

FOR LEASE

# 2323

Yonge Street  
TORONTO | ON

BOUTIQUE  
OFFICE BUILDING  
IN THE HEART OF  
MIDTOWN TORONTO



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2323 Yonge Street is a boutique office building located in the heart of Midtown, steps from the Eglinton Subway Station. The building possesses high-end common area and washroom finishes and offers Tenants access to the rooftop patio. Underground parking and a very short walk to the Eglinton Subway Station makes this location an easy commute.



Parking  
1/1,200



Transit Score  
91



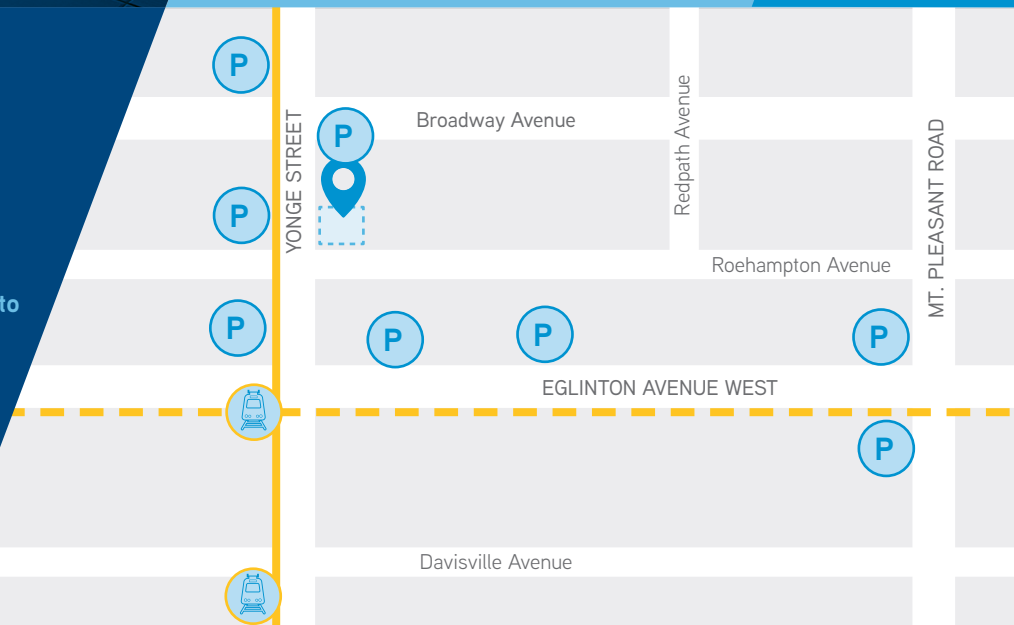
Walk Score™  
97



Fibre-Optic  
Enabled



16 min. drive to  
Downtown





### BUILDING SPECIFICATIONS

Net Rent	\$23.00/SF
Additional Rent	\$27.15/SF (2021)
Monthly Parking	\$250.00 per month/stall + HST
Parking Ratio	1/1,200 SF

*\*NB - additional parking can be provided to tenants at 2323 Yonge Street, 2345 Yonge Street and across the street at Econdos*

### AVAILABILITIES

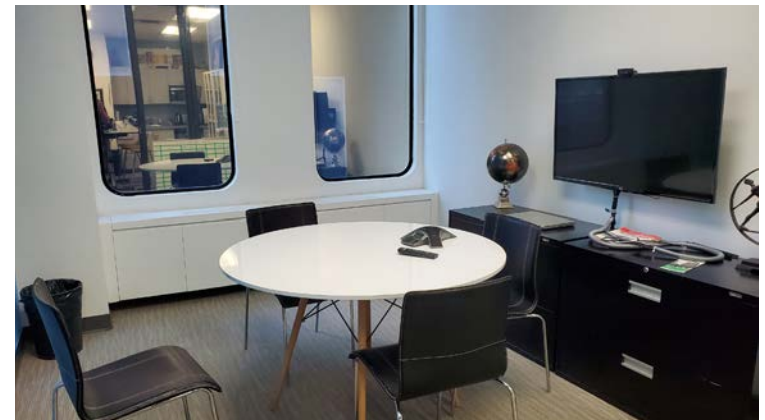
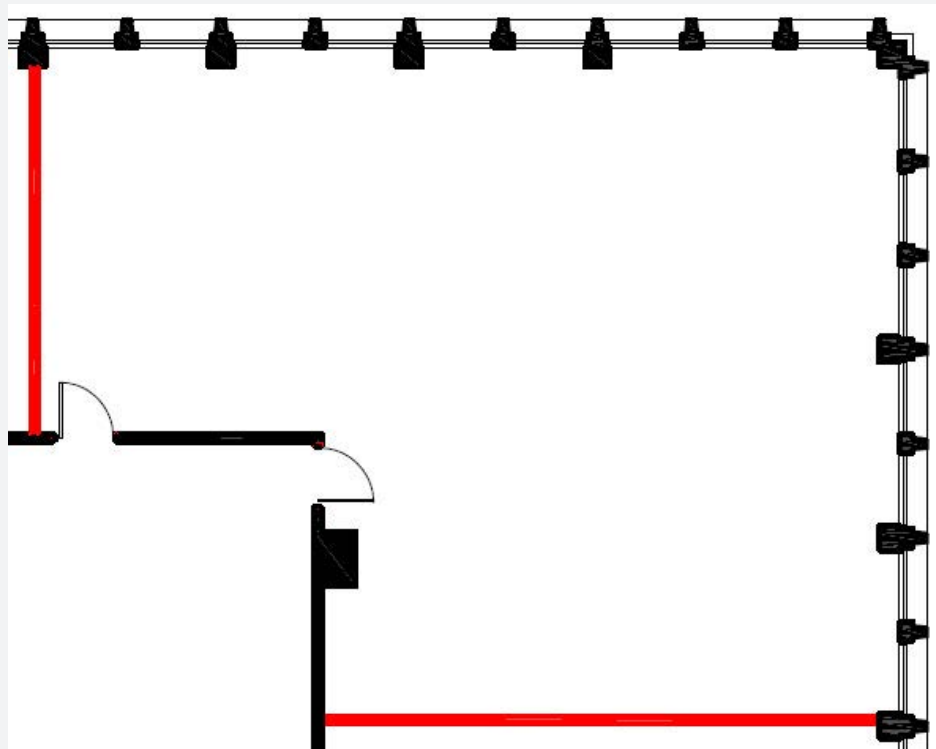
Suite	Area (SF)	Available
302	1,691	Immediately
505	1,200	Immediately
604	1,204	Immediately

### FEATURES

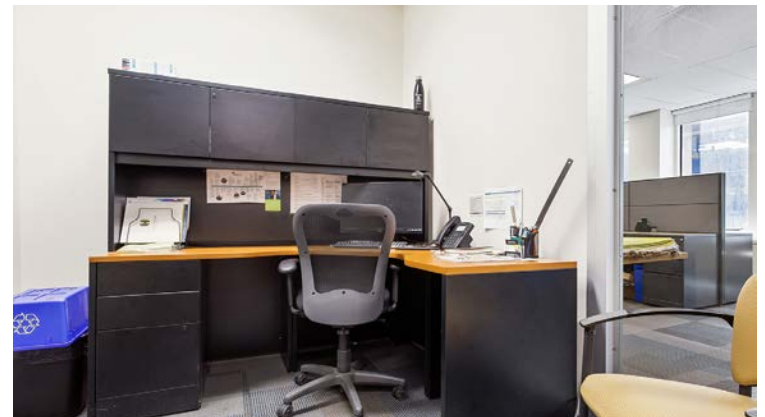
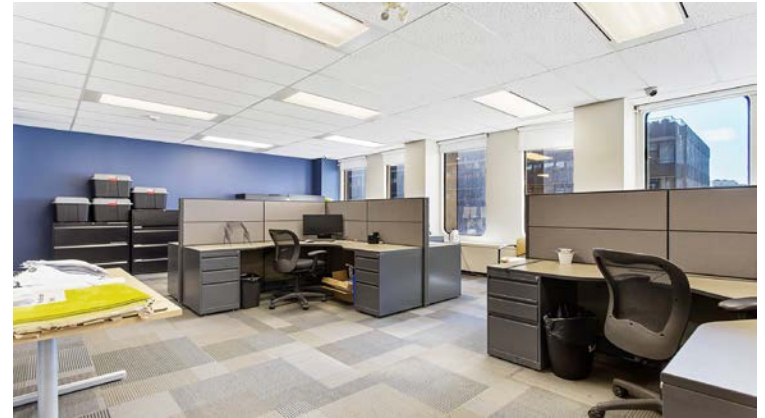
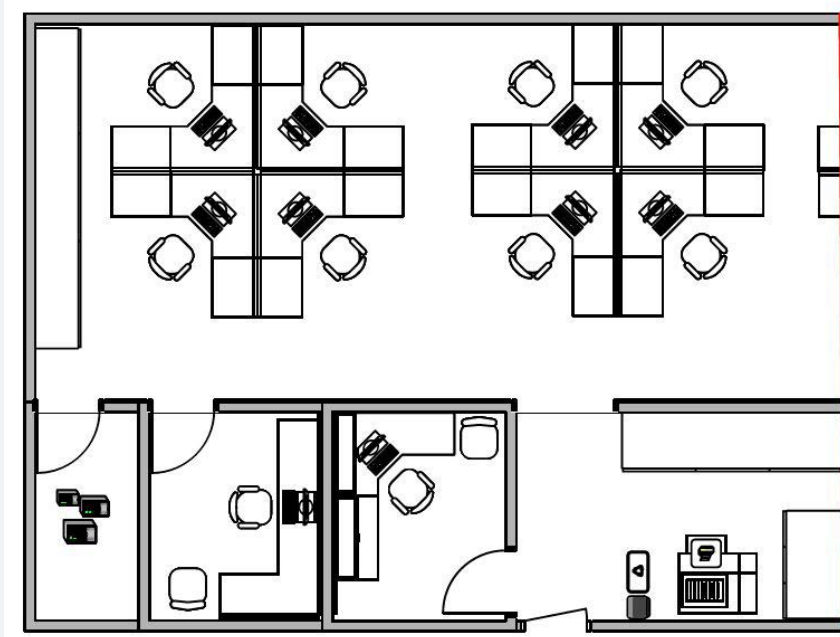
- Underground parking
- Steps to the subway line
- Close to amenities
- Dynamic midtown neighbourhood

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SUITE 302 - 1,691 SF



SUITE 505 - 1,200 SF



SUITE 604 - 1,204 SF

