

O F F I C E
R E T A I L
D I N I N G

3080 Yonge Street

TRANSFERMATION

In business, your choice of workplace is vital. It makes a statement and is a reflection of your standards and sensibilities. With modern aesthetics and urban flavour, the redevelopment of 3080 Yonge Street is making a statement of its own in a bustling and affluent Toronto neighbourhood.





700 to **10,000** SF

RETAIL UNITS 600 to **12,000** SF

REDEVELOPMENT HIGHLIGHTS

MAIN BUILDING & OFFICES

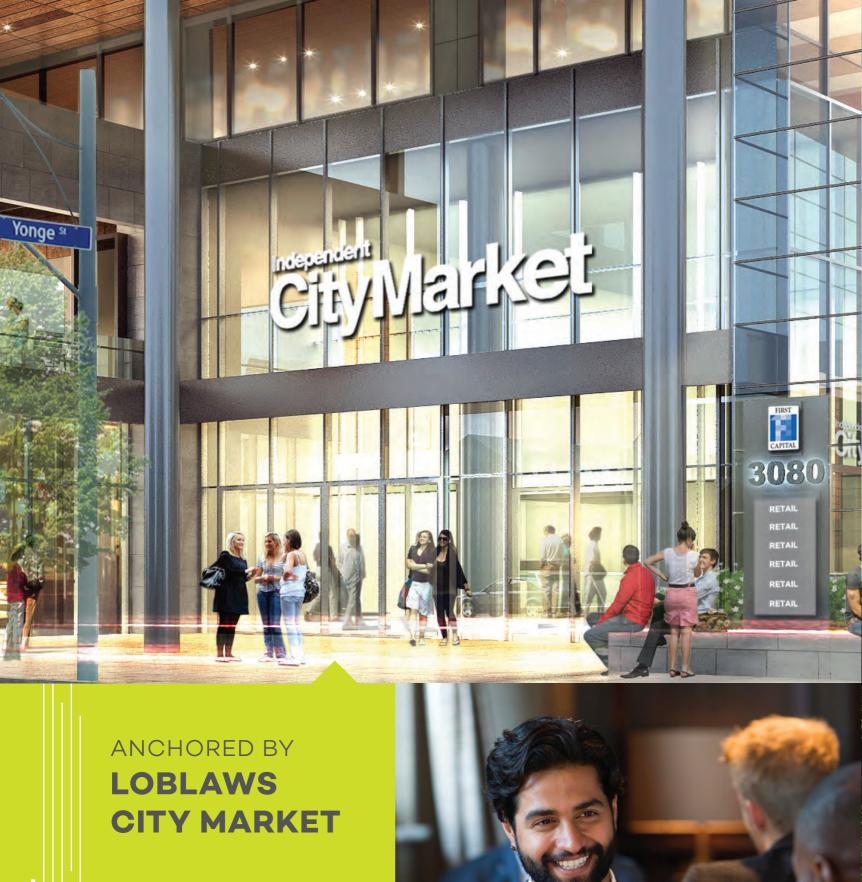
- Upgraded lobby finishes
- Office floors have been upgraded with new lighting and ceiling grids
- Dedicated service elevator to serve the retail spaces and all of the office floors, with direct access from the loading dock
- Dedicated freight elevator for the large Yonge Street retail space
- Green roof on Loblaws City Market

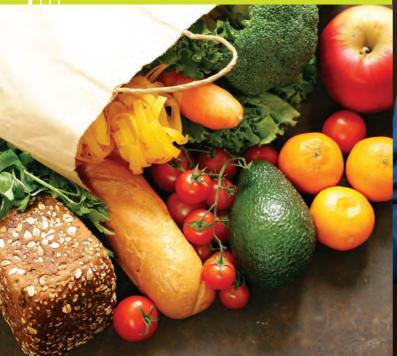
RETAIL

- New storefront and streetscape finishes
- Restaurant space NanaWall system and retractable skylight

PARKING GARAGE

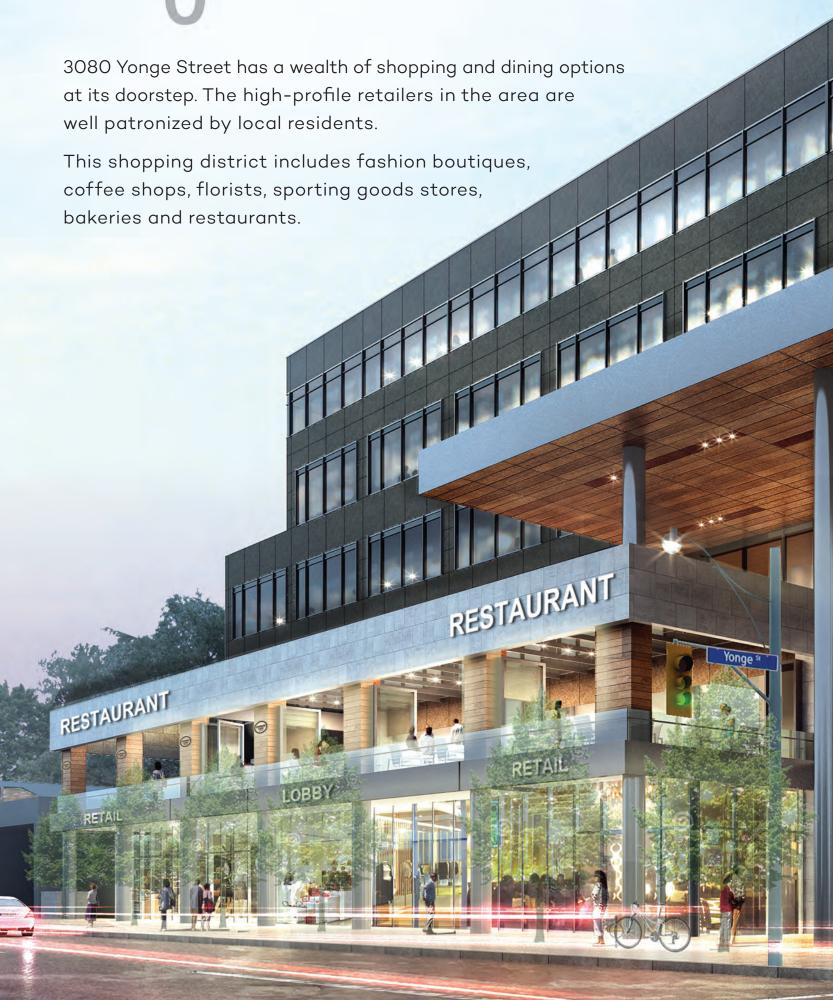
- Easily accessible from Yonge Street and Lawrence Avenue
- Below grade with direct access to the office levels and direct elevator connections into the larger retail spaces
- Upgraded with new LED lighting and new finishes











CONVENIENCE

Centrally located at a prime intersection in the heart of Toronto, 3080 Yonge Street is easily accessible for all types of commuters. The property is south of Highway 401 and is situated directly above TTC's Lawrence subway station.





EASY SUBWAY ACCESS TO LAWRENCE STATION 24,560 RIDERS DAILY

Source: Toronto Transit Commission Subway Ridership 2015

PARKING

In addition to the on-site and nearby parking lots, patrons of 3080 Yonge can park on many of the side streets surrounding the property.

TRAFFIC AADT
45,986 vehicles

at Yonge St. & Lawrence Ave.



NEIGHBURHOOD

3080 Yonge Street is central to some of the most affluent areas in Canada. Located just north of the property is Lawrence Park: one of Toronto's most exclusive residential neighbourhoods.





AVERAGE HOUSEHOLD INCOME \$239,714 within 1 km

POPULATION
379,998 within 5 km

Source: Environics 2016





It's not just about securing space. It's about opening up new possibilities for the future of your business.

Contact us to find out more



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