seven fifty six YONGE

PRIME YONGE & BLOOR RETAIL FOR LEASE





CBRE Limited, Real Estate Brokerage | 145 King Street West | Suite 1100 | Toronto, ON M5H 1J8 | 416 362 2244 | www.cbre.ca

seven fifty six YONGE

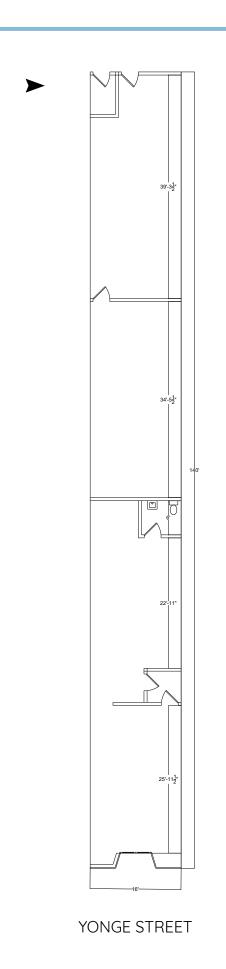
Size:	2,240 sq. ft.	
Net Rent:	\$90.00 per sq. ft.	
TMI:	\$62.46 per sq. ft.	
Available:	Immediately	

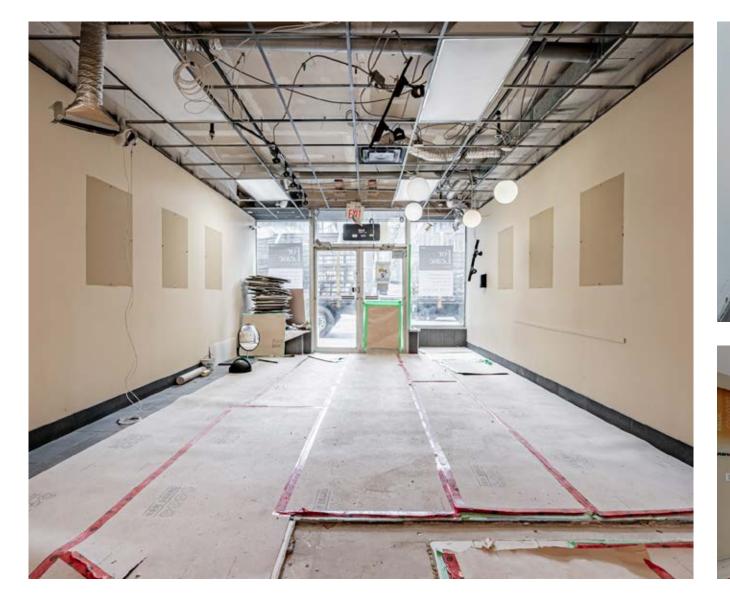
- Large signage opportunity and ample frontage onto Yonge Street
- Three doors down from The One development site, which will be Canada's tallest apartment building and future home of the Apple Store
- Steps to the corner of Bloor and Yonge and Bloor-Yonge subway station
- High pedestrian traffic year round

CBRE

 Neighbouring tenants include Chick-fil-A, HMart, Wish Restaurant, Shoppers Drug Mart and Popeye's Chicken















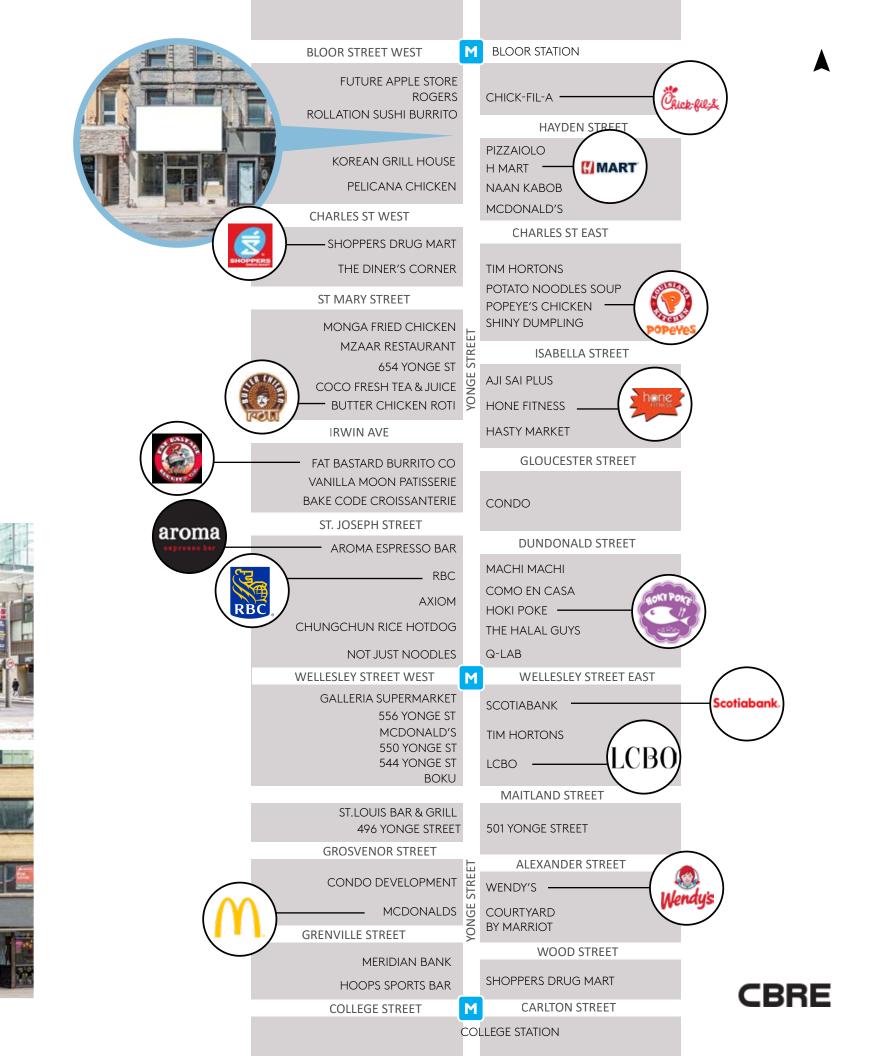
Downtown Yonge

Location Overview

Downtown Yonge is the heart of Toronto's tourist, retail and entertainment scene. It is located along the Line 1 of the TTC subway system and runs north/south from Queen Street to Bloor Street. This area is Toronto's most accessible, serviced by 5 subway stations and numerous bus and streetcar lines.

Two of the city's most popular tourist destinations are found along Yonge Street; Yonge-Dundas Square and The Toronto Eaton Centre. Yonge-Dundas Square is often compared to Times Square, drawing nearly 60 million visitors each year. The intersection is home to a large outdoor public square, a 24 multiplex theatre and the Eaton Centre, North America's busiest mall. Toronto Metropolitan University (formerly Ryerson University) is also located here, and is home to nearly 50,000 students and 1,200 faculty members.

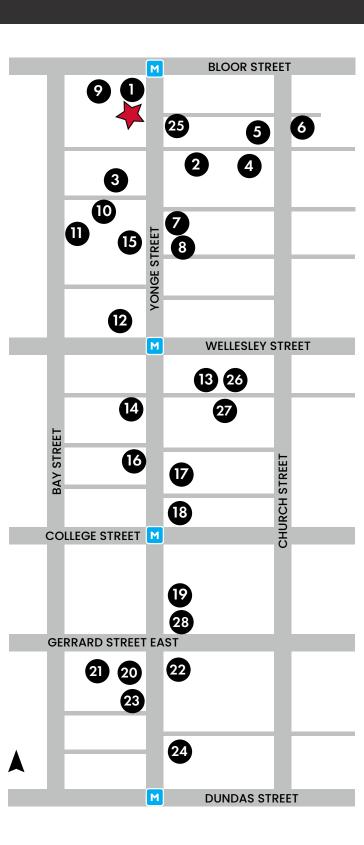
Downtown Yonge is experiencing exponential growth, with the development of a number of high-rise condominiums. There are currently 28 condominiums under construction/ proposed along the Yonge Street corridor between Dundas Street and Bloor Street, bringing an additional 18,896 residential units to the area.





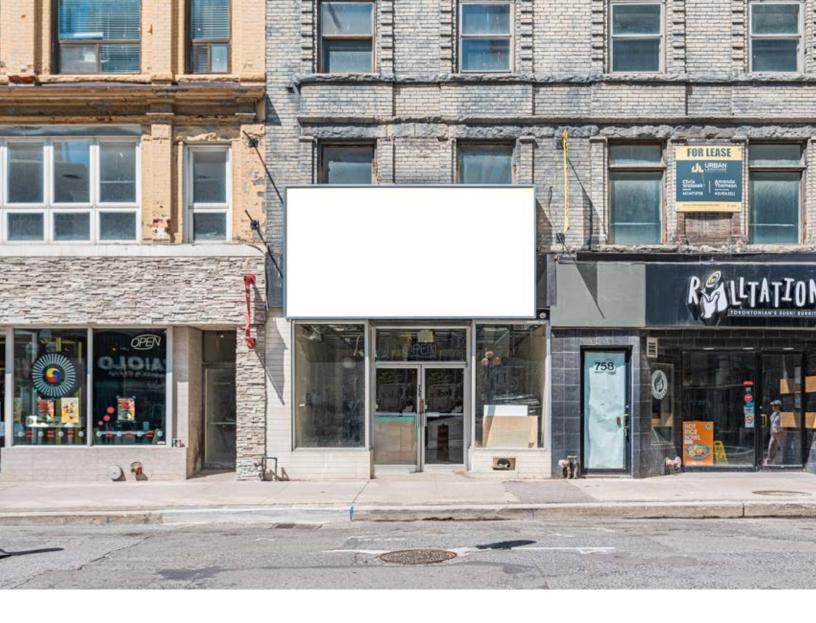
Area Developments

18,896 New Units



	Address/Name	# of Units	Status
1	The One	505	Construction
2	15 Charles	549	Pre-Construction
3	10 St. Mary	465	Pre-Construction
4	55 Charles	665	Construction
5	The Charles	428	Construction
6	625 Church	656	Pre-Construction
7	619 Yonge	606	Pre-Construction
8	The Ivy	232	Construction
9	19 Bloor West	528	Pre-Construction
10	25 St. Mary	1143	Pre-Construction
11	1075 Bay	540	Pre-Construction
12	8 Wellesley	600	Construction
13	20 Maitland	502	Pre-Construction
14	510 Yonge	500	Pre-Construction
15	646 Yonge	548	Pre-Construction
16	IMMIX Condos	451	Construction
17	475 Yonge	1611	Pre-Construction
18	2 Carlton	990	Pre-Construction
19	415 Yonge	471	Pre-Construction
20	372 Yonge	415	Pre-Construction
21	Chelsea Green	2109	Pre-Construction
22	Concord Sky	1106	Construction
23	8 Elm	819	Under Contruction
24	335 Yonge	165	Pre-Construction
25	699 Yonge	514	Pre-Construction
26	34 Maitland	529	Pre-Construction
27	33 Maitland	439	Pre-Construction
28	399 Yonge	810	Pre-Construction
	TOTAL	18,896	





For More Information, Please Contact:

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

Jackson Turner** Senior Vice President 416 815 2394 jackson.turner@cbre.com Alex Edmison* Senior Vice President 416 874 7266 alex.edmison@cbre.com

Teddy Taggart* Vice President 416 847 3254 teddy.taggart@cbre.com Emily Everett Sales Representative 647 943 4185 emily.everett@cbre.com



*Sales Representative **Broker

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (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 may change and any property described in the Information and be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.