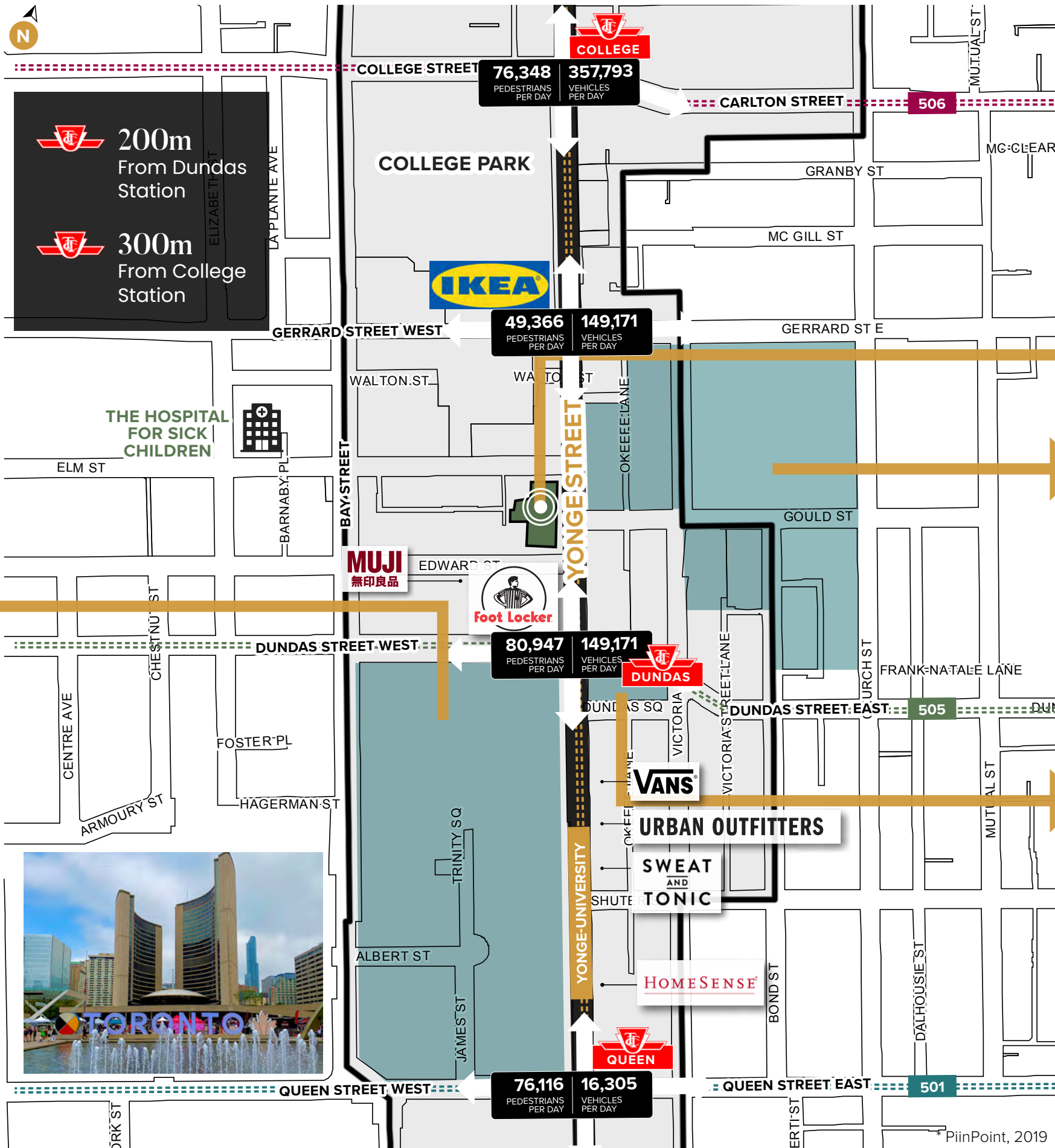
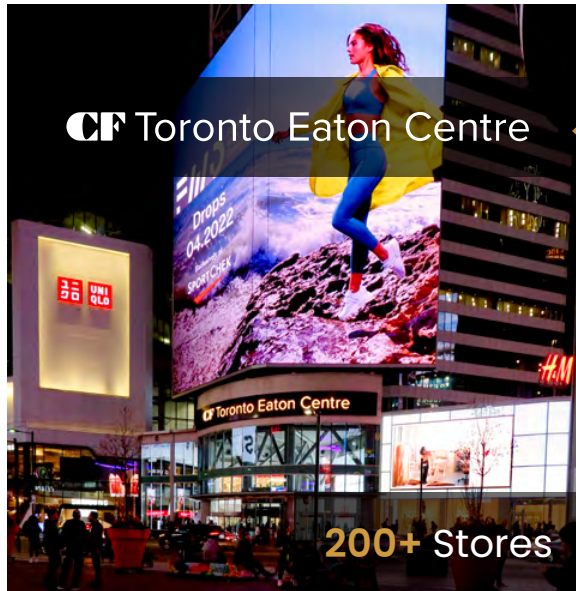
Leasing Details

Ground Floor:	+/- 4,611 SF
Lower Level:	+/- 2,055 SF
Available:	July 1, 2023
Term:	5-10 years
Net Rent:	Please Contact Listing Agents
Additional Rent (est. 2022):	\$197,000 / per annum

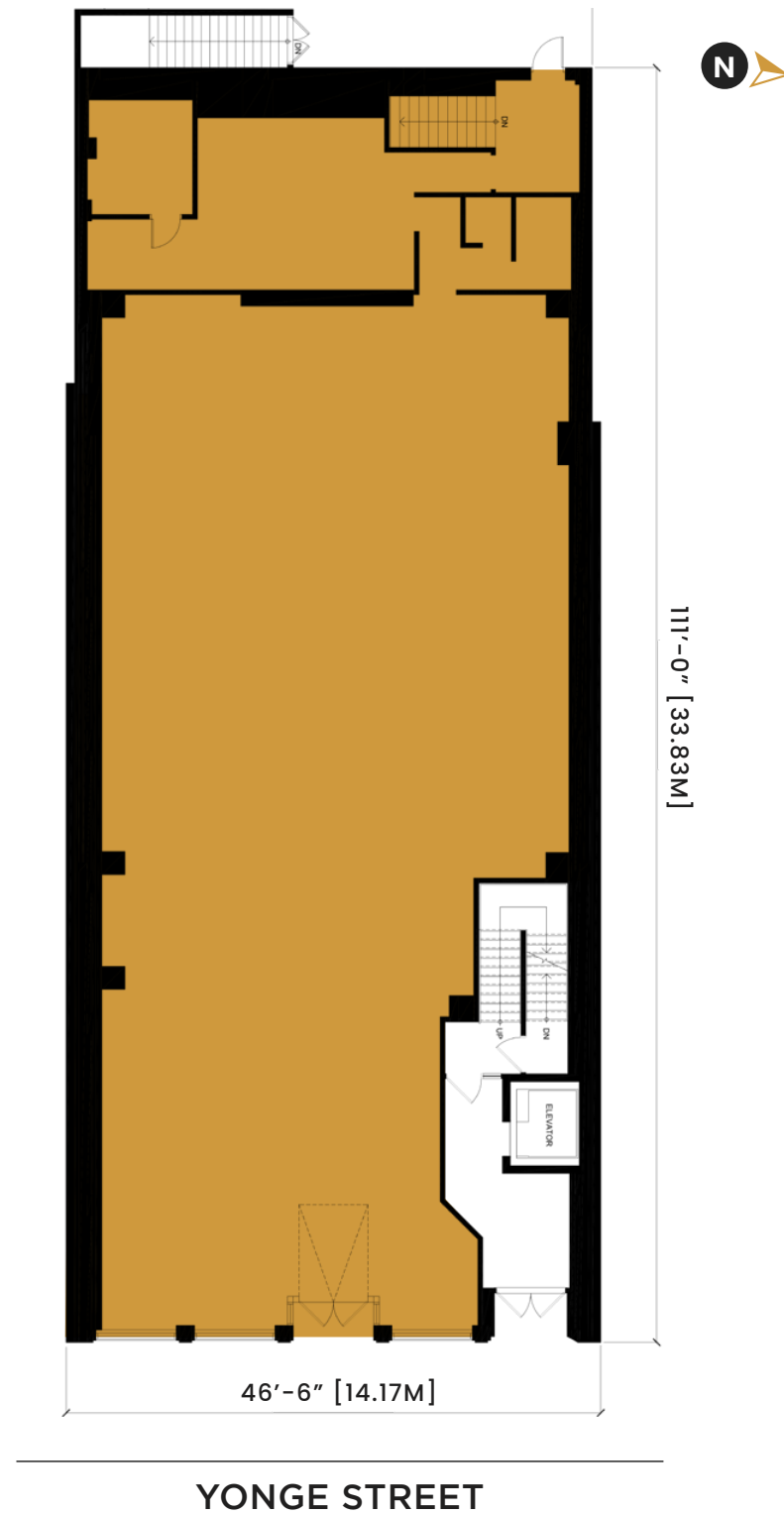
Key Features

- Perfect location one block north of Yonge-Dundas Square and Toronto Eaton Centre and across from Toronto Metropolitan University campus
- Character retail with 45 FT frontage on Yonge Street
- Fully updated and impeccably maintained
- Column free retail layout with high ceilings

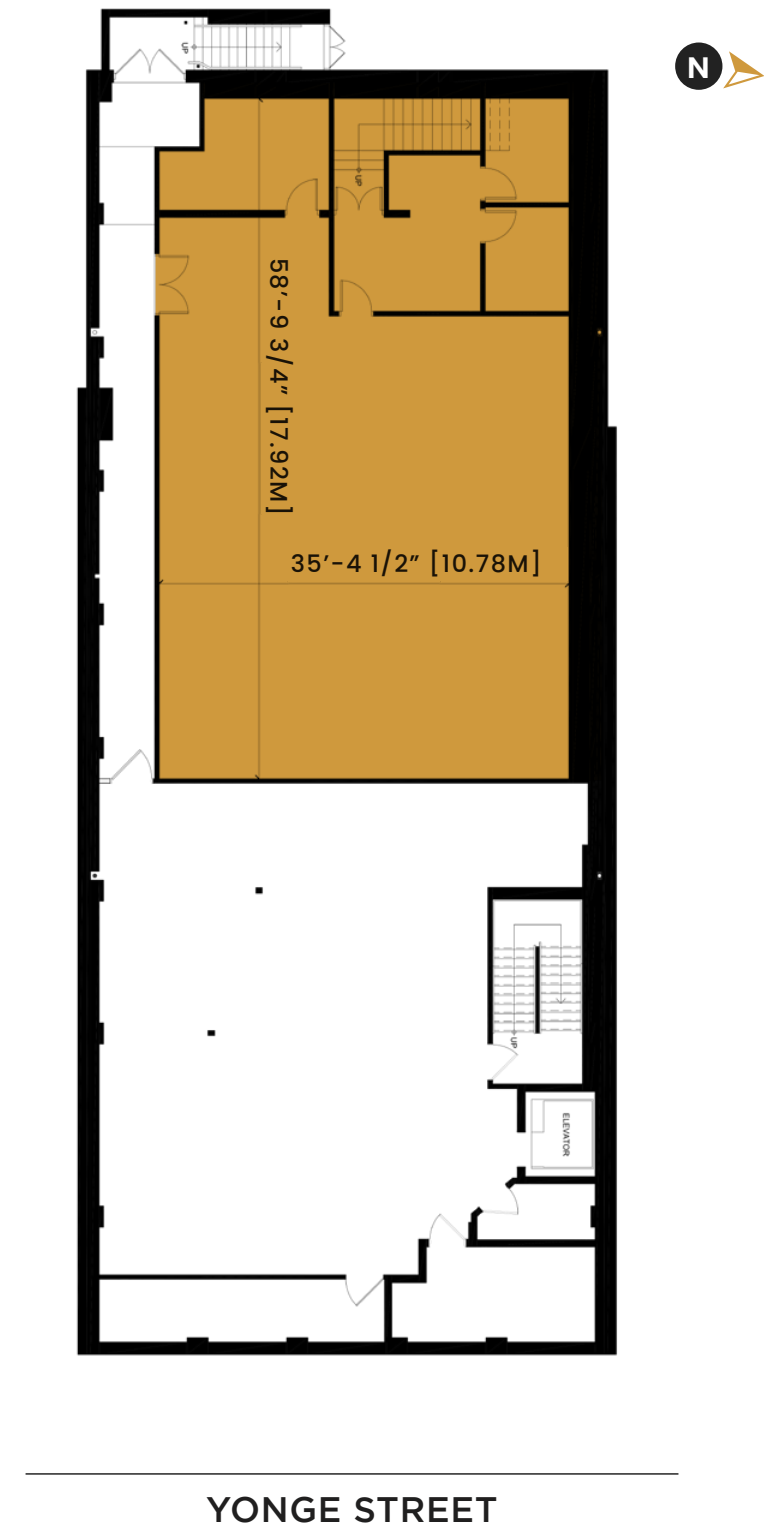
Yonge Street Retailers



Floor Plan



Ground Floor | 4,611 SF



Lower Level | 2,055 SF

Demographics



228,571

Total Population



642,003

Daytime Population



22%

Growth Rate
(2016-2021)



34.9

Median Age



\$114,470

Average
Household Income

Within 2km Radius
Statistics Canada, 2022

Toronto's most vibrant neighbourhood

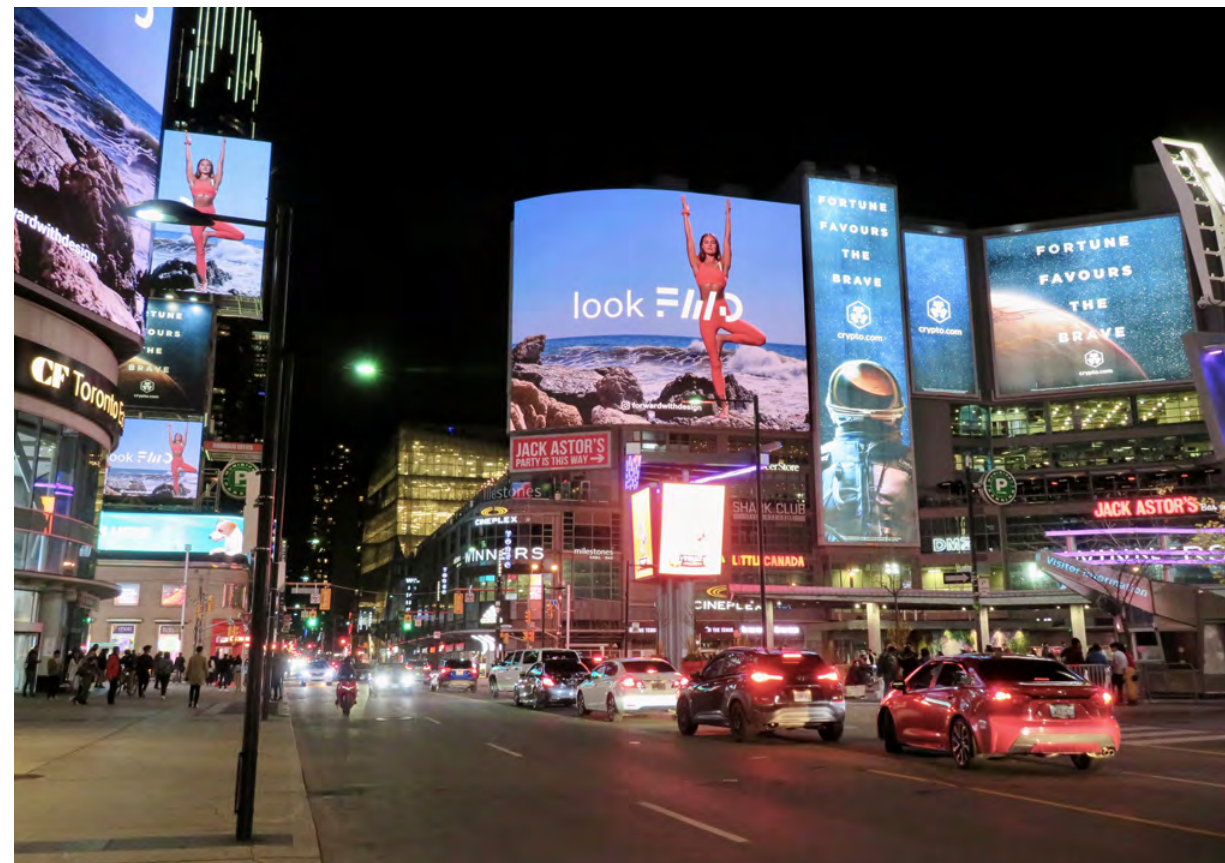
Offering a broad range of international retailers, live entertainment, festivals, attractions, and restaurants.

Unparalleled access to TTC subway stations and streetcars.

Significant development and population growth with over 15,000 units under construction or in planning.



North America's 4th Largest City



+/- 38M
Total Annual
Pedestrians

At Yonge & Dundas Intersection*



+/- 6M
Total Annual
Vehicles

At Yonge & Dundas Intersection*



+/- 27M
Total Annual
Passengers

At Dundas Station*

* Toronto Transit Commission, 2018.



Experience the History of Yonge Street

The award winning Thornton-Smith building was designed in 1921 by internationally renowned architect - John M. Lyle.

Experience the Magic of Yonge Street

Inspire your customers in the Aperture Room, an heirloom to times past and a hidden gem in the heart of Toronto.



A Rare Opportunity in a Toronto Landmark on Iconic Yonge Street

340 Yonge Street
Toronto

THE THORNTON-SMITH BUILDING
340 YONGE STREET, TORONTO



FOR MORE INFORMATION, PLEASE CONTACT:

Graham Smith*

Senior Vice President
+1 416 855 0914
Graham.Smith@am.jll.com

Brandon Gorman**

Senior Vice President
+1 416 855 0907
Brandon.Gorman@am.jll.com

Matthew Marshall*

Sales Associate
+1 416 238 9925
Matthew.Marshall@am.jll.com

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2022 Jones Lang LaSalle IP, Inc. All rights reserved. **Broker. *Sales Representative. **Broker.

