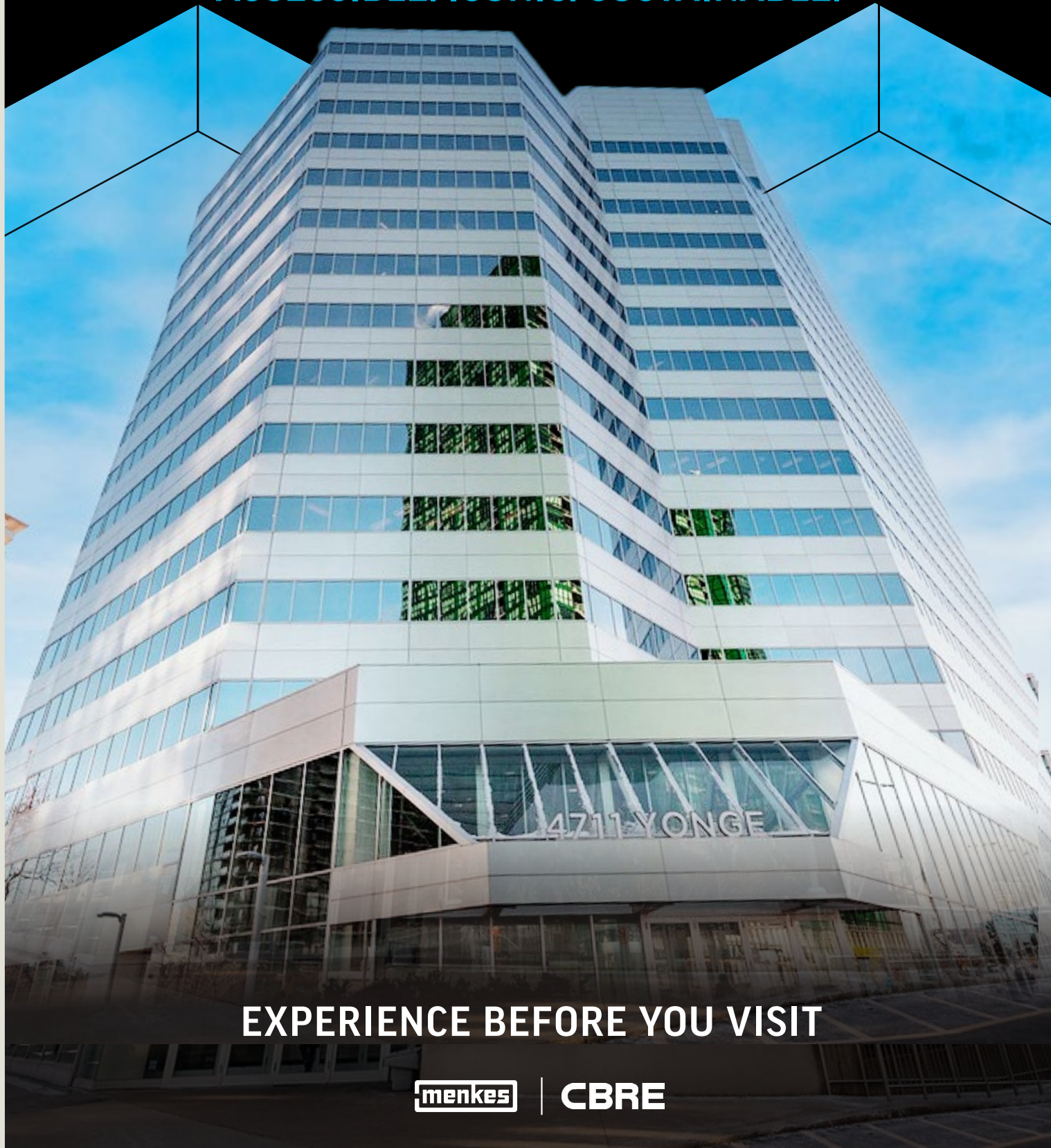


FOR LEASE | TORONTO | ON



4711 YONGE

ACCESSIBLE. ICONIC. SUSTAINABLE.



EXPERIENCE BEFORE YOU VISIT

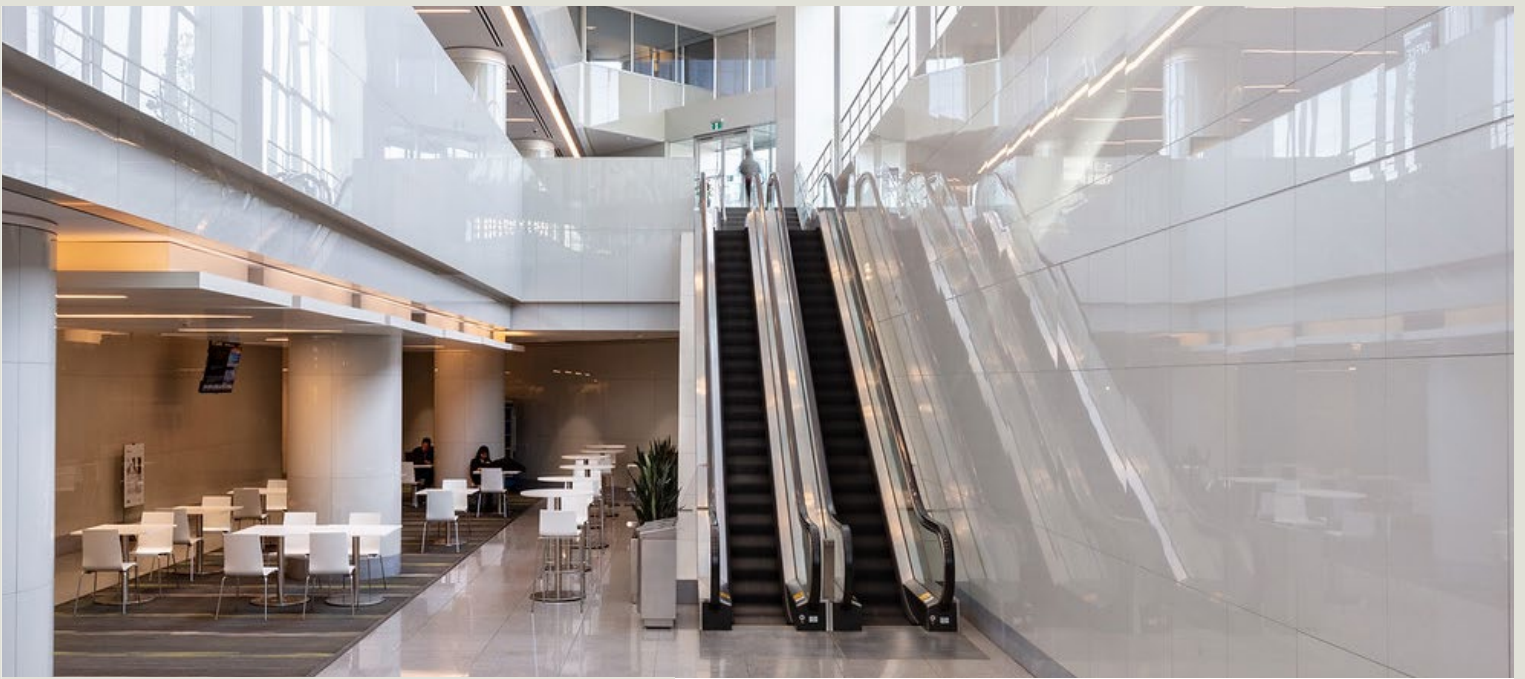


WELCOME TO 4711 YONGE

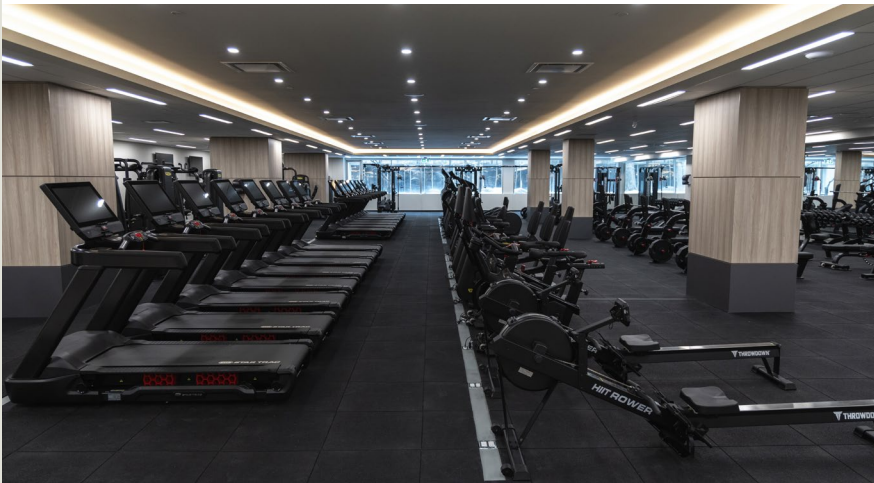
4711 Yonge is a LEED® Platinum certified, Class A office building, standing 16 storeys tall just south of Sheppard Avenue. 4711 Yonge boasts an accessible core location where commuters benefit from being two blocks from Highway 401 and direct underground access to the Sheppard-Yonge subway station. With 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.**



Office Space
Available
Call 416 491 8800
CIBC



**DISCOVER PURE FITNESS:
NEW WELLNESS DESTINATION**





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® 3-Star Certified – Highest Scoring 2024 Built Project in the Americas

Energy Star Certified

2025 CREST Award Winner Climate Champion

The Outstanding Building of the Year (TOBY) Award (2026)



BUILDING AMENITIES

24/7 manned security, fitness centre, 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

Tire Inflation Station and Vehicle Windshield Washing Station



PARKING

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



RESTAURANTS

Dozens of restaurants within the immediate area



ENTERTAINMENT

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

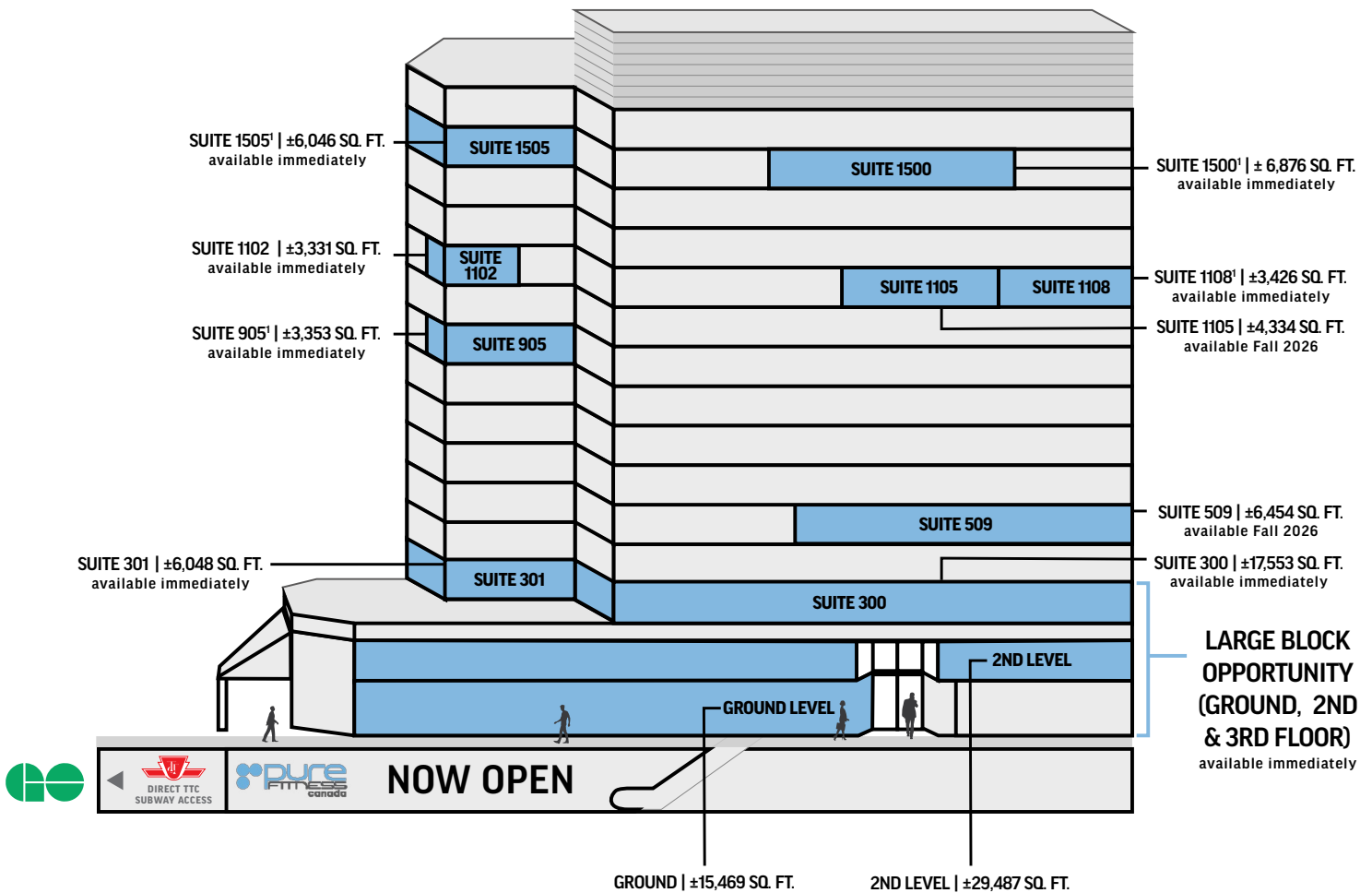


BANKS

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

4711 YONGE

AVAILABILITY



*Model Suite

A SNEAK PEEK AT A RE-DESIGNED LOBBY AND CAFÉ

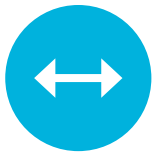


Artistic Rendering Only



Artistic Rendering Only

LARGE BLOCK OPPORTUNITY



The building offers up to approximately 69,000 square feet of contiguous space across ground, 2nd and 3rd floor, providing flexibility for a wide range of users looking from a single to multiple-floor presence.



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

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.

**COMING SOON - RE-DESIGNED
NORTH ENTRANCE**



Artistic Rendering Only

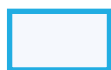
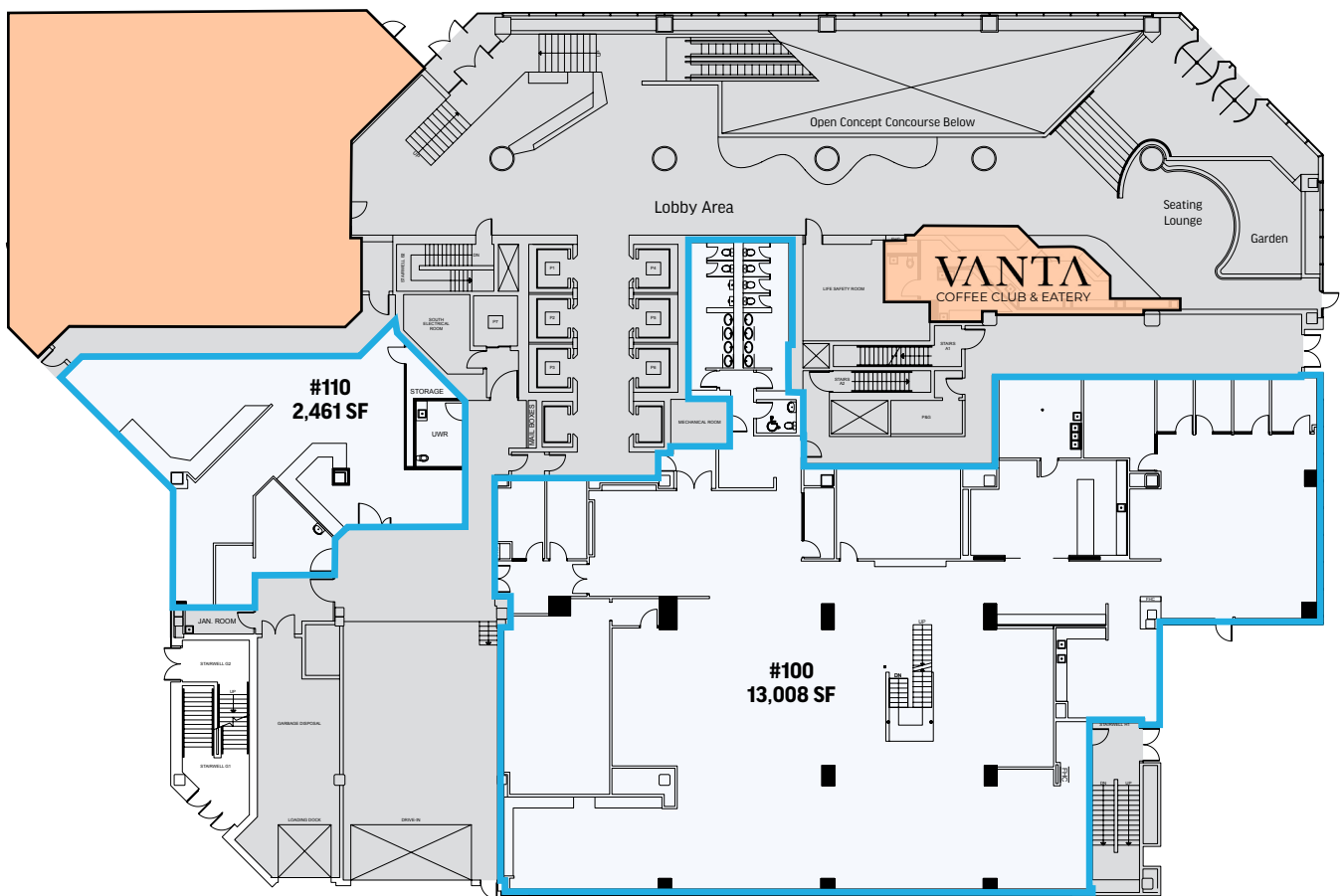
All information contained herein is subject to change without notice. E.&O.E.

GROUND



AVAILABLE SPACE: ± 15,469 SQ. FT.

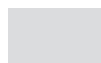
AVAILABLE: IMMEDIATELY



AVAILABLE FOR LEASE



LEASED



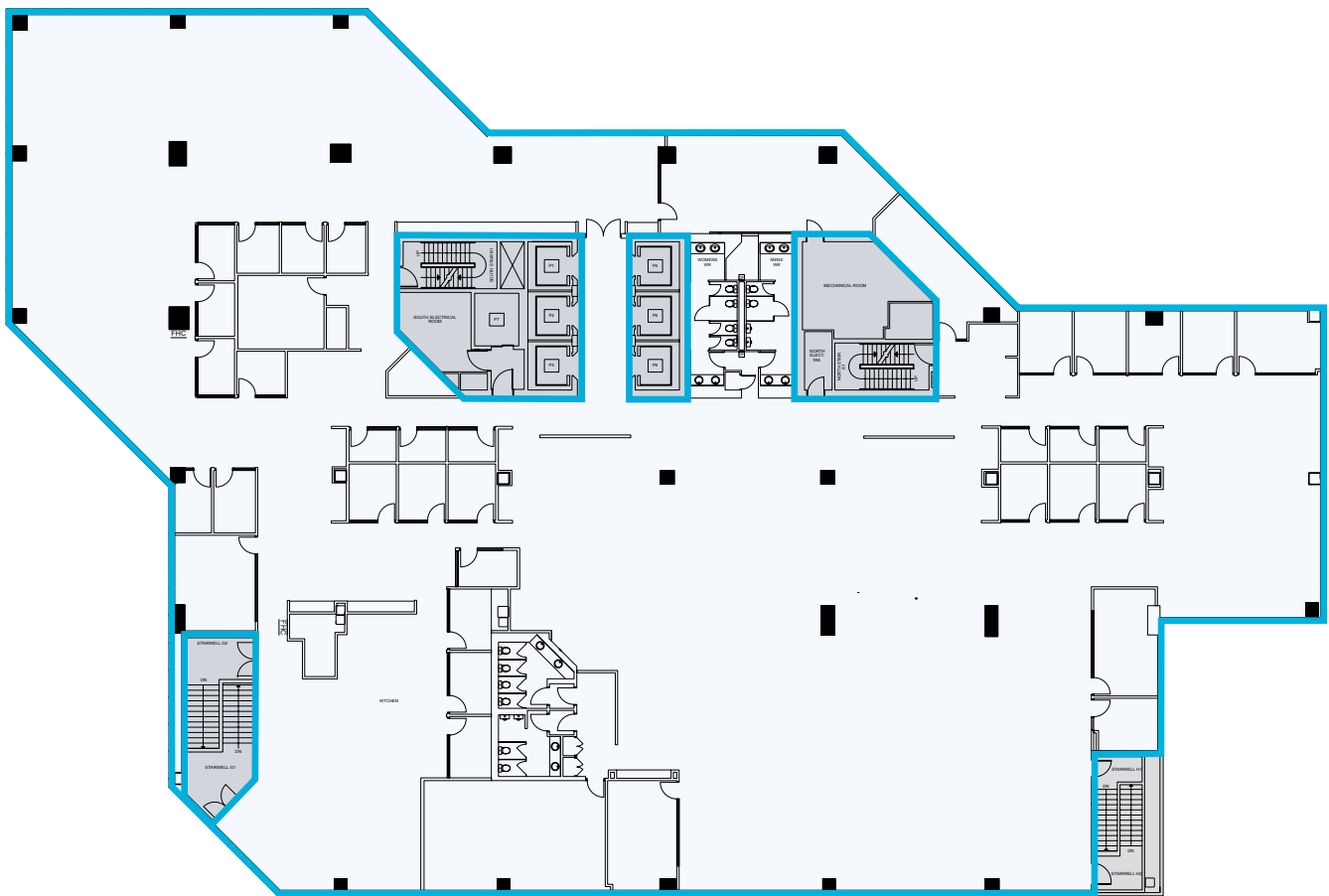
BASE BUILDING CORE + COMMON AREA

2ND LEVEL

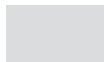


AVAILABLE SPACE: ± 29,487 SQ. FT.

AVAILABLE: IMMEDIATELY



AVAILABLE FOR LEASE



BASE BUILDING CORE + COMMON AREA

3RD FLOOR



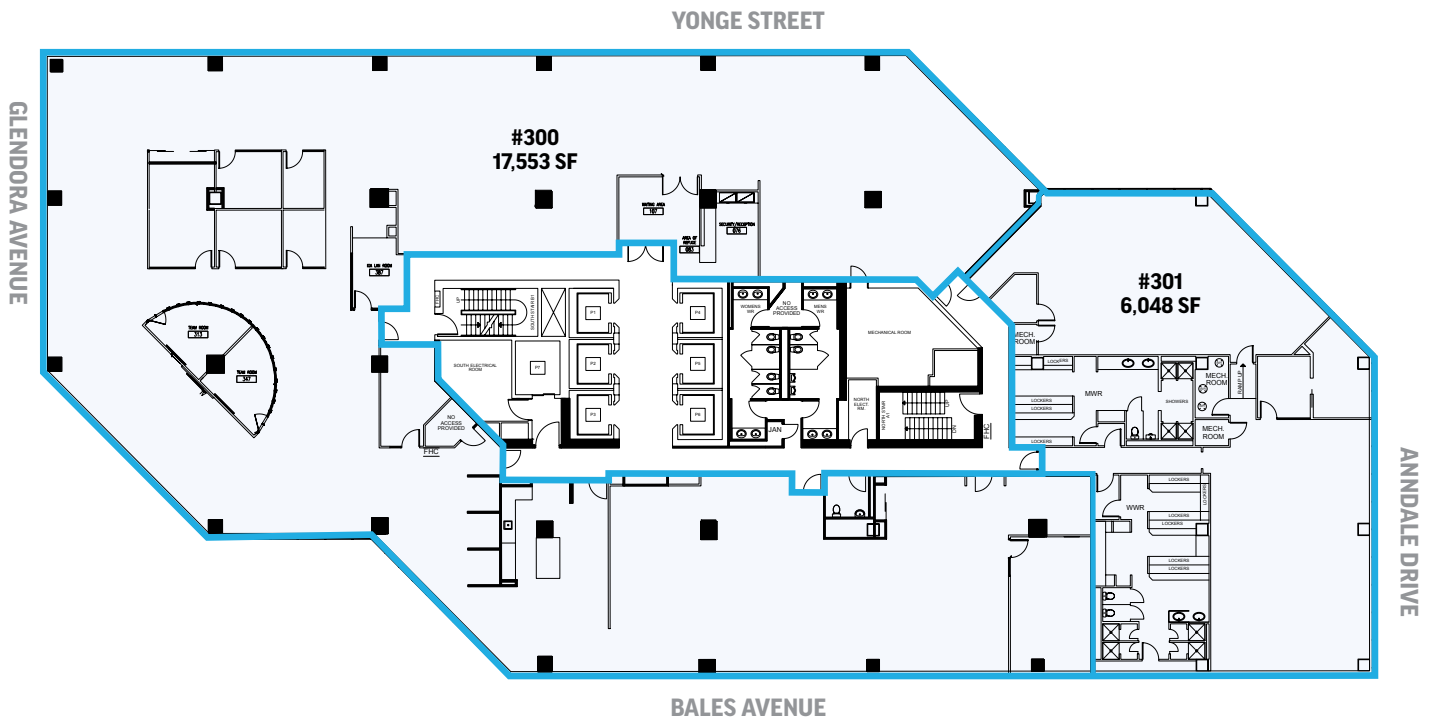
AVAILABLE SPACE:

SUITE 300: ± 17,553 SQ. FT.

SUITE 301: ± 6,048 SQ. FT.

AVAILABLE IMMEDIATELY

FULL FLOOR OPPORTUNITY



AVAILABLE FOR LEASE

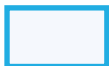
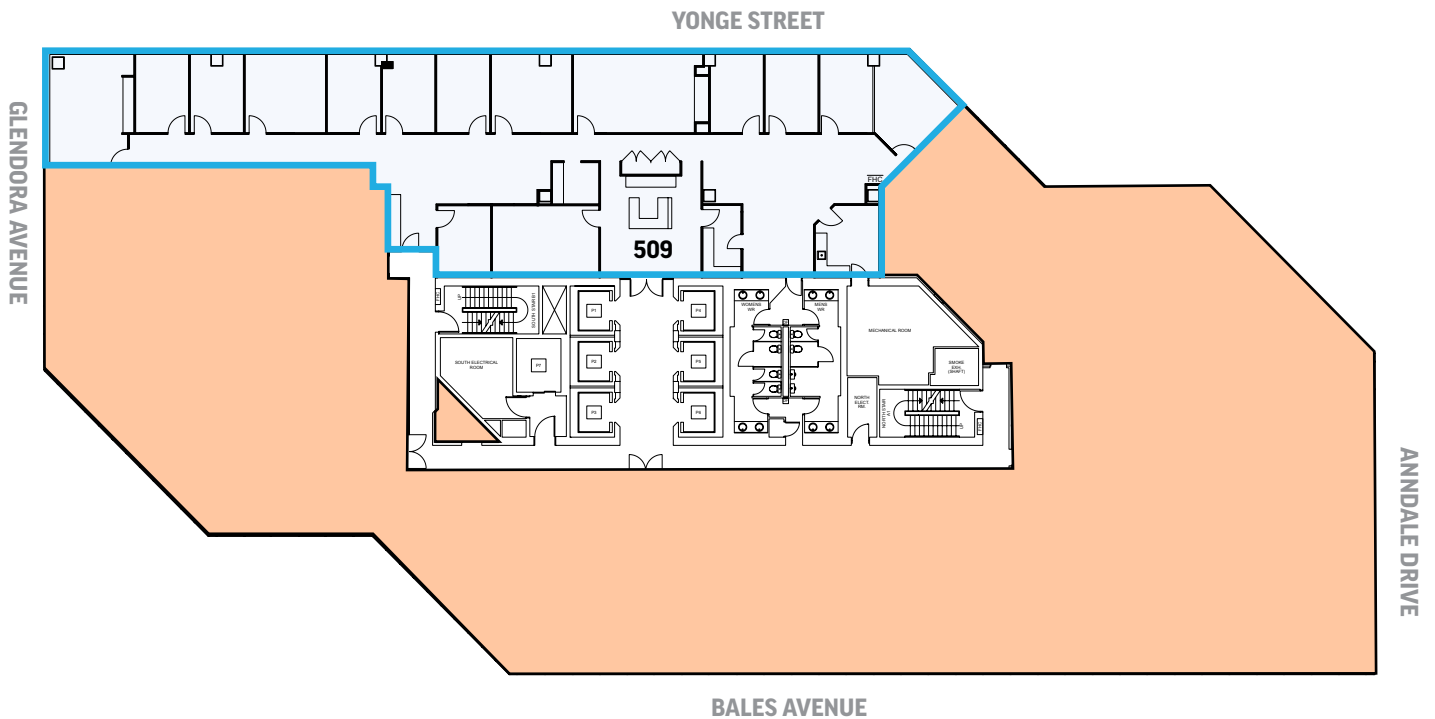
5TH FLOOR



AVAILABLE SPACE:

SUITE 509: ± 6,454 SQ. FT.

AVAILABLE: FALL 2026



AVAILABLE FOR LEASE



LEASED

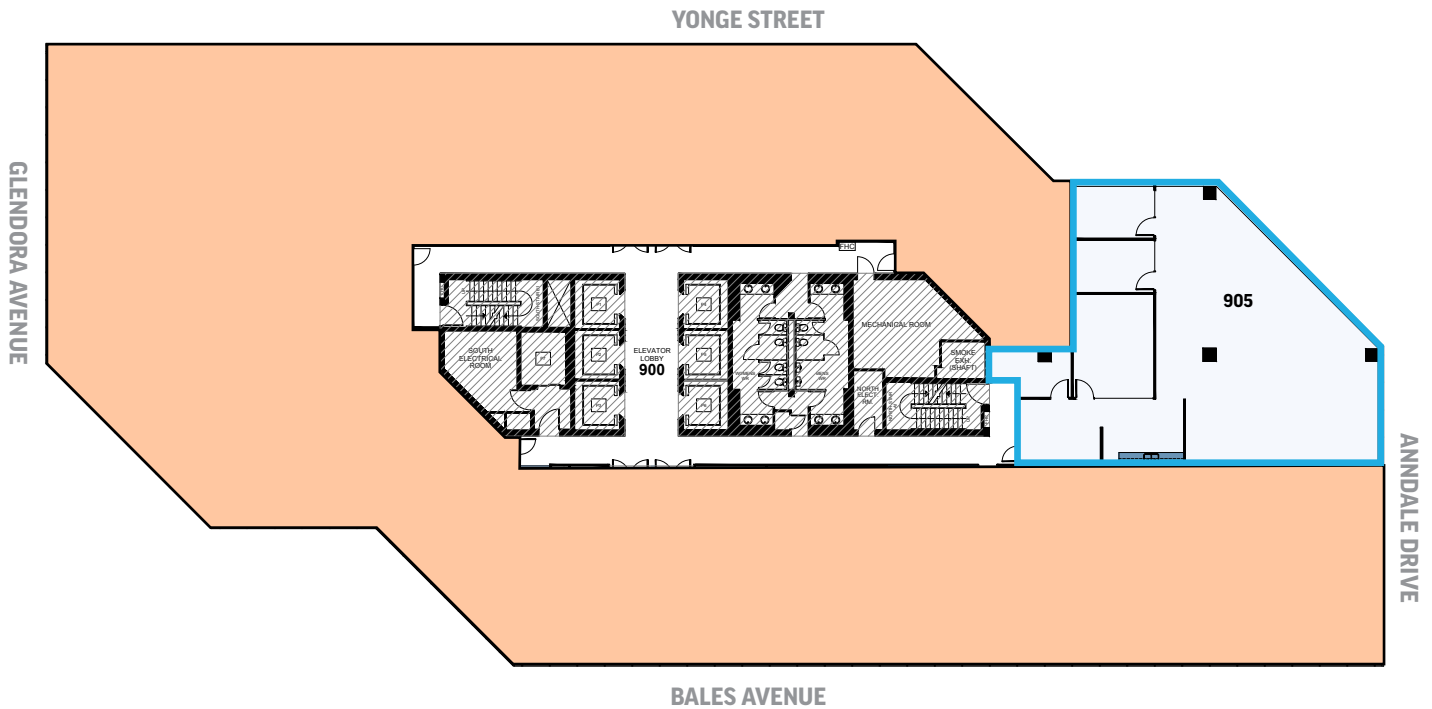
9TH FLOOR



AVAILABLE SPACE:
SUITE 905¹: ± 3,353 SQ. FT.
AVAILABLE: IMMEDIATELY



¹Model Suite



AVAILABLE FOR LEASE



LEASED

11TH FLOOR



AVAILABLE SPACE:

SUITE 1102: ± 3,331 SQ. FT.

AVAILABLE: IMMEDIATELY



SUITE 1105: ± 4,334 SQ. FT.

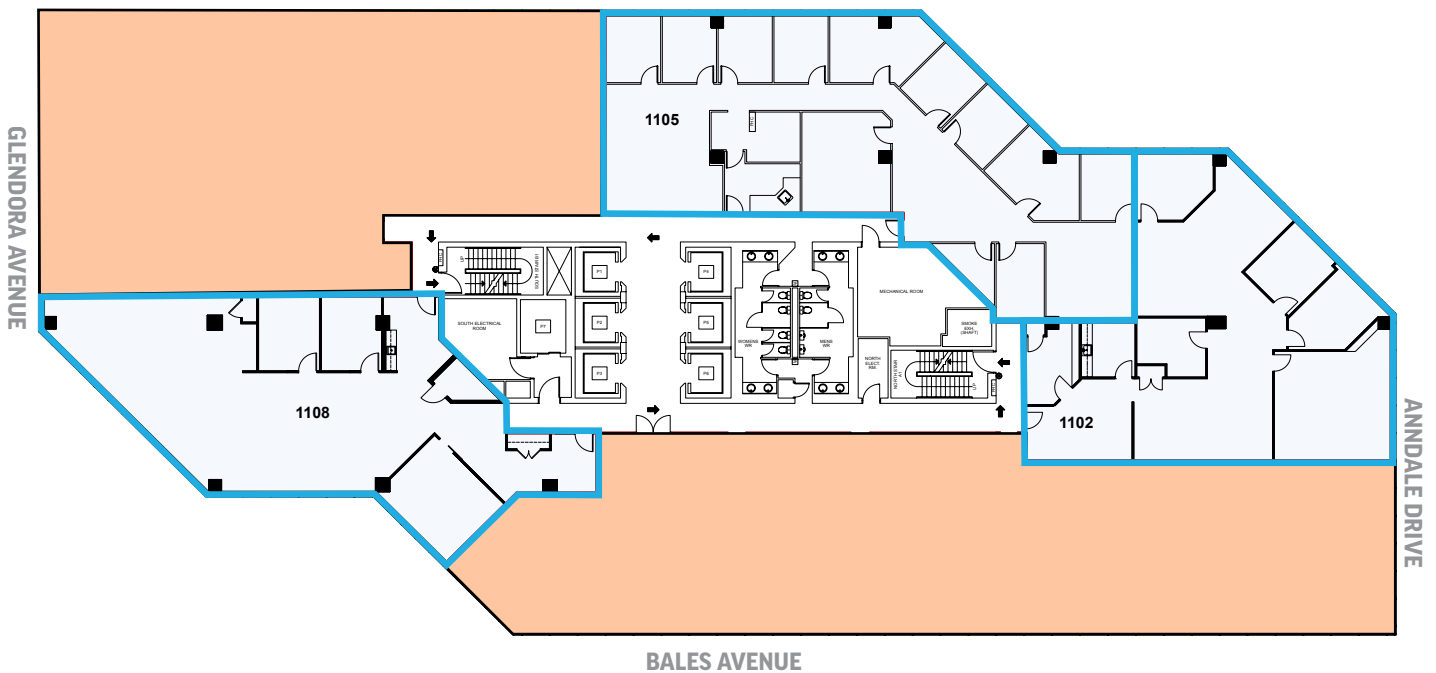
AVAILABLE: FALL 2026

SUITE 1108¹: ± 3,426 SQ. FT.

AVAILABLE: IMMEDIATELY



¹Model Suite



AVAILABLE FOR LEASE



LEASED

15TH FLOOR



AVAILABLE SPACE:

SUITE 1500¹: ± 6,876 SQ. FT.

AVAILABLE: IMMEDIATELY

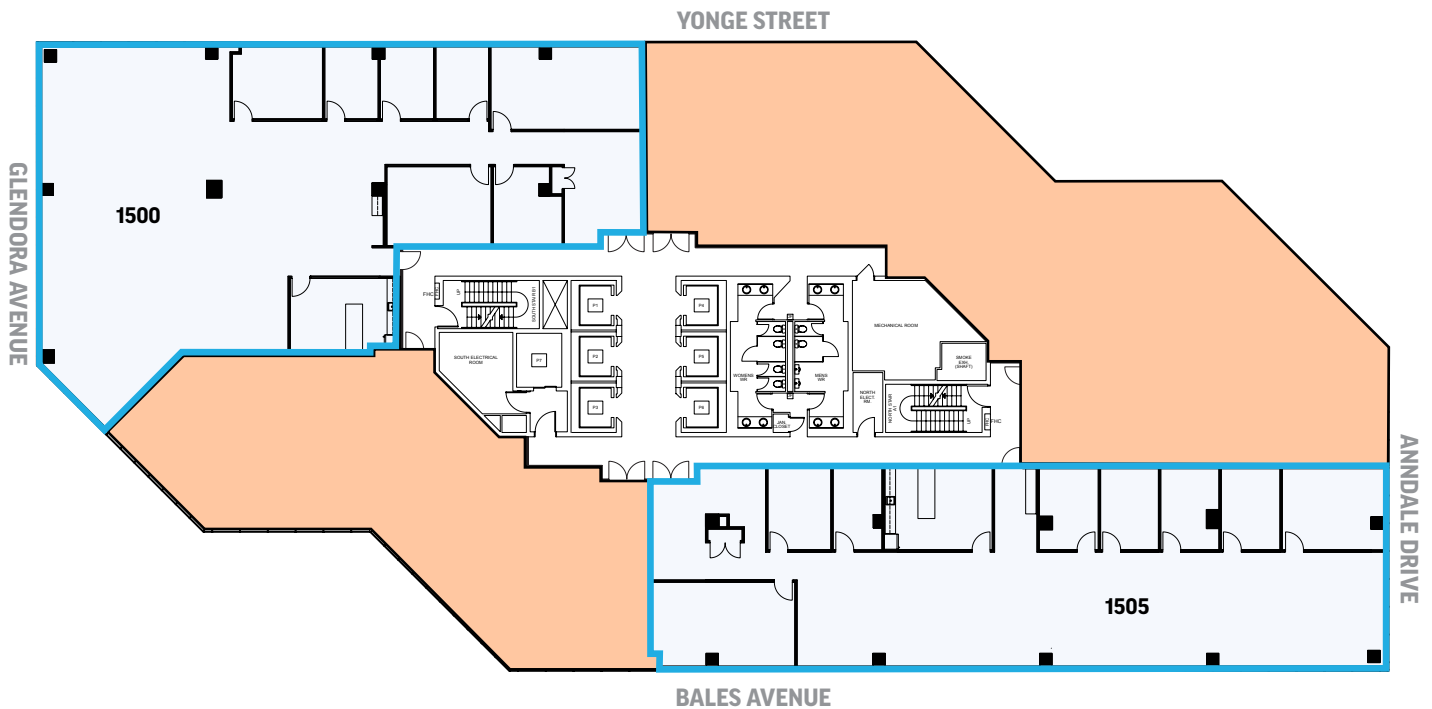


SUITE 1505¹: ± 6,046 SQ. FT.

AVAILABLE: IMMEDIATELY



¹Model Suite

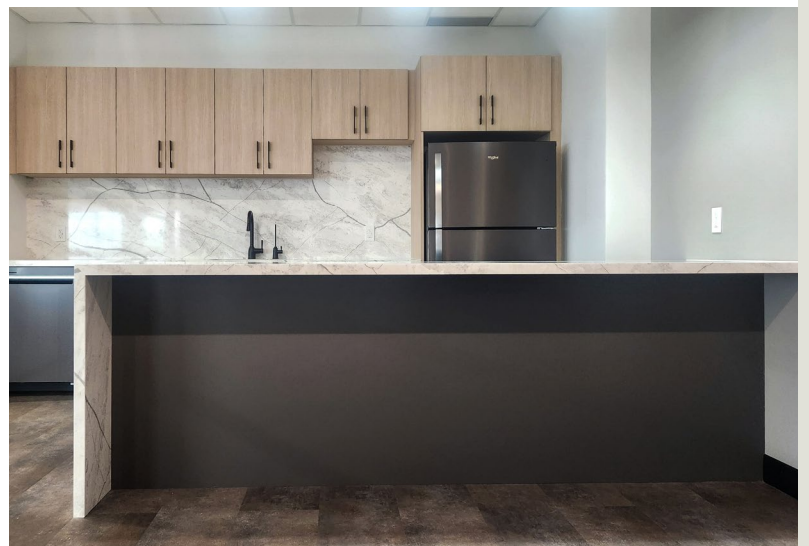
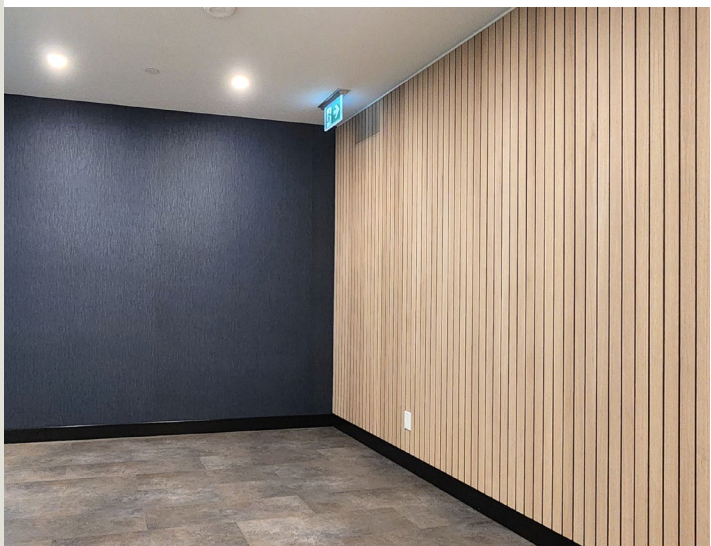
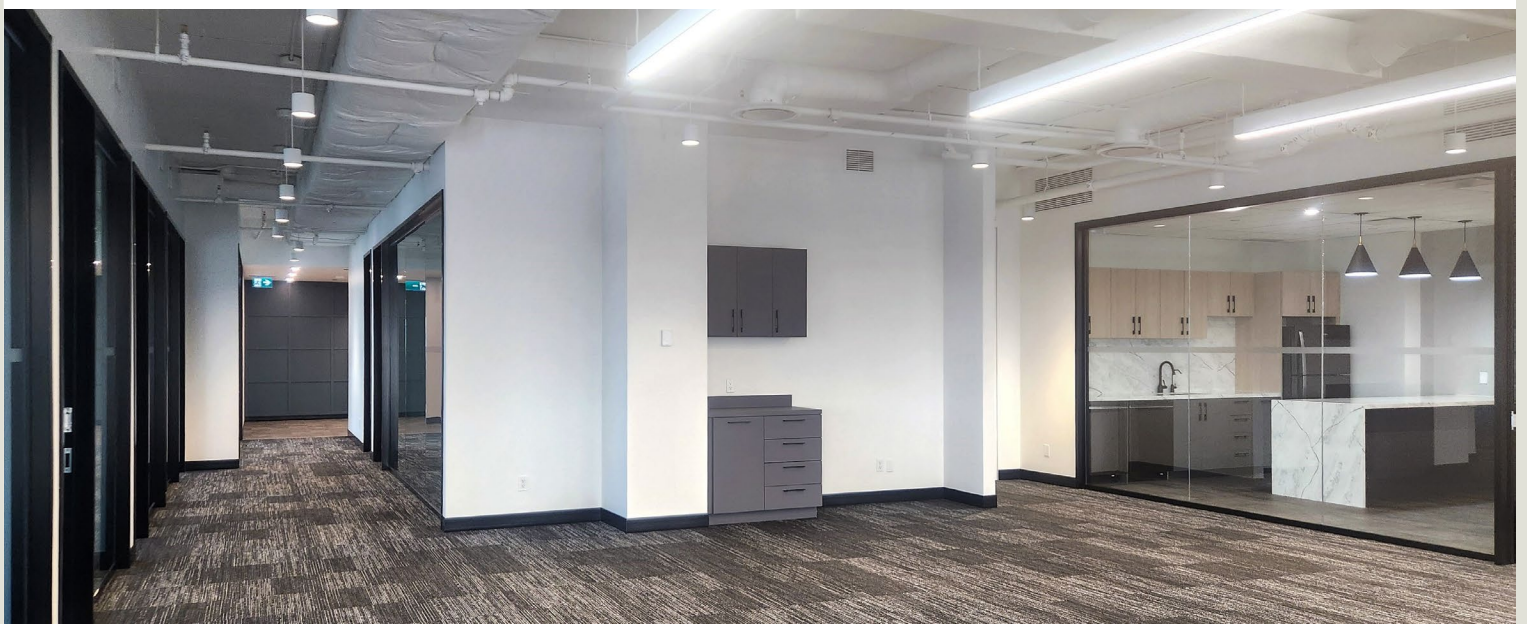


AVAILABLE FOR LEASE



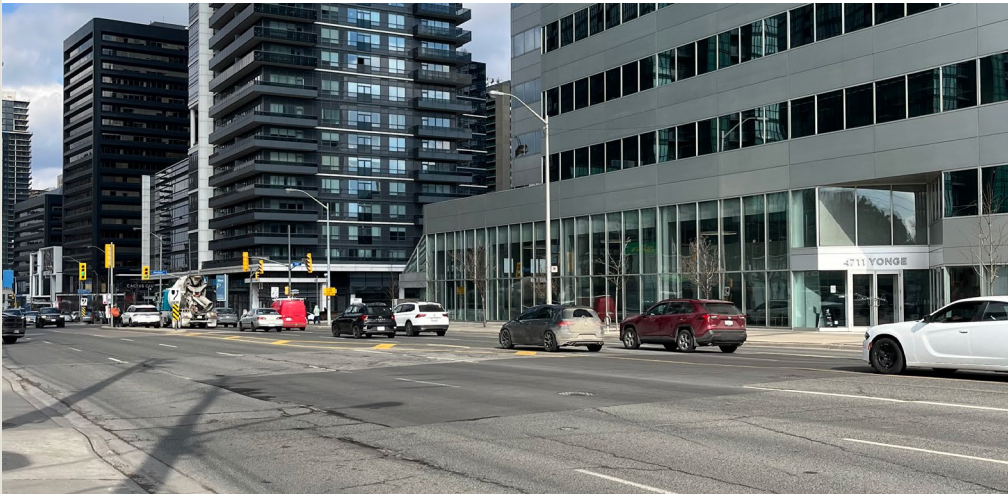
LEASED

**15TH FLOOR
MODEL SUITES**



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VIBRANT, YONGE COMMUNITY





4711 YONGE STREET

Dental Office
Vanta Coffee Club & Eatery
Pure Fitness - NOW OPEN

01

HULLMARK

Big Way Hot Pot
RBC
Rexall
NewDermaMed

02

EMERALD PARK

Tim Hortons
Food Court
LCBO
Food Basics

03

SHEPPARD CENTRE

Cactus Club
Jimmy the Greek
Bingz Crispy Burgers
A&W
Five Guys
Real Fruit Bubble Tea
Subway
Wikki Hut
Bourbon Street Grill
Omni Palace
imPerfect
Teriyaki Experience
Denny's
The Islands
Villa Madina
Thai Express
Fresh Slice Pizza
Mean Poutine
Popeyes
Freshii
Tim Hortons
Purdys Chocolatier
Paris Baguette Bakery Café
Bonjuk
Sushi-Q
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 Shier
EarlyON-Lumenus

04

ULTIMA GALLERIA

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

AVERAGE MID-DAY DRIVE TIMES

Pearson Airport | 22 Min
Union Station | 35 Min
Highway 400 | 9 Min
Highway 404 | 6 Min



05

EMPRESS WALK

Cineplex
LCBO
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

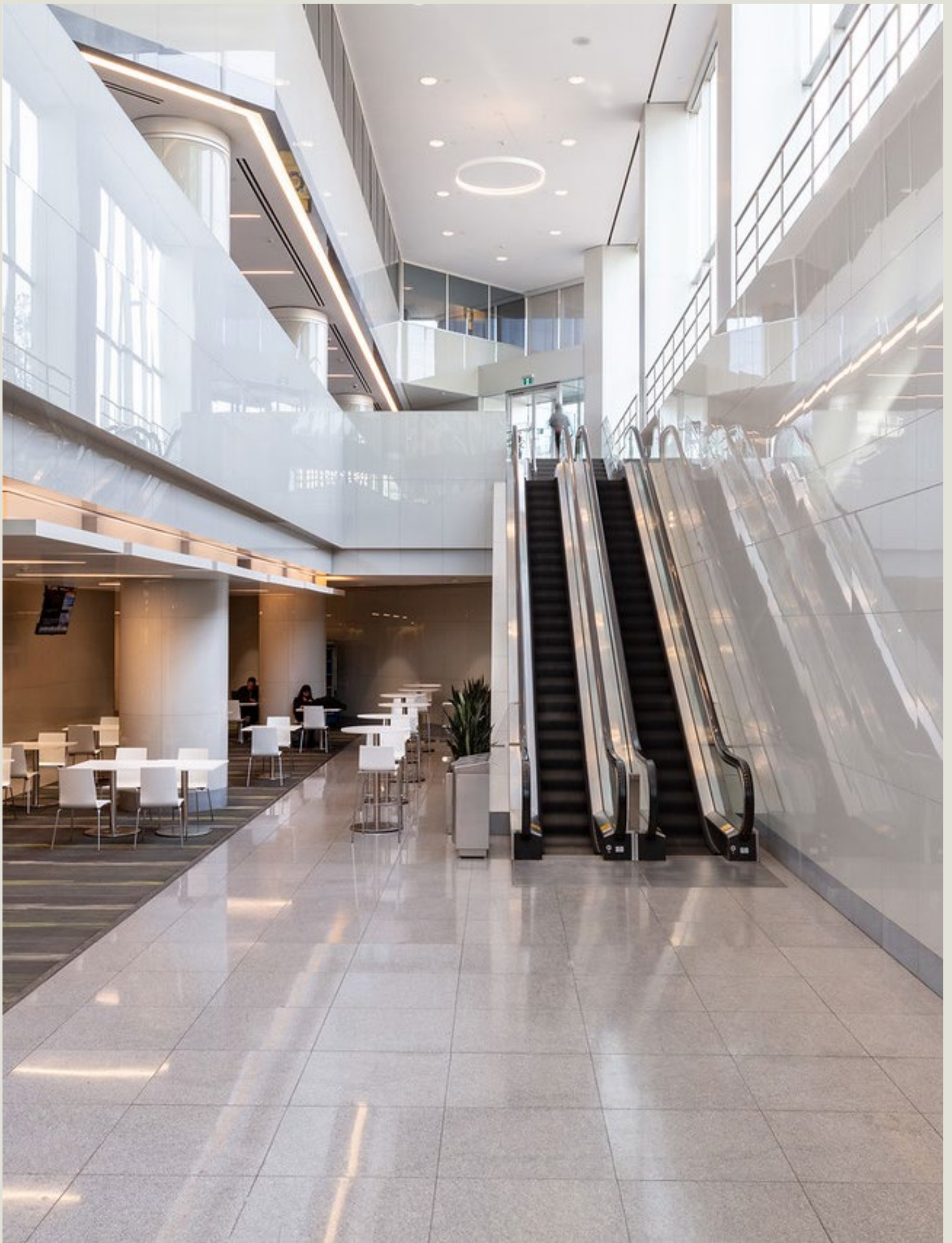
Aroma Espresso Bar
Taya Hair Salon
Mint 32 Dentistry
Stylefav
Twilight Café

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

401

24 MIN TO UNION STATION

01 YONGE-UNIVERSITY LINE
04 SHEPPARD LINE



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