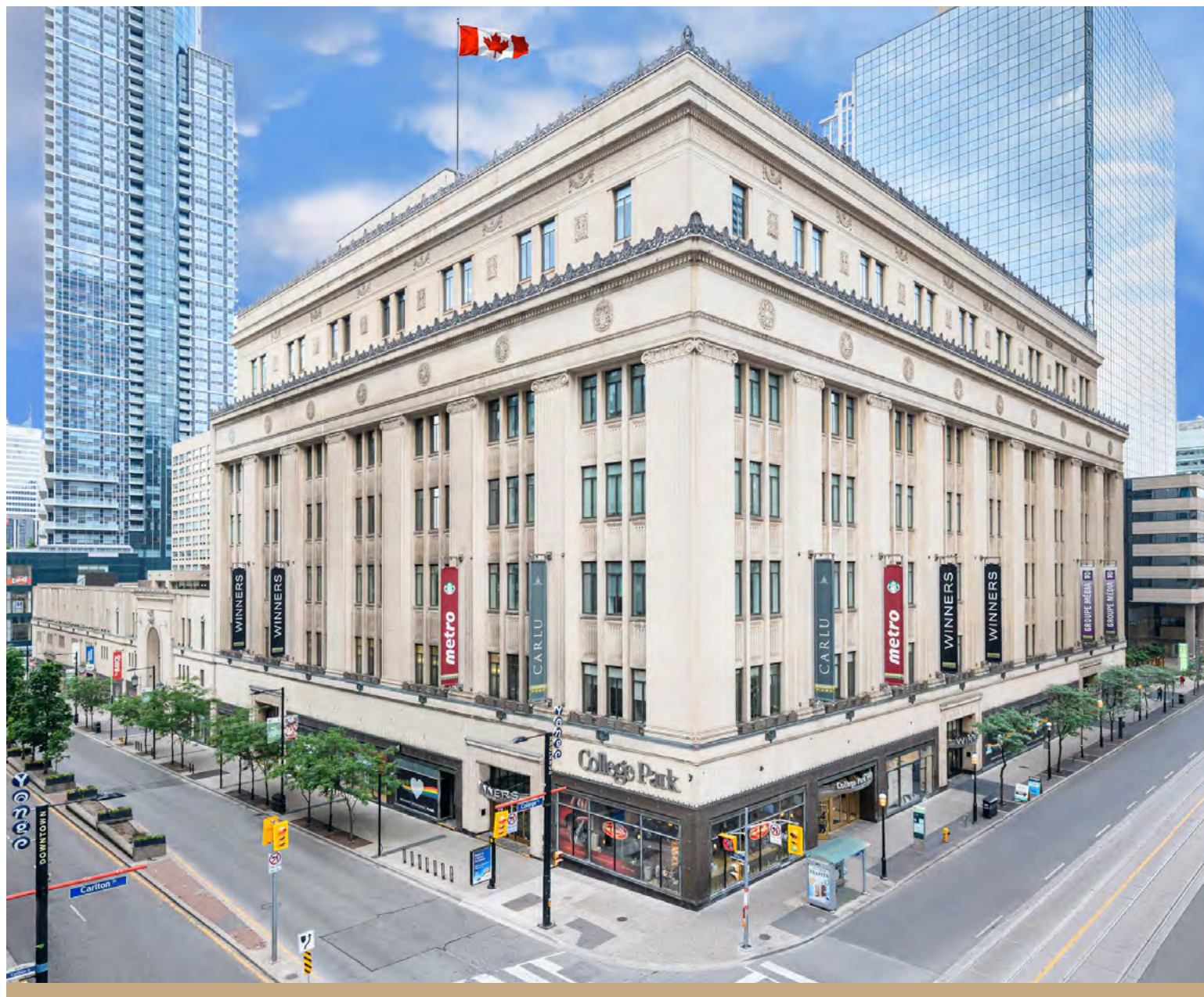


# College Park

## 444 YONGE STREET



LANDMARK FOOD COURT OPPORTUNITIES







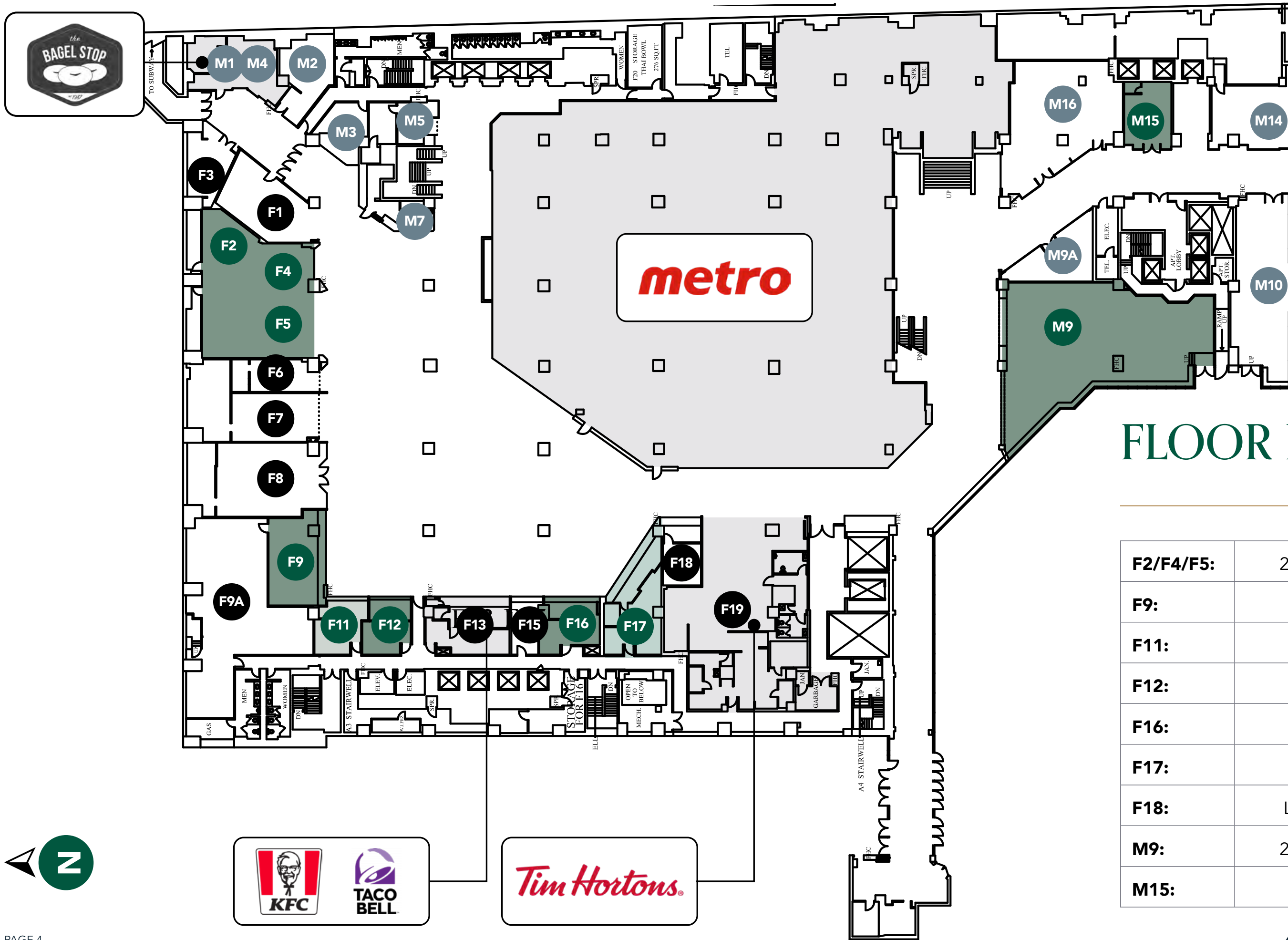
# PROPERTY DETAILS

LOWER LEVEL:	334 SF - 2,968 SF
AVAILABLE:	Immediately
TERM:	5-7 years
NET RENT:	Please Contact Listing Agents
ADDITIONAL RENT:	\$63.97 PSF (est. 2023)

# HIGHLIGHTS

- Located at the base of College Park, one of Toronto's most historic buildings
- Property features over 450,000 SF of office and retail space
- Direct connection to College Station on the Yonge Subway Line
- Anchored by Metro and Planet Fitness with a substantial office population and dense residential base in the immediate area
- Recently renovated food court units ranging from 334 SF to 2,968 SF
- Proximity to major office complexes, hotels, theatres, and shops, including the 3.5M SF Toronto Eaton Centre





# FLOOR PLAN

<b>F2/F4/F5:</b>	2,150 SF
<b>F9:</b>	660 SF
<b>F11:</b>	347 SF
<b>F12:</b>	334 SF
<b>F16:</b>	441 SF
<b>F17:</b>	731 SF
<b>F18:</b>	LEASED
<b>M9:</b>	2,968 SF
<b>M15:</b>	395 SF



# AREA OVERVIEW

Located on the southwest corner of Yonge & College, College Park falls within the Downtown Yonge node, encompassing over 4 million square feet of retail space as well as a significant office and residential base.

College Park is directly connected to College Station on the Yonge Line and within minutes, passengers can reach Union Station and Bloor-Yonge Station, two of the city's most prominent transit hubs.



88

Walk Score



100

Transit Score

## DEMOGRAPHICS0.5km



Population

28,113



Daytime Population

38,534



Growth Rate (Next 5 Years)

14%



Avg. Household Income

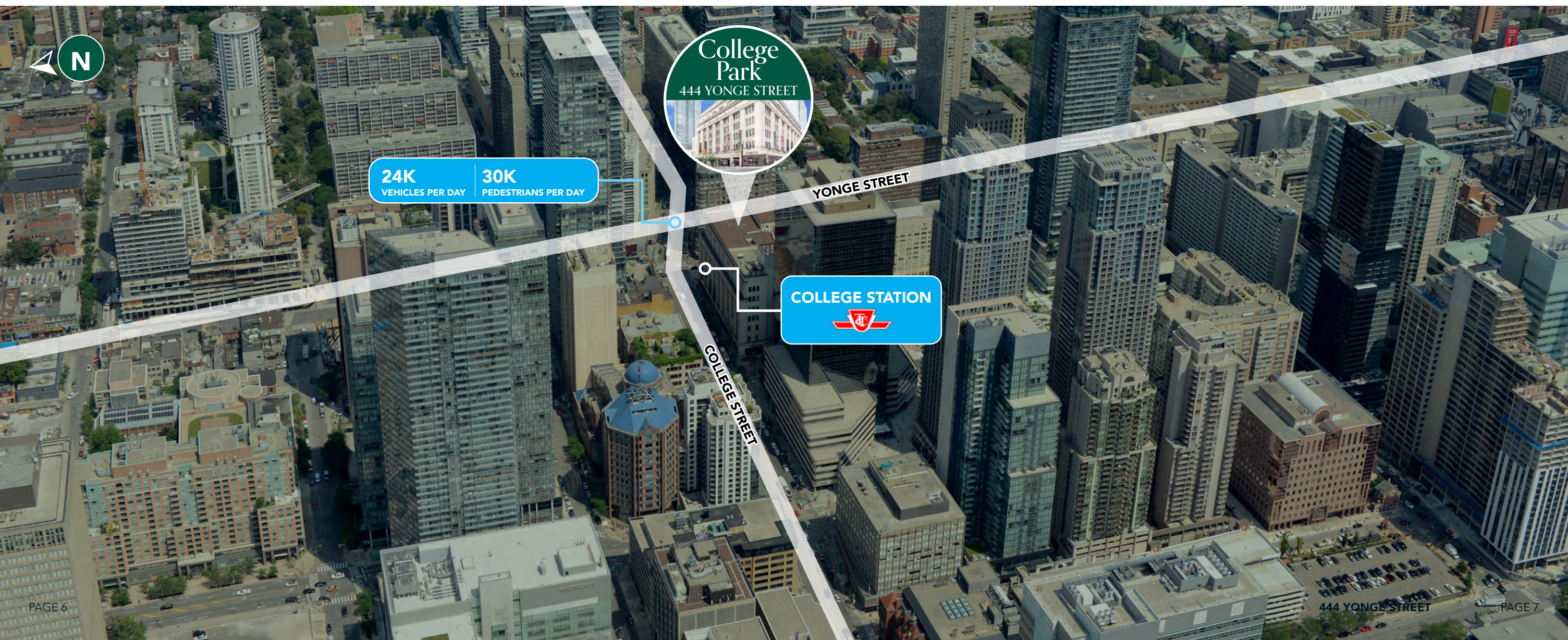
\$90,099



Median Age

32.5

Source: Statistics Canada, 2023





# College Park

## 444 YONGE STREET

### LANDMARK FOOD COURT OPPORTUNITIES

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