

407 *YONGE* *STREET*

FLAGSHIP RETAIL BUILDING FOR LEASE AT YONGE & GERRARD



CBRE urban retail team

407 YONGE STREET

FLAGSHIP RETAIL BUILDING FOR LEASE AT YONGE & GERRARD

PROPERTY HIGHLIGHTS

407 Yonge represents a rare opportunity for a long-term lease with no sale and demo clause on a prime stretch of Yonge Street. The ground and second floors may be leased separately having their own private entrances on Yonge Street and at the rear.

- + Incredible downtown Yonge location, just north of the intersection of Yonge and Gerrard
- + Quasi-corner exposure with a large north facing window on the ground and second levels and full street frontage windows on Yonge Street
- + Walking distance to College and Dundas subway stations
- + Private rear access for loading/garbage
- + 3 rear parking spaces (1 space for ground floor + 2 tandem stalls for second floor)
- + Across the street from the Ikea Urban Store, the 80-storey Aura Tower and steps from Toronto Metropolitan University, Dundas Square and the Toronto Eaton Centre



GROUND + LOWER LEVEL

GROUND + LOWER LEVEL DETAILS

Size: Ground: 1,713 sq. ft.
Lower: 1,310 sq. ft.

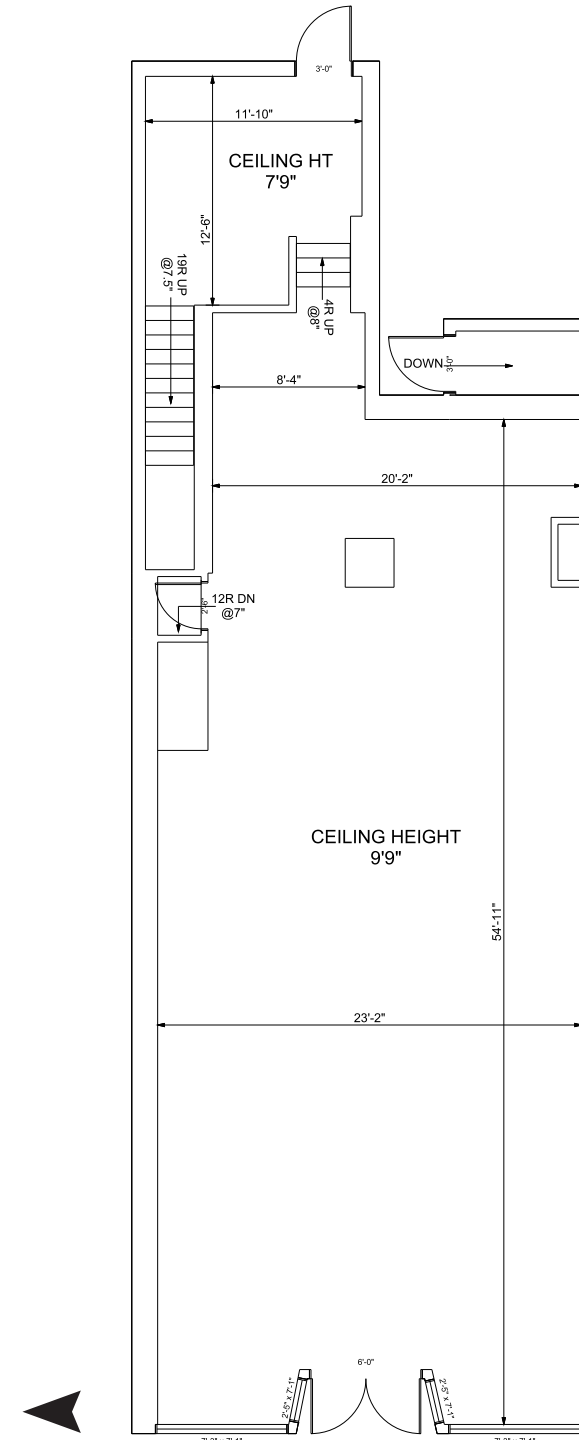
Net Rent: \$100.00 per sq. ft.

TMI: \$35.00 per sq. ft. (est.)

Available: Immediately

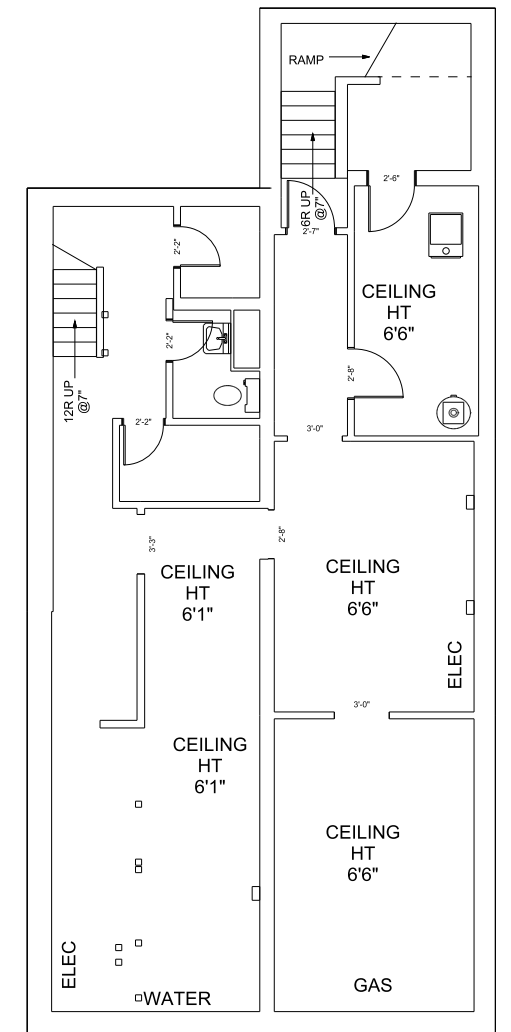


GROUND 1,713 SF

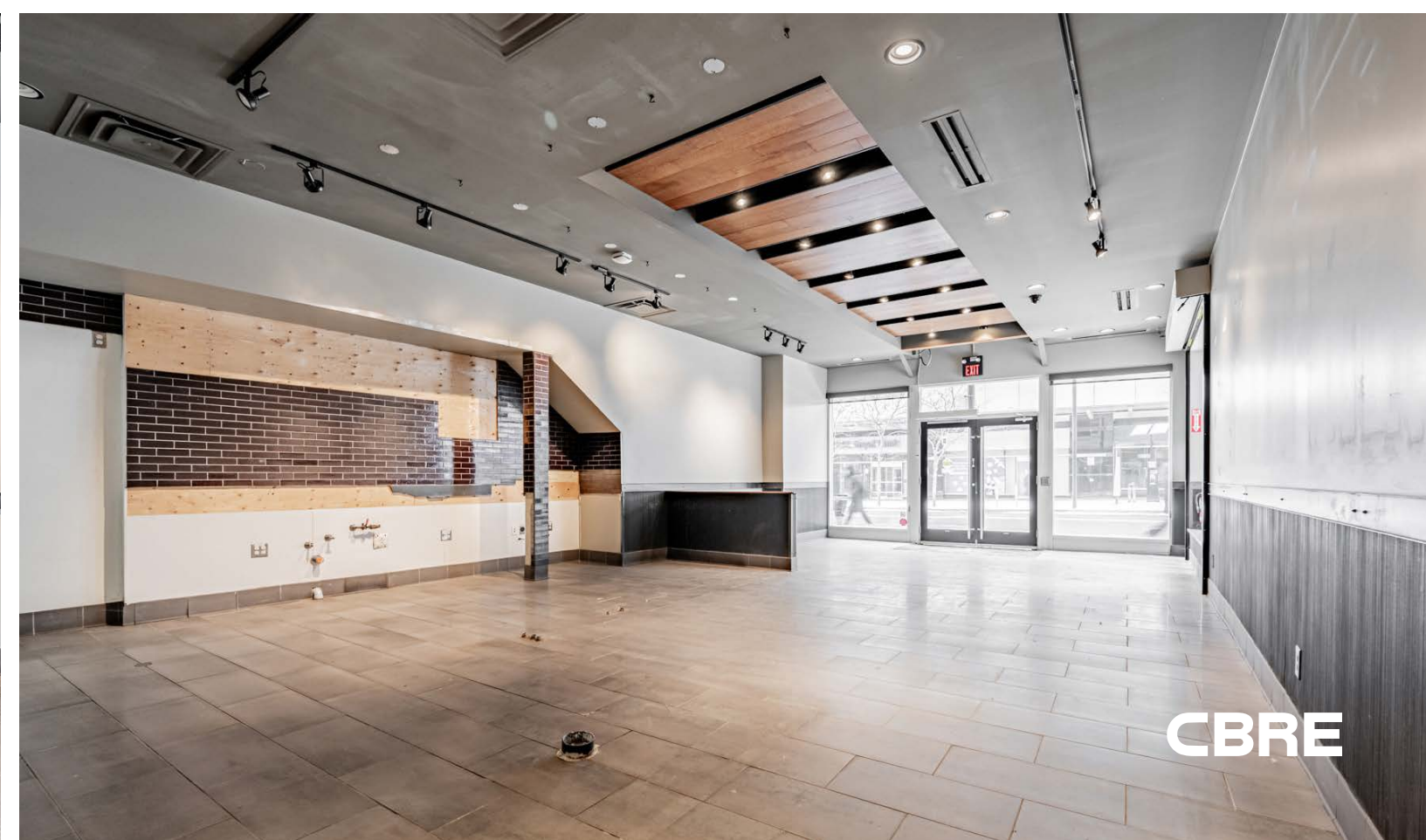
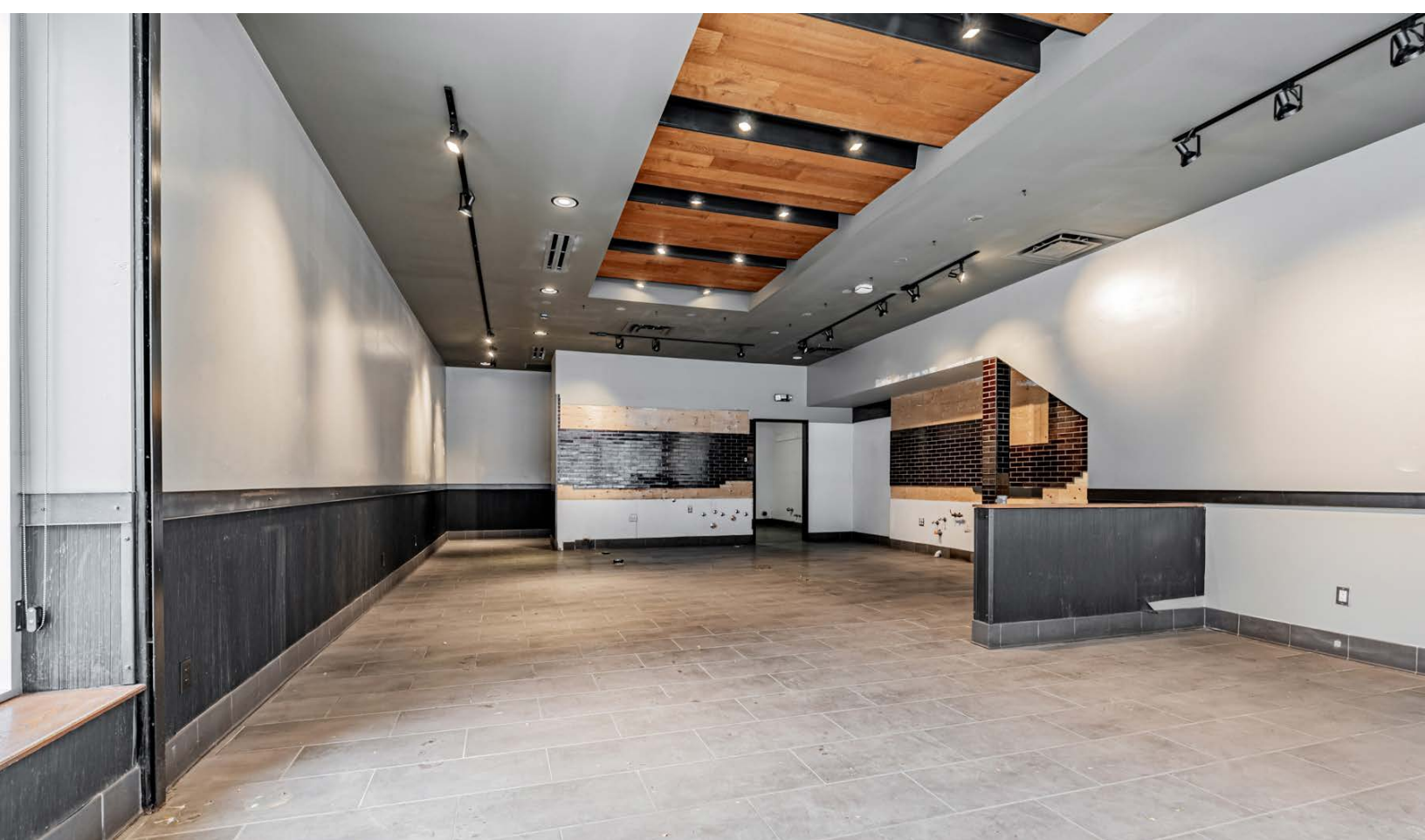


YONGE STREET

LOWER 1,310 SF



407 YONGE STREET GROUND FLOOR



SECOND LEVEL

SECOND LEVEL DETAILS

Size: 1,737 sq. ft.

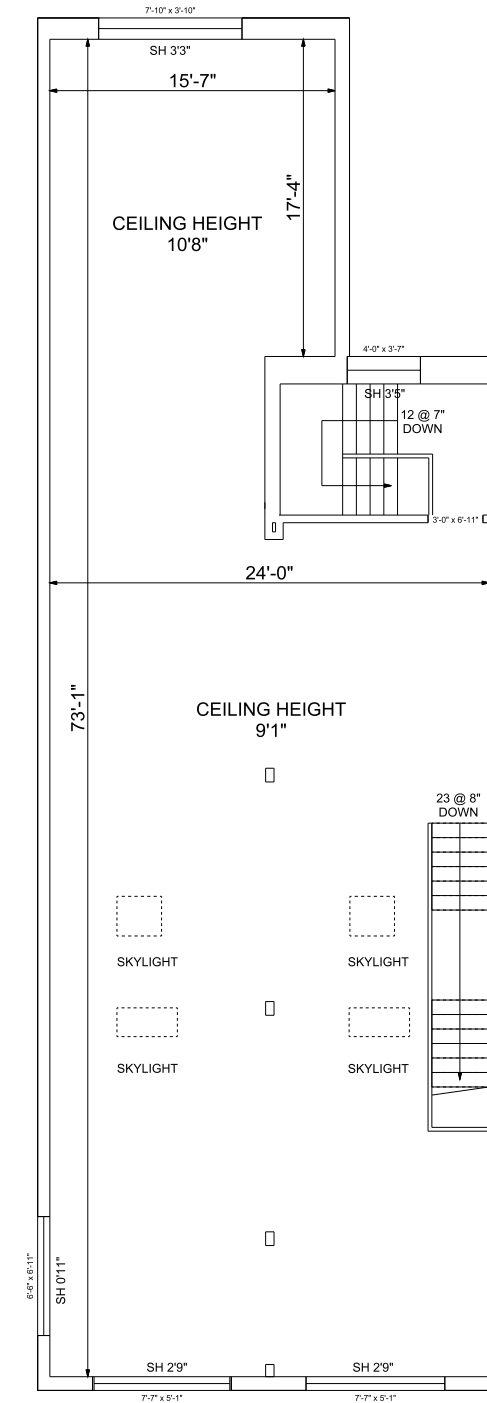
Net Rent: \$35.00 per sq. ft.

TMI: \$15.00 per sq. ft. (est.)

Available: Immediately



SECOND 1,737 SF





407 YONGE STREET REAR PARKING / PATIO OPPORTUNITY



407 YONGE STREET

THE LOCATION

407 Yonge Street is located in the heart of Toronto's vibrant downtown core at the northeast corner of Yonge and Gerrard. It is located directly across the street from the new Ikea Urban Store, the 80-storey Aura Tower and steps from Toronto Metropolitan University, Yonge-Dundas Square and the Toronto Eaton Centre.

Downtown Yonge is an area of current and planned high urban density. 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 already dense area.

This stretch of Yonge between Carlton and Queen is set to undergo an extensive pedestrian transformation. The YongeTOmorrow initiative sees Yonge Street as a pedestrian only zone from Gerrard to Dundas Square and reduced vehicular lanes on Yonge between Gerrard and Carlton. Bike lanes, sidewalks and restaurant patios will be extended and the street will be further animated with street-furniture and planting elements.

With the anticipated increase in residential density and pedestrian traffic, 407 Yonge Street is an ideal location for many high traffic uses including a quick service restaurant, cafe, retail, financial services or professional use.





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FARM BOY

WINNERS

THE BRICK

PLANET FITNESS

MARSHALLS

IKEA

7-ELEVEN

BARBURITTO

FUTURE CONDO SITE (415 YONGE)

★ **407 YONGE STREET**

BANH MI BOYS

GERRARD STREET

FUTURE CONDO SITE (372 YONGE)

CONGEE QUEEN

MCDONALD'S

8 ELM CONDO DEVELOPMENT SITE

GERRARD STREET

CONCORD SKY CONDO DEVELOPMENT SITE

DALDONGNAE KOREAN BBQ

FIREFLY BURGER

BASIL BOX

TORONTO METROPOLITAN STUDENT LEARNING CENTRE

ELM STREET

SALAD KING

H MART

YONGE ST WAREHOUSE

JOLLIBEE

DAVE'S HOT CHICKEN

HEALTHY PLANET

YONGE STREET

EDWARD STREET

FOOT LOCKER

MUJI

LCBO

ROGERS

GOULD STREET

WORLD FOOD MARKET

TOKYO SMOKE

FIVE GUYS

CHIPOTLE

WINNERS

M

CINEPLEX

STARBUCKS

BLAZE PIZZA

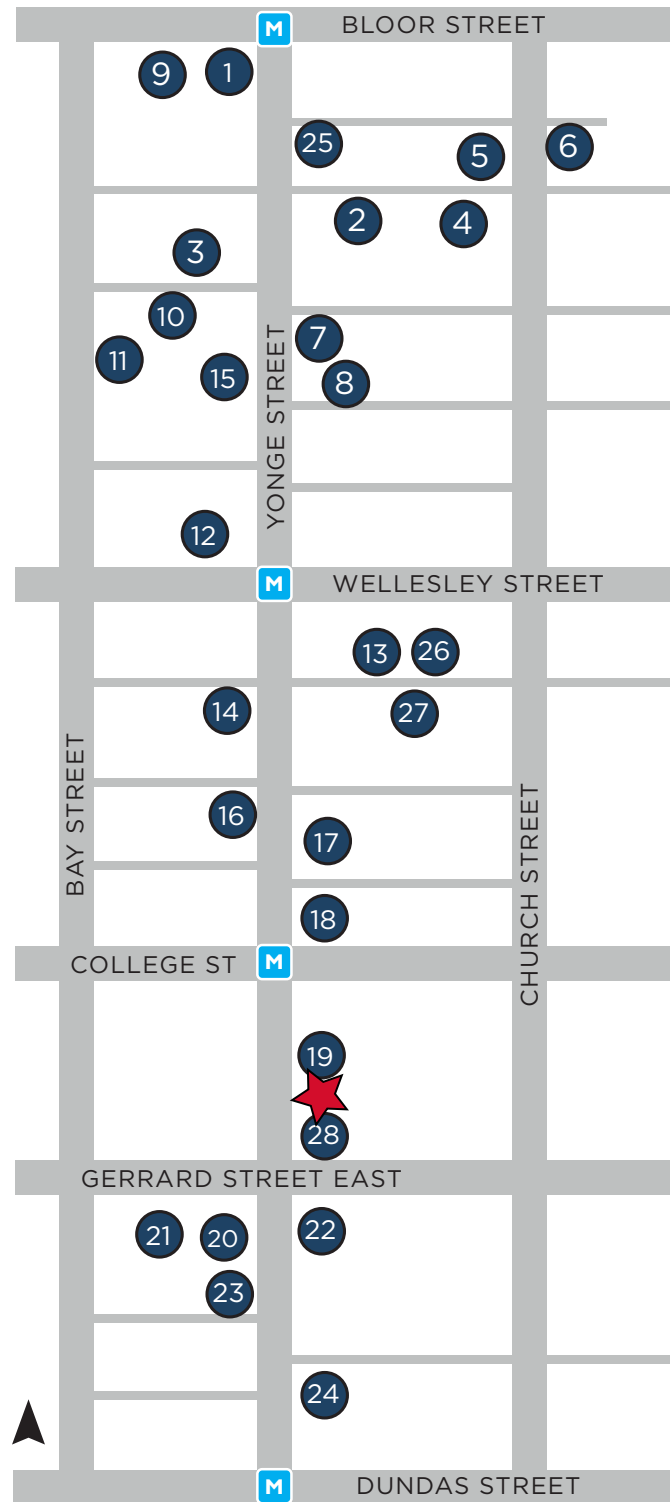
TORONTO EATON CENTRE

DUNDAS STREET

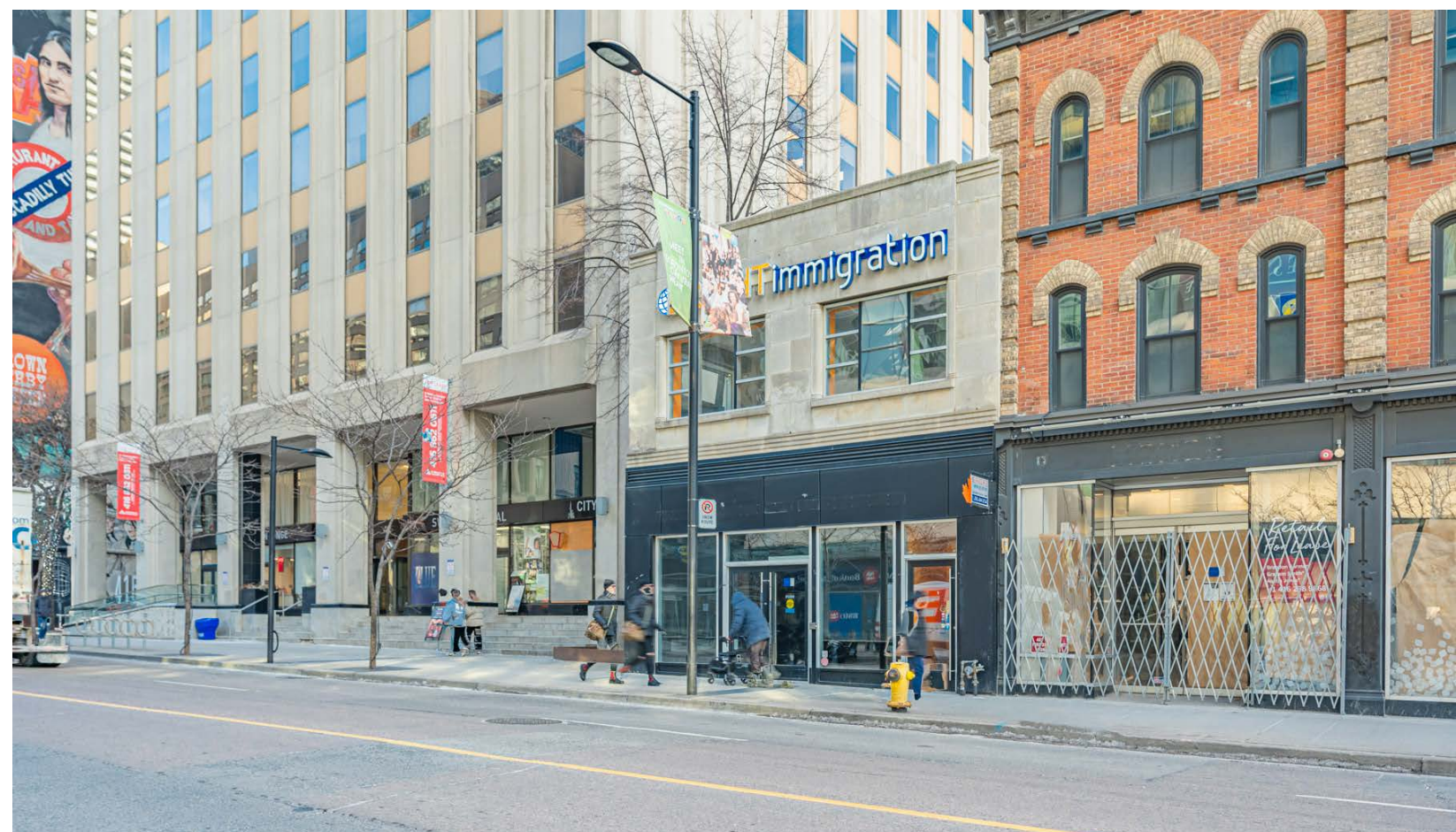
YONGE-DUNDAS SQAURE



407 YONGE STREET AREA DEVELOPMENTS



| | 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 | Construction |
| 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 | |



407 YONGE STREET

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*Sales Representative **Broker

CBRE urban retail team

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