

2169 *for lease*
YONGE

RETAIL FOR LEASE
IN THE HEART OF MIDTOWN TORONTO
AT YONGE & EGLINTON



CBRE

2169 *for lease* YONGE

RETAIL FOR LEASE

ADDRESS: 2169 Yonge Street, Toronto

SIZE: Unit 1: 1,509 sq. ft.
Unit 2: 1,778 sq. ft.
Unit 3: 2,094 sq. ft.

Units may be combined to form one 5,393 sq. ft. unit

NET RENT: Please contact listing agents

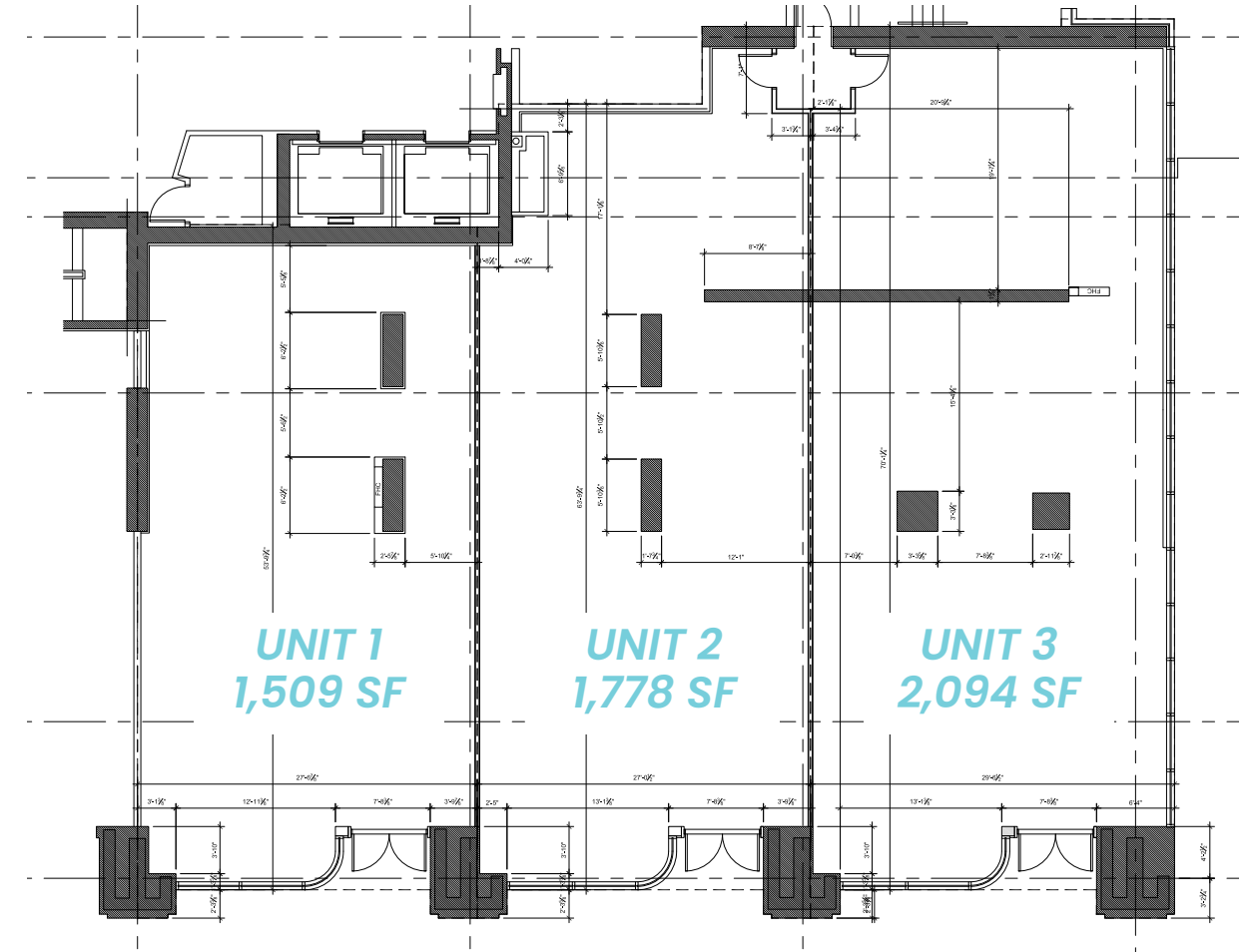
TMI: \$36.00 per sq. ft.

AVAILABLE: Immediately

- Incredible location in Toronto's rapidly growing Yonge & Eglinton node
- Over 110 ft. of frontage onto Yonge Street
- Features underground parking with over 130 commercial parking stalls
- Neighbouring tenants include Pi Co., Starbucks, The Keg and Mandarin Restaurant
- Directly across the street from Eglinton subway station



FLOOR PLAN



YONGE STREET



the neighbourhood

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.

shop

Yonge and Eglinton is one of the best shopping nodes within Toronto. People are drawn from neighbouring areas and from all over the city to shop at retailers such as Club Monaco, Sephora, Urban Outfitters, Sporting Life, Indigo, Swarovski, Lululemon and Kiehl's.

eat & drink

Some of Toronto's best restaurants and bars are found at Yonge & Eglinton. Little Sister, Oretta, TabÜlè, Fresh, Bar Buca, Cibo Wine Bar and The Keg are just a few of the popular restaurants in the neighbourhood.



Connectivity

2169 Yonge Street occupies a premier position in the rapidly growing node of Yonge & Eglinton in midtown Toronto. Located just south from the intersection of Yonge & Eglinton, the property benefits from exceptional local and regional access. The Yonge & Eglinton subway station is the fifth busiest subway station in the city with over 10 different bus lines servicing the station. The station is also the site of the new Eglinton Crosstown line (LRT) which will connect the east and west ends of the city. Once completed, the area will become one of the most well connected neighbourhoods in the city.

- ***The fifth busiest subway station in Toronto***

77,530 people pass through Eglinton station daily

- ***81,000 + people per day***

cross through the intersection of Yonge & Eglinton

- ***Easily accessible to downtown Toronto***

Less than a 10 minute subway ride to Yonge & Bloor and less than 20 minutes to Union Station





Notable Condo Projects in the Area

	Development	# of Units	Status
1	Canada Square Redevelopment	2,701	Pre-Construction
2	UOVO Residences	70	Under Construction
3	Y&S Condos	304	Under Construction
4	1 Eglinton East	600	Pre-Construction
5	Plaza Midtown	545	Under Construction
6	The Davisville	85	Pre-Construction
7	55 Eglinton Ave E	461	Pre-Construction
8	36 Eglinton West	663	Pre-Construction
9	The Whitney	180	Under Construction
10	2128 Yonge	80	Pre-Construction
11	150 Eglinton Ave E	429	Pre-Construction
12	2323 Yonge	379	Pre-Construction
13	E2 at E Place	440	Under Construction
14	The Hampton	255	Under Construction
15	2345 Yonge	352	Pre-Construction
16	90 Eglinton East	456	Pre-Construction
17	100 Broadway Ave	412	Under Construction
18	8 Brownlow Ave	167	Pre-Construction
19	Line 5 Condos	932	Under Construction
20	The Parker	349	Under Construction
21	75 Broadway Avenue	336	Under Construction
22	65 Broadway Avenue	778	Under Construction
23	2010 Yonge Street	164	Pre-Construction



~Total New Units: 11,138



Contact

Arlin Markowitz*

Executive Vice President

416 815 2374

arlin.markowitz@cbre.com

Alex Edmison*

Senior Vice President

416 874 7266

alex.edmison@cbre.com

Jackson Turner**

Vice President

416 815 2394

jackson.turner@cbre.com

Teddy Taggart*

Associate Vice President

416 847 3254

teddy.taggart@cbre.com

Emily Everett

Sales Representative

647 943 4185

emily.everett@cbre.com

*Sales Representative **Broker

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