

2455  
Yonge Street



## Sub-Lease Opportunity at Yonge & Eglinton

CBRE Limited, Real Estate Brokerage | 145 King Street West | Suite 1100 | Toronto, ON M5H 1J8 | 416 362 2244 | [www.cbre.ca](http://www.cbre.ca)

**CBRE**



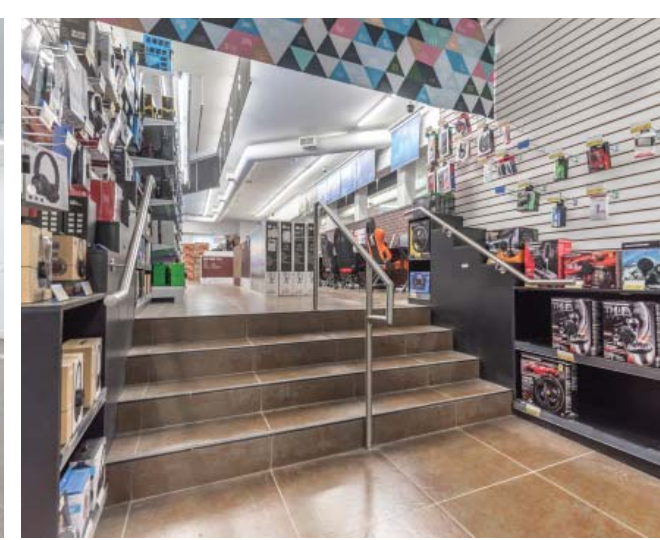


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**Size:** 7,520 sq. ft.  
**Net Rent:** \$44.00 per sq. ft.  
**TMI:** \$18.71 per sq. ft.  
**Available:** Immediate

- Amazing frontage and signage opportunity right on Yonge Street
- Very high vehicular and foot traffic
- Steps from Yonge & Eglinton, one of the city's busiest intersections
- Full building opportunity over two floors
- Canada Computers sublease, approx. 6 years of term remaining







# Yonge & Eglinton

Yonge and Eglinton is a popular midtown hub for young professionals and families. It is home to plenty of bars, restaurants, boutiques and national retailers.

The area is surrounded by some of the most affluent residential neighbourhoods in Toronto. Developers continue to build in and around the streets that surround Yonge & Eglinton, adding density to any already bustling well-established community.





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Yonge Street



**Roots Saje**  
CRAIGHURST AVE

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**benefit**  
**CLUB MONACO**  
ALBERTUS AVE

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**petvalu**  
BRIAR HILL AVE

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**lululemon** **athletica**  
ST CLEMENTS AVE

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**casalife**  
**Mendocino**  
**Kiehl's**  
CASTLEFIELD AVE

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**American Apparel**  
**SPORTING LIFE**  
ROSELAWN AVE

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**west elm**  
ALBERTUS AVE

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**BEST BUY**  
MONTGOMERY AVE

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**SUD** **TERRONI**  
HELENDAL AVE

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**WHITEHAUS DEVELOPMENT**  
ORCHARD VIEW BLVD

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**URBAN OUTFITTERS**  
**aroma** **Indigo**  
**WINNERS SEPHORA**  
**CINEPLEX ENTERTAINMENT**

YONGE STREET

**SPORTING LIFE**

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**GAP**  
**Running Room**  
SHELDRAKE BLVD

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**Tim Hortons**  
**DRAKE GENERAL STORE**  
**L'OCCITANE**  
SHERWOOD AVE

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**Greenhouse Juice Co.**  
**NORTH 44**  
**SPORTCHEK**  
**THE BODY SHOP**

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**THE TEN SPOT**  
**rowefarms**  
KEEWATIN AVE

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**STARBUCKS**  
ESKINE AVE

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**DAVIDsTEA**  
BROADWAY AVE

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**GRAZIE RISTORANTE**  
**THE SHOE COMPANY**  
**SHOPPERS DRUG MART**  
**CHIPOTLE**  
ROEHAMPTON RD

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**DUKE OF KENT**  
**STARBUCKS**

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**TD**  
EGLINTON AVENUE

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**THE KEG**  
STEAKHOUSE • BAR

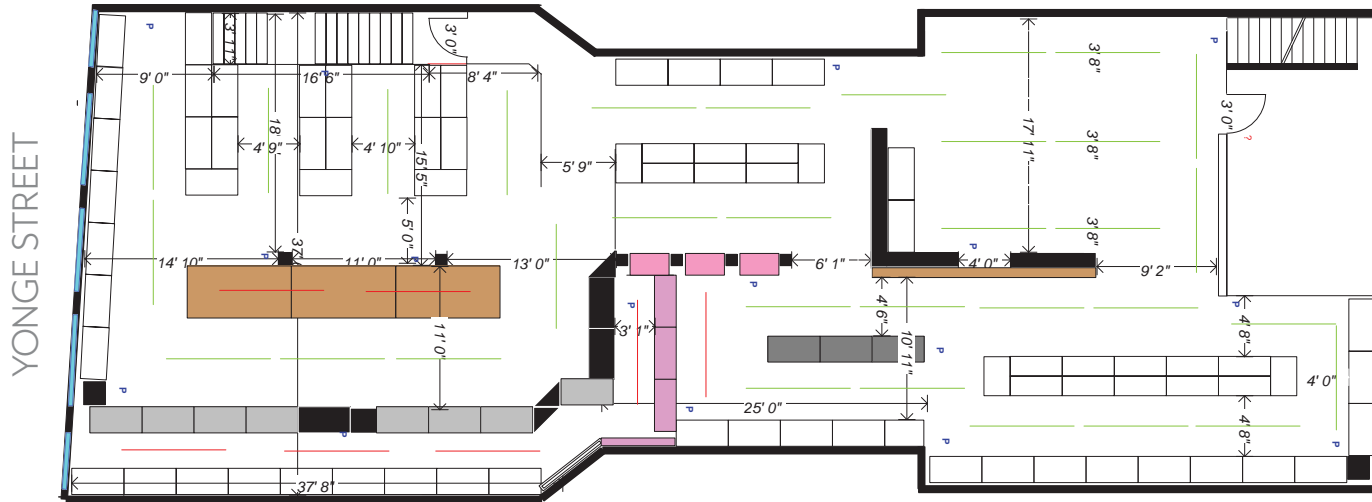


# Floor Plans

## GROUND FLOOR



## SECOND FLOOR



*For more information*  
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