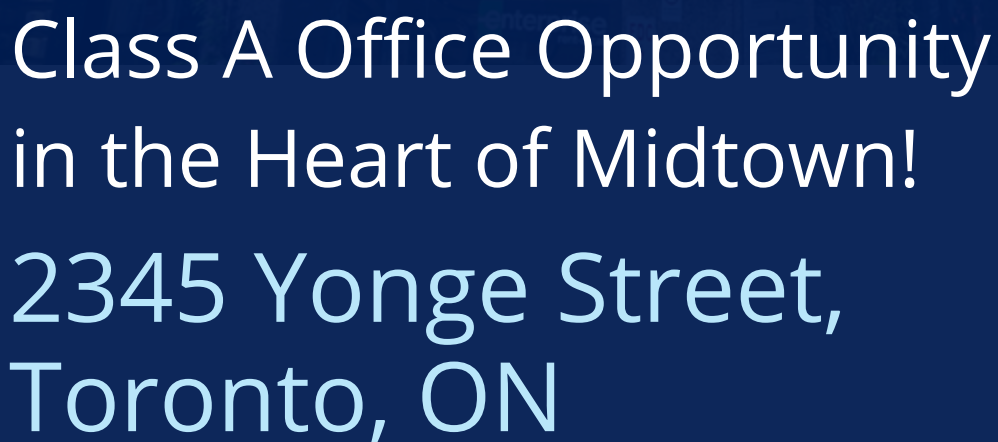


The Colliers logo is located in the top right corner of the advertisement. It consists of the word "Colliers" in a white serif font, centered within a dark blue rectangular box with rounded corners. Below the text, there is a horizontal bar with a color gradient from yellow to red to blue.The text "FOR LEASE" is positioned in the upper left area of the dark blue text overlay. It is written in a white, all-caps, sans-serif font.The main headline is located in the center of the dark blue text overlay. It is written in a large, white, sans-serif font. The text reads: "Class A Office Opportunity in the Heart of Midtown! 2345 Yonge Street, Toronto, ON".The contact information for Chris Fyvie is located in the bottom left section of the advertisement. It includes his name, title, phone number, and email address, all in a black sans-serif font.The contact information for Toby Tobiason is located in the bottom middle section of the advertisement. It includes his name, title, phone number, and email address, all in a black sans-serif font.The contact information for Taylor Tobiason is located in the bottom right section of the advertisement. It includes his name, title, phone number, and email address, all in a black sans-serif font.The tagline "Accelerating success." is located at the bottom left of the advertisement, below the contact information. It is written in a black sans-serif font.

Property Overview

2345 Yonge Street is a Class A office building conveniently located in Midtown Toronto, just north of the Eglinton Subway Station and the new Eglinton Crosstown LRT. The building offers exceptional parking, including high-speed charging stations, and boasts an abundance of retail and restaurant options.

Address: 2345 Yonge Street, Toronto, ON

Available Space: Suite 405 : 6,798 SF
(Available immediately - Divisible) 

- Suite 405A: 4,238 SF
- Suite 405B: 2,560 SF

Suite 600: 13,744 SF - Full Floor - Loft Style
(Available Jan 1, 2026)

Net Rent: \$23.00 Net

Additional Rent: \$24.51 PSF (2025)

Parking Ratio: 6:1,000 SF
Reserved: \$200
Unreserved: \$160



BUILDING PHOTOS



Carbon Neutral

2345 Yonge Street offsets its energy consumption through renewable energy sources and sustainable practices.



Energy Star Score Top Decile

Rated #1 neighbourhood (of 140) by Toronto Life



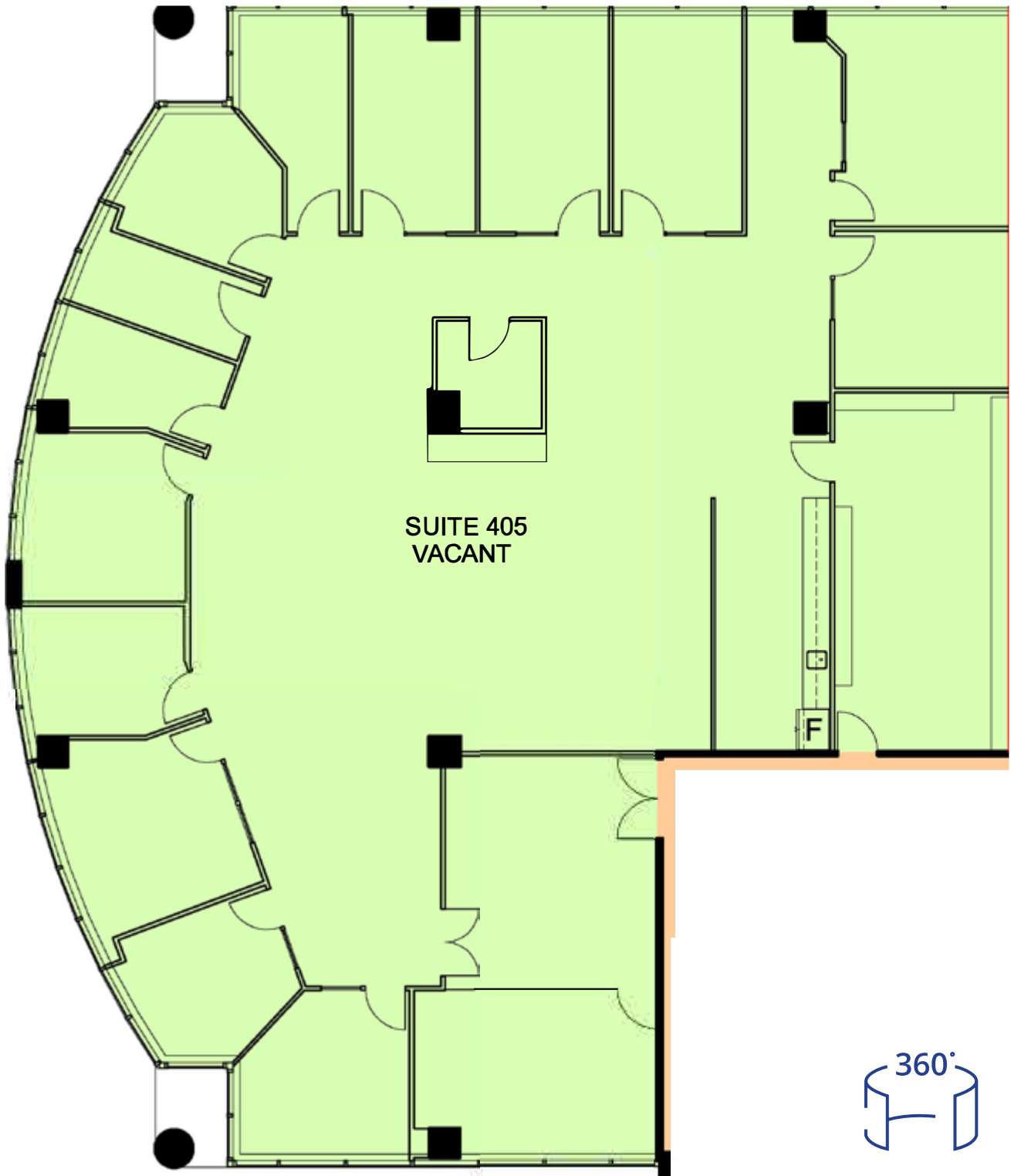
Wired Score Platinum

2345 Yonge Street provides tenants with access to fiber connectivity as well as choice of internet service providers to support diverse connections.

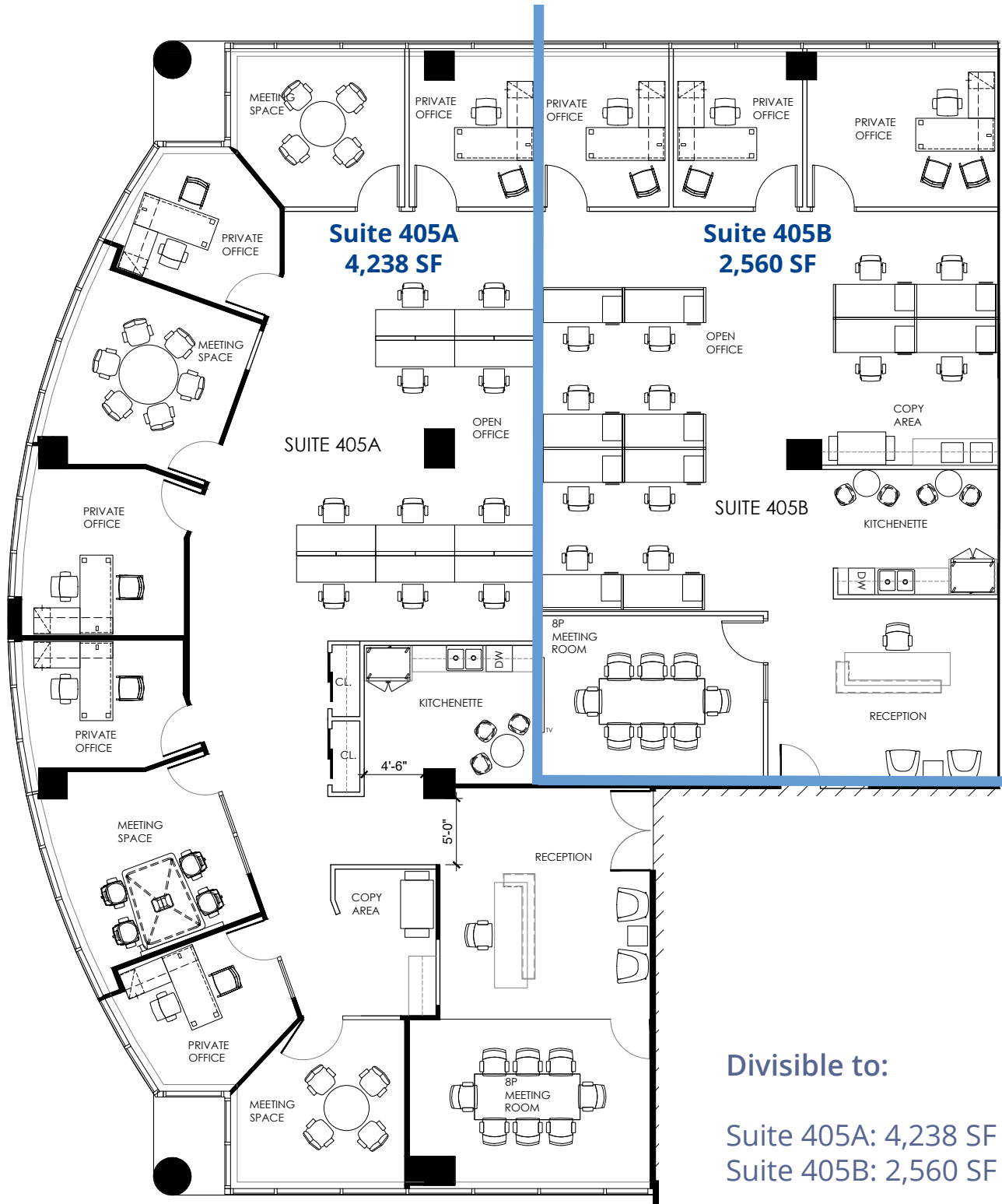
**WiredScore
PLATINUM**

FLOORPLAN - SUITE 405 - 6,798 SF - DIVISIBLE

AVAILABLE IMMEDIATELY



SPACE PLAN - SUITES 405A - 4,238 SF 405B - 2,560 SF



UNIT 405 PHOTOS



UNIT 405 PHOTOS



FLOORPLAN - SUITE 600 - 13,744 SF - FULL FLOOR-LOFT STYLE

AVAILABLE JANUARY 1, 2026

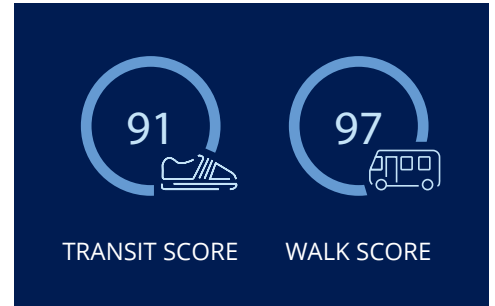


UNIT 600 PHOTOS



Nearby Amenities

Steps away from Yonge Eglinton Centre, choices of food and beverages, recreational activities, GoodLife Fitness, Cineplex Cinema, Indigo Bookstore, RBC and TD Bank. More amenities in the building include a flagship Shopper's Drug Mart, on-site Discount Rental Car, Zipcar, dental and eye care services, sports medicine services, car detailing, and a car washing and service station. 2345 Yonge Street provides tenants with access to fiber connectivity as well as a choice of internet service providers to support diverse connections.





Parking
6/1,000



Steps to
Eglinton Station



Bike
Storage



Wheelchair
Accessible



16 min. drive
to Downtown



Fibre Optic
Enabled



24-hour
Security

azz

HIGHLIGHTS



On-demand shared boardroom available for tenants with state of the art



Fresh air, adequate oxygen, on-demand ventilation



12-foot high ceiling without depressions, two patio areas with lounge chairs and BBQ



Touchless entry for all common doorways



Renovated five-star washrooms with music for relaxation



Highly configurable HVAC zones 1/500 SF



High-speed electric vehicle charging stations



24-hour on-site security guard



Hospital grade filters, additional UV sterilization lighting to maintain superior air cleanliness



Healthy Air by identifying, monitoring, and optimizing oxygen levels and filtering out particular matter to the nano scale including allergens, pollen, viruses, and volatile organic compounds via live AI Integration



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