

FLAGSHIP RETAIL FOR LEASE

# 201 YONGE

DOWNTOWN YONGE, TORONTO

LOCATED ACROSS FROM THE TORONTO EATON CENTRE • FEATURES A ROOFTOP TERRACE



**CBRE** urban retail team

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**Address:** 201 Yonge Street, Toronto

**Size:** Ground: 2,370 sq. ft.  
 Second: 2,971 sq. ft.  
 Third: 524 sq. ft. + 757 sq. ft. rooftop terrace  
**Total: 5,865 sq. ft. + terrace**

**Net Rent:** Please contact listing agents

**TMI:** \$24.32 per sq. ft.

**Ceiling Heights:** 19'10" - Ground Level  
 14'6" - Second Level

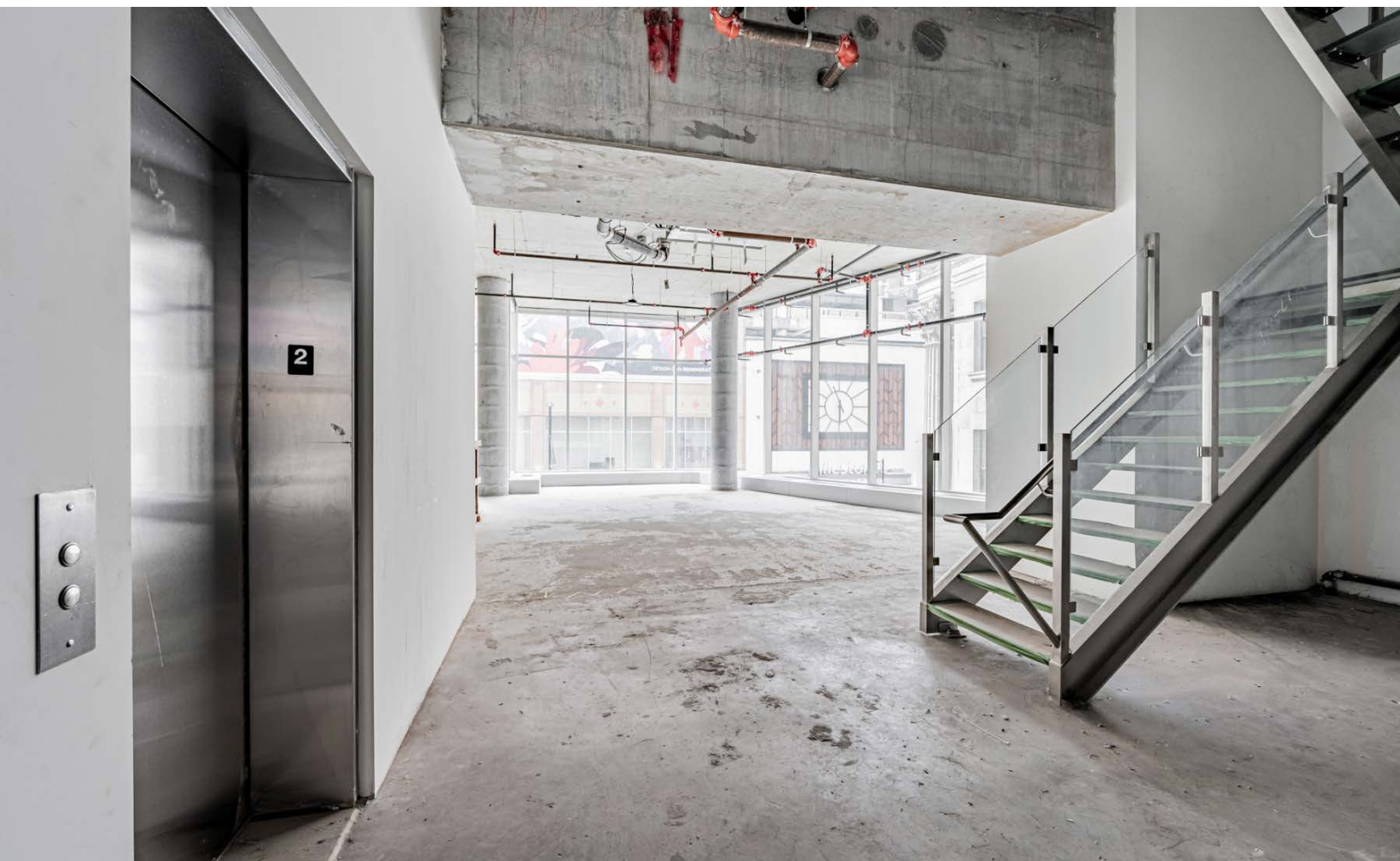
**Available:** Immediately

- + Beautiful flagship retail in the heart of Downtown Yonge, directly across the street from The Toronto Eaton Centre and steps to Dundas Square
- + The building is directly adjacent to Massey Tower with nearly 700 residential units
- + Features a rooftop terrace overlooking Yonge Street
- + Includes 359 sq. ft. basement storage area
- + Interconnecting glass staircase and elevator access to each floor
- + 2 parking spaces are available for an additional fee
- + Seconds to Dundas and Queen subway stations
- + Additional notable area attractions/retailers include: Sweat and Tonic, Saks Fifth Avenue, Mirvish Theatre, Shoppers Drug Mart, Joey Restaurant, Cineplex and all the tenants of the Toronto Eaton Centre



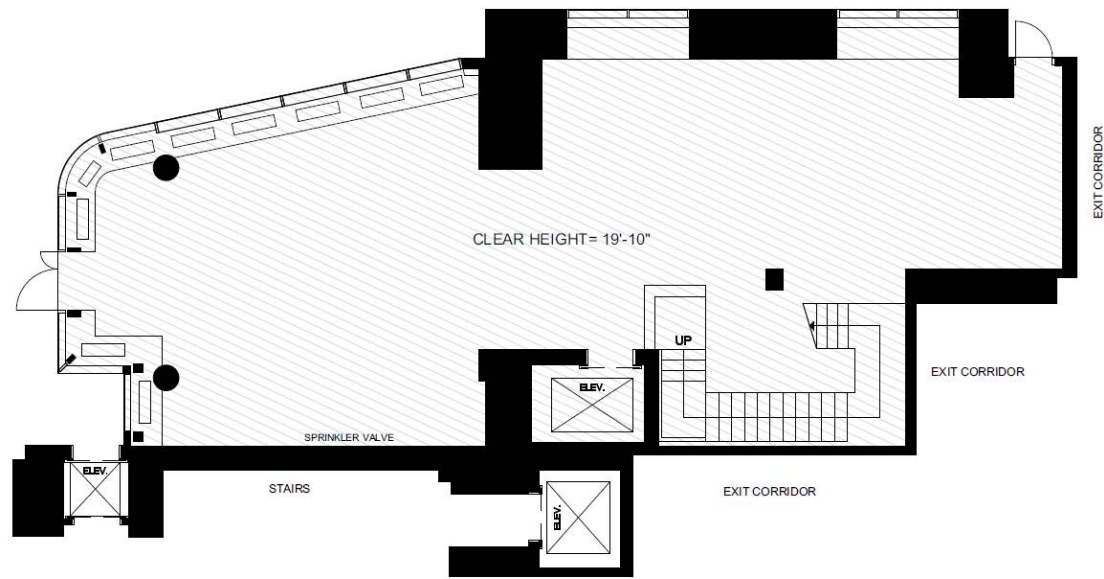
YONGE STREET VIEW FROM ROOFTOP TERRACE



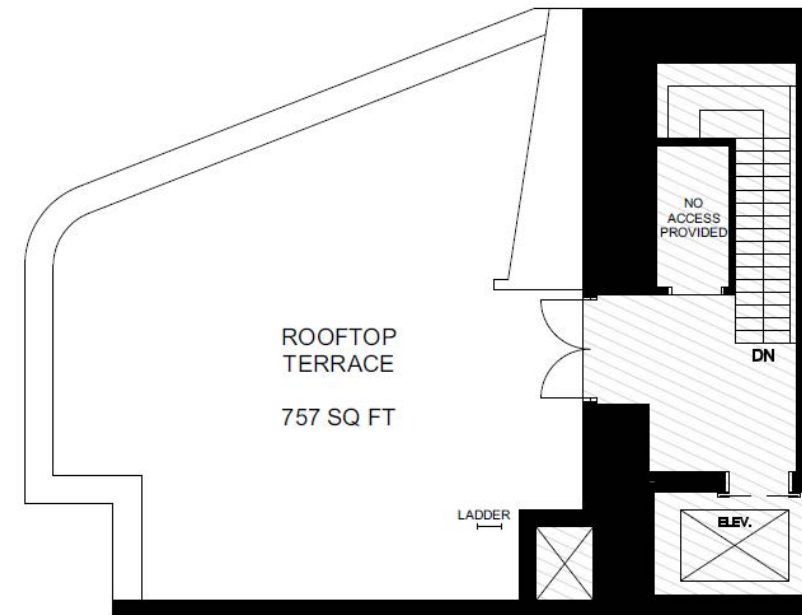


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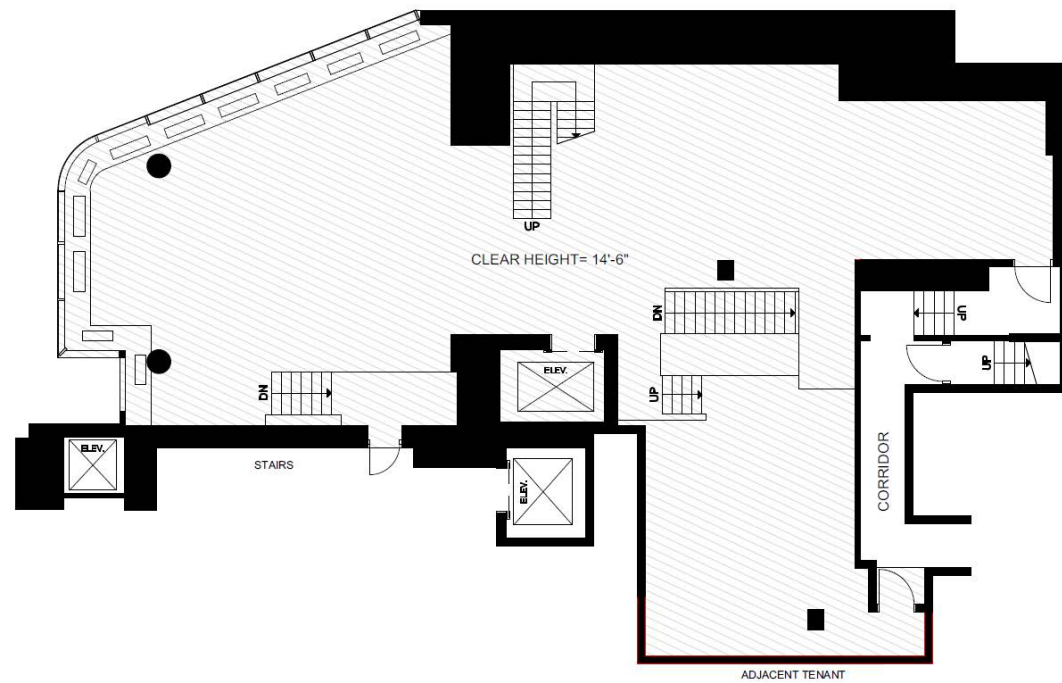
# FLOOR PLANS



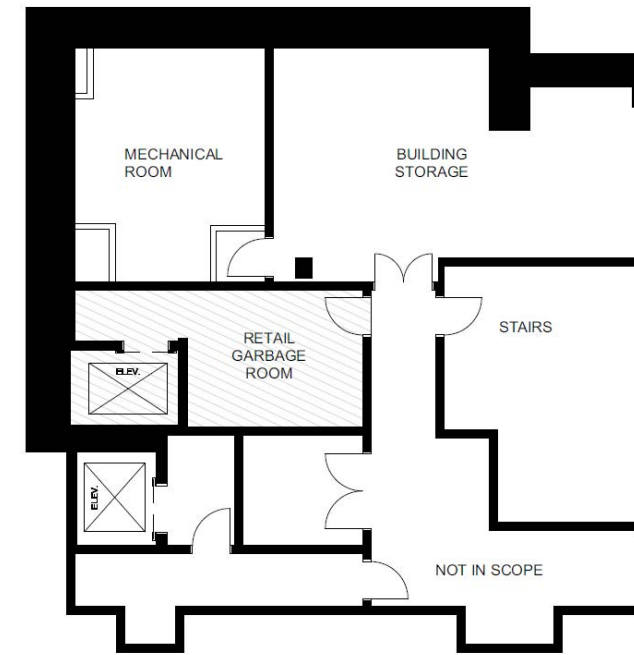
**GROUND FLOOR**  
2,370 SF



**THIRD FLOOR**  
524 SF  
**TERRACE**  
757 SF



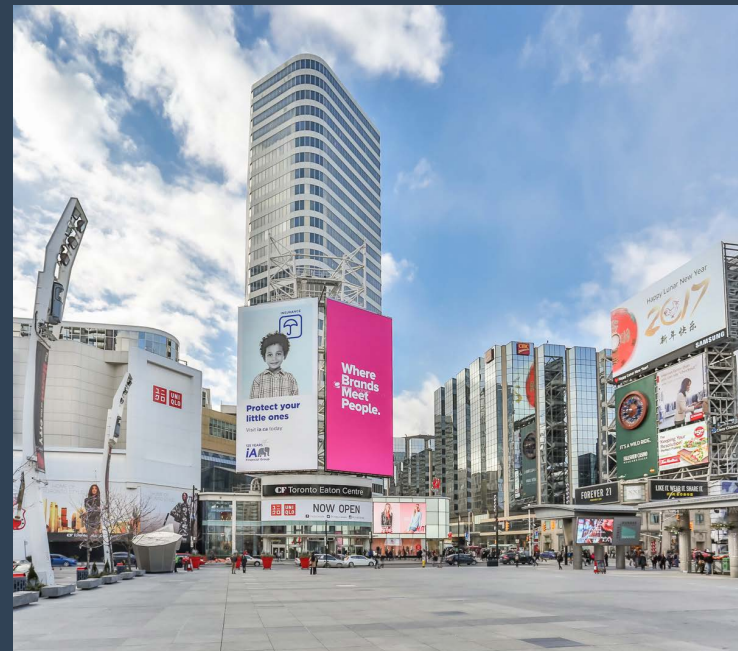
**SECOND FLOOR**  
2,971 SF



**LOWER**  
359 SF

# Perfectly Positioned in the Heart of Downtown Yonge Toronto

201 Yonge Street is located in the heart of Toronto's vibrant downtown core. The property is surrounded by key landmarks including The Eaton Centre, Toronto Metropolitan University, Massey Hall, and Yonge-Dundas Square. The area is experiencing significant development, promising an influx of new residents to the neighbourhood.



## AREA TRAFFIC GENERATORS

**Toronto Eaton Centre** is the city's top tourist attraction with over 52 million visitors annually. It is the busiest shopping centre in North America in terms of annual pedestrian count. It is consistently one of the top five performing malls in Canada. The Eaton Centre is anchored by Saks Fifth Avenue and Hudson's Bay.

**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 with an average of 1,000,000 + event attendees each year.

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



TORONTO  
CITY HALL

TORONTO  
METROPOLITAN  
UNIVERSITY

YONGE-DUNDAS  
SQUARE

CF TORONTO  
EATON CENTRE

201  
YONGE

ST. MICHAEL'S  
HOSPITAL



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