

FOR LEASE
MEDICAL OFFICE AT
591 YONGE



THE
GLUCESTER
ON YONGE
MEDICAL CENTRE

INVESTING IN THE LOCATION

The Gloucester Medical Centre is strategically situated on Toronto's Yonge Street, one of Canada's most iconic and prestigious thoroughfares. The Downtown Yonge corridor has growing urban density, with a daily customer base of nearly 155,000 people within 1km of the site.

With proximity to bustling Yorkville and Bloor streets, as well as the hub of Toronto's Financial District, The Gloucester Medical Centre will service high-income professionals, residents and neighbourhoods. The area's average household spends significant amounts on personal care services annually.



Direct Access to
WELLESLEY
TTC Subway Station



14 MINUTE
Drive to Billy Bishop Toronto City Airport and
28 minute drive to Pearson International Airport



8 MINUTE
Drive to the Don Valley Parkway



500M
Steps from Yonge and Bloor






WALKABILITY
to many restaurants and services

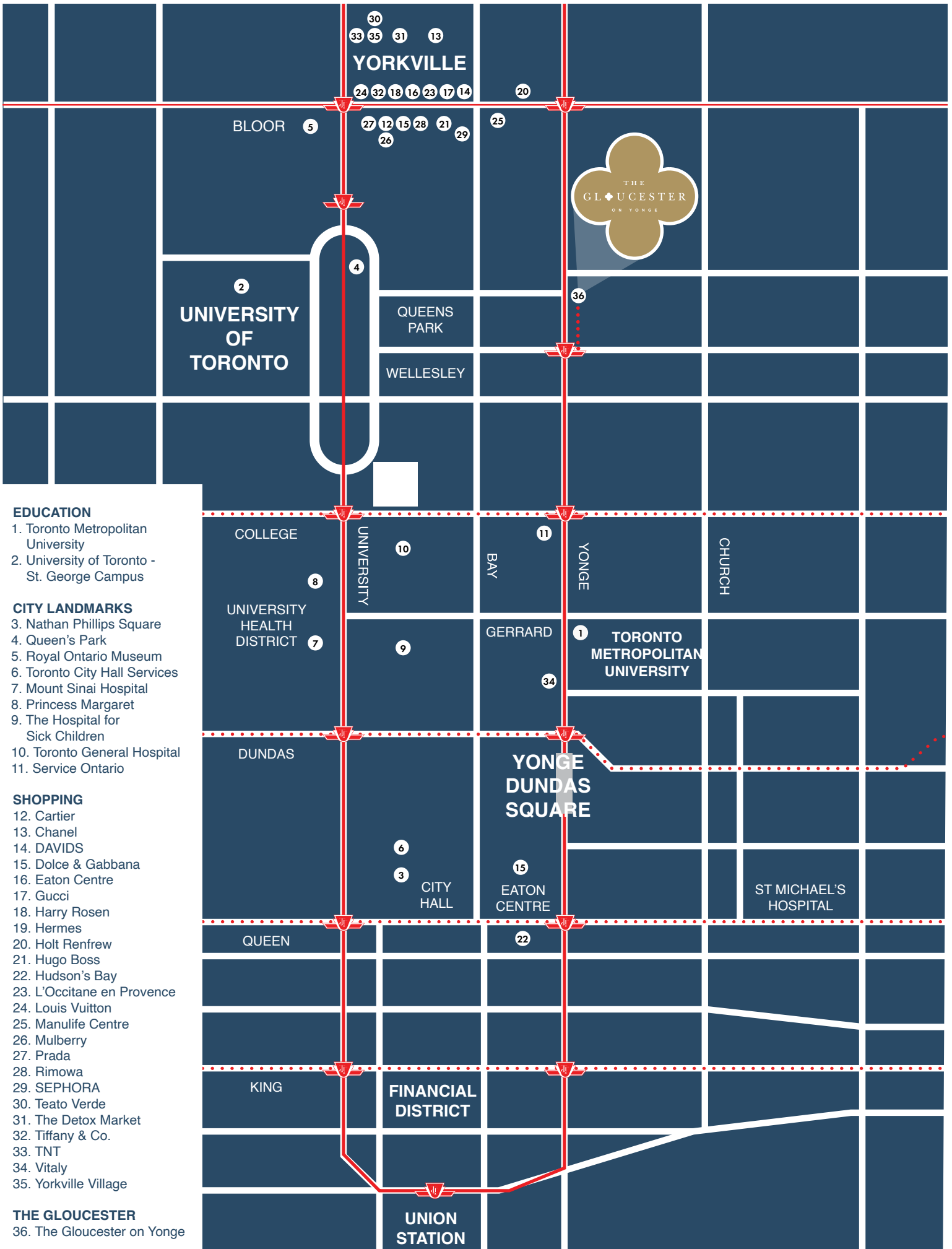


120
Secured underground
commercial parking stalls

Demographics

Source: Local Logic 2024

| | 1KM | 3KM | 5KM |
|--|-----------|-----------|-----------|
|  Population | 71,237 | 331,052 | 662,649 |
|  Age 20 to 34 | 45% | 38% | 33% |
|  Average HH Income | \$145,755 | \$182,252 | \$176,342 |



EDUCATION

- 1. Toronto Metropolitan University
- 2. University of Toronto - St. George Campus

CITY LANDMARKS

- 3. Nathan Phillips Square
- 4. Queen's Park
- 5. Royal Ontario Museum
- 6. Toronto City Hall Services
- 7. Mount Sinai Hospital
- 8. Princess Margaret
- 9. The Hospital for Sick Children
- 10. Toronto General Hospital
- 11. Service Ontario

SHOPPING

- 12. Cartier
- 13. Chanel
- 14. DAVIDS
- 15. Dolce & Gabbana
- 16. Eaton Centre
- 17. Gucci
- 18. Harry Rosen
- 19. Hermes
- 20. Holt Renfrew
- 21. Hugo Boss
- 22. Hudson's Bay
- 23. L'Occitane en Provence
- 24. Louis Vuitton
- 25. Manulife Centre
- 26. Mulberry
- 27. Prada
- 28. Rimowa
- 29. SEPHORA
- 30. Teato Verde
- 31. The Detox Market
- 32. Tiffany & Co.
- 33. TNT
- 34. Vitaly
- 35. Yorkville Village

THE GLOUCESTER

- 36. The Gloucester on Yonge

FEATURES

Medical Prestige

Select tenant professions and services.



Fibre Internet

Fast speed and reliability for business – up to 1GB per second.

Dedicated Elevators

Direct access from Yonge Street to offices and parkade. Separate freight elevator.



HVAC

On-demand, in-unit temperature control.

Parking

116 commercial spots for clients.



High Ceilings

Up to 17 feet for optimal lighting and spaciousness.

Concord BioSpace

State-of-the-art airflow and filtration within elevators for safer environments.







Gloucester Medical Offices Lobby

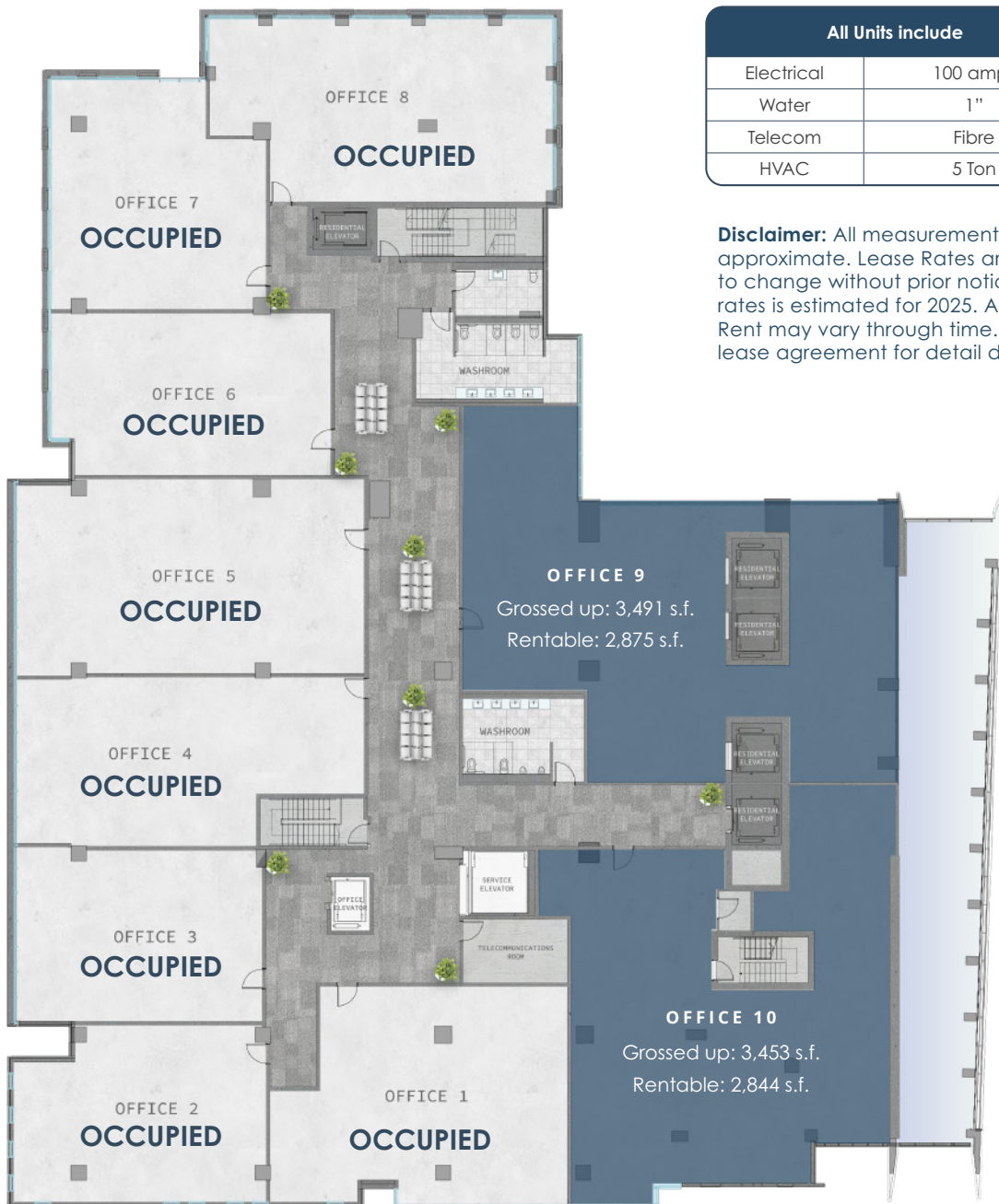


Gloucester Medical Offices Corridor



FLOORPLATE

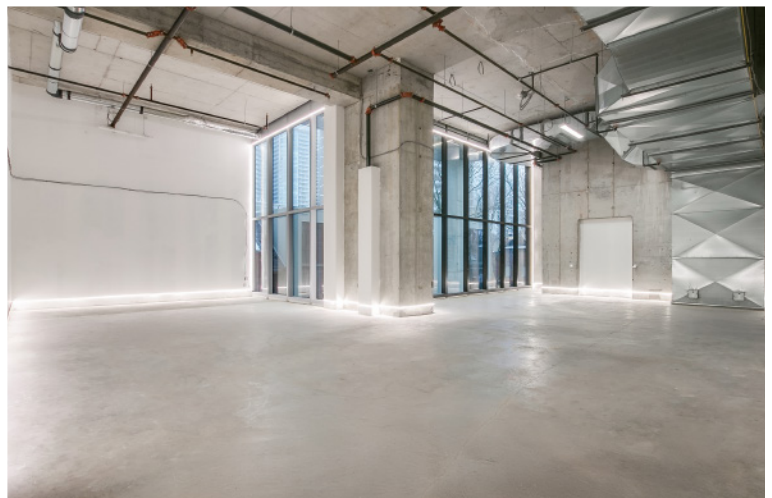
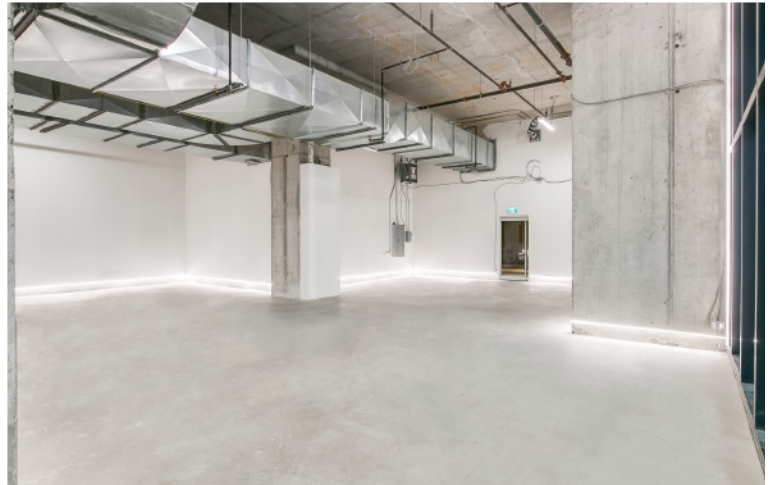
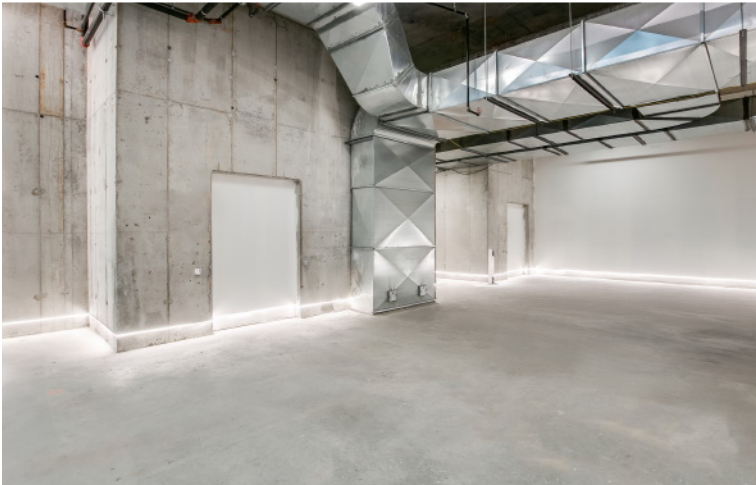
| Office # | Approximate Grossed Up Area (B.O.M.A) (s.f) | Rentable Area (s.f.) | Approx. Ceiling Height (Slab to Slab) | Rate | | Availability |
|----------|---|----------------------|---------------------------------------|-----------|---------------|--------------|
| | | | | Base Rate | Est. TMI Rate | |
| Unit 9 | 3,491.23 | 2,875 | 14-17' | \$37 | \$29.03 | YES |
| Unit 10 | 3,453.46 | 2,844 | 17' | \$37 | \$29.05 | YES |



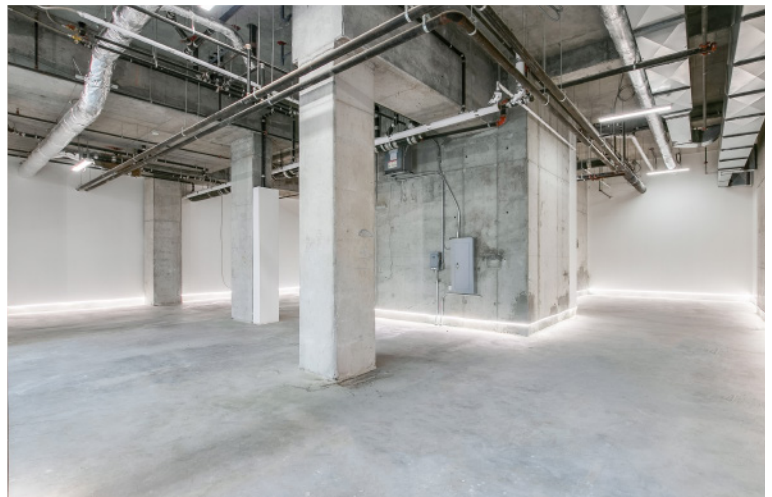
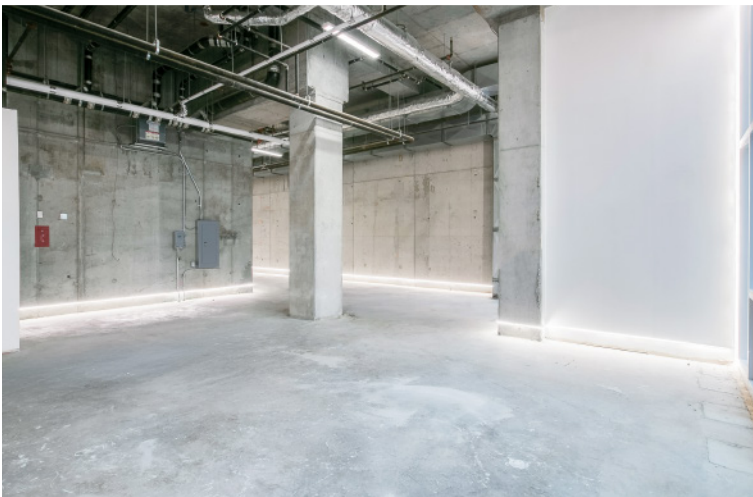
| All Units include | |
|-------------------|----------|
| Electrical | 100 amps |
| Water | 1" |
| Telecom | Fibre |
| HVAC | 5 Ton |

Disclaimer: All measurements are approximate. Lease Rates are subject to change without prior notice. TMI rates is estimated for 2025. Additional Rent may vary through time. Refer to lease agreement for detail definitions.

UNIT 209



UNIT 210



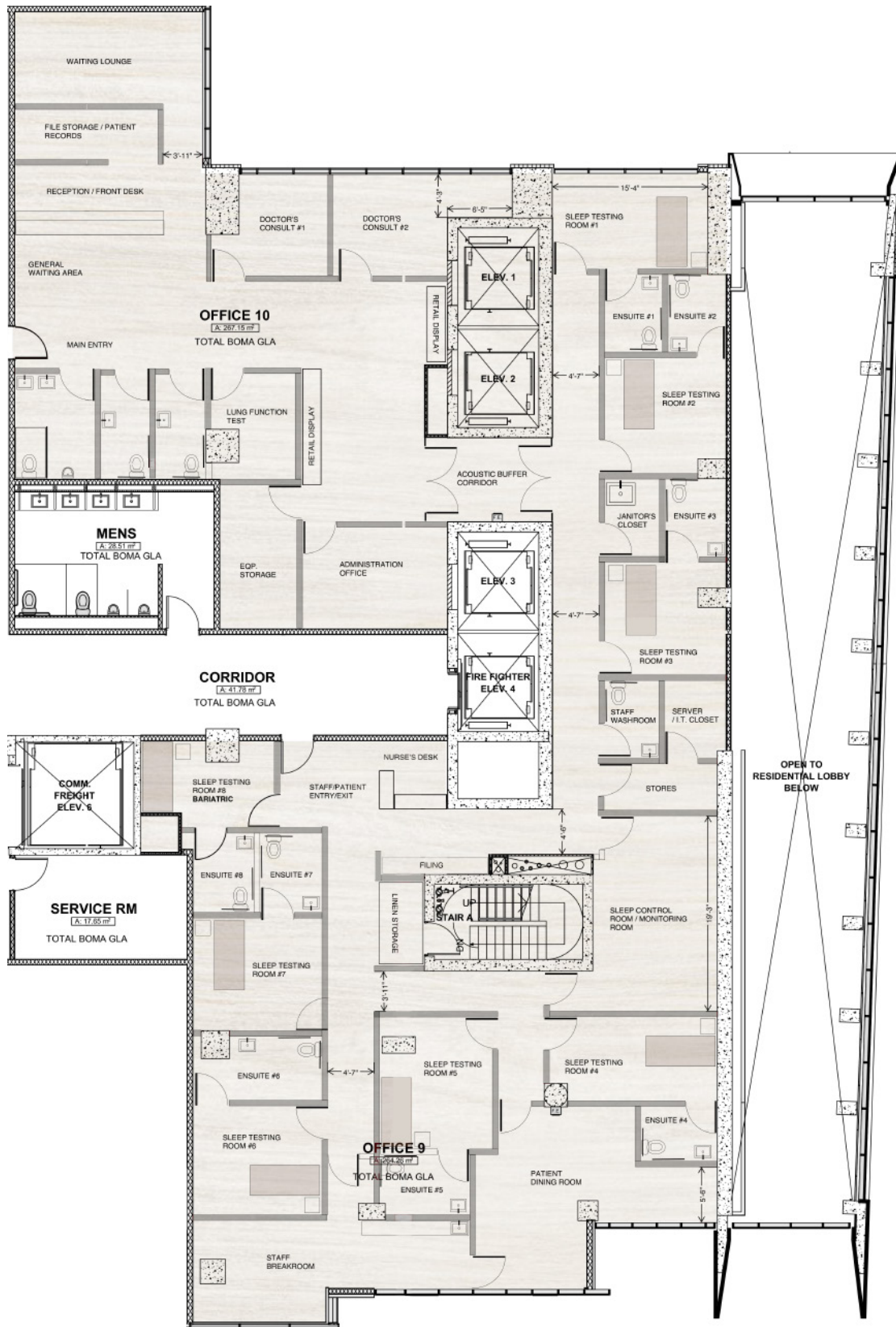
SAMPLE FLOORPLAN – TREATMENT ROOMS



SAMPLE FLOORPLAN – OPEN CONCEPT



SAMPLE FLOORPLAN – SLEEP LAB





For Leasing Enquiries



retail@concordadex.com

CONCORD

Concord Adex Inc. retains the right to modify, substitute, or revise ceiling heights or exterior window systems without prior notice. The actual square footage may differ from the indicated floorplan. The renderings provided are preliminary concepts created by a rendering artist, and the actual layout and features may significantly vary from what is shown in photographs and renderings. This disclaimer does not constitute an offer for sale or lease. Errors and omissions excepted (E. & O.E.).