



YONGE STREET

TORONTO, ON

GWL REALTY
ADVISORS



* Conceptual Rendering

SIGNATURE RETAIL OPPORTUNITIES

33 Yonge Street is an incredible opportunity to lease ground floor retail space in a landmark building that connects two of Toronto's most remarkable locations - the Financial District and the historic St. Lawrence neighborhood.



**443 SF -
2,487 SF**

Ground Floor
Retail Space



14 FT

Ceiling Heights



75M+ SF

Office Space In
Immediate Area



* Conceptual Rendering

DEMOGRAPHICS

33 YONGE STREET

| | PRIMARY | SECONDARY | GREATER |
|--|-----------|-----------|-----------|
| DAYTIME POPULATION | 42,047 | 254,034 | 296,081 |
| MEDIAN AGE | 36.9 | 35.4 | 35.6 |
| TOTAL HOUSEHOLDS | 4,226 | 23,760 | 27,986 |
| AVERAGE HH INCOME | \$152,730 | \$136,991 | \$139,368 |
| TOTAL EXPENDITURE (PER HOUSEHOLD) | \$152,743 | \$135,199 | \$137,848 |

Source: Statistics Canada, 2021



PRIMARY

7,174

POPULATION



SECONDARY

40,664

POPULATION



GREATER

120,557

POPULATION





BLOOR-YONGE
6 Minutes

BLOOR-DANFORTH
6 Minutes

VIA RAIL
6 Minutes

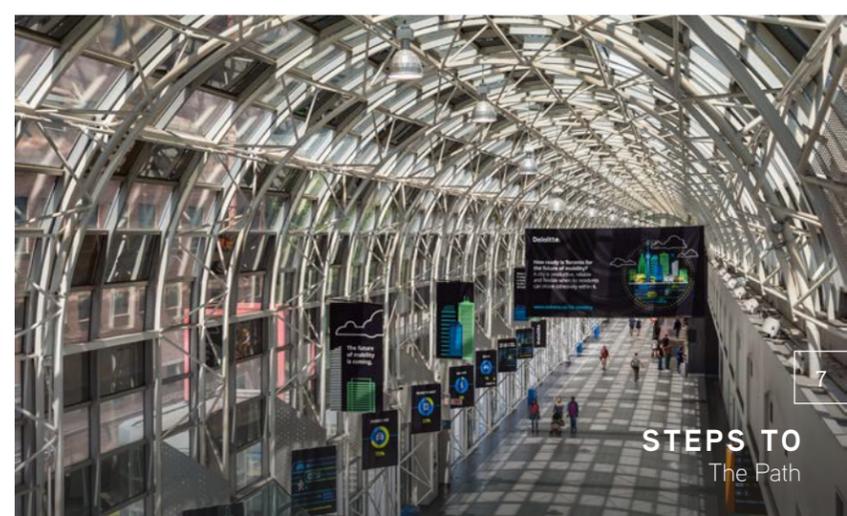
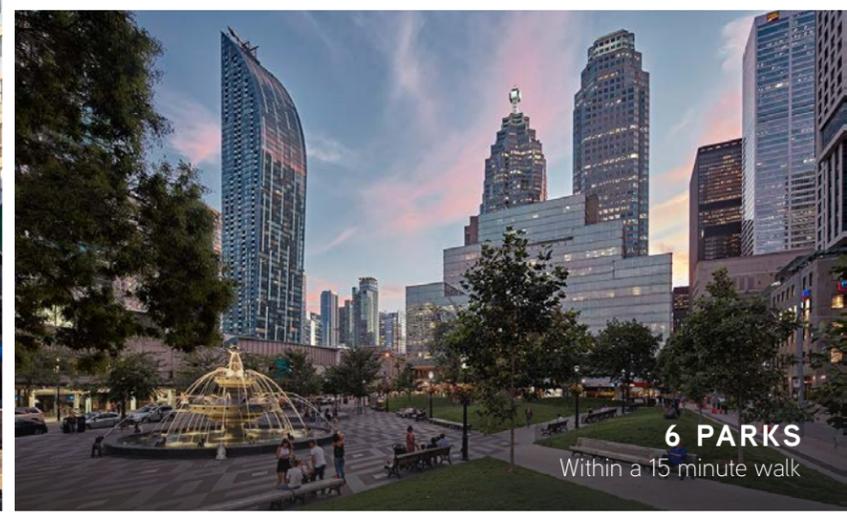
GO TRANSIT
6 Minutes

504 KING
5 Minutes

509 SPADINA
6 Minutes

501 QUEEN
10 Minutes

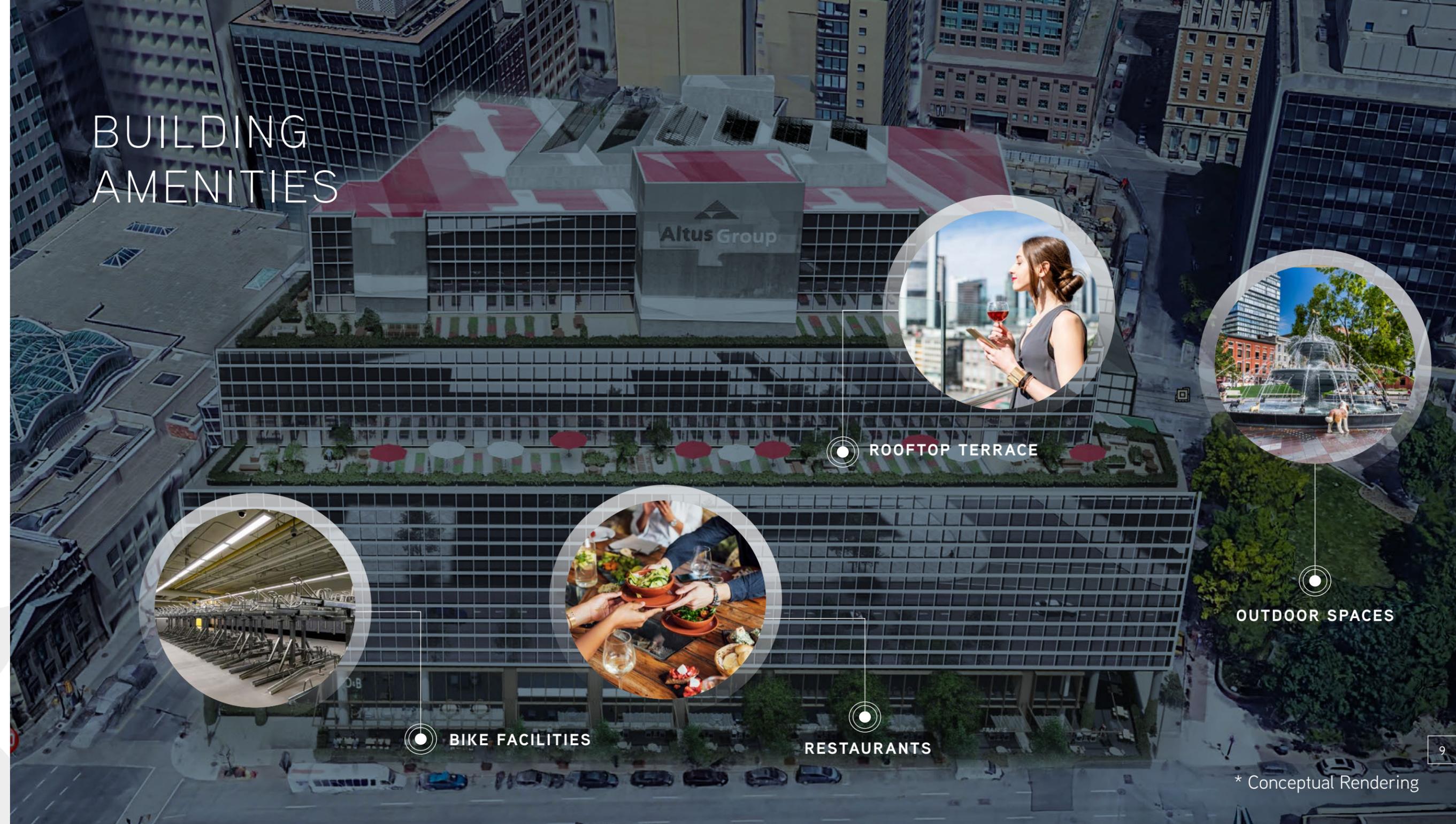
UNION PEARSON EXPRESS
6 Minutes



PROPERTY HIGHLIGHTS

- Premium retail space located at the base of a 515,236 SF LEED Gold Certified office complex
- “AAA” location spanning an entire city block with unmatched exposure to Yonge Street, Front Street West, and Wellington Street West
- Flexible size offering with units ranging from 443 SF - 2,487 SF
- Patio Potential
- Traffic drivers include Union Station, Hockey Hall of Fame, St. Lawrence Market, Toronto Eaton Centre, Meridian Hall and many more

BUILDING AMENITIES



ROOFTOP TERRACE

OUTDOOR SPACES

BIKE FACILITIES

RESTAURANTS

* Conceptual Rendering

RETAIL PLAN



UNITS 105-108 & 112

443 - 2,487 SF

- Right-sized units
- Patio potential
- Overlooking Berczy Park

PROPERTY DETAILS

33 YONGE STREET

| | | | |
|-----------|--------|-----------|---------|
| UNIT 100: | LEASED | UNIT 106: | 807 SF* |
| UNIT 101: | LEASED | UNIT 107: | 783 SF* |
| UNIT 102: | LEASED | UNIT 108: | 897 SF* |
| UNIT 104: | LEASED | UNIT 110: | LEASED |
| UNIT 105: | 443 SF | UNIT 112: | LEASED |

* Can be leased together or separately

| | |
|------------------------|-------------------------------|
| TERM: | 5-10 years |
| AVAILABLE: | Immediately |
| NET RENT (PSF): | Please Contact Listing Agents |
| ADDITIONAL RENT (PSF): | \$23.38 (est. 2023) |

33 YONGE STREET

PROPERTY

| | |
|-------------------------------------|--------------------------|
| YEAR BUILT | 1982 |
| TOTAL GROSS AREA OF PROPERTY | 515,236 SF |
| SUSTAINABILITY | LEED® Gold Certification |

PARKING

| | |
|---------------------------|------------------|
| UNDERGROUND STALLS | 298 |
| UNDERGROUND RATIO | 1 space/2,500 SF |

AMENITIES

| | |
|---|-----|
| CONCIERGE | Yes |
| BICYCLE STORAGE/ LOCKERS/SHOWERS | P1 |

ACCESS

| | |
|--|--------------------------|
| PUBLIC TRANSIT | Yes |
| DIRECT SUBWAY ACCESS | N. 1 block to TTC (King) |
| BARRIER-FREE ACCESS TO BUILDING | Yes |
| BARRIER-FREE ACCESS TO WASHROOM | Yes |



* Conceptual Rendering



YONGE STREET

TORONTO, ON

FOR MORE INFORMATION, PLEASE CONTACT:

BRANDON GORMAN**

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

GRAHAM SMITH*

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

MATTHEW MARSHALL*

Sales Associate
+1 416 238 9925
Matthew.Marshall@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. ©2023 Jones Lang LaSalle IP, Inc. All rights reserved. **Broker. *Sales Representative.

