

NEW TO MARKET

LARGE BLOCK AVAILABLE
UP TO 98,000 SQ. FT.

4881 YONGE STREET | FOR LEASE



yonge
sheppard
centre

RIOCAN

CBRE



WINNERS

BMO



Bank of Montreal

1000 Avenue du Commerce

Montréal, Québec H3B 2Y6

WINNERS

WINNERS

WINNERS

WINNERS

WINNERS

THE OPPORTUNITY

Available on January 1, 2021, approximately 98,000 sq. ft. of premier office space will be available for lease at 4881 Yonge Street. The building has undergone extensive elevator & lobby renovation to offer tenants modern amenities in a prime area. Located at the intersection of Yonge & Sheppard, the Yonge Sheppard Centre is at the nexus of trendy restaurants, premier office space, services, and a plethora of fitness & banking amenities.



Availability

3rd Floor - 16,481 sq. ft.
 4th Floor - 16,488 sq. ft.
 5th Floor - 16,488 sq. ft.
 6th Floor - 16,492 sq. ft.
 7th Floor - 16,492 sq. ft.
 8th Floor - 16,492 sq. ft.

Timing

Q1 2021

Net Rent

\$23.50 per sq. ft. per annum
 (Year 1)

Additional Rent*

\$20.77 per sq. ft. per annum
 (2019 Estimate)
 *Exclusive of Hydro & water

Parking

1:1,200 at \$185 per month

Brand new exterior cladding by Q4 2019

Rooftop signage opportunity available

4881 Yonge Street

98,933 sq. ft. available Q1 2021

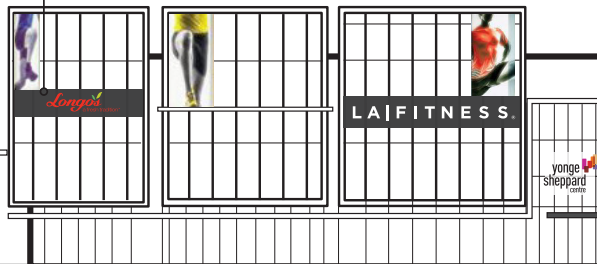
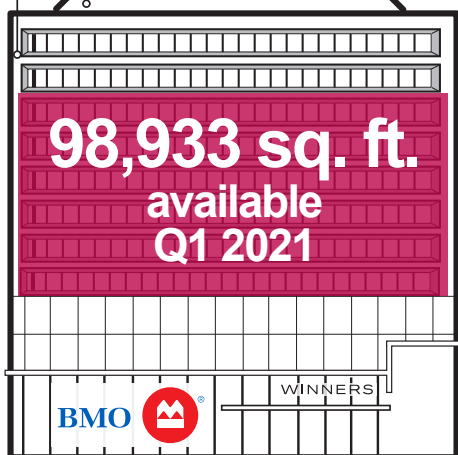
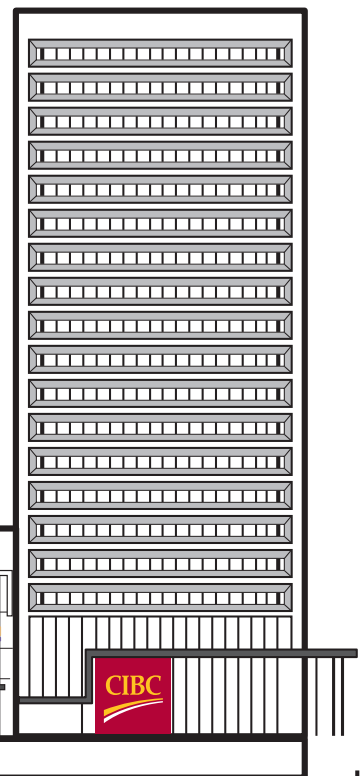
300,000 sq. ft. Retail Mall

Longo's LA | FITNESS. WINNERS SHOPPERS

Anchored by Longo's, LA Fitness and Winners, the Yonge Sheppard Centre's new retail mall will offer an abundance of on-site retail amenities, direct access to the TTC Subway Lines 1 & 4 and a plethora of trendy restaurants, including Flock, Basil Box, Five Guys, Blaze Pizza & IQ Foods.



2 Sheppard Avenue East



Food court

Retail Concourse

IN THE RIGHT COMPANY

Located at the busy intersection of Yonge St and Sheppard Ave, Yonge Sheppard Centre thrives through the variety of commuters and community members who take part in our daily adventures. With the highway nearby, accessibility through the two subway lines, and a large neighbourhood proudly calling the area home, Yonge Sheppard Centre remains constantly busy with entertainment.

Retail & Grocery

- + Whole Foods
- + Rexall PharmaPlus
- + Chelsea NY
- + PAT Spring Garden Market
- + Rabba Fine Foods
- + 7-Eleven
- + M2M
- + Print2Go
- + UPS Store
- + Dollarama
- + Winners

Restaurants

- + Moxie's
- + Barburrito
- + Starbucks
- + Pizza Nova
- + Spicy & Delicious
- + Hero Burgers
- + Kinka Izakaya
- + Whale Juice
- + Presotea
- + Poke Eats
- + Allwyn's
- + Indian Crown

Corporate Neighbours

- + Nestle
- + P&G
- + AON
- + Quebecor Media
- + Passport Canada
- + Ivori
- + Invesco

Banking

- + TD
- + CIBC
- + RBC
- + Freedom 55
- + BMO
- + Money Gram

- + Nanashake
- + Second Cup
- + Union Social Eatery
- + Holy Snack
- + Mymy Chicken
- + Mamma's Pizza
- + Sushi One
- + Tim Horton's
- + Gol Takeout
- + Sushi Moto
- + Nolbu
- + Han Ba Tang

- + Franklin Templeton
- + OLG
- + Tyco
- + Service Ontario
- + OHP
- + The Minto Group

Fitness & Spa

- + Spa One
- + Goodlife Fitness
- + Taya Hair Salon
- + Moksha Yoga
- + 101 Spa
- + The Maze
- + Phase Hair Studio
- + Hollywood Nails & Waxing
- + Salon Sonya Spa
- + Salon de Elephant

- + The Frog
- + JOONS
- + Lee Nam Jang
- + Dazzling Cafe
- + Bake Code
- + Nome Izakaya
- + Pizza Pizza
- + YogenFruz
- + Cheers Chicken & Burgers
- + McDonald's

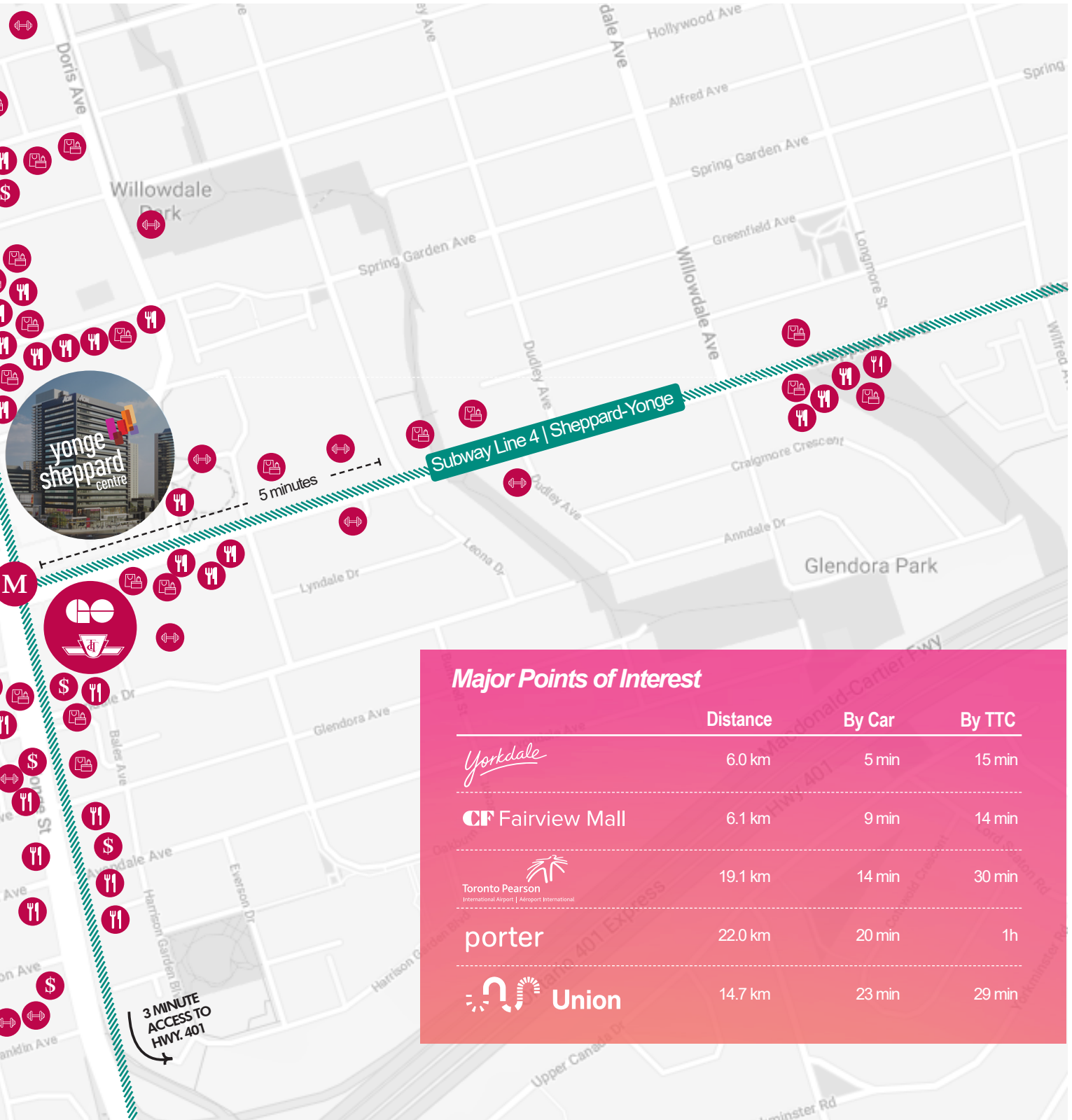
Walk Score

94 *Walker's Paradise*
+ Daily errands do not require a car

Transportation Score

93 *Rider's Paradise*
+ World-class public transportation





Major Points of Interest

	Distance	By Car	By TTC
<i>Yorkdale</i>	6.0 km	5 min	15 min
CF Fairview Mall	6.1 km	9 min	14 min
Toronto Pearson International Airport Aéroport International	19.1 km	14 min	30 min
porter	22.0 km	20 min	1h
Union	14.7 km	23 min	29 min



Direct access to TTC Lines 1 & 4



Premier restaurant patio spaces on the ground floor level



Elegant entrance to bright, new common areas



Anchor tenants including Longos (opening July 2019), LA Fitness



300,000 sq. ft. of trendy restaurants, grocers & fitness amenities; grand re-opening in September 2019!



...ness (now open!) & Winners available from within the office



Cactus Club Opening in 2020



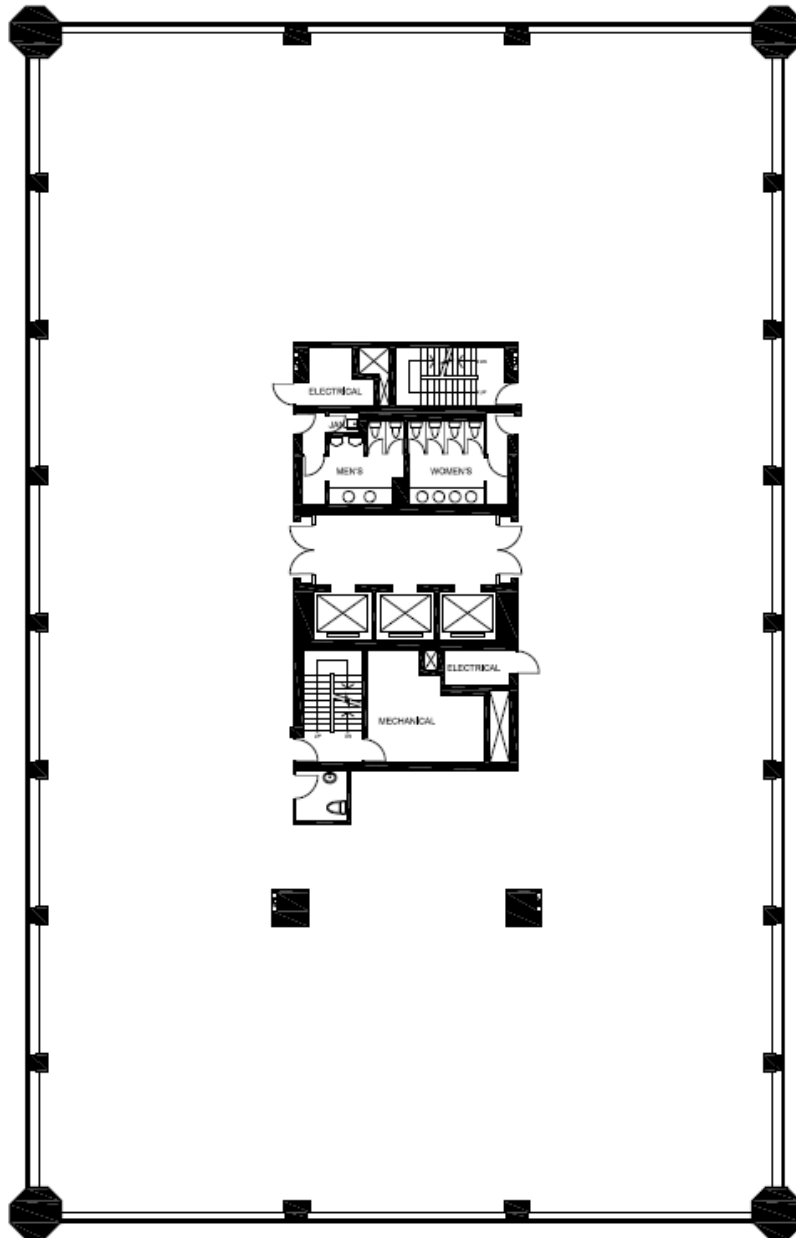
Longe Sheppard

Longo's
Allstar Market

Spring Rolls

FITNESS

TYPICAL FLOOR PLAN





yonge sheppard centre

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