



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.



**434 SF -
10,124 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





33 YONGE STREET

ROGERS CENTRE

FIRST CANADIAN PLACE

SCOTIA PLAZA

BROOKFIELD PLACE

BAY-ADELAIDE CENTRE

SCOTIABANK ARENA



BERCZY PARK

ST. LAWRENCE MARKET

GARDINER EXPRESS WAY

FRONT STREET EAST

WELLINGTON STREET EAST

KING STREET EAST

ADELAIDE STREET EAST



BLOOR-YONGE
6 Minutes



BLOOR-DANFORTH
6 Minutes



VIA RAIL
6 Minutes



GO TRANSIT
6 Minutes

504

KING
5 Minutes

509

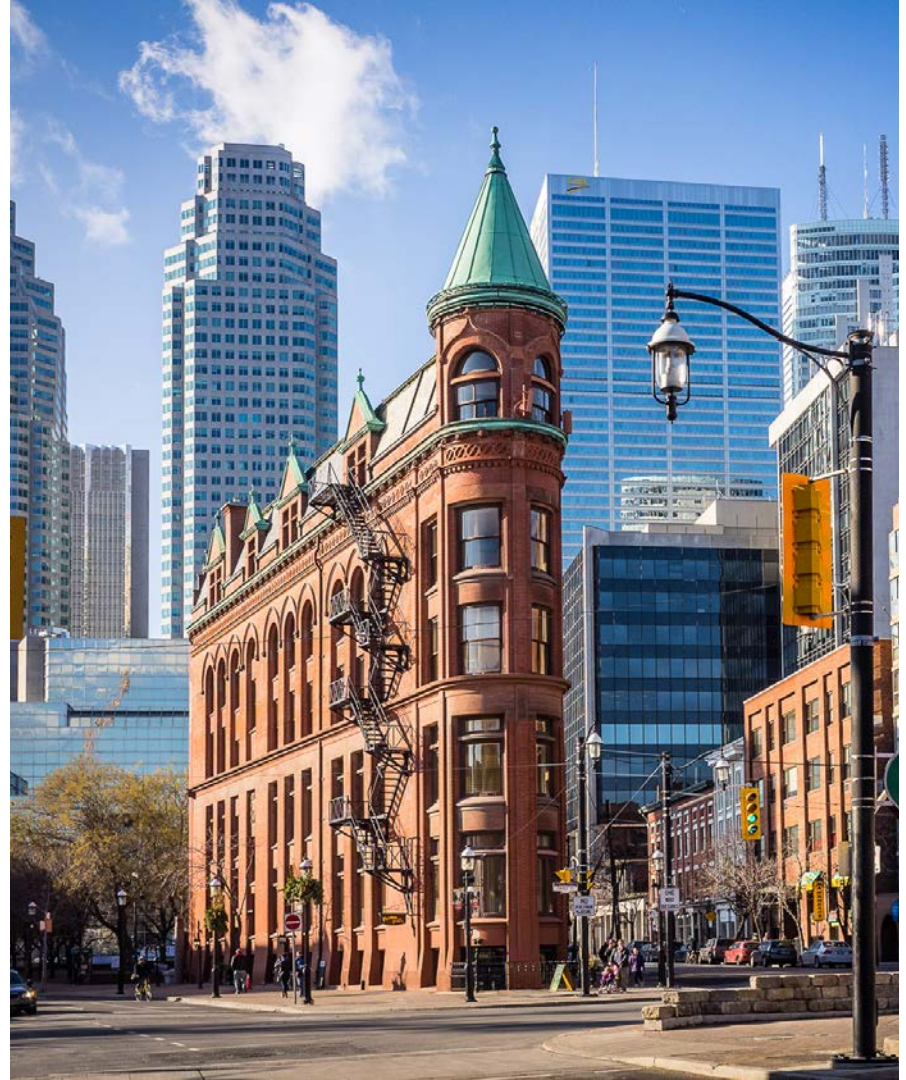
SPADINA
6 Minutes

501

QUEEN
10 Minutes



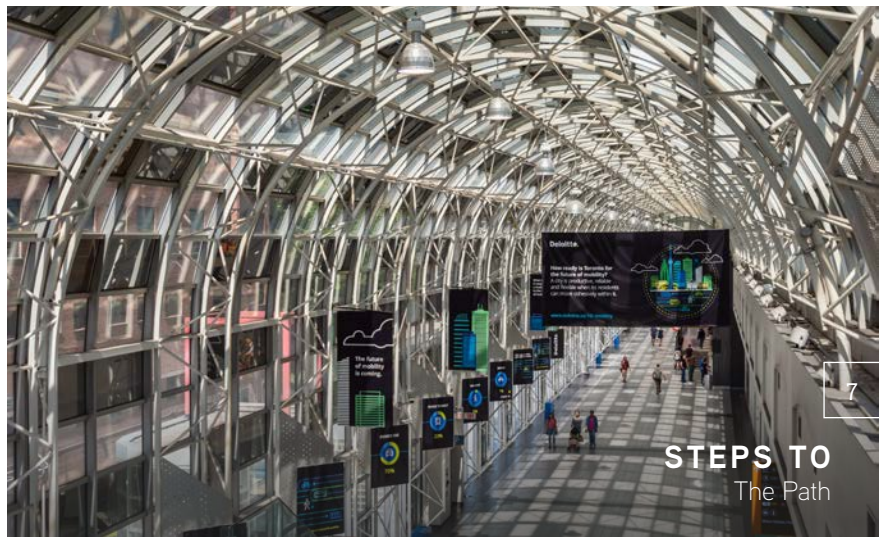
UNION PEARSON EXPRESS
6 Minutes



STEPS TO
St. Lawrence Market & The Waterfront



6 PARKS
Within a 15 minute walk

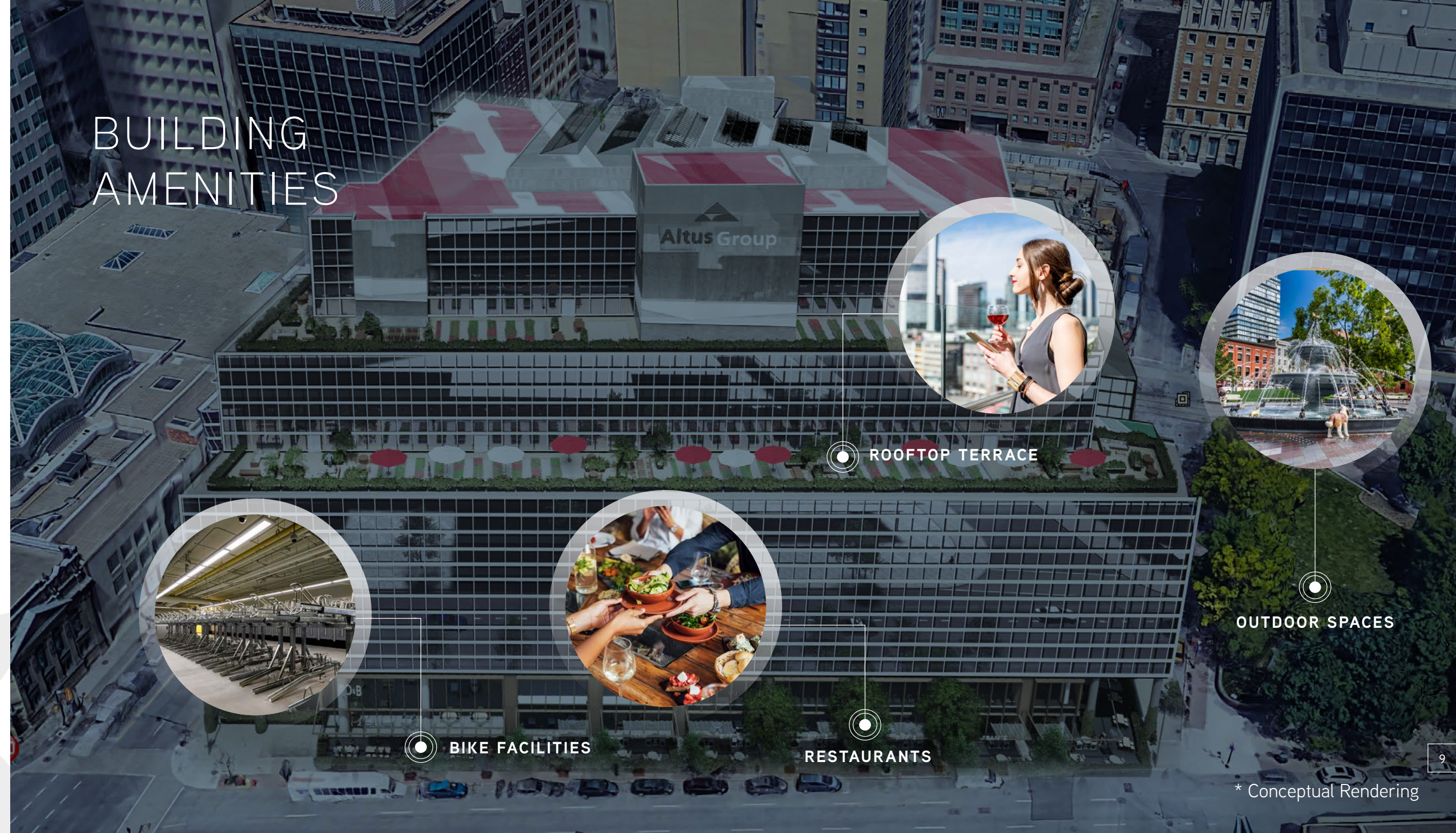


STEPS TO
The Path

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 434 SF - 10,124 SF
- Pre-fixture full-service restaurant opportunities
- Multiple signature patios
- 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

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RETAIL PLAN

UNIT 100

8,240 SF

- Pre-fixture restaurant space
- Signature patio
- Excellent corner presence at Yonge & Wellington

UNITS 105-108, 110 & 112

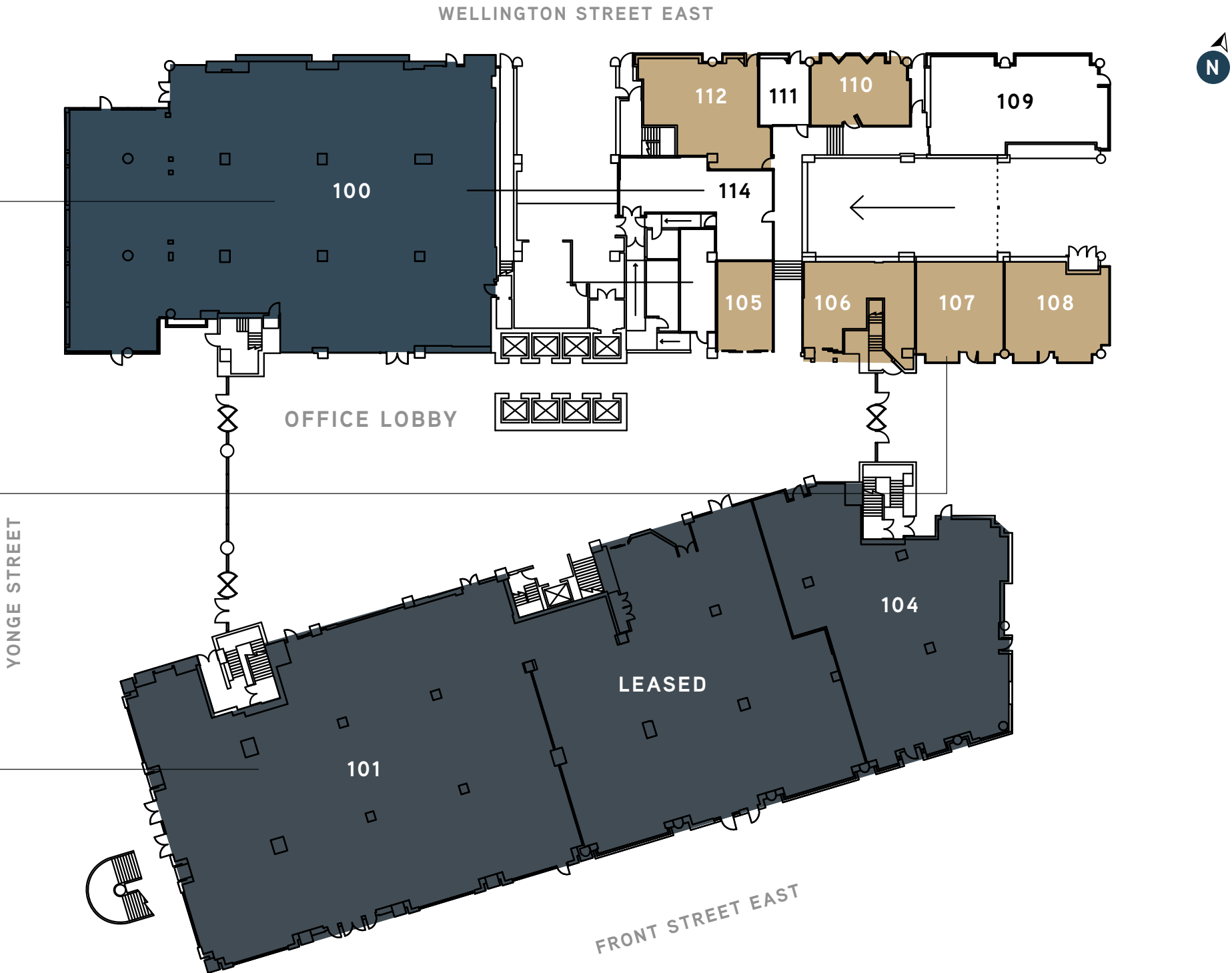
434-1,044 SF

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

UNITS 101 & 104

4,200-10,124 SF

- Large-format retail opportunities
- Flexible demising options
- Ample frontage on Front Street West



PROPERTY DETAILS

33 YONGE STREET

UNIT 100:	8,240 SF	UNIT 106:	792 SF*
UNIT 101:	10,124 SF	UNIT 107:	768 SF*
UNIT 102:	LEASED	UNIT 108:	881 SF*
UNIT 104:	4,200 SF	UNIT 110:	610 SF
UNIT 105:	434 SF	UNIT 112:	1,044 SF

* Can be leased together or separately
Potential to combine Unit 101 and 104 with Second Floor

TERM:	5-10 years
AVAILABLE:	Please Contact Listing Agents
NET RENT (PSF):	Please Contact Listing Agents
ADDITIONAL RENT (PSF):	\$23.97 (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



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