



OFFICE  
RETAIL  
DINING

3080 Yonge Street

# TRANSFORMATION

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.







**OFFICE UNITS**  
**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





ANCHORED BY  
**LOBLAWS  
CITY MARKET**





# PROXIMITY

3080 Yonge Street has a wealth of shopping and dining options at its doorstep. The high-profile retailers in the area are well patronized by local residents.

This shopping district includes fashion boutiques, coffee shops, florists, sporting goods stores, bakeries and restaurants.





# 3080 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.





# NEIGHBOURHOOD

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





# OPPOR30RTUNITY

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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