

YONGE + ST. CLAIR

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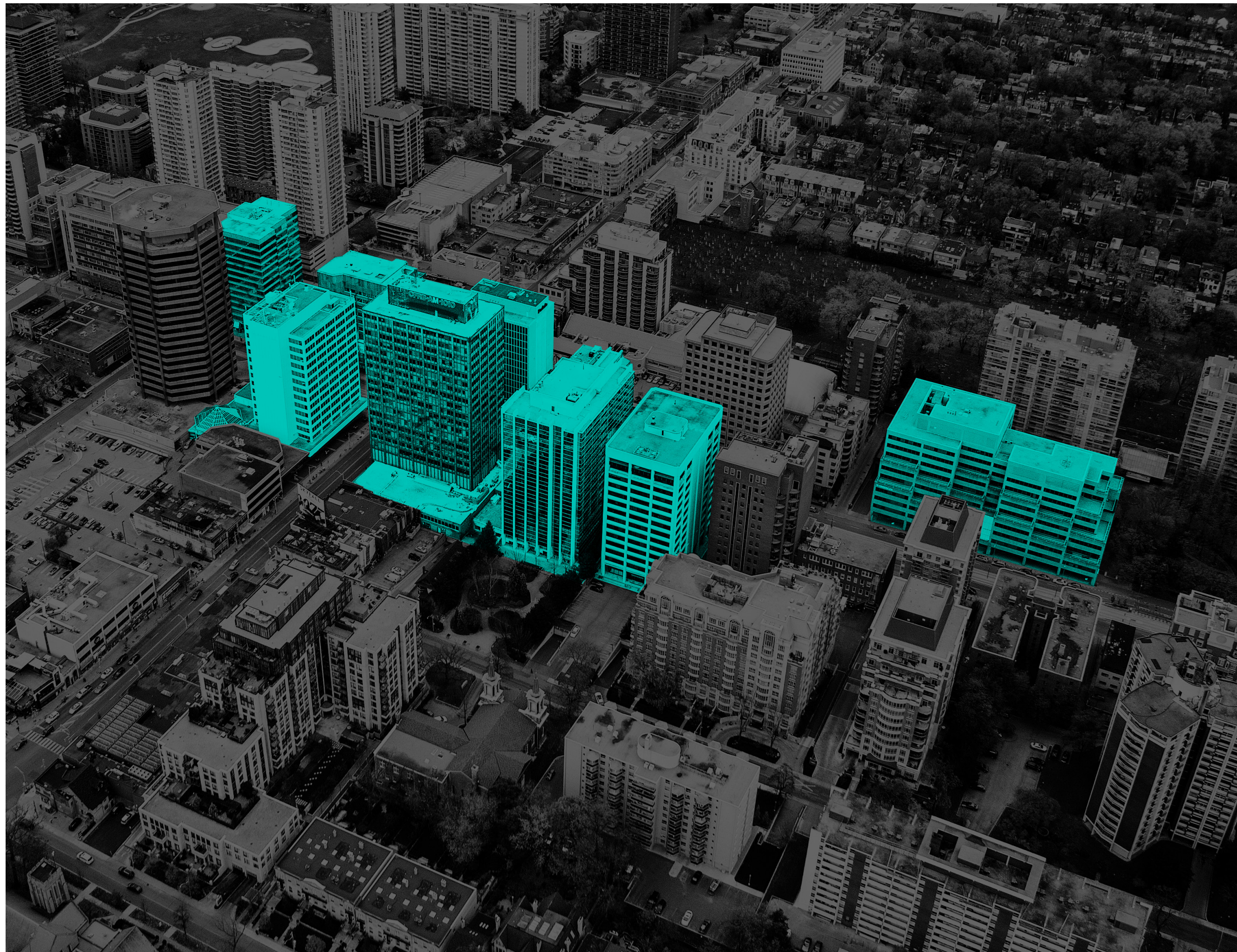
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CBRE

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YONGE + ST. CLAIR

PORTFOLIO

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Suite is Divisible

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NET RENT
\$32.00 PER SQ. FT.

ADDITIONAL RENT (2025 ESTIMATE)
\$29.27 PER SQ. FT.

2 ST. CLAIR E

SUITE 200	5,140 SQ. FT. + December 2026
SUITE 202	1,386 SQ. FT. + Available immediately
SUITE 600	10,698 SQ. FT. + December 2026
SUITE 1200	2,806 SQ. FT. + November 2026
SUITE 1204	2,358 SQ. FT. + November 2026
SUITE 1205	1,465 SQ. FT. + Available immediately
SUITE 1206	1,845 SQ. FT. + November 2026

NET RENT
\$34.00 PER SQ. FT.

ADDITIONAL RENT (2025 ESTIMATE)
\$27.47 PER SQ. FT.

2 ST. CLAIR W

SUITE 605	1,413 SQ. FT. + Available immediately
SUITE 1002	4,237 SQ. FT. + Available immediately
SUITE 1008	1,745 SQ. FT. + Built-out + Available immediately
SUITE 1700	3,350 SQ. FT. + Available immediately

NET RENT
\$30.00 PER SQ. FT.

ADDITIONAL RENT (2025 ESTIMATE)
\$28.05 PER SQ. FT.

30 ST. CLAIR W

SUITE 600	11,976 SQ. FT. + Available January 1, 2026
SUITE 1000	7,175 SQ. FT. + Model Suite with furniture + Available immediately
SUITE 1100	11,984 SQ. FT. + Interconnecting stair to the 12th floor + Available immediately
SUITE 1200	11,977 SQ. FT. + Interconnecting stair to the 11th floor + Available immediately

NET RENT
\$28.00 PER SQ. FT.

ADDITIONAL RENT (2025 ESTIMATE)
\$27.03 PER SQ. FT.

55 ST. CLAIR W

SUITE 202	1,085 SQ. FT. + Available immediately
SUITE 220	1,158 SQ. FT. + Available immediately
SUITE 250	1,894 SQ. FT. + Available immediately
SUITE 401	1,500 SQ. FT. + Available January 1, 2026
SUITE 404	1,515 SQ. FT. + Available April 1, 2026
SUITE 405	2,756 SQ. FT. + Available immediately
SUITE 500	31,240 SQ. FT. + Base building + Available immediately

NET RENT
\$28.00 PER SQ. FT.

ADDITIONAL RENT (2025 ESTIMATE)
\$27.70 PER SQ. FT.

1 ST. CLAIR E

SUITE 400	7,883 SQ. FT. + Model Suite with furniture + 1,600 sq. ft. private patio + Available immediately
SUITE 504	1,856 SQ. FT. + Available immediately
SUITE 602	1,969 SQ. FT. + Available immediately
SUITE 606	1,070 SQ. FT. + Available immediately
SUITE 700	7,878 SQ. FT. + Built-out + Available immediately
SUITE 801	2,301 SQ. FT. + Available immediately
SUITE 901	1,609 SQ. FT. + Available immediately
SUITE 903	829 SQ. FT. + Available December 1, 2025
SUITE 904	1,833 SQ. FT. + Model Suite, unfurnished + Available immediately

NET RENT
\$25.00 PER SQ. FT.

ADDITIONAL RENT (2025 ESTIMATE)
\$25.67 PER SQ. FT.

1 ST. CLAIR W

SUITE 900	3,345 SQ. FT. + Available immediately
SUITE 1200	3,950 SQ. FT. + Available immediately
SUITE 1201	1,364 SQ. FT. + Available November 1st

NET RENT
\$27.00 PER SQ. FT.

ADDITIONAL RENT (2025 ESTIMATE)
\$25.86 PER SQ. FT.

21 ST. CLAIR E

SUITE 201	4,342 SQ. FT. + Available immediately
SUITE 302	2,160 SQ. FT. + Available immediately
SUITE 400	2,125 SQ. FT. + Available immediately
SUITE 504	1,152 SQ. FT. + Available immediately
SUITE 700	7,033 SQ. FT. + Available immediately
SUITE 802	3,274 SQ. FT. + Elevator exposure with perimeter offices + Available immediately
SUITE 1201	3,393 SQ. FT. + Available immediately
SUITE 1400	8,155 SF + Available January 1, 2026

OPTIONS UNDER 1,000 SQ. FT.

30 ST. CLAIR W	
SUITE 204	648 SQ. FT. + Available immediately
55 ST. CLAIR W	
SUITE 245	609 SQ. FT. + Available immediately
1 ST. CLAIR E	
SUITE 601	828 SQ. FT. + Built-out + Available immediately
SUITE 603	425 SQ. FT. + Available immediately
SUITE 604	653 SQ. FT. + Available immediately
SUITE 607	715 SQ. FT. + Available immediately
SUITE 903	829 SQ. FT. + Available December 1, 2025
21 ST. CLAIR E	
SUITE 403	831 SQ. FT. + Available immediately
SUITE 1004	655 SQ. FT. + Available immediately

YONGE + ST. CLAIR

FOOD + DRINK

1. PIZZAIOLO
2. THE SPROUT
3. MARY BE KITCHEN
4. PRESSE CAFE
5. TIM HORTONS
6. STARBUCKS
7. DAECO SUSHI
8. THE SANDWICH BOARD
9. CUCINA BUCA
10. IQ FOOD
11. GREEN HOUSE JUICE
12. BOOSTER JUICE

SHOPPING

34. LONGOS
35. CANADIAN OUTLET
36. WALKING ON A CLOUD
37. GOLD IRENE JEWELLERS
38. SHOESSETTE
39. SHOPPERS DRUG MART

OTHER SERVICES

54. CIBC
55. SCOTIABANK
56. RBC
57. ROLEX
58. TD BANK
59. F45
60. CINEPLEX

13. ARTHUR'S RESTAURANT
14. MCDONALDS
15. EL INKA
16. AMBIYAN ON YONGE
17. SUSHI GEN
18. SWISS CHALET
19. PIZZA PIZZA
20. KIVA'S BAGELS
21. MERMAID FISH + GRILL HOUSE
22. UNION SOCIAL EATERY
23. TWISTED INDIAN WRAP
24. HOLY CHUCK
25. ZELDEN'S DELI & DESSERTS
26. THE BAGEL HOUSE
27. AROMA ESPRESSO BAR
28. NOVE TRATTORIA
29. BOMBAY ROTI
30. SUNNY MORNING
31. CAPOCACCIA TRATTORIA
32. BARNSTEINERS
33. GRANDMA LOVES YOU
34. GRANDMA LOVES YOU
40. LEGS BEAUTIFUL
41. ROOTS
42. GLAMOUR SECRETS BEAUTY BAR
43. LOBLAWS
44. NORTHERN ARTISTS
45. LCBO
46. OLSSON OPTICAL
47. WALK WITH COMFORT
48. EDEN FLOWERS
49. THE UPS STORE
50. YONGE FRESH MARKET
51. THE CIGAR STORE
52. EGGERSMAN
53. BLOWDRY LOUNGE

AMENITIES

