

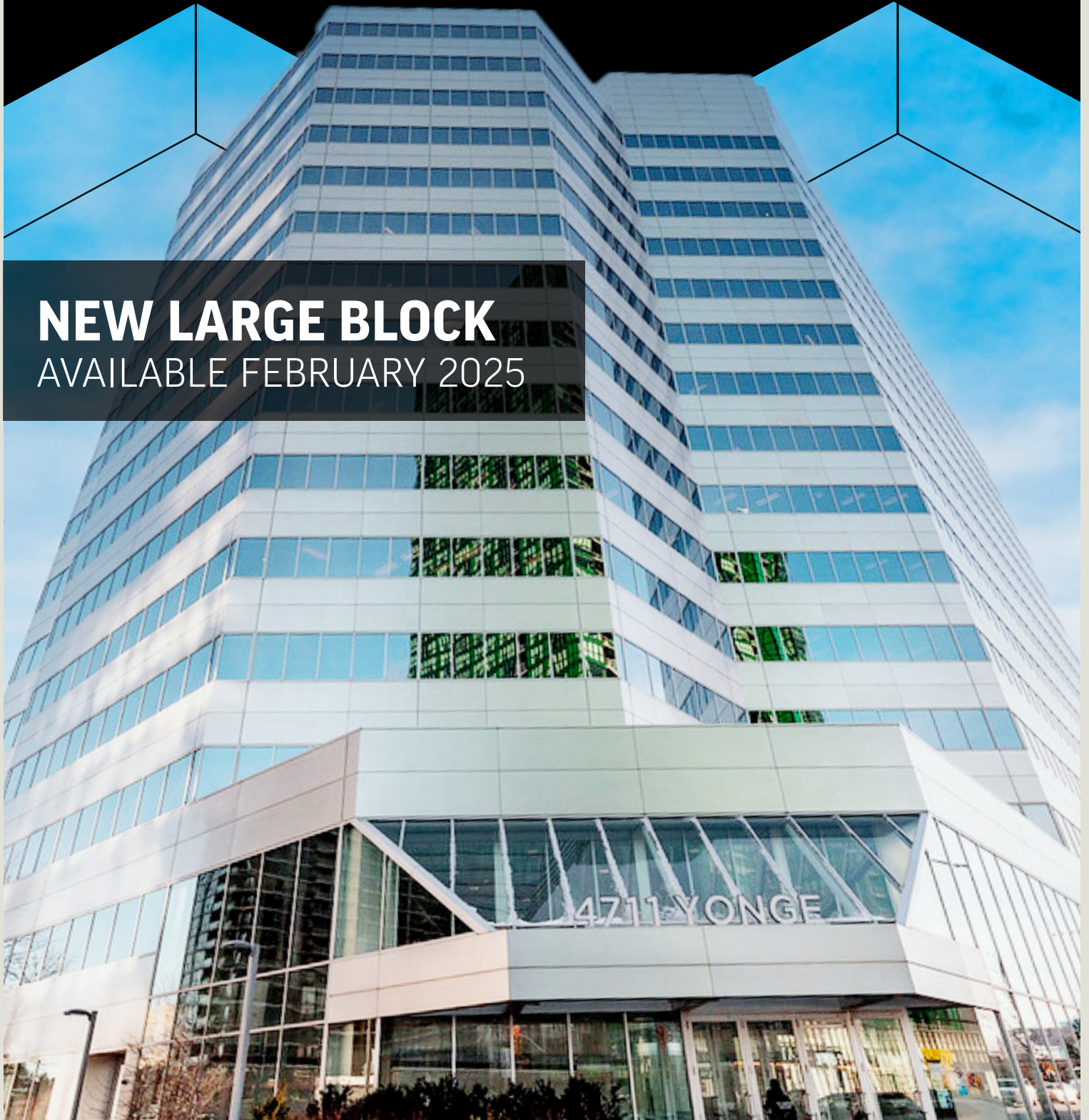


FOR LEASE | TORONTO | ON

4711 YONGE

WELCOME TO PRIME POTENTIAL

NEW LARGE BLOCK
AVAILABLE FEBRUARY 2025



menkes

CBRE



WELCOME TO 4711 YONGE

4711 Yonge is a LEED® Platinum certified, Class A office building, standing 16 storeys tall just south of Sheppard Avenue. 4711 Yonge boasts an accessible core location where commuters benefit from being two blocks from Highway 401 and direct underground access to the Sheppard-Yonge subway station. With its central location, leading sustainability successes, 24/7 security services, and local amenities right at its doorstep, 4711 Yonge is a dynamic building that offers more than just office — **realize the prime potential of 4711 Yonge.**



HIGHWAY ACCESS
2 blocks from Hwy 401



TRANSIT
Direct subway connection to 2 lines at Sheppard-Yonge station

6 GO Bus routes within 200M of the building



CONNECTIVITY
Free lobby wi-fi

Fibre + multiple service providers & points of entry



SUSTAINABILITY
LEED® v4.1 O+M: Existing Buildings Platinum Certified

BOMA BEST® Platinum Certified

Fitwel® 2-Star Certified

Energy Star Certified



BUILDING AMENITIES
24/7 manned security, Vanta Coffee Club & Eatery, dentist, and ATM in the building

Concourse level seating and table area with free wi-fi and television

Destination Dispatch elevators

Electric Vehicle charging stations and bike racks available



PARKING
1/1000 RSF unreserved underground parking at the current market rate



ENTERTAINMENT
Close to the Meridian Arts Centre, Cineplex, and Mel Lastman Square



RESTAURANTS
Dozens of restaurants within the immediate area



BANKS
BNS, RBC, TD, CIBC, BMO, and Meridian Bank in close proximity



THE OPPORTUNITY



The concourse, ground floor and 2nd floor totals to approximately 82,000 - 90,000 SF (depending on configuration) of flexible space with multi-floor options.



4711 Yonge offers a great opportunity for corporate branding with podium signage available.



With 25 watts of power per square foot, 4711 Yonge has great potential to cater to Life Sciences or a Data Centre.

Tap into the potential of this unique, large block of space at 4711 Yonge Street. Contact our listing team to see how we can tailor an option to suit your needs.



VIBRANT, YONGE COMMUNITY



4711 YONGE STREET
Dental Office
Vanta Coffee Club & Eatery

01 HULLMARK
Kinka Izakaya
Whole Foods Market
RBC
Rexall
NewDermaMed

02 EMERALD PARK
Tim Hortons
Food Court
LCBO
Food Basics

03 SHEPPARD CENTRE
Jimmy the Greek
Blaze Pizza
A&W

Five Guys
Real Fruit Bubble Tea
Subway
Wikki Hut
Omni Palace
imPerfect
Teriyaki Experience
What A Bagel
The Islands
Villa Madina
Thai Express
Butter Chick
Popeyes
Freshii
Tim Hortons
Purdys Chocolatier
Paris Baguette Bakery Café
Street Kitchen by Basil Box
Freshly Squeezed
Kin-Kin Bakery
Second Cup
Winners
Sheppard Post Office
Dollarama
MiniSo
BMO
CIBC
Meridian Bank
TD Canada Trust
Shoppers Drug Mart
LA Fitness
Longos
Carter's | OshKosh B'Gosh
Reitmans
The Shoe Company
Suzy
EarlyON Child and Family Centre
Angus Valley Montessori

04 ULTIMA GALLERIA
Menkes Condo Store
Rogers
DLK Dental
Tim Hortons
Sleep Country
Chipotle Mexican Grill

05 EMPRESS WALK
Cineplex
LCBO
Loblaws
Wendy's
RBC
Shoppers Drug Mart
Mumuso
Petit Potato
Shinta BBQ & Oyster Bar
Fitness F45
PetSmart
TenRen's Tea
Marble Slab Creamery

06 GIBSON SQUARE
Boston Pizza
Aroma Espresso Bar
Fiorio Salon
HTL Dental
Stylefav
Twilight Café – Coming Soon

07 Shell
08 Hero Certified Burgers
09 Eggsmart
10 TD Insurance Auto Centre
11 Pizzeria Libretto
12 Lansing Early Years Learning
13 Parent Relief Daycare
14 Taco Bell
15 McDonald's
16 Goodlife Fitness
17 Galleria Supermarket
18 Pizzeria Libretto
19 Meridian Arts Centre
20 Cafe Landwer
21 The Keg Steakhouse & Bar
22 Jack Astor's
23 Mel Lastman Square
24 Fit4Less



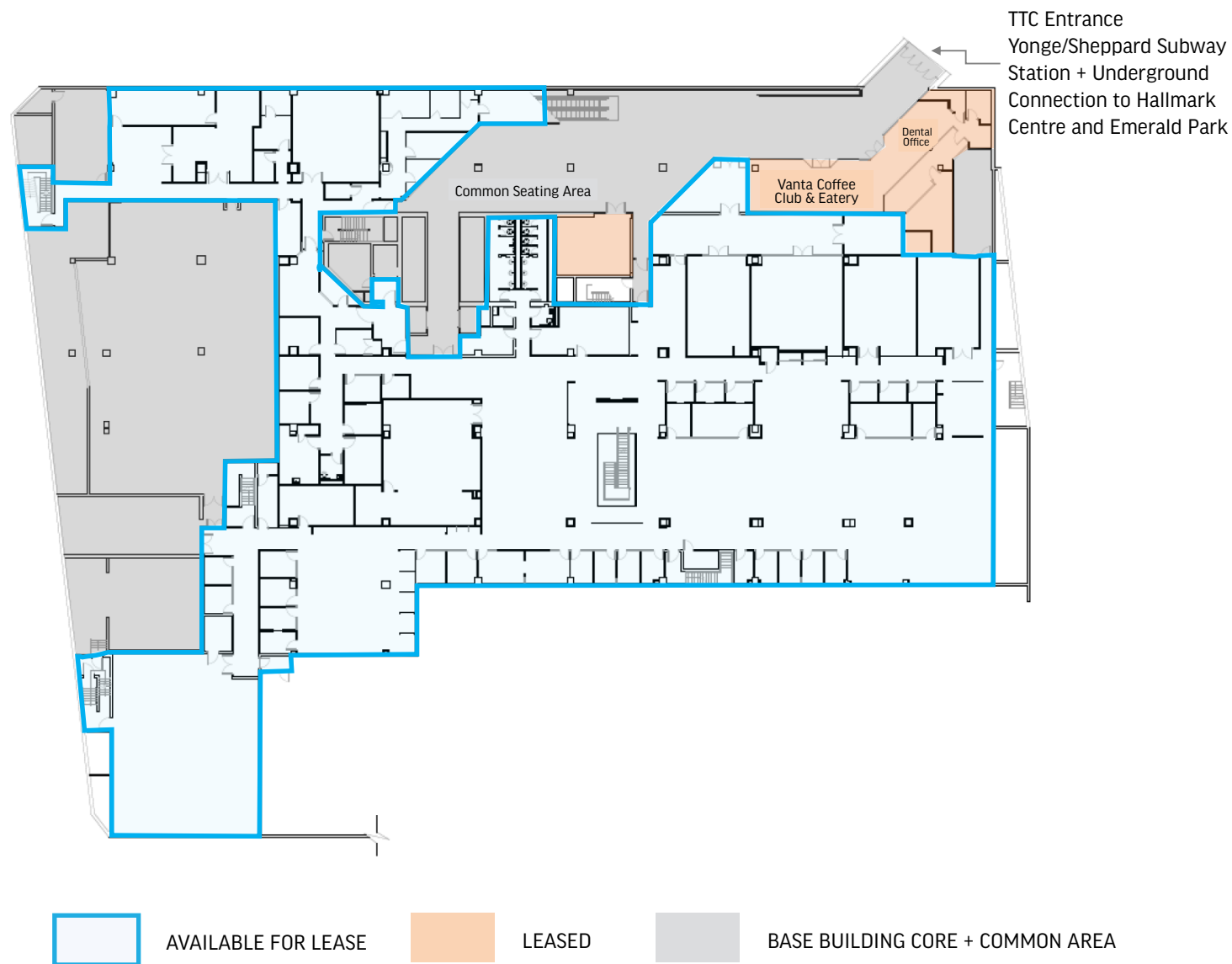
All information contained herein is subject to change without notice. E.&O.E.

CONCOURSE

SUBWAY LEVEL: ± 36,000 SF - 44,000 SF¹
(Depending on configuration)

AVAILABLE: FEBRUARY 1, 2025

Floor Plans as existing.
Space can be brought back to base-building.



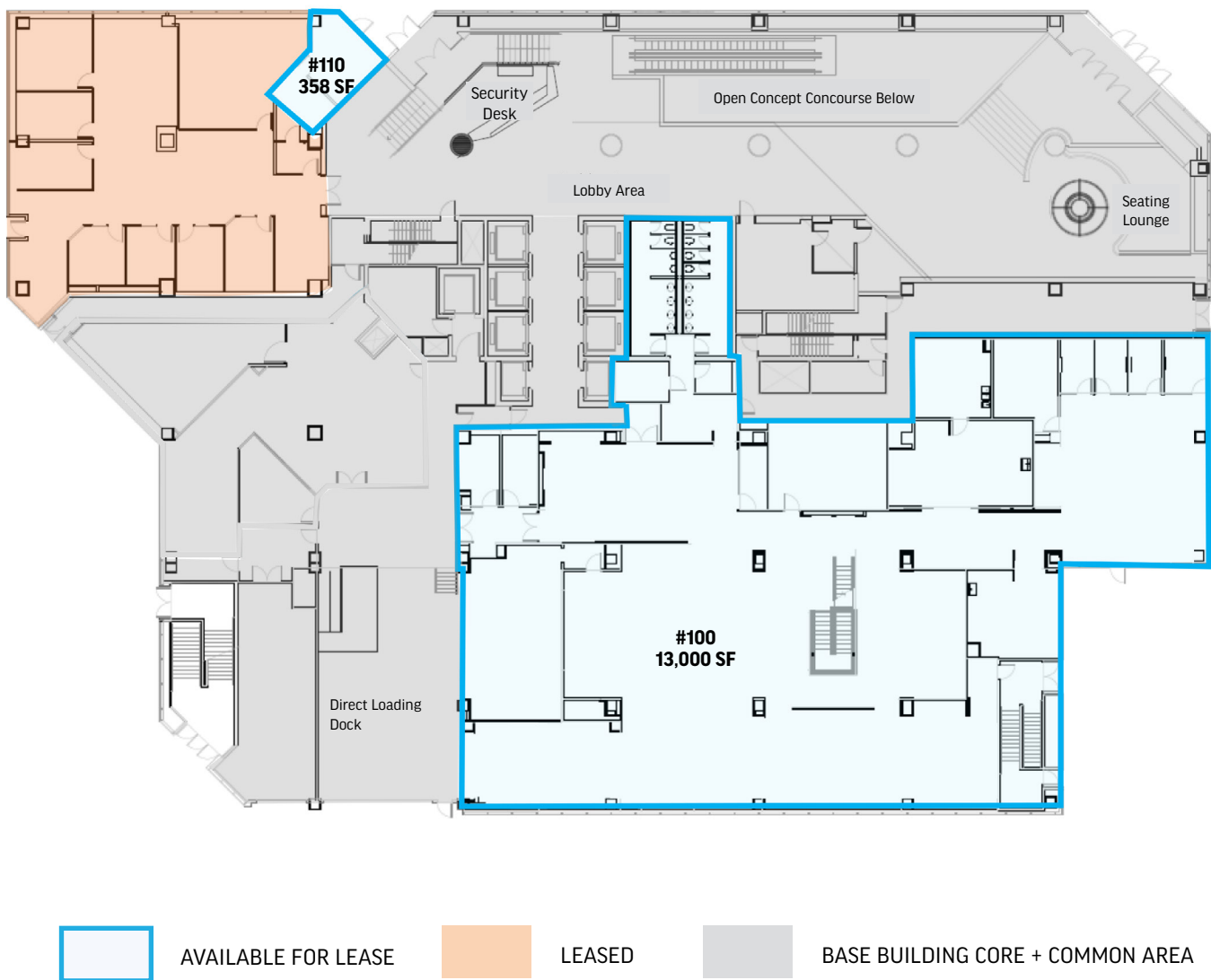
¹Approximate only and subject to measurement

GROUND

AVAILABLE SPACE: ± 13,358 SF¹

AVAILABLE: FEBRUARY 1, 2025

Floor Plans as existing.
Space can be brought back to base-building.



¹Approximate only and subject to measurement

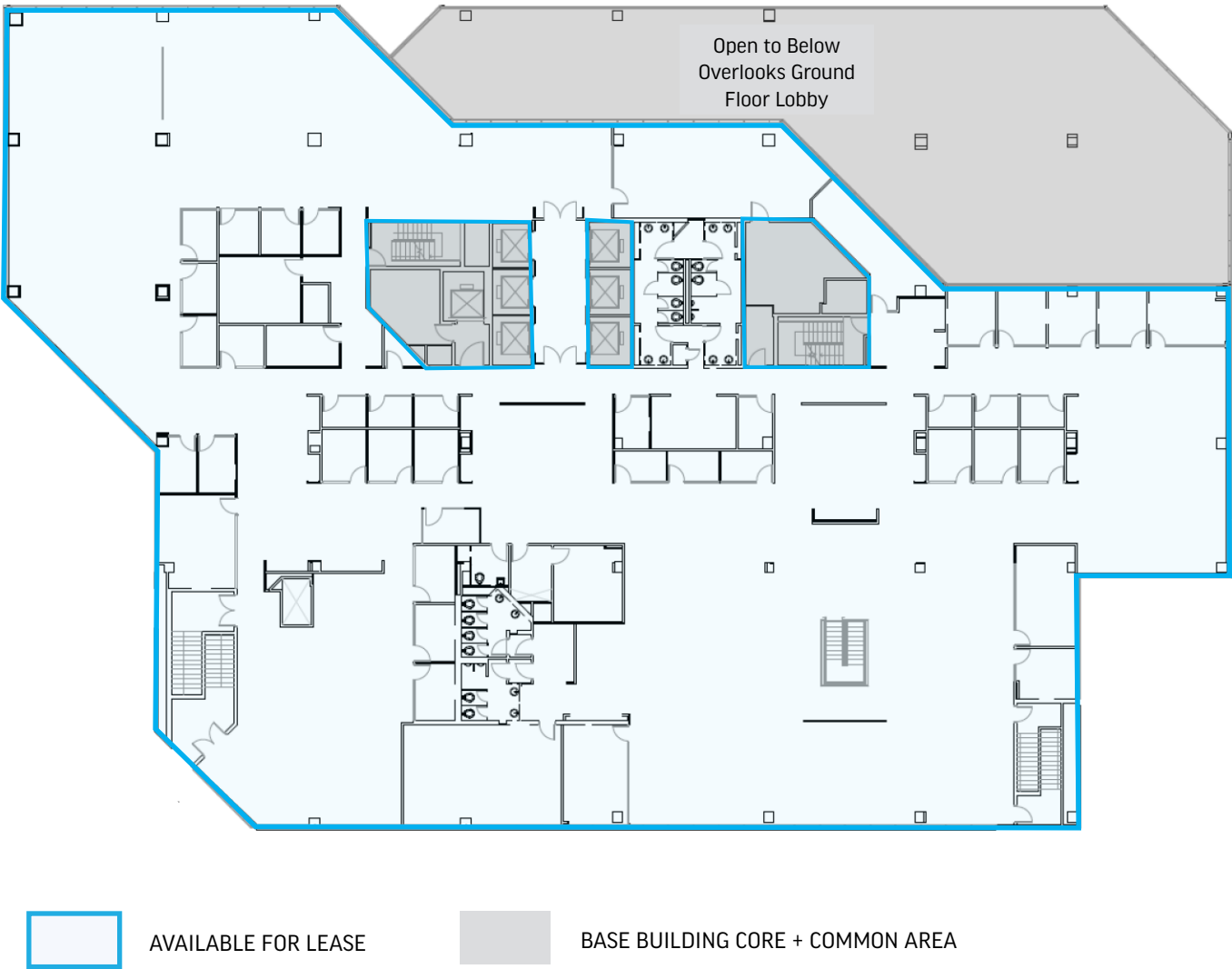
2ND LEVEL



AVAILABLE SPACE: ± 29,202 SF¹


AVAILABLE: FEBRUARY 1, 2025

Floor Plans as existing.
Space can be brought back to base-building.



¹Approximate only and subject to measurement





FOR MORE INFORMATION,
PLEASE CONTACT:

Stephen Brown*
Vice President
T +1 416 495 6239
steve.brown@cbre.com

Ivana Grujic-Mates
Sales Representative
T +1 416 495 6281
ivana.mates@cbre.com

Brendan Sullivan*
Senior Vice President
T +1 416 576 3335
brendan.sullivan@cbre.com

*SALES REPRESENTATIVE

CBRE Limited, Brokerage
2005 Sheppard Avenue East
Suite 800, Toronto, ON
M2J 5B4
T +1 416 494 0600
F +1 416 494 6435
www.cbre.ca

ALL OUTLINES ARE APPROXIMATE

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation, to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; MapPoint, DMTI Spatial, Envisionics Analytics, Microsoft Bing, Google Earth

