247 YONGE

FLAGSHIP YONGE STREET OPPORTUNITY FOR LEASE • TORONTO





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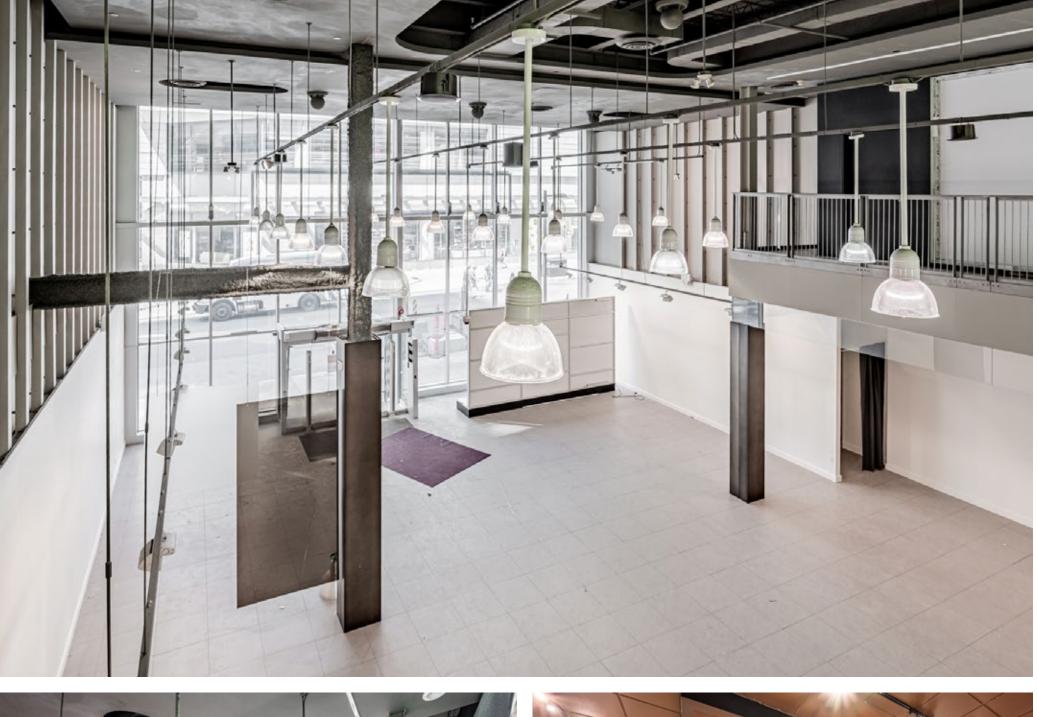
Address:	247 Yonge Street, Toronto	
Size:	Ground: Second: Total:	6,128 sq. ft. <u>4,124 sq. ft.</u> 10,252 sq. ft.
	+ 2,522 sc	q. ft. basement

- Net Rent: Please contact listing agents
- **TMI:** \$29.19 per sq. ft.
- Available: February 1st, 2023
- 45 ft. of frontage onto Yonge Street, directly across the street from the Toronto Eaton Centre
- Short walk to both Queen Station and Dundas Station
- Steps to Dundas Square, a focal point of downtown and one of Toronto's top tourist attractions
- Co-tenancies include Urban Outfitters, Paramount, Vans, 3 Brewers, Shoppers Drug Mart and Ed Mirvish Theatre



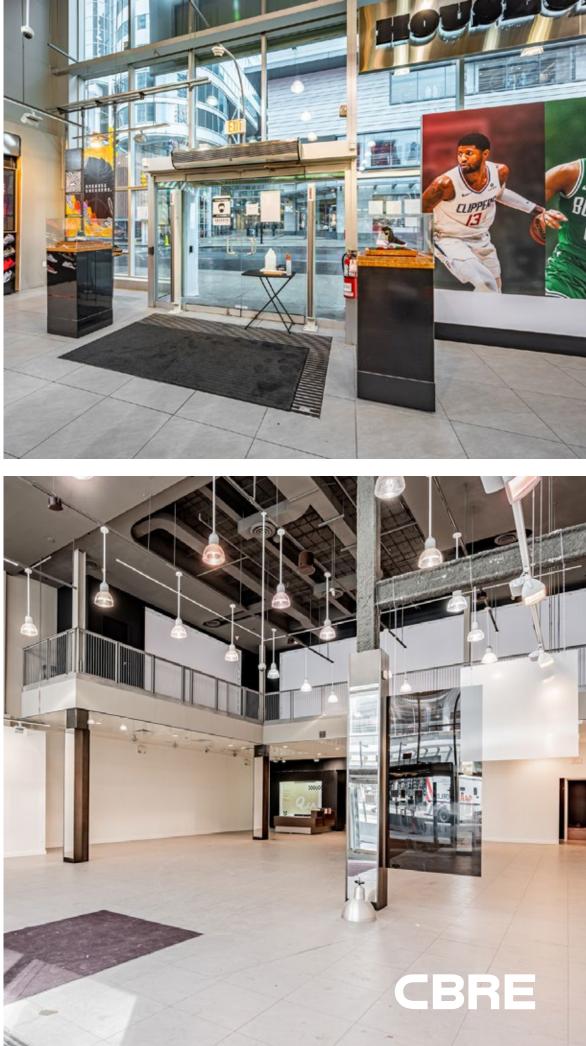
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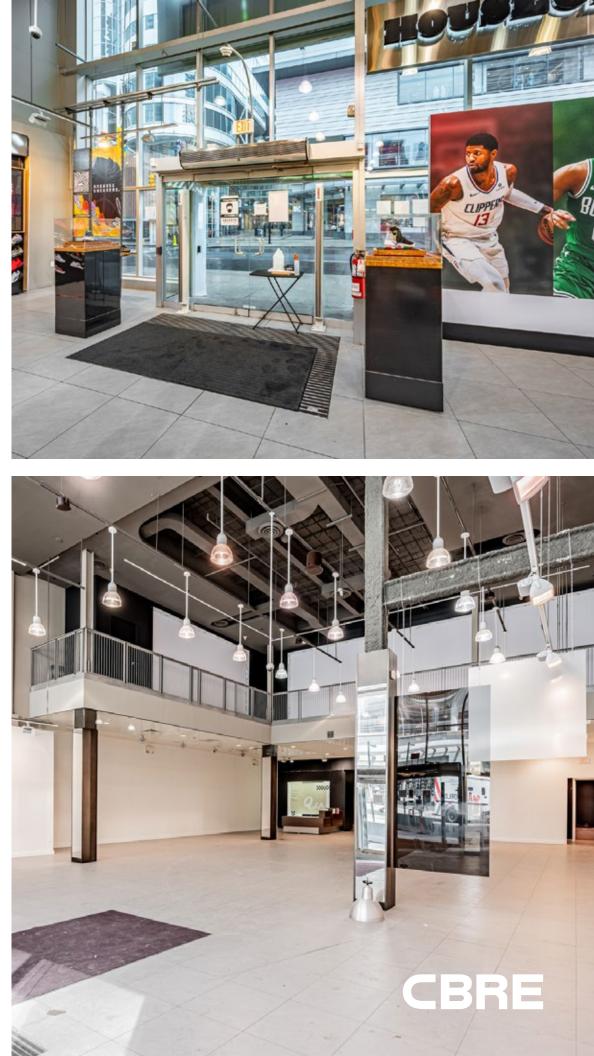
CBRE LIMITED



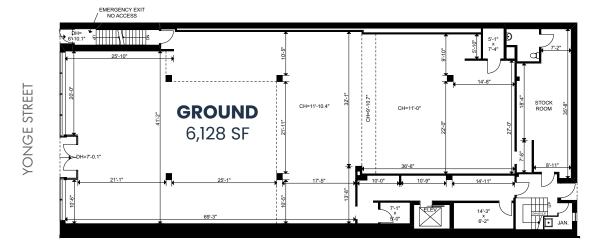


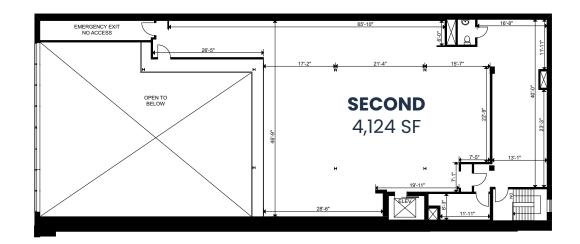


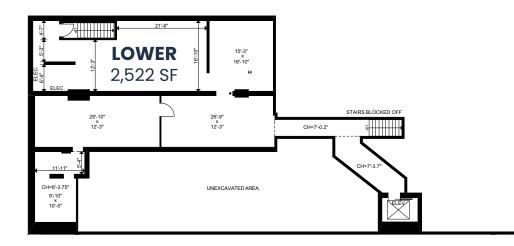




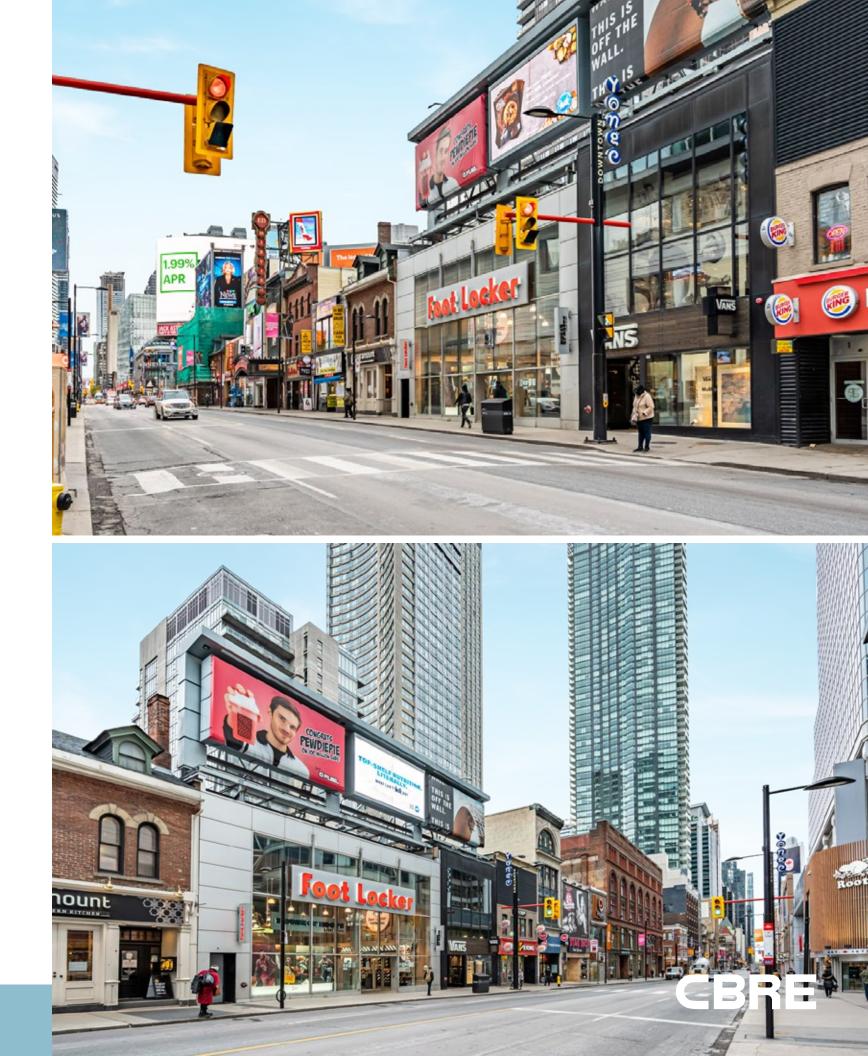
Floor Plans







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Traffic Generators

Eaton Centre is the city's top tourist attraction with over 52 million visitors annually and is the busiest centre in North America in terms of annual pedestrian counts. It is consistently one of the top five performing malls in Canada.

The mall is anchored by Saks Fifth Avenue, Hudson's Bay and Nordstrom.

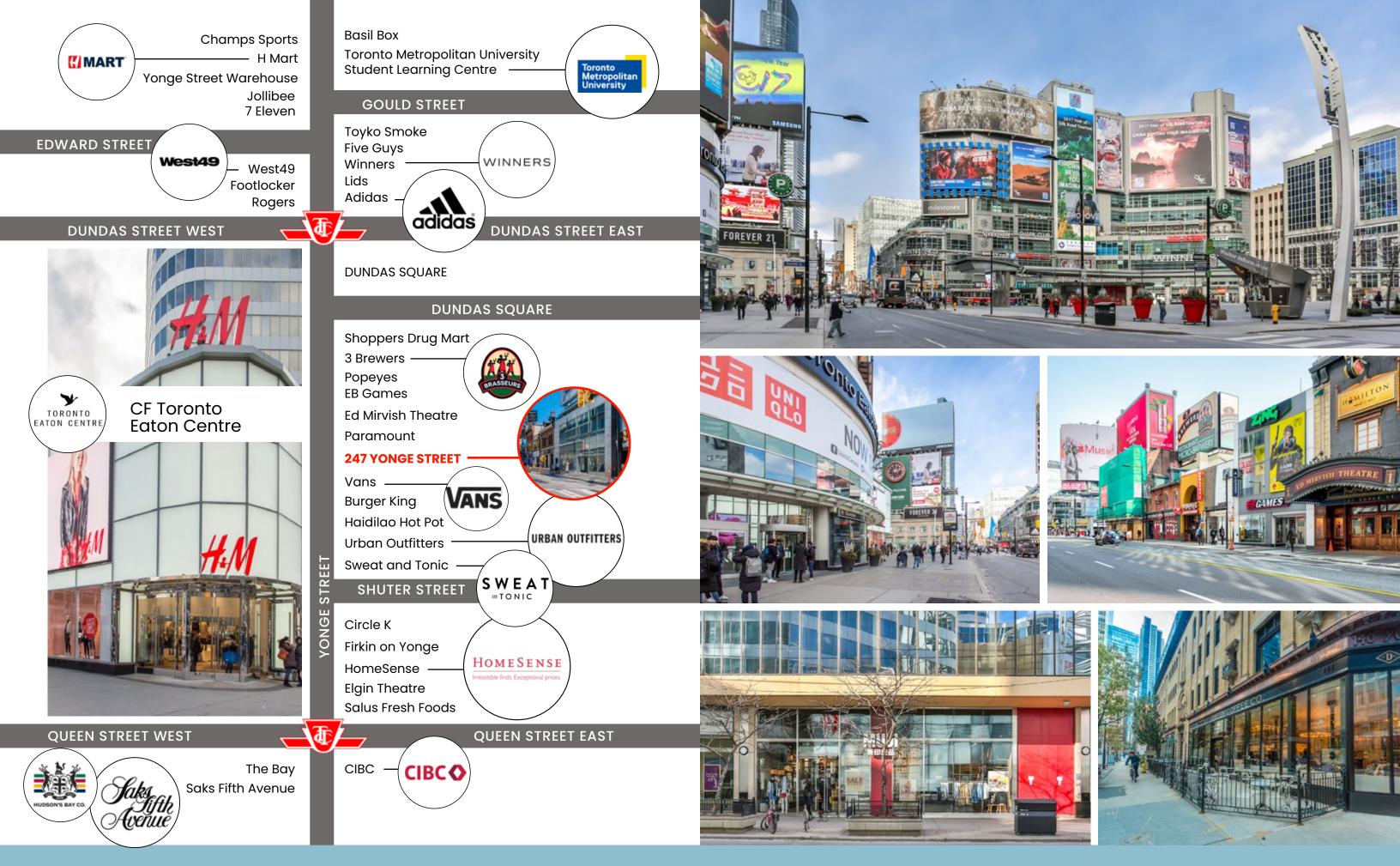
Yonge-Dundas Square is often compared to NYC's Time Square, and is the central hub of downtown Toronto. The square hosts community celebrations, promotions and concerts and sees over 250 events each year. It is located above Dundas subway station, which has an average daily ridership of 77,800 passengers.

Toronto Metropolitan Uiversity (formerly Ryerson University) offers more than 100+ undergraduate and graduate programs and is home to over 45,000 students. Toronto Met has the highest increase in applications in Canada and is the most applied to university in Ontario relative to available space.





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Contact

Arlin Markowitz* Executive Vice President 416 815 2374 arlin.markowitz@cbre.com

Jackson Turner** Vice President 416 815 2394 jackson.turner@cbre.com

*Sales Representative **Broker Alex Edmison* Senior Vice President 416 874 7266 alex.edmison@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



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