



4711 Yonge Street

FOR LEASE | TORONTO, ONTARIO



menkes

CBRE

4711 Yonge Street

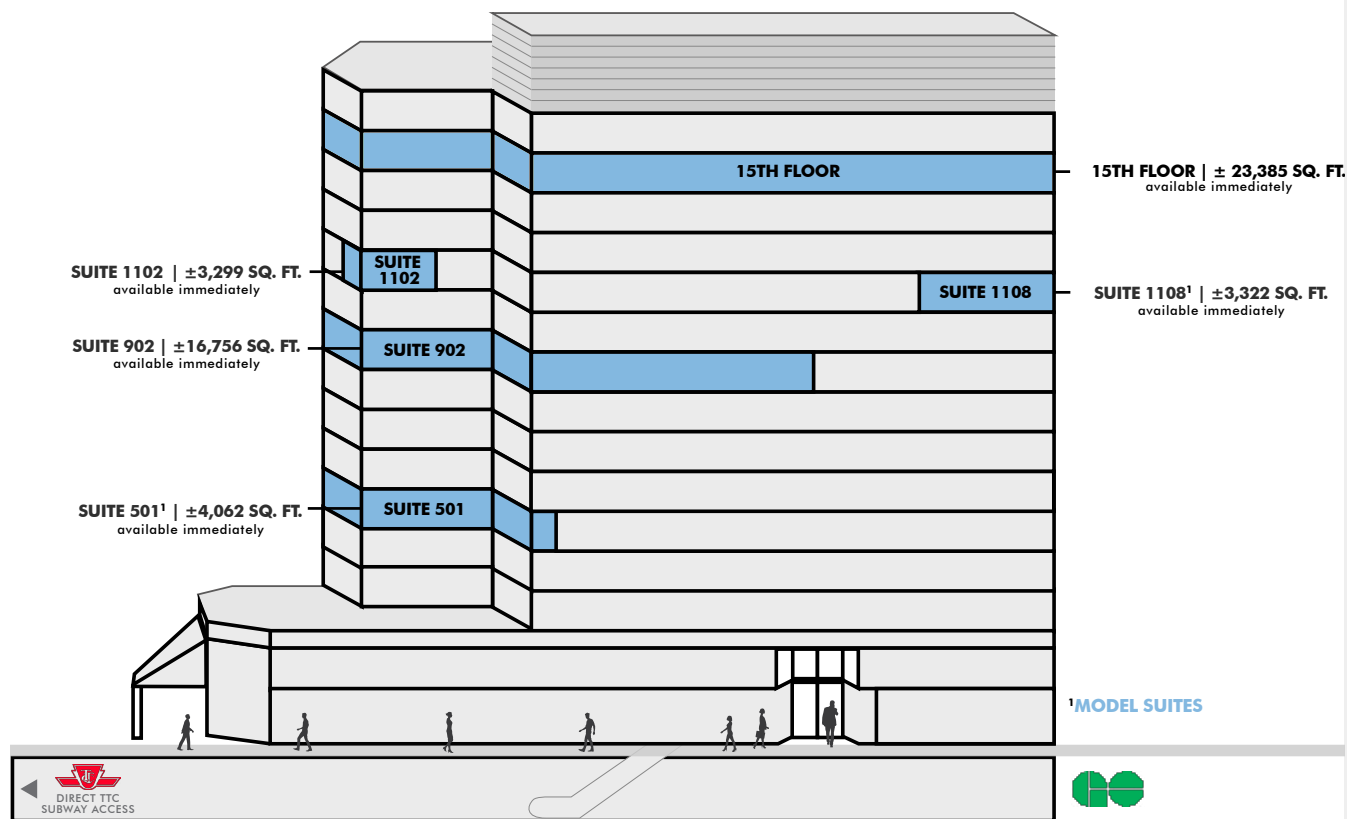
ACCESS



SECURITY



SUSTAINABILITY



HIGHWAY ACCESS

2 blocks from Highway 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 tv

Destination Dispatch elevators
Electric Vehicle charging stations and bike racks available

Tire Inflation Station

Vehicle Windshield Washing Stations



PARKING

1/1000 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

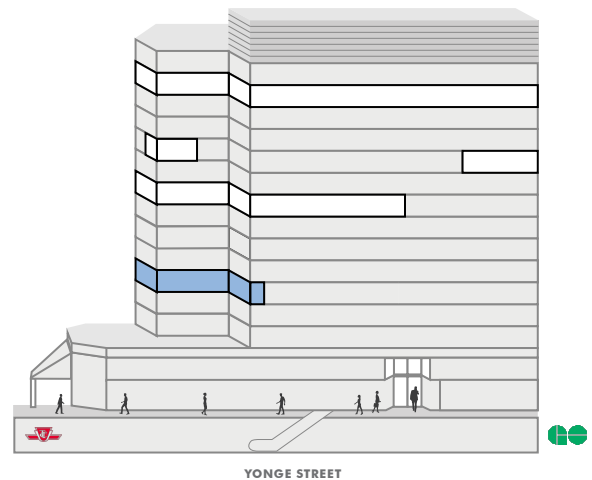
BNS, RBC, TD, CIBC, BMO, HSBC and Meridian Bank in close proximity

MODEL SUITE:
SUITE 501

SUITE 501



BALES AVENUE

LEASED

Step into Excellence

Check Out Our Newest Elevator Lobby and Washroom Upgrades



Concept
Rendering



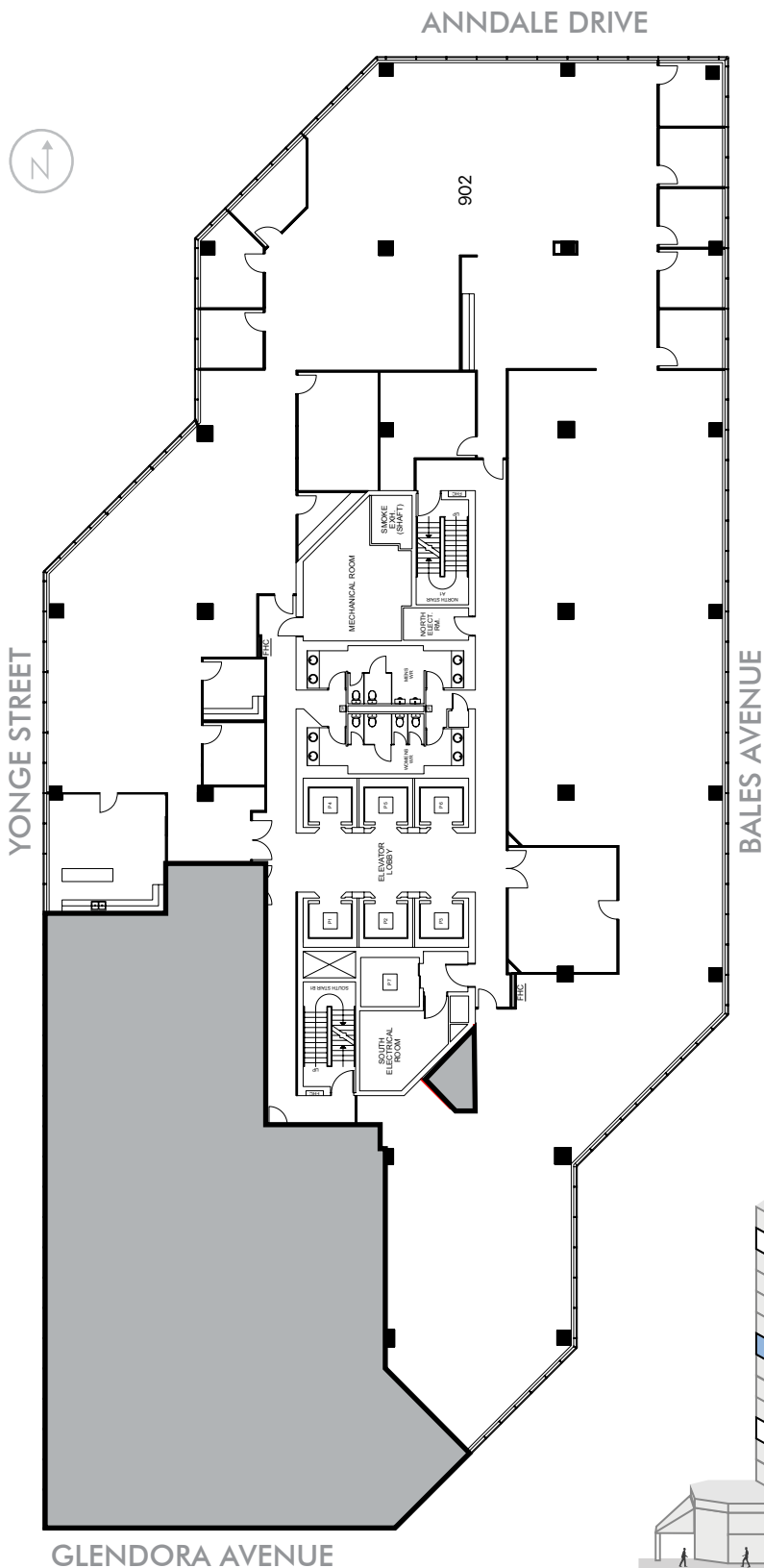
menkes

Specifications subject to
change without notice. E&O.E.



CBRE

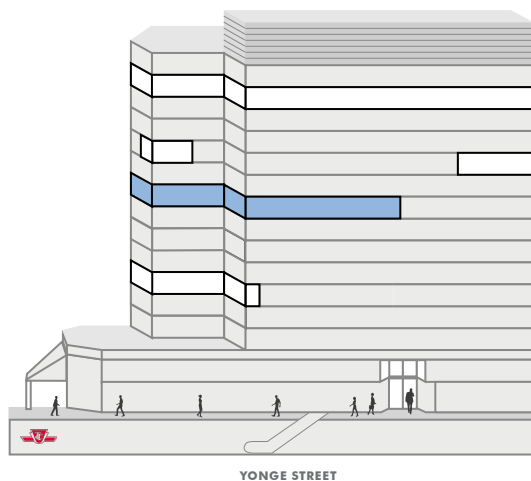
4711 Yonge Street



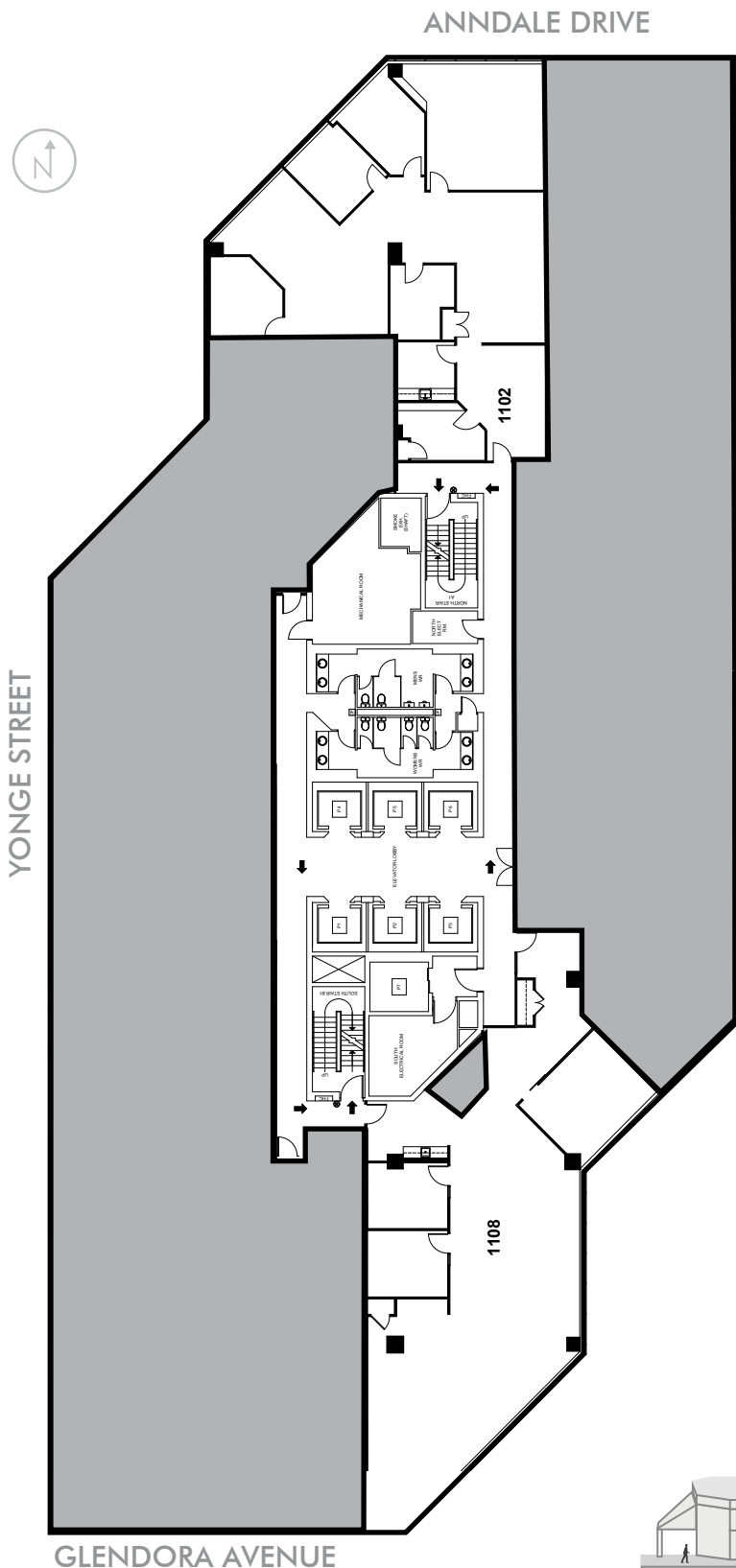
SUITE 902

±16,756 SQ. FT.

LEASED



4711 Yonge Street



LEASED

SUITE 1102

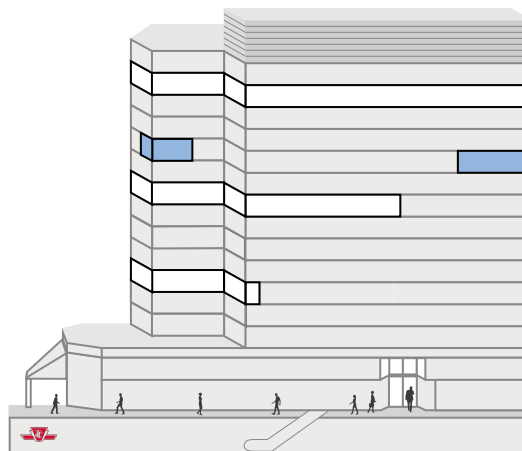
±3,299 SQ. FT.



MODEL SUITE:

SUITE 1108

± 3,322 SQ. FT.





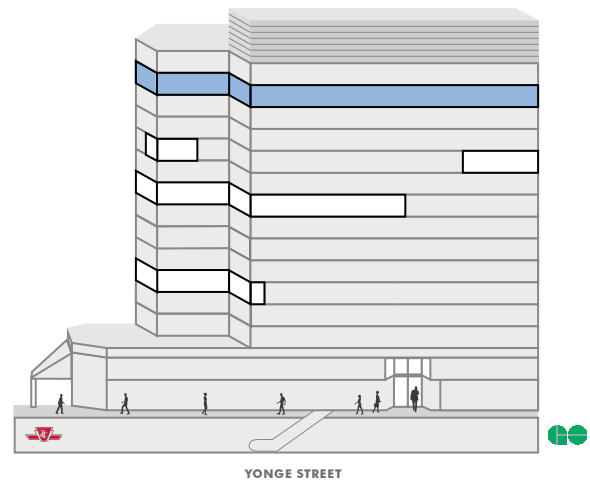
± 23,385 SQ. FT.



YONGE STREET

BALES AVENUE

GLENDORA AVENUE



4711 | Yonge Street



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
Stylefave
Twilight Café – Coming Soon

- 07 Shell
- 08 Hero Certified Burgers
- 09 Eggsmart
- 10 TD Insurance Auto Centre
- 11 Pizza Nova
- 12 Lansing Early Years Learning
- 13 Parent Relief Daycare
- 14 HSBC Bank Canada
- 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 Jack Astor's
- 24 Mel Lastman Square
- 25 Fit4Less









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, Emvionics Analytics, Microsoft Bing, Google Earth

