



≈ 1881 ≈

YONGE STREET



CBRE Limited | REAL ESTATE BROKERAGE | 145 King Street West, Suite 1100 | Toronto, ON M5H 1J8

CBRE

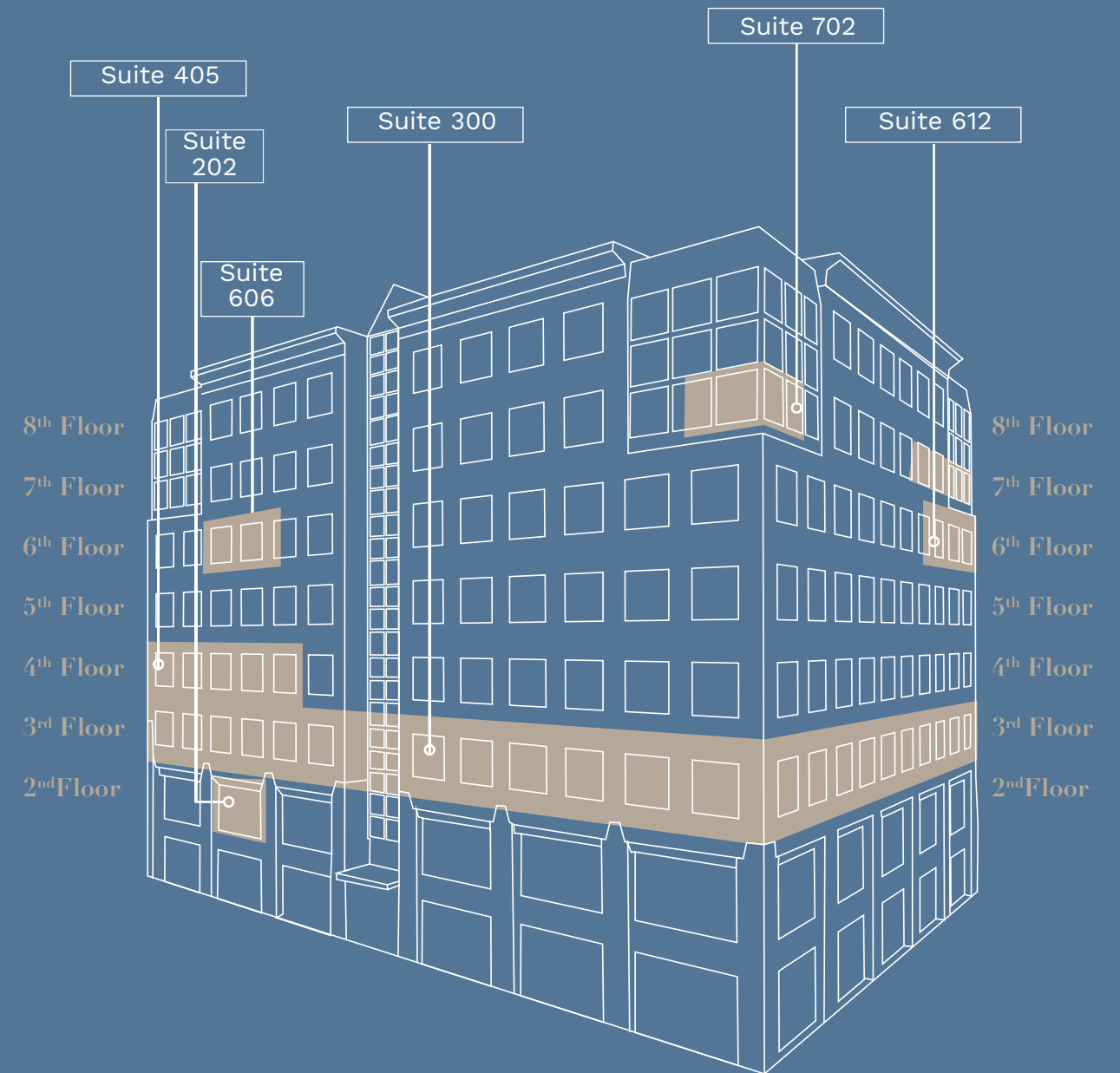
∞ PROPERTY DETAILS ∞

Availability Summary

Suite 202	1,786 sq. ft.	Available Immediately
Suite 300	12,541 sq. ft.	Available Immediately
Suite 405 Model Suite	1,446 sq. ft.	Available Immediately
Suite 606	1,610 sq. ft.	Available Immediately
Suite 612 Model Suite	1,877 sq. ft.	Available Immediately
Suite 702	2,270 sq. ft.	Available Immediately



∞ STACKING PLAN ∞



∞ 1881 ∞
YONGE STREET

PROPERTY DETAILS



NET RENT
Contact Listing Agents



ADDITIONAL RENT
\$28.90 per sq. ft. (2026 Estimate)



PARKING
Reserved: \$197.75/mth
1:1,700 sq. ft.



BUILDING HOURS
6:00 a.m. to 7:00 p.m.



SECURITY
Card Access



Constructed in 1988, 1881 Yonge Street is located in Midtown Toronto on the northeast corner of Yonge and Balliol Street. Owned by Adgar Canada, the building stands 8-storied tall and offers an average floor plate of 12,200 SF.

The building has achieved a BOMA BEST Silver Certification.

Adgar is firmly committed to environmental responsibility within our portfolio. We are continually seeking ways to efficiently operate the building, reduce our carbon footprint and improve energy performance through energy saving initiatives, our waste reduction initiatives and mechanical improvements.

Completed Projects (2019 - 2022)

Project	Work Description	Building Benefits
Washroom Refreshes	Cosmetic updates and touchless fixtures as part of common washroom upkeep program	Improved tenant and visitor experience
Lobby Heating	Replacement of electric unit heater in building lobby	Improved tenant and visitor comfort
Elevator Modernization	Cosmetic improvements to elevator interiors, touchless buttons and hall stations, new lanterns, updated mechanical controls and related equipment	Improved elevator service experience for tenants and visitors
Exterior Podium and Entranceway Improvements	New podium waterproofing and stone pavers replacement, new revolving doors, new tenant touch directory and new podium sign	Improved tenant and visitor experience
Parking Improvements	Repairs to parking lot ramp, trench drain replacements	Improved tenant and visitor parking experience

THE BUILDING

Located in Midtown, 1881 Yonge Street is surrounded by numerous restaurants and other local amenities that make running everyday errands convenient. Second Cup, Guardian Drug Store and Fruits Basket Grocer (coming soon!) are located at the base of the building, in addition to a collection of quick-service lunch options such as Mr. Sub and Thai Express.

Excellent dining amenities also exist in the area surrounding 1881 Yonge Street, including a Sobeys Urban Fresh located just a two-minute walk east on Balliol Street. The greater Davisville area also offers an extensive assortment of sit-down restaurants just a short walk north of the building.

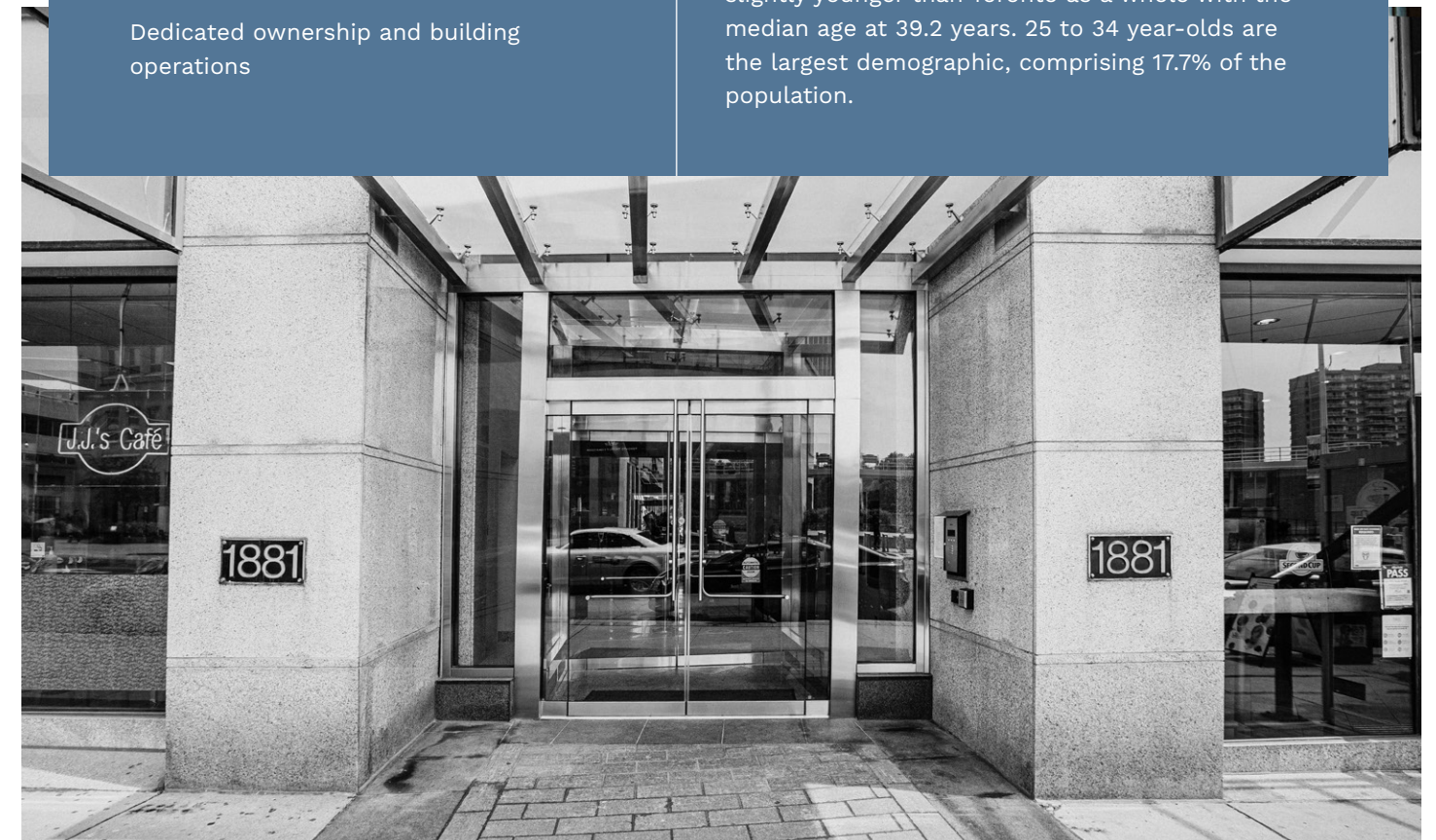
Building & Amenities

- Flexible deal terms; allowance available
- High quality midtown building
- Access to Davisville Subway Station
- Dedicated on-site underground parking
- Access to retail amenities; banking, restaurants, shopping
- Dedicated ownership and building operations

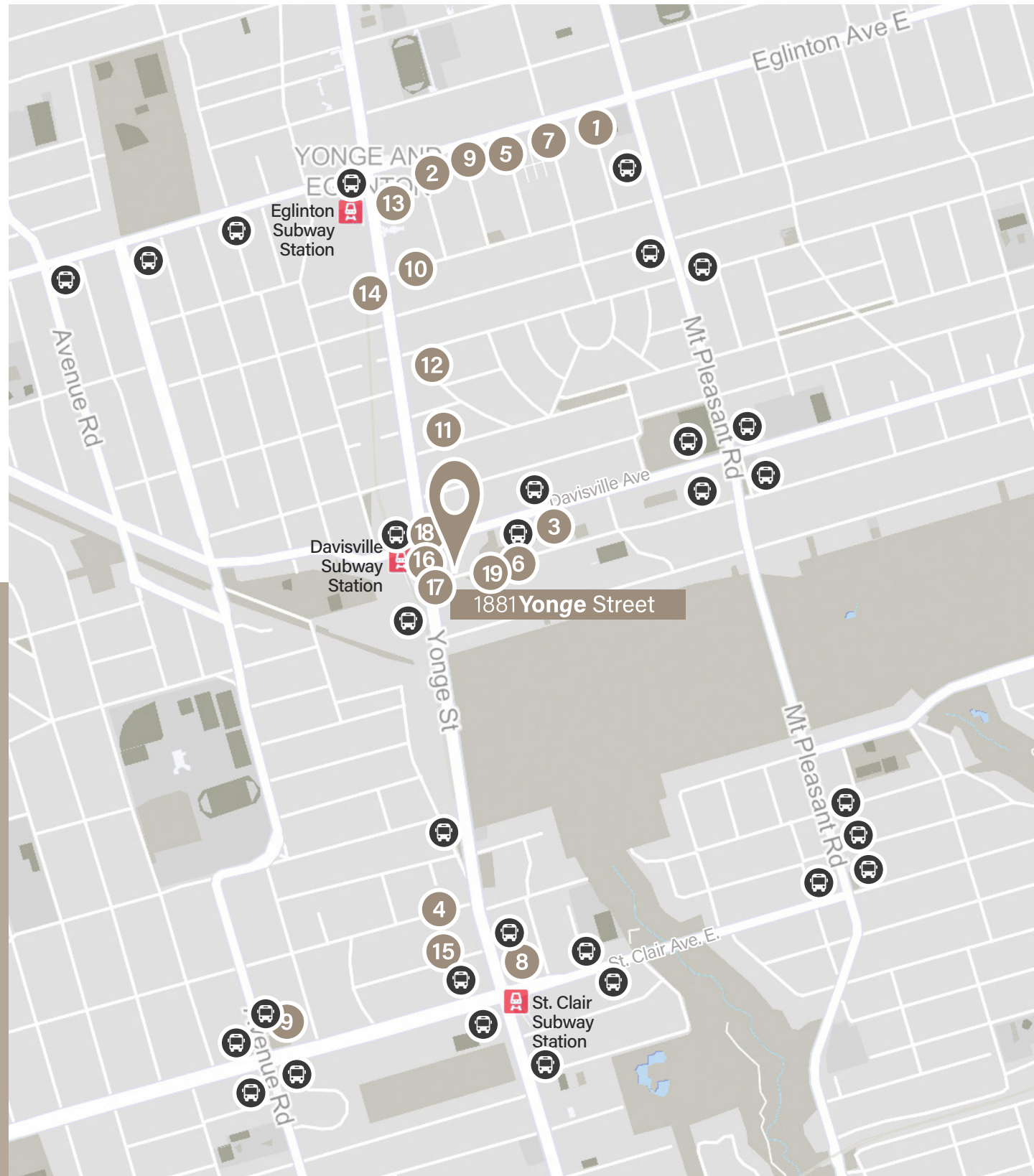
Market Demographics

In 2018, the total population of the Yonge/Eglinton submarket was 102,469; that number is projected to increase by 5.8% in 2023. The submarket at Yonge/Eglinton is a relatively affluent area, with average annual household income of \$194,460 (projected to rise to \$222,269 in 2023). By comparison, average household incomes across Toronto as a whole in 2018 was \$118,346.

The population of the Yonge/Eglinton submarket is slightly younger than Toronto as a whole with the median age at 39.2 years. 25 to 34 year-olds are the largest demographic, comprising 17.7% of the population.



MAP LOCATION



AMENITIES

Fitness Centres

1. Fit Factory Midtown
2. OrangeTheory Fitness
3. Striation 6 Fitness Centre
4. Oxygen Yoga & Fitness
5. F45 Training



Grocery Stores

6. Sobeys Urban Fresh Balliol
7. Loblaws
8. Loblaws
9. Bulk Barn
10. Farm Boy



Major Restaurants & Other Services

11. Positano Restaurant
12. Tabule Middle Eastern Cuisine
13. The Keg Steakhouse + Bar
14. Mandarin Restaurant
15. Ambiyon On Yonge
16. Second Cup
17. Mr. Sub, Thai Express
18. Davisville Guardian Pharmacy
19. Golden Hanger Cleaners



Public Transit

- Yonge Subway Line
- Eglinton Subway Station
- Eglinton Ave W at Duplex Ave
- Eglinton Ave E at Mount Pleasant Rd
- Eglinton Ave E at Bayview Ave
- Davisville Subway Station
- Davisville at Yonge
- Davisville Ave at Mount Pleasant Rd
- St. Clair Subway Station
- St. Clair Ave E at Yonge
- St. Clair Ave W at Yonge



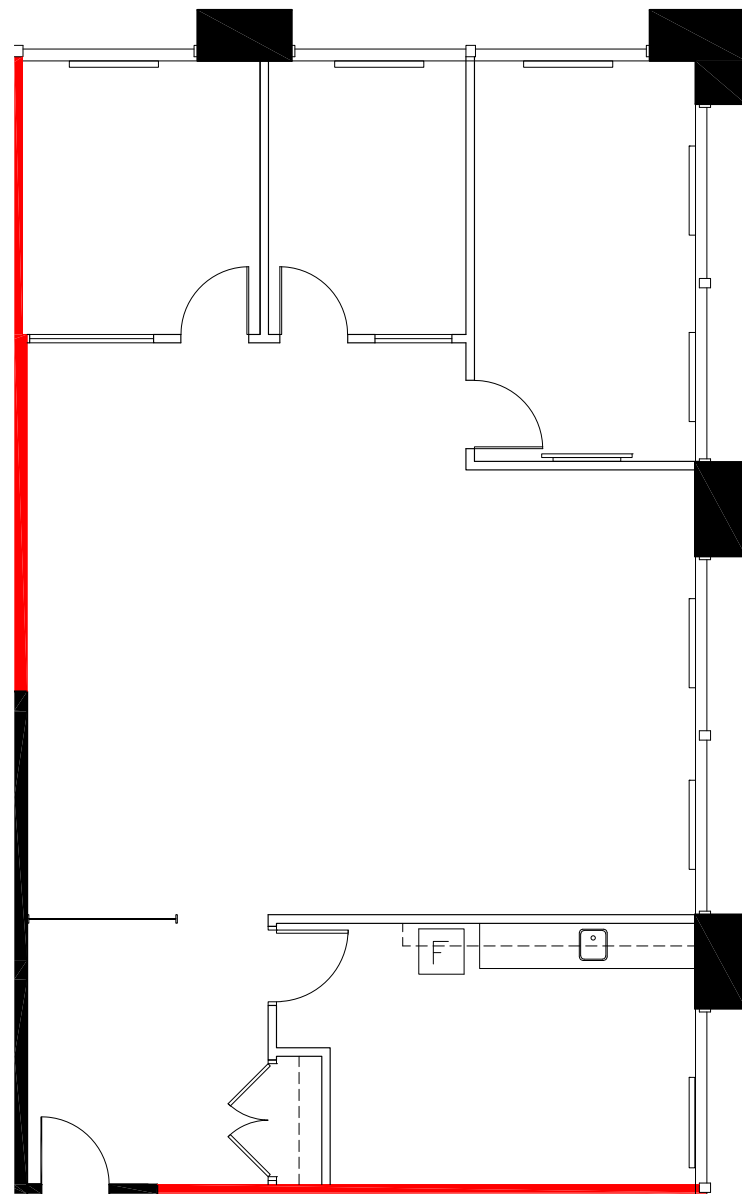
∞ FLOOR PLAN ∞

2nd Floor

Suite 202

1,786 Sq. Ft.

Available Immediately



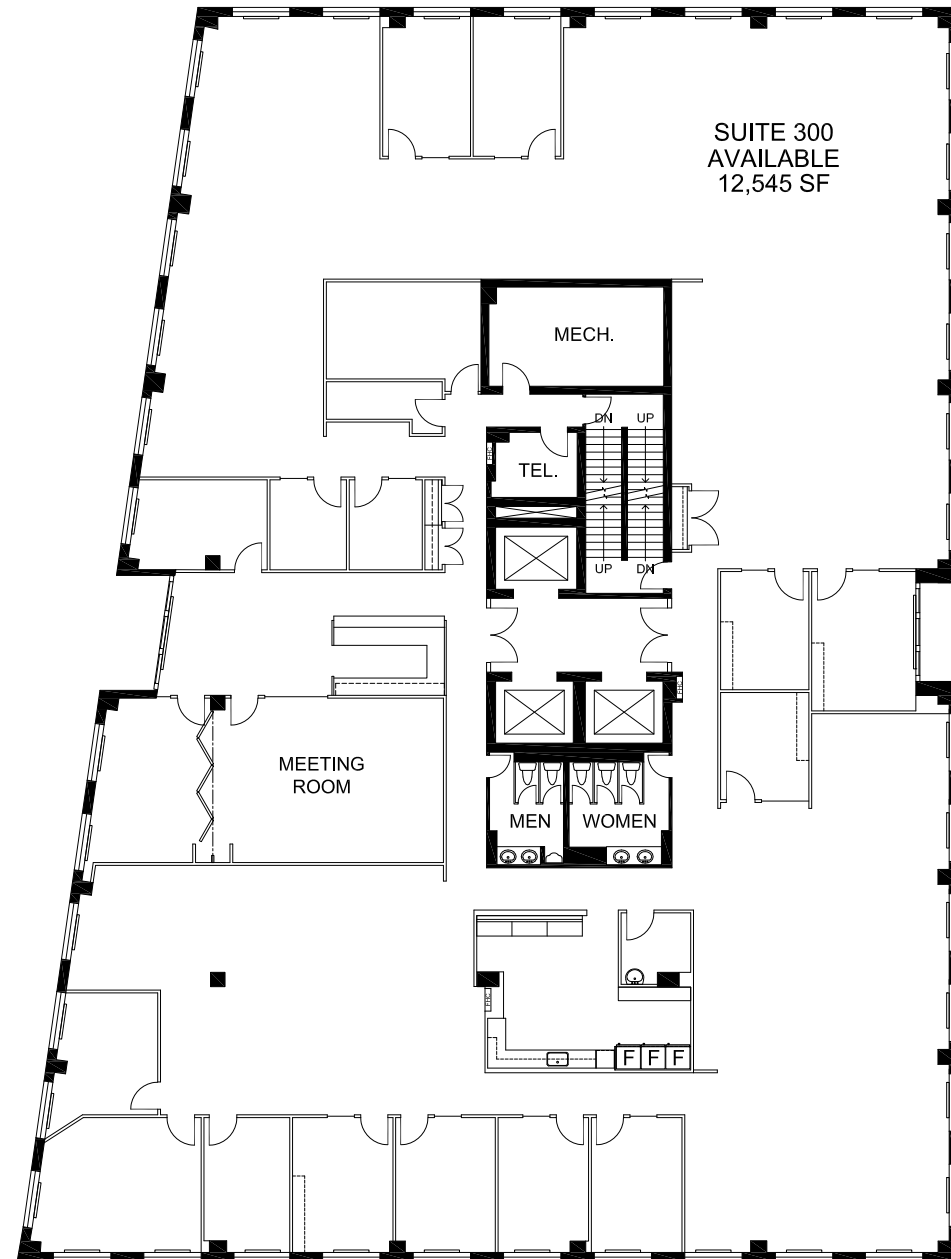
∞ FLOOR PLAN ∞

3rd Floor

Suite 300

12,541 Sq. Ft.

Available Immediately



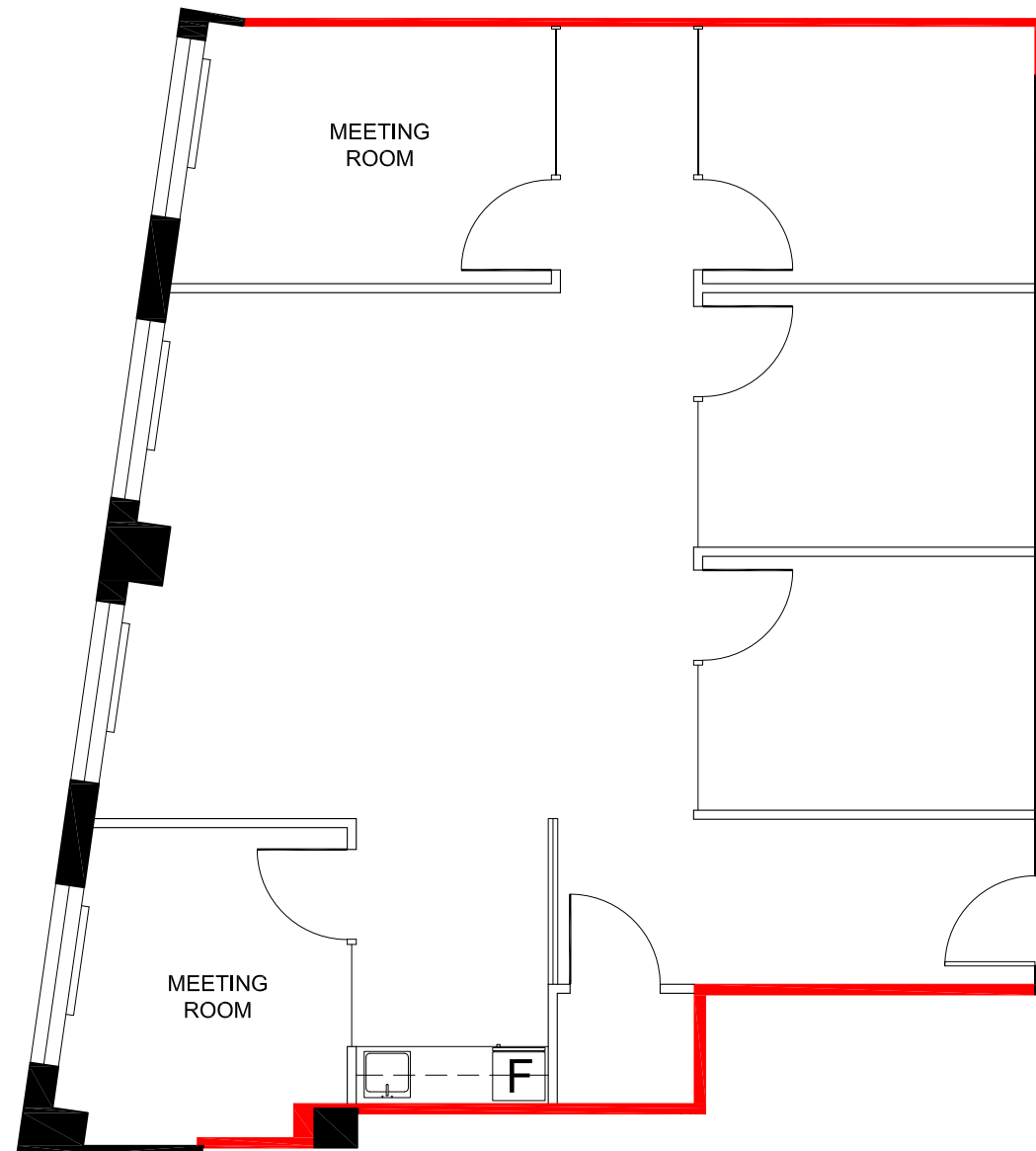
∞ FLOOR PLAN ∞

4th Floor

Suite 405 (Model Suite)

1,446 Sq. Ft.

Available Immediately



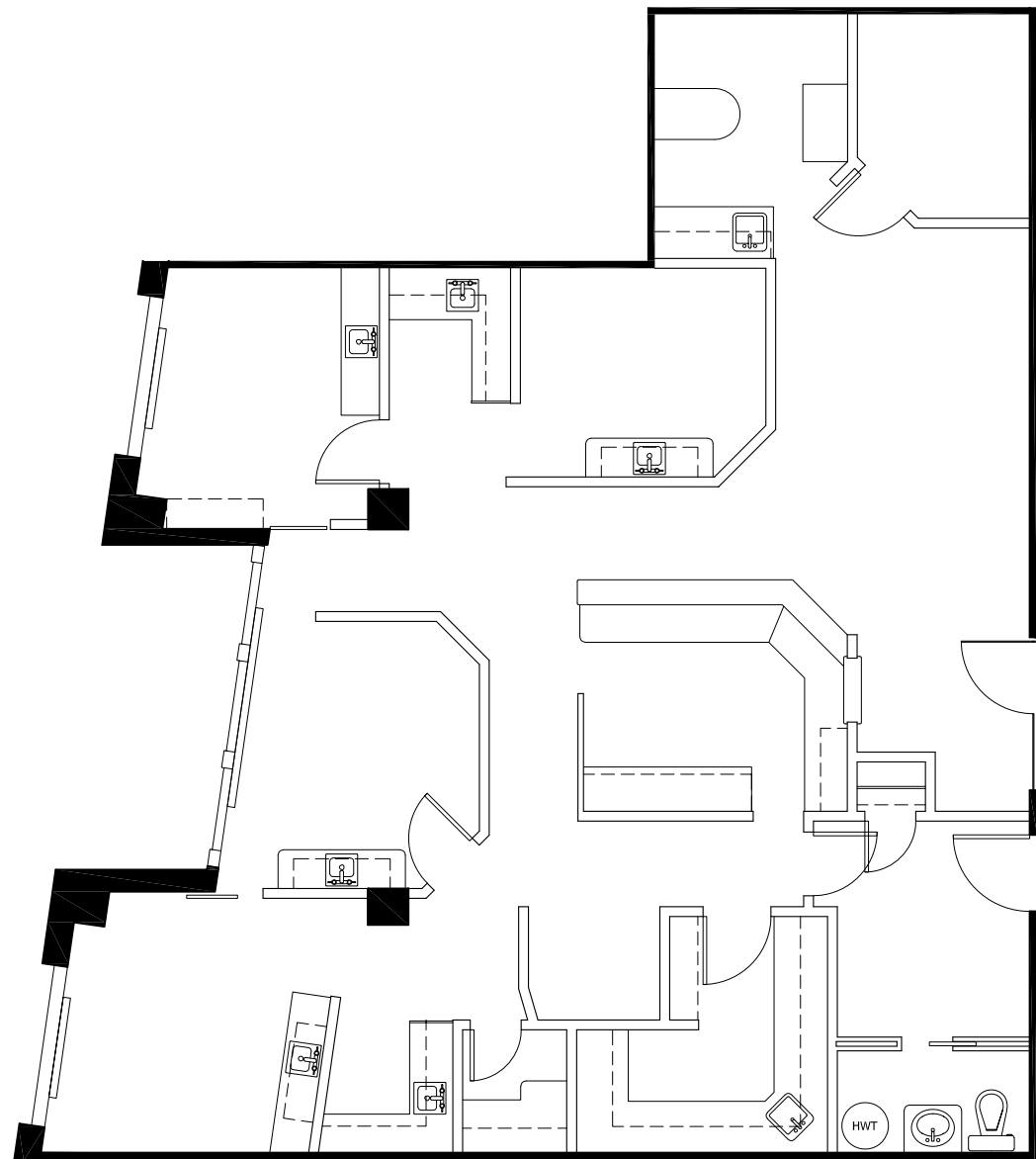
∞ FLOOR PLAN ∞

6th Floor

Suite 606

1,610 Sq. Ft.

Available Immediately



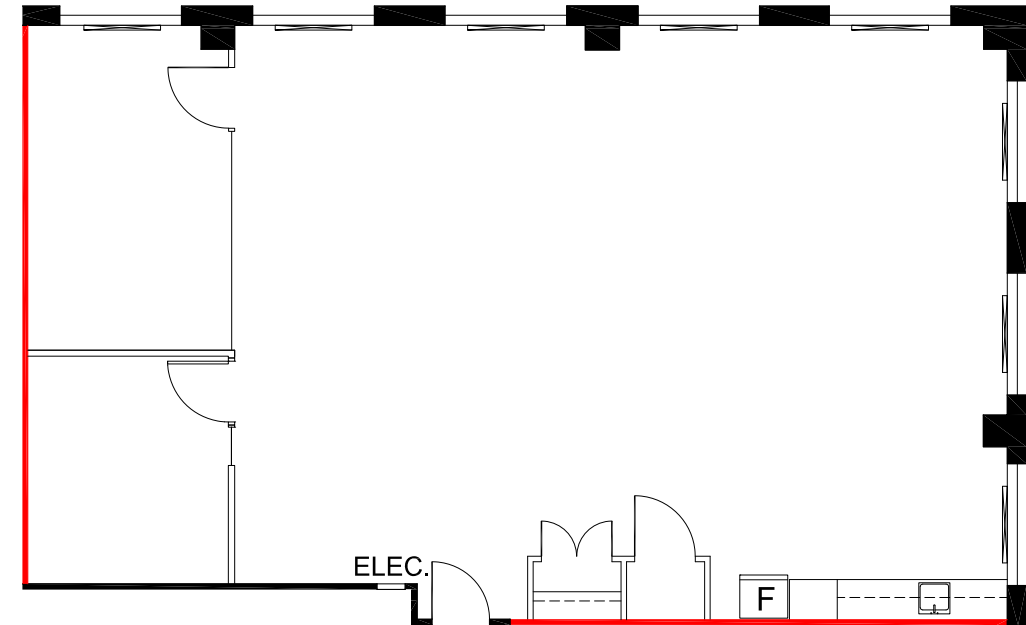
∞ FLOOR PLAN ∞

6th Floor

Suite 612 (Model Suite)

1,877 Sq. Ft.

Available Immediately



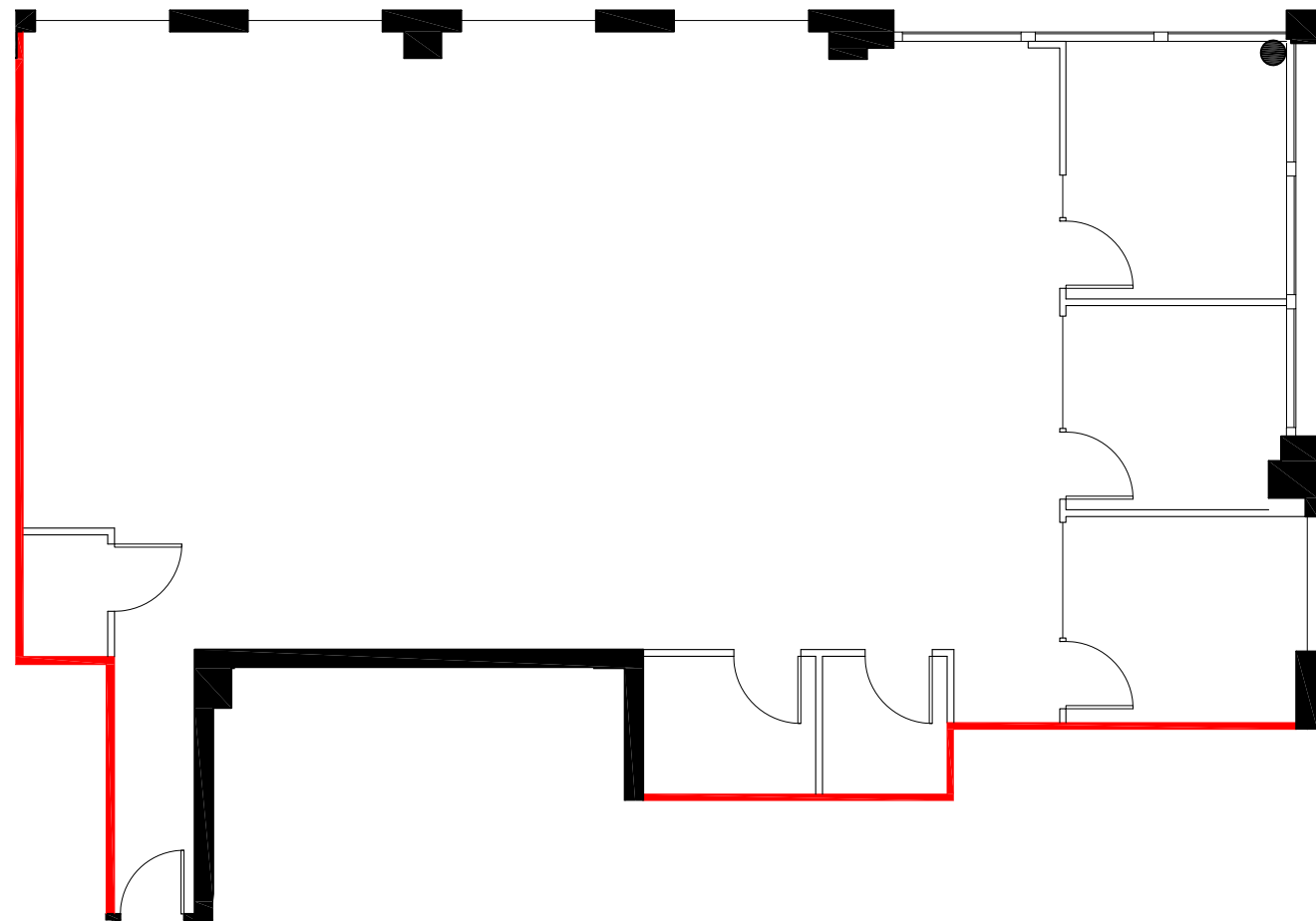
∞ FLOOR PLAN ∞

7th Floor

Suite 702

2,270 Sq. Ft.

Available Immediately





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FOR LEASE



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