

2171-2175 *for lease*
YONGE

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



CBRE

2171-2175 *for lease* YONGE

RETAIL FOR LEASE

ADDRESS: 2171-2175 Yonge Street, Toronto

SIZE: ~~2175 Yonge~~ **LEASED!**
~~2173 Yonge~~ **LEASED!**
2171 Yonge: 2,167 sq. ft.

NET RENT: \$80.00 per sq. ft.

TMI: \$36.00 per sq. ft.

AVAILABLE: Immediately

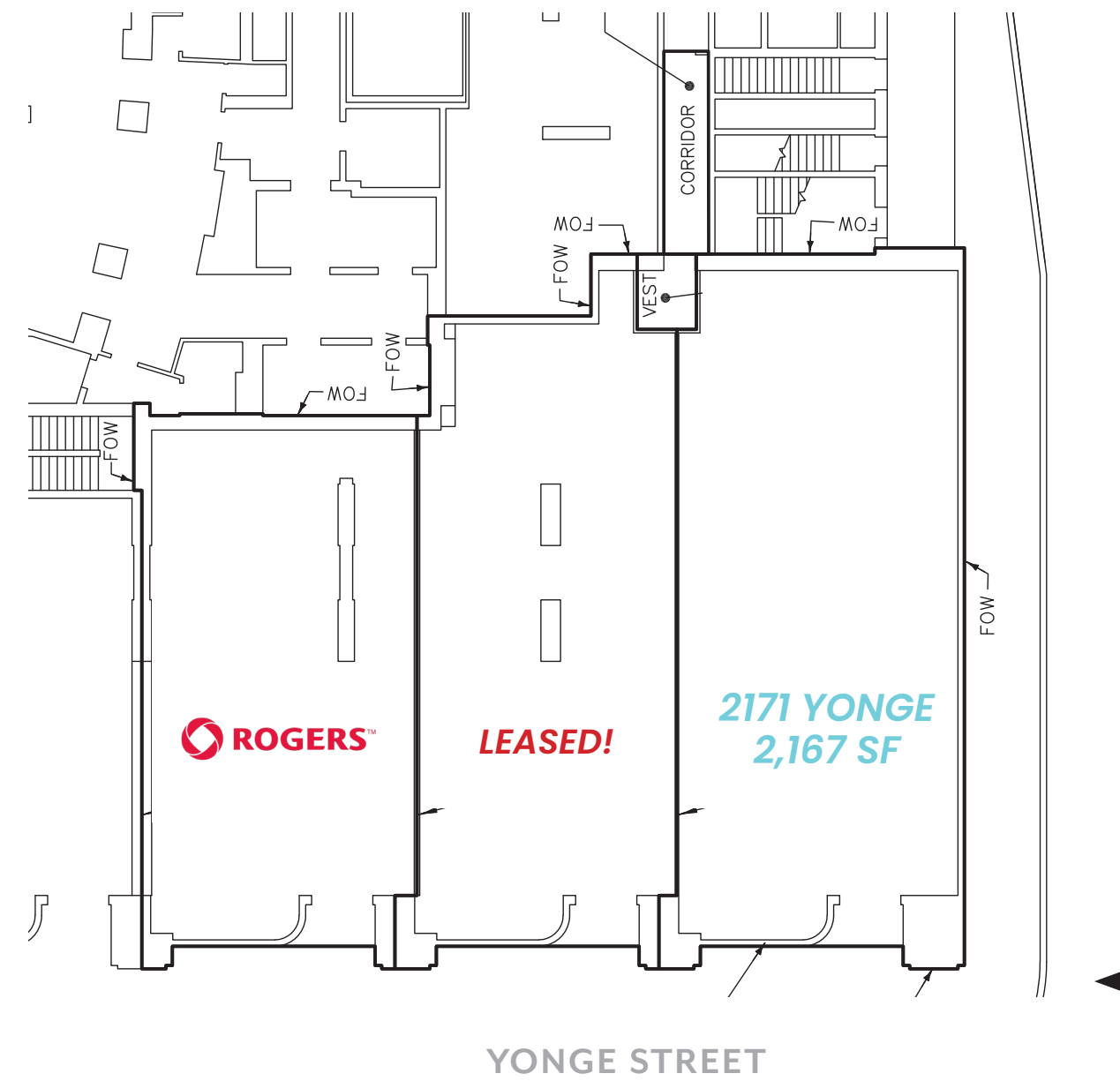
- Incredible location in Toronto's rapidly growing Yonge & Eglinton node
- Excellent frontage onto Yonge Street
- Features underground parking with over 130 commercial parking stalls
- Neighbouring tenants include Pi Co., Starbucks, The Keg and Mandarin Restaurant
- Directly across the street from Eglinton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

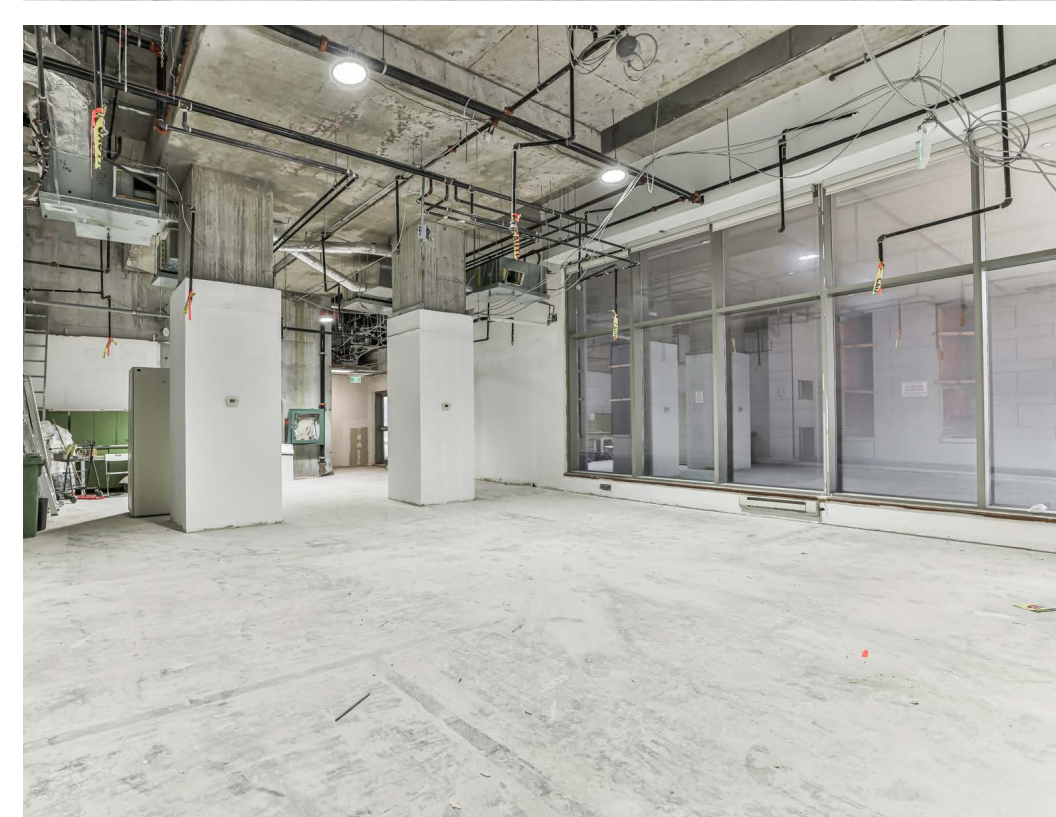




CBRE

FLOOR PLAN





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.

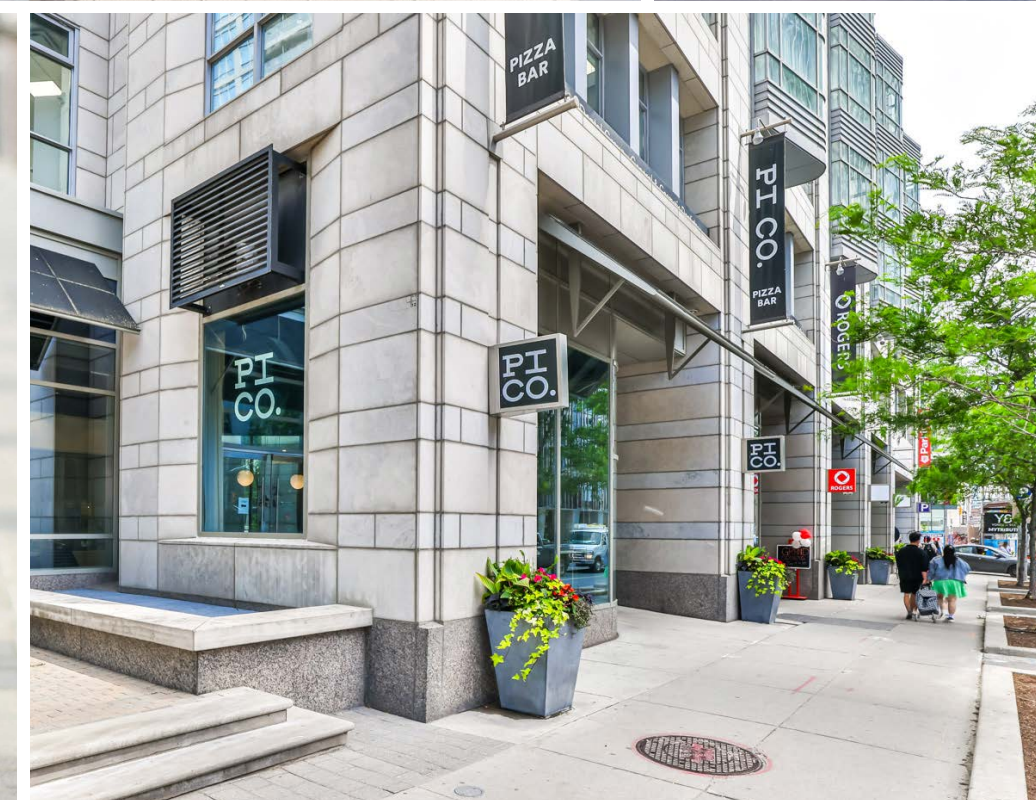
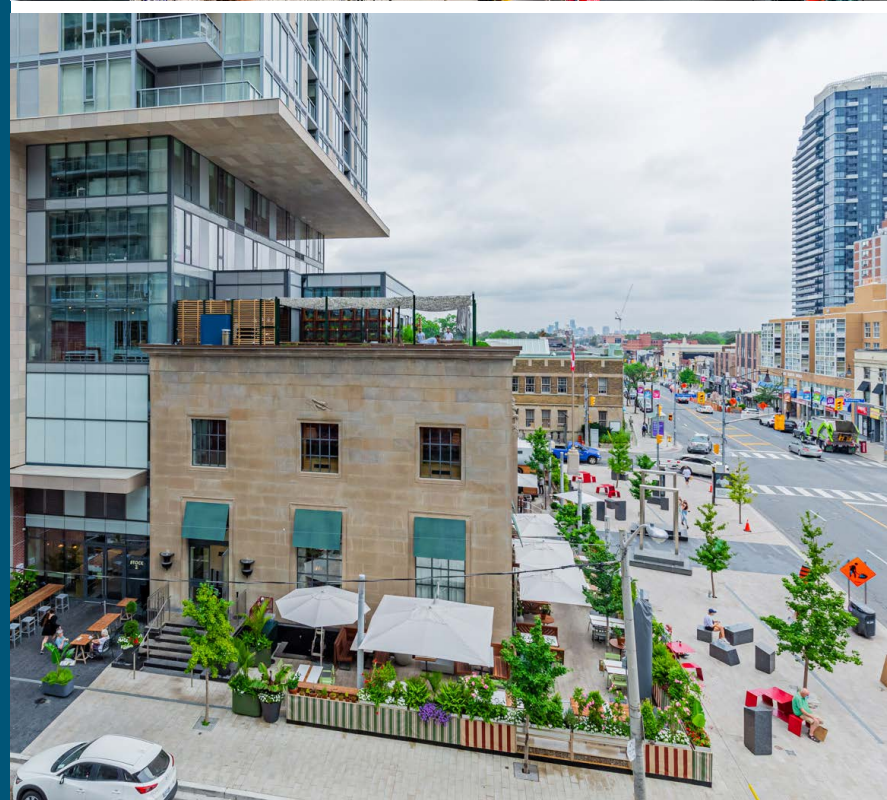
The area is surrounded by some of the most affluent residential neighbourhoods in Toronto. Developers continue to build in and around the streets that surround Yonge & Eglinton, adding density to any already bustling well-established community.

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, Tabùlè, Fresh, Bar Buca, Cibo Wine Bar and The Keg are just a few of the popular restaurants in the neighbourhood.



Connectivity

2171-2175 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**

Senior 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

CBRE

This disclaimer shall apply to CBRE Limited, and to all divisions of the Corporation ("CBRE"). The information set out herein (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE.