

# 5250 YONGE

**Prominent School or  
Office Opportunity.**

Premium Commercial Space For Lease  
Occupancy is Q2 2024



UNEXUS GROUP

AVISON  
YOUNG

UPPER MARKET

SIGNAGE

SIGNAGE

SIGNAGE

5250 YONGE

UPPER MARKET

SIGNAGE

**5250 Yonge offers a unique opportunity to brand and anchor your business along the North Yonge corridor rich with excellent transit and shopping experiences.**

**Situated above new concourse retail and food shopping sits 8 bright storeys of Class A office space totalling approximately 118,000 sf.**

**COMPLETION DATE Q3 2023**

**3 LEVELS OF UNDERGROUND PARKING**

**FULL BUILDING BRANDING OPPORTUNITY**



- Latest North Yonge landmark development designed by Kirkor Architects and Planners
- 2 storeys of loft ceiling retail serving a multitude of food and lifestyle uses
- Connected 8 storeys of Class A office space
- Convenient inground access to North York Centre Subway Station via shared access agreement
- Prominent Building Signage on Yonge Street with excellent exposure to abundant pedestrian and vehicular traffic flows
- Convenient egress from Eglerslie Avenue to Yonge Street
- Sustainable building features
- Professional and inviting lobby with elevated finishes



# Experience convenient access to Yonge Street and the various shops, restaurants and the Upper Market; two floors of retail on the concourse level.

**WALK SCORE** (96)

**TRANSIT SCORE** (92)

**TTC/GO Transit**

- 5 Finch Subway Station/ GO Bus Terminal
- 20 North York Centre Subway Station
- 37 Sheppard - Yonge Subway Station
- 42 York Mills Subway Station

**Banks**

- 1 Royal Bank
- 3 TD Canada Trust
- 4 Scotiabank
- 8 Bank of Montreal
- 21 Scotiabank
- 22 Bank of Montreal
- 27 Royal Bank
- 35 TD Canada Trust
- 38 Royal Bank

**Grocery Stores**

- 7 M2M Asian Foods
- 10 Metro
- 12 H Mart
- 17 Loblaws
- 39 Whole Foods

**Restaurants**

- 13 St. Louis Bar & Grill
- 16 Kinton Ramen
- 28 Jack Astor's Bar & Grill
- 30 Mezza Notte Trattoria / Symposium Café / Bâton Rouge
- 33 Moxie's Bar & Grill
- 34 Sushi Moto
- 40 Kinka Izakaya

**Coffee**

- 6 Tim Hortons
- 9 Tim Hortons
- 18 Aroma Espresso Bar
- 23 Starbucks
- 31 Tim Hortons
- 41 Tim Hortons

**Hotel**

- 19 Novotel Toronto

**Parks**

- 11 Mitchell Field Park
- 14 Dempsey Park
- 15 Gibson Park
- 29 Willowdale Park

**Malls**

- 26 Empress Walk Mall
- 36 Sheppard Centre

**Other**

- 25 North York City Centre / Mel Lastman Square

**Fitness**

- 2 Goodlife Fitness
- 24 Fit4Less
- 32 Goodlife Fitness
- 43 LA Fitness



10TH LEVEL **13,586 SF**

9TH LEVEL **13,586 SF**

8TH LEVEL **13,586 SF**

7TH LEVEL **13,576 SF**

6TH LEVEL **13,569 SF**

5TH LEVEL **13,654 SF**

4TH LEVEL **13,717 SF**

3TH LEVEL **23,670 SF**

## Designed for the modern employee's evolving needs.

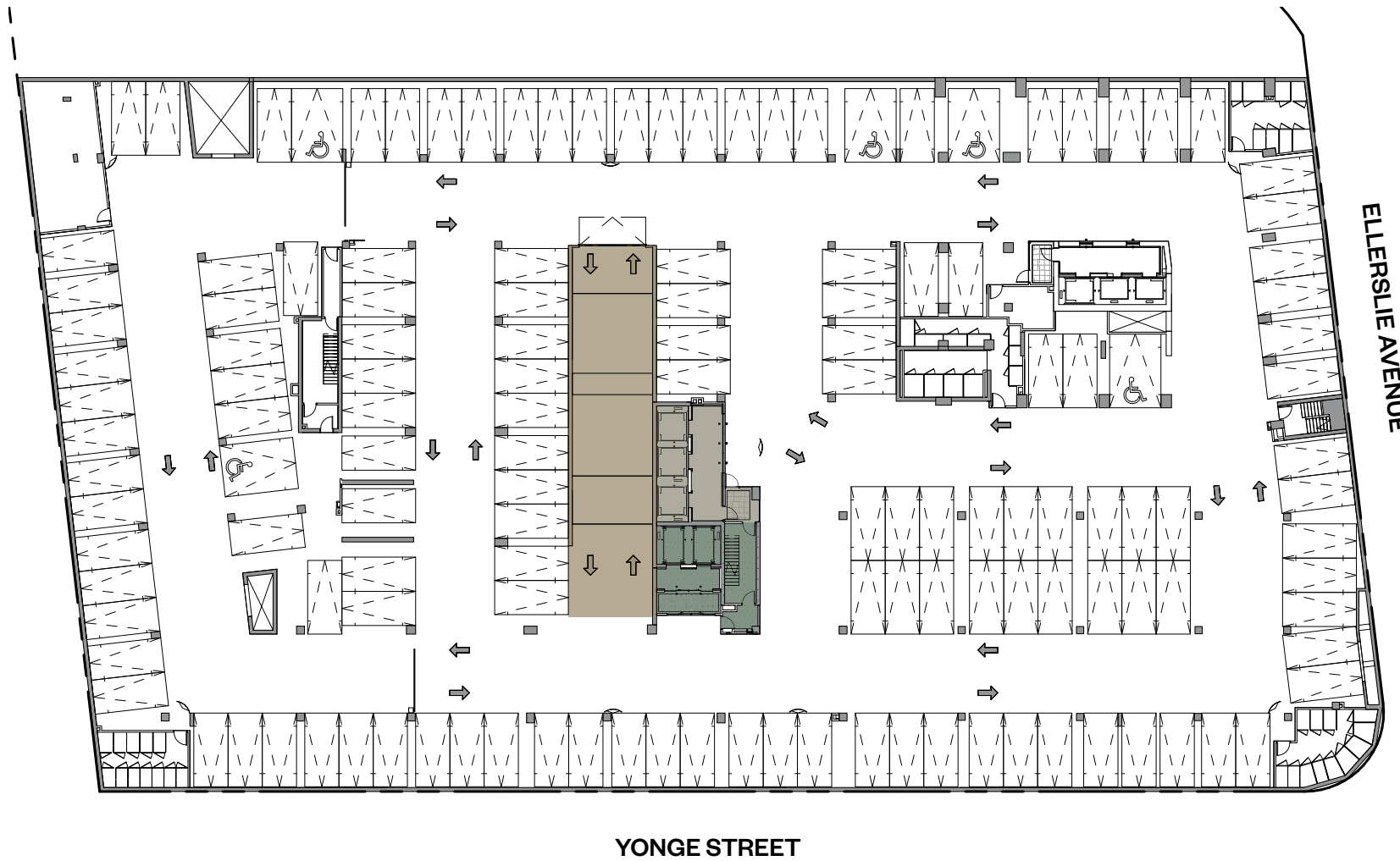
5250 Yonge offers floor to ceiling windows, bike storage, shower facilities and outdoor work space to promote a more flexible workplace experience.

- Very efficient 13,000 sf floorplate with elevator core on north side – great for all layouts
- Executive lobby with elevated finishes
- Exterior signage along Yonge Street offers maximum exposure
- 3 levels of underground parking
- Sustainable building features
- Exclusive outdoor terraces for office use
- Multiple travel routes to Hwys 407, 401, 404 and 400
- 30 Minutes subway to Union Station or 5 minutes to Go Station at Finch or York Mills
- Convenient access to North York Centre Subway Station

# Typical Parking Level (P1)

■ Entrance / exit

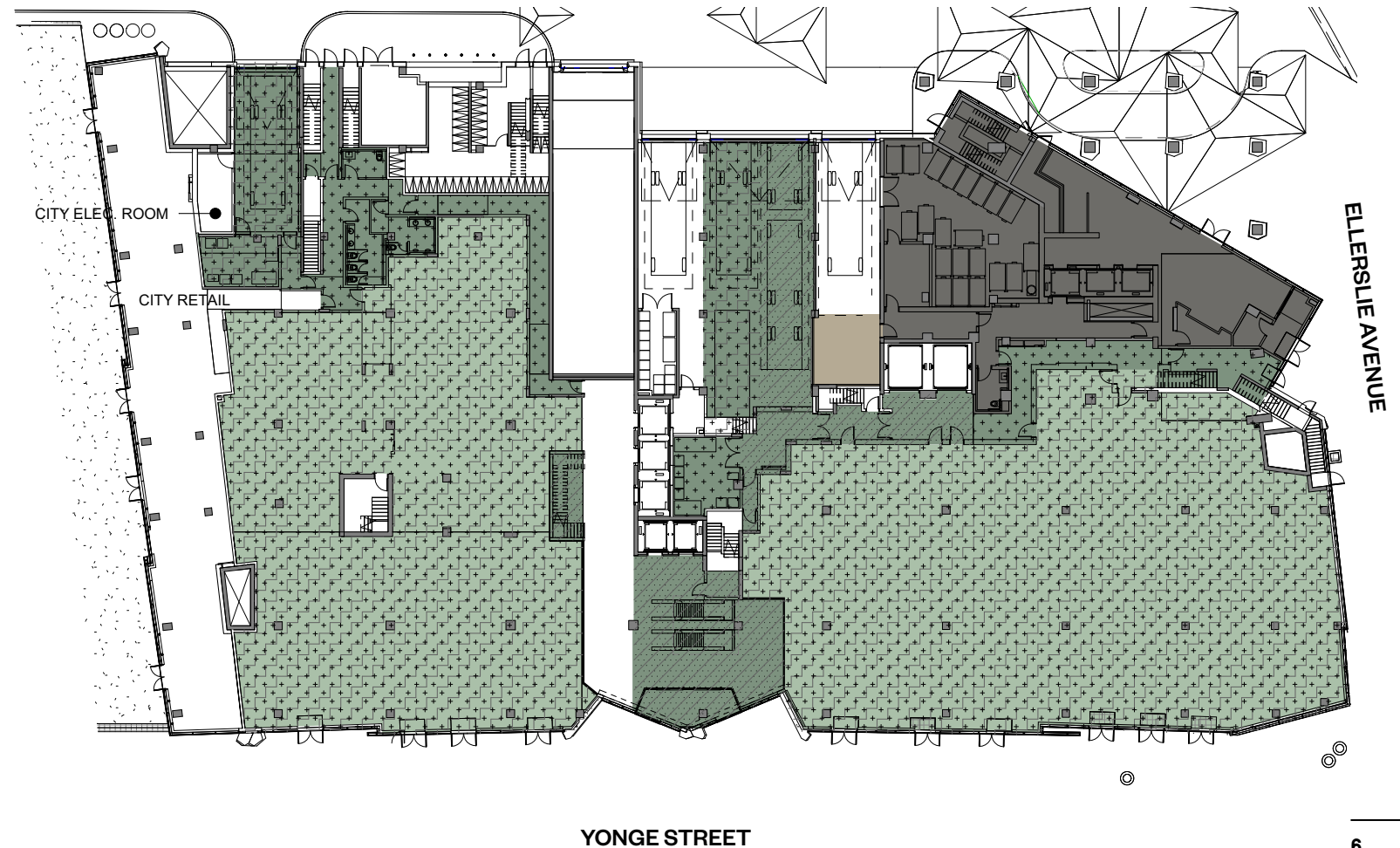
N ▶





# Ground Floor Plan

- Building Common Area
  - Retail Common Area
  - Retail
  - Ellie Condominiums
- N ▶



# Level 2 Floor Plan

- Retail
  - Retail Common Area
  - Ellie Condominiums
- N ▶

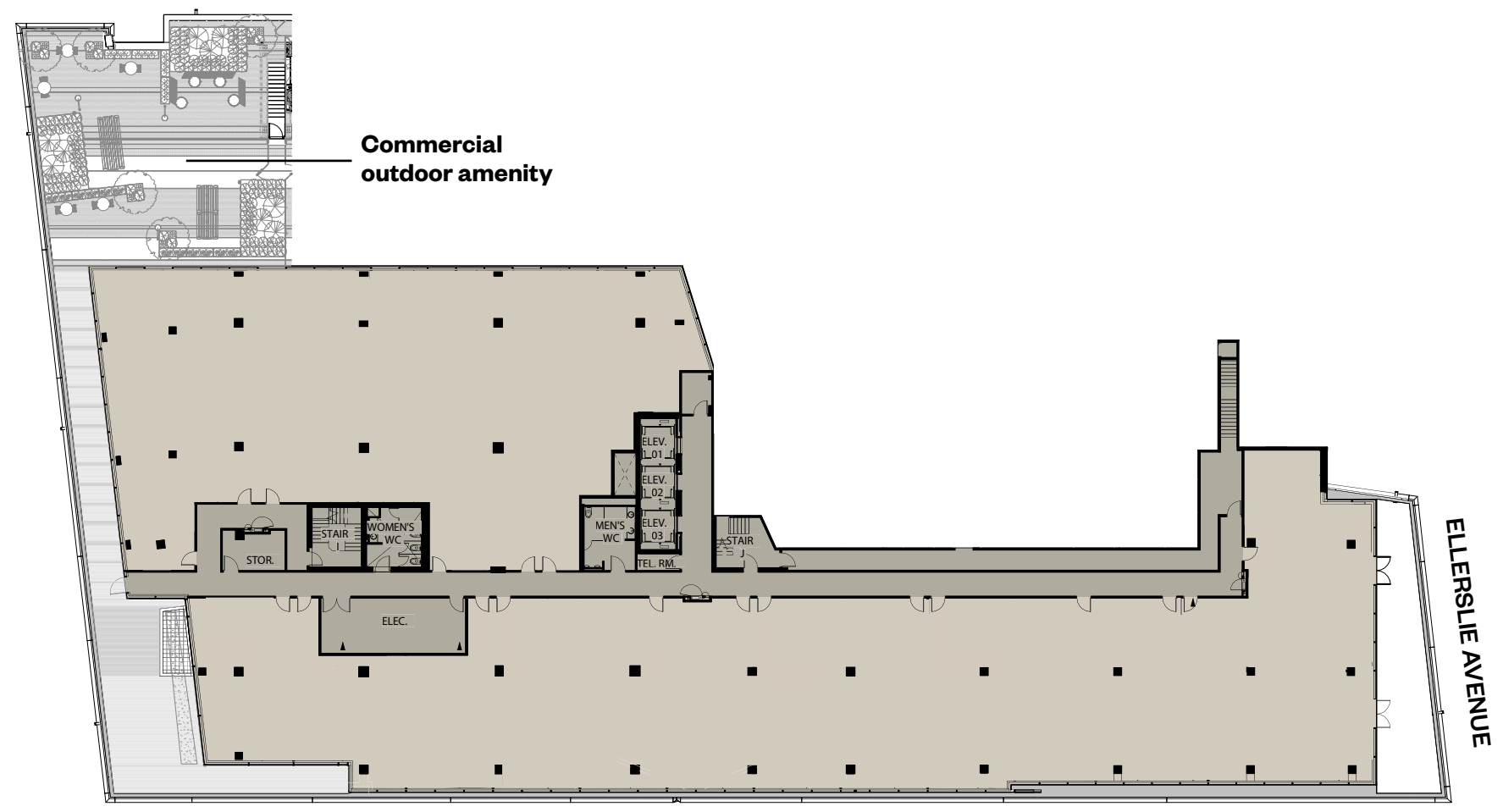




# Level 3 Floor Plan

Subdivision  
Flexible

- Office
  - Office Common Area
  - Outdoor Amenity Space
- N ▶



YONGE STREET

# Levels 4-10 Office Floor Plan

Subdivision  
Flexible

- Office
- Office Common Area

N ▶



YONGE STREET

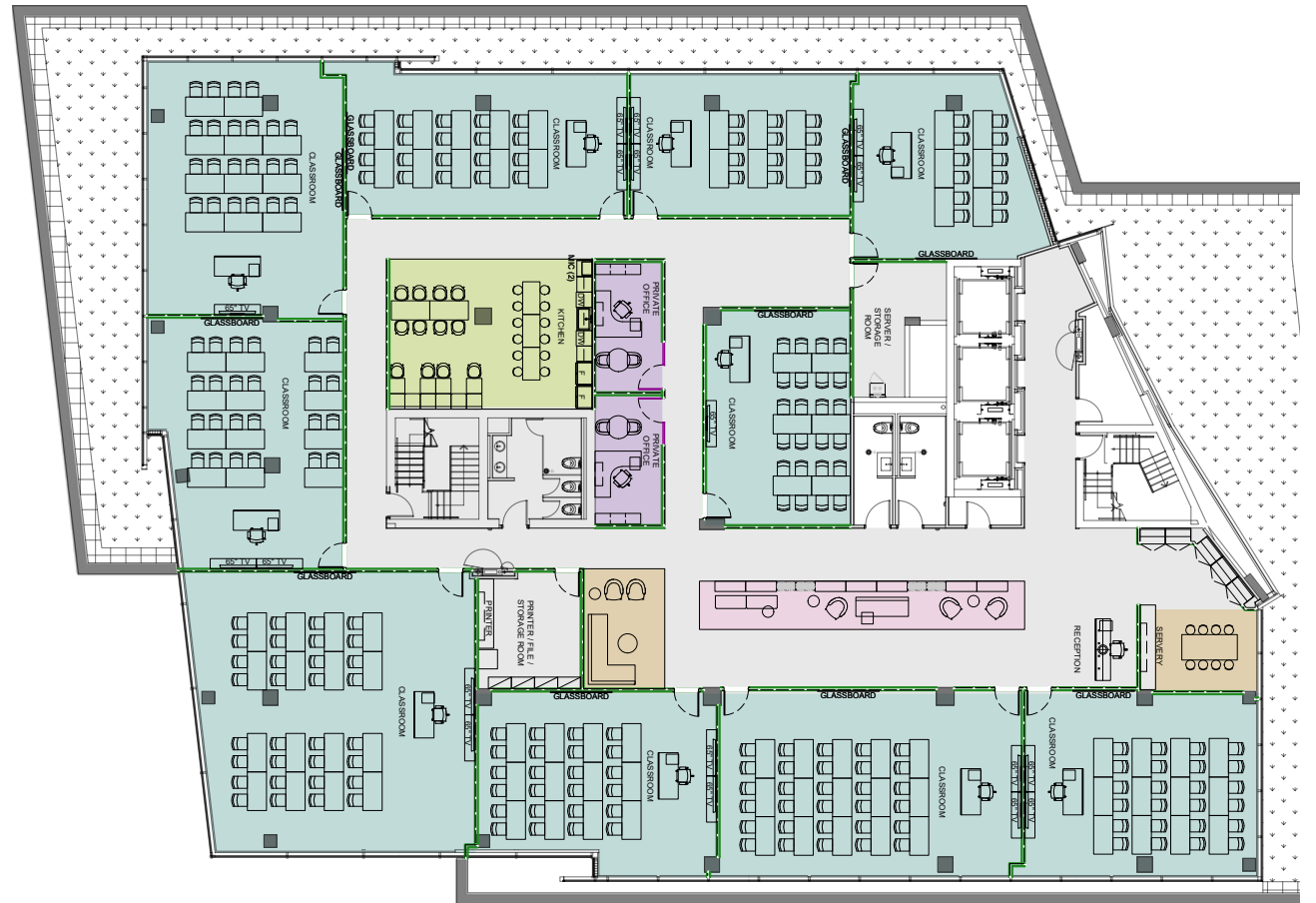
ELLERSLIE AVENUE



# Prominent School or Office Opportunity.

## School test fit

- Reception
  - Meeting
  - Open Collab.
  - Cafe
  - Office
  - Workstations
  - Multi-purpose
- N ▶





# The New Workplace.



# Sustainability Features.



## Enhanced Energy Efficiency

25% more energy efficient building than required by Ontario Building Code which will reduce monthly energy bills, reduce the common element fees for owners and is better for the environment



## Efficient Irrigation System

50% less water used for all outdoor areas which not only reduces water consumption, but also reduces common element fees for business owners



## Water - Efficient Fixtures and Appliances

30% more water efficiency from appliances and fixtures which decreases hydro bills, common element fees and saves water



## Enhanced Waste Storage Space

Separate area for recycling and organics which will decrease common element fees due to water savings



## Manual Lighting Controls

After - hours light controls will reduce monthly energy bills for owners



## Bird - Friendly Window Treatment

Visual markers help migratory birds identify glass windows as solid objects and thereby reduce collisions, without obstructing views



## Approval of Energy Systems

Third party approval of the Energy Systems installed to ensure that they meet the requirements of Tier 2 Toronto Green Standards



## Enhanced Urban Heat Island (UHI)

A combination of light reflecting surfaces and shade will be used on the exterior of the building to reduce air conditioning and energy costs to owners and decrease common element fees



## Hybrid Car Parking Spaces

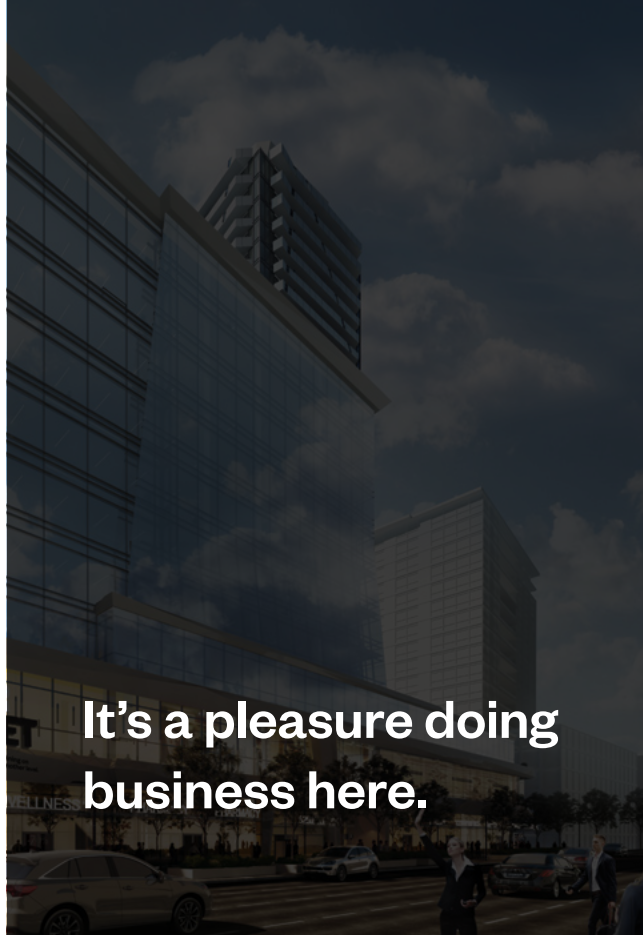
Underground, designated spaces for hybrid cars



## Bicycle Parking on Ground Level



**5250 Yonge will be built to the elevated requirements of Tier 2 Toronto Green Standards.**



It's a pleasure doing  
business here.



# Contact.

Get more information.

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