

2193 *for lease*  
**YONGE**

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



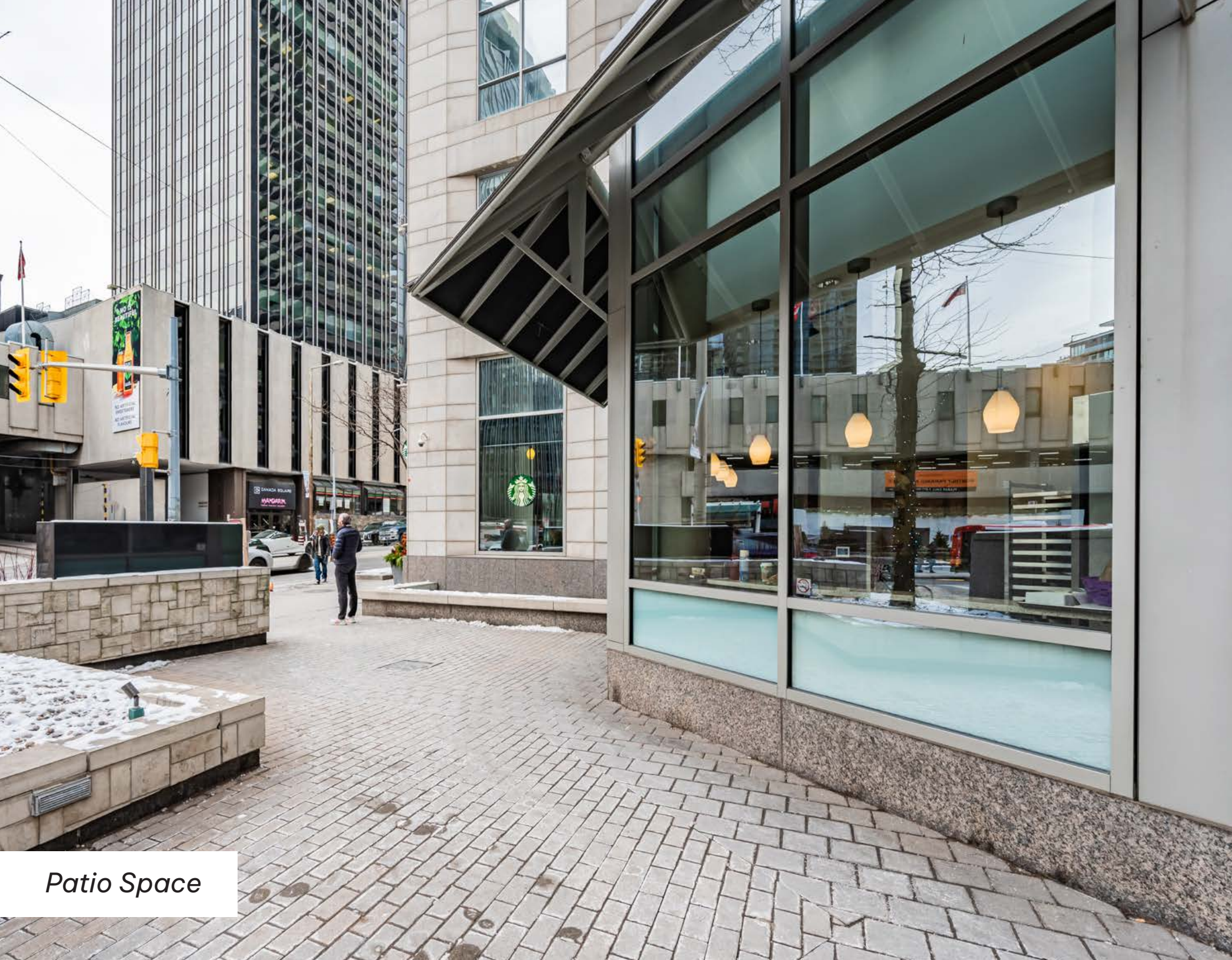
**CBRE**



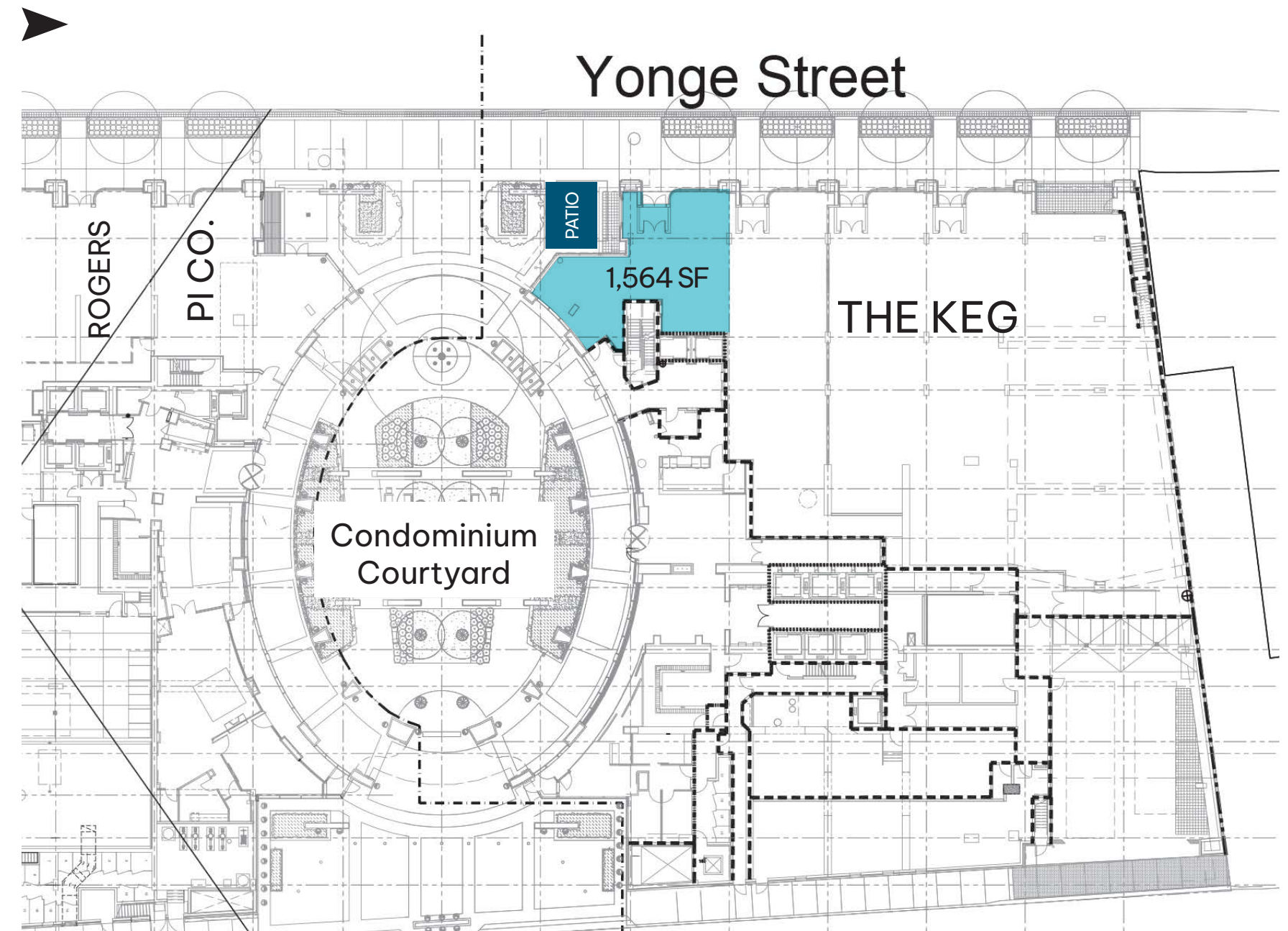
# 2193 *for lease* YONGE

**ADDRESS:** 2193 Yonge Street, Toronto  
**SIZE:** 1,564 sq. ft.  
**NET RENT:** \$100.00 per sq. ft.  
**TMI:** \$36.00 per sq. ft.  
**AVAILABLE:** June 1st, 2023

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



Patio Space



# 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

2183 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



2193  
**YONGE**

TRAFFIC COUNT  
47,084 (24H)  
81,480 (24H)

TRAFFIC COUNT  
33,748 (24H)  
26,284 (24H)

Future Eglinton Crosstown

Yonge Subway Line

BLOOR/YONGE  
SUBWAY STATION

DAVISVILLE  
SUBWAY STATION

EGLINTON  
SUBWAY STATION

Mount Pleasant Road



# 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

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**CBRE**

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