



FOR LEASE | TORONTO | ON

4711 YONGE

ACCESSIBLE. ICONIC. SUSTAINABLE.



EXPERIENCE BEFORE YOU VISIT

menkes | CBRE

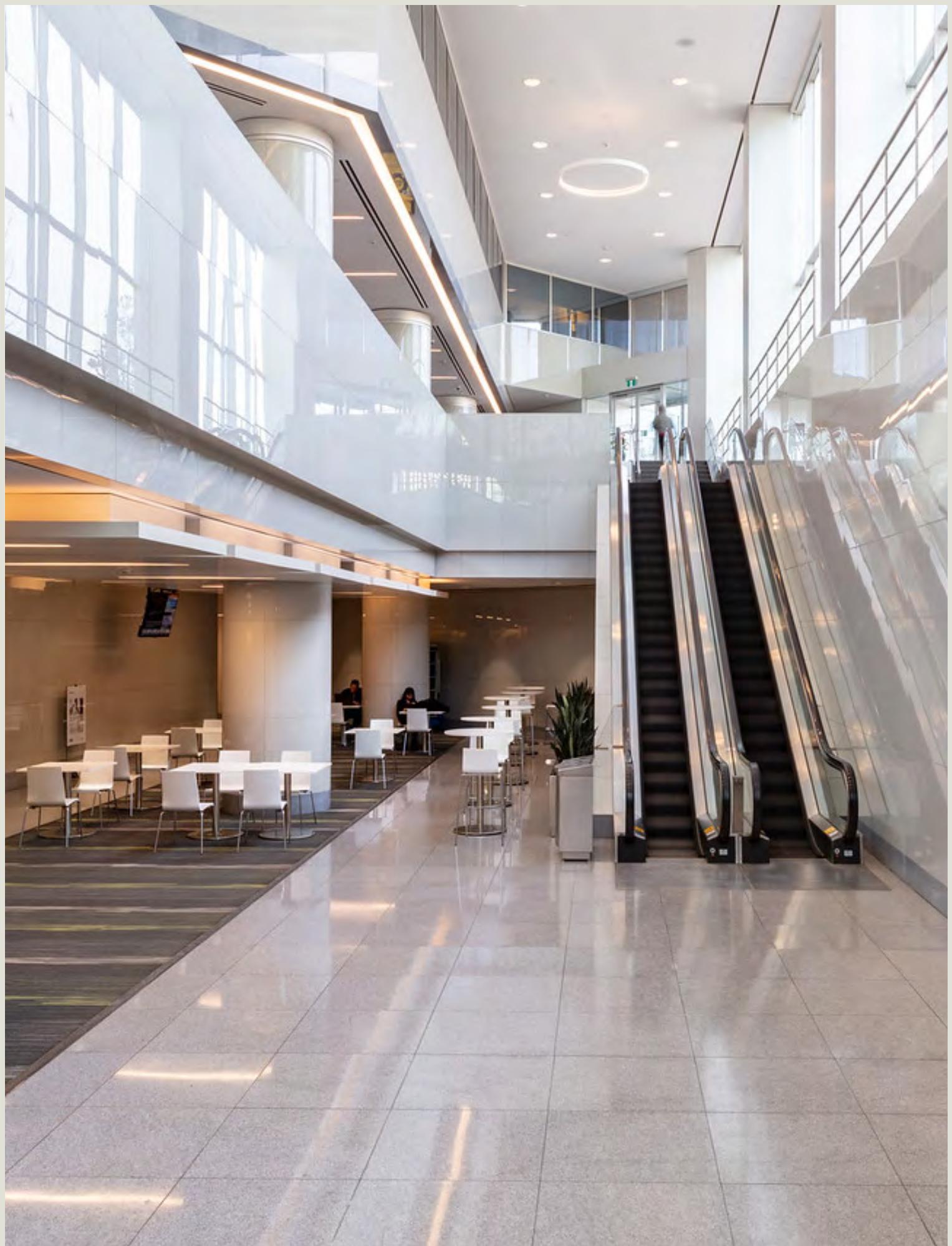
WELCOME TO 4711 YONGE

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.**

CBRE

menkes







HIGHWAY ACCESS

2 blocks from Hwy 401



TRANSIT

Direct subway connection to 2 lines at Sheppard-Yonge station



CONNECTIVITY

Free lobby wi-fi

Fibre + multiple service providers & points of entry



SUSTAINABILITY

LEED® v4.1 0+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



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

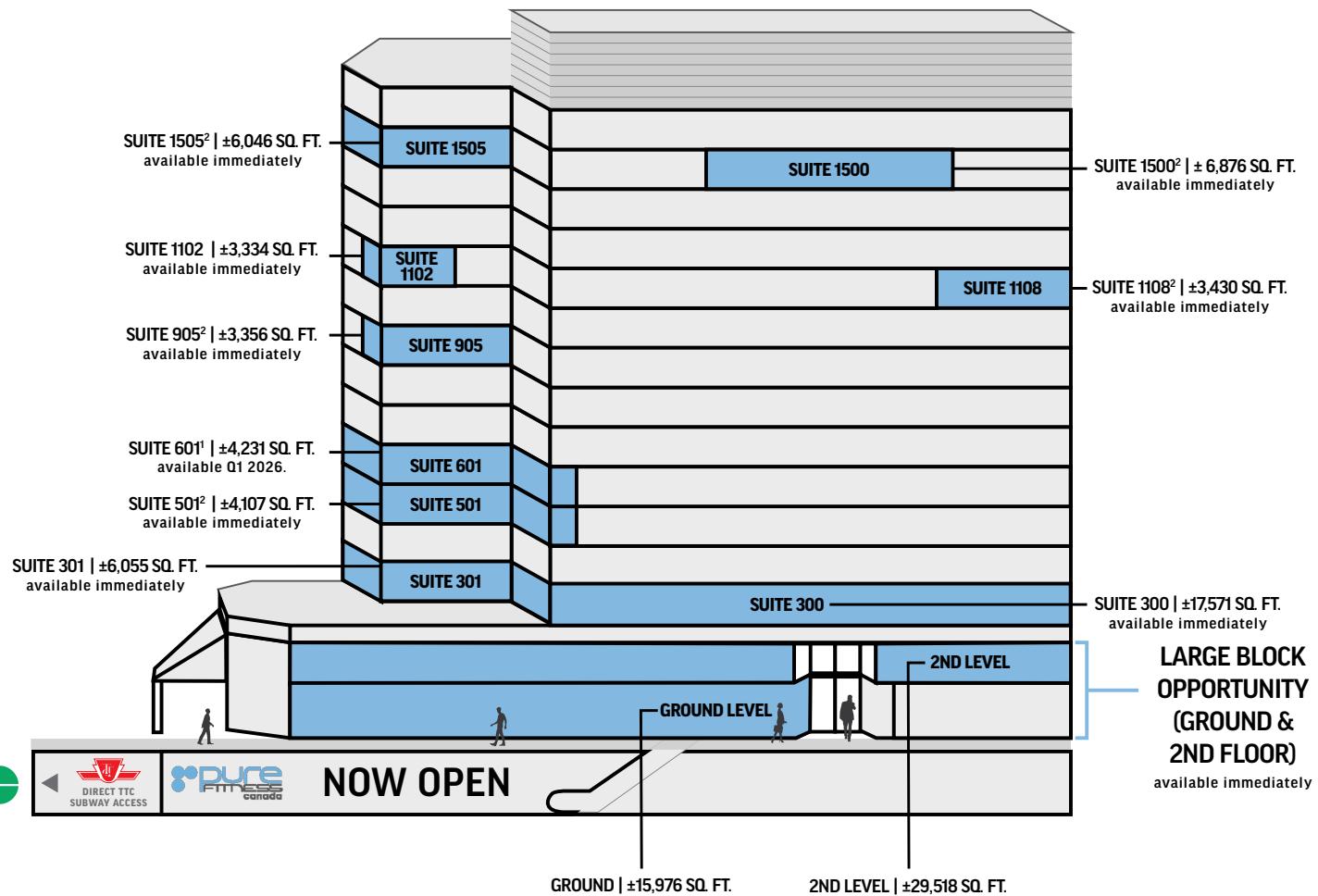


BANKS

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

4711 YONGE

AVAILABILITY



¹Future Model Suite ²Model Suite

A SNEAK PEEK AT A RE-DESIGNED LOBBY AND CAFÉ



LARGE BLOCK OPPORTUNITY



Part of the ground floor and 2nd floor totals to approximately 45,000 SQ. FT. with a single or 2-floor option.



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**



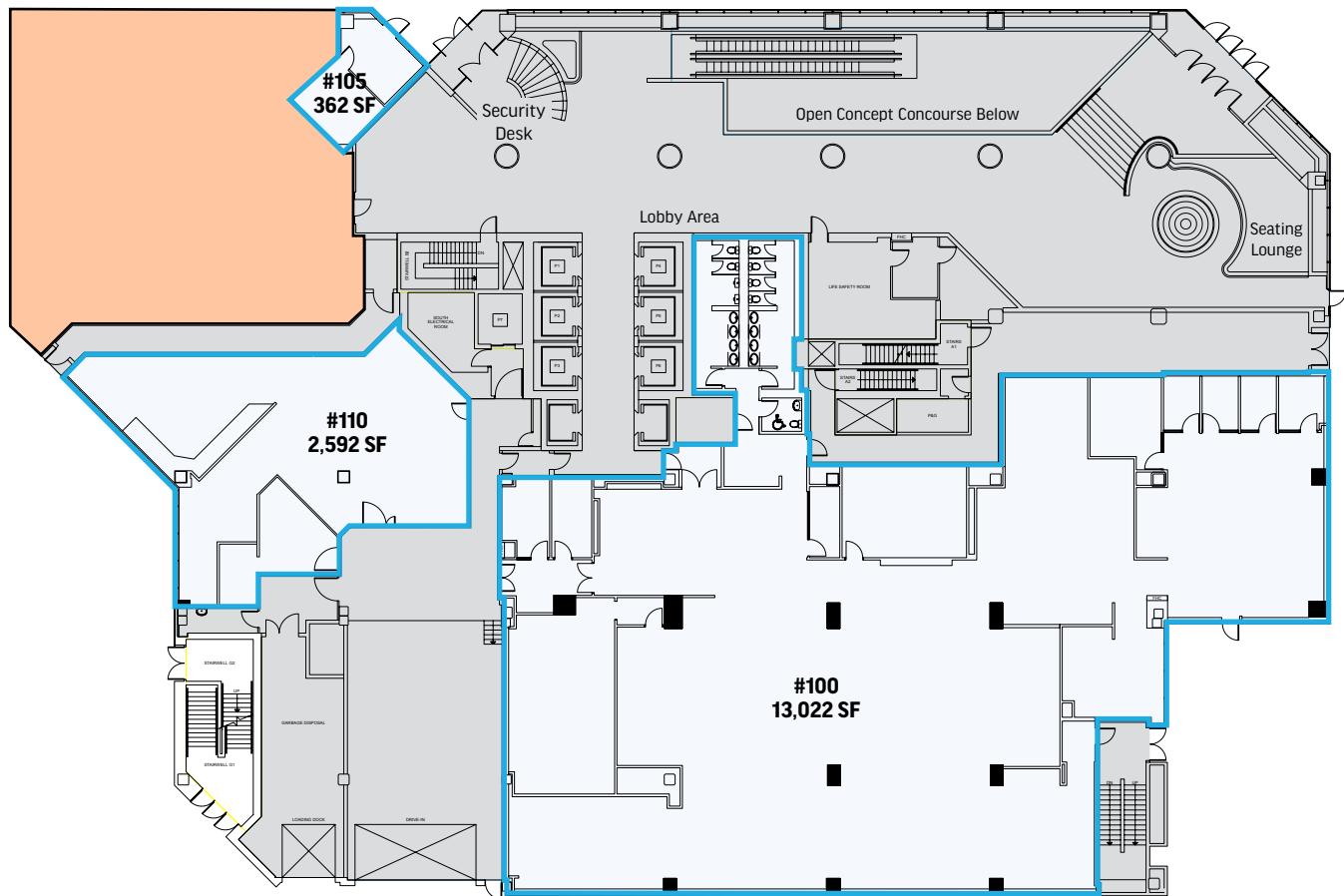
Artistic Rendering Only

GROUND



AVAILABLE SPACE: \pm 15,976 SQ. FT.

AVAILABLE: IMMEDIATELY



AVAILABLE FOR LEASE



LEASED



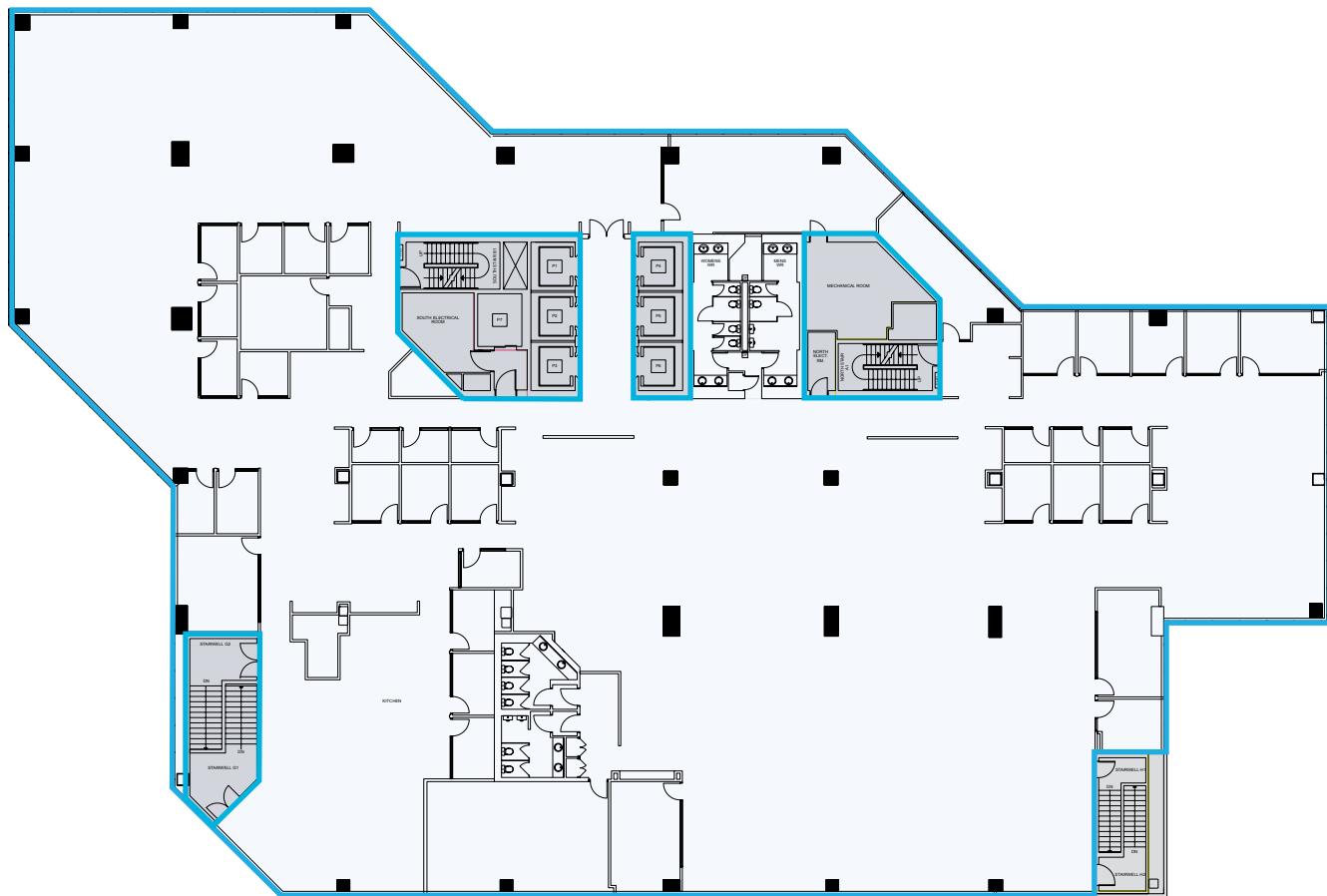
BASE BUILDING CORE + COMMON AREA

2ND LEVEL



AVAILABLE SPACE: $\pm 29,518$ SQ. FT.

AVAILABLE: IMMEDIATELY



AVAILABLE FOR LEASE



BASE BUILDING CORE + COMMON AREA

3RD FLOOR



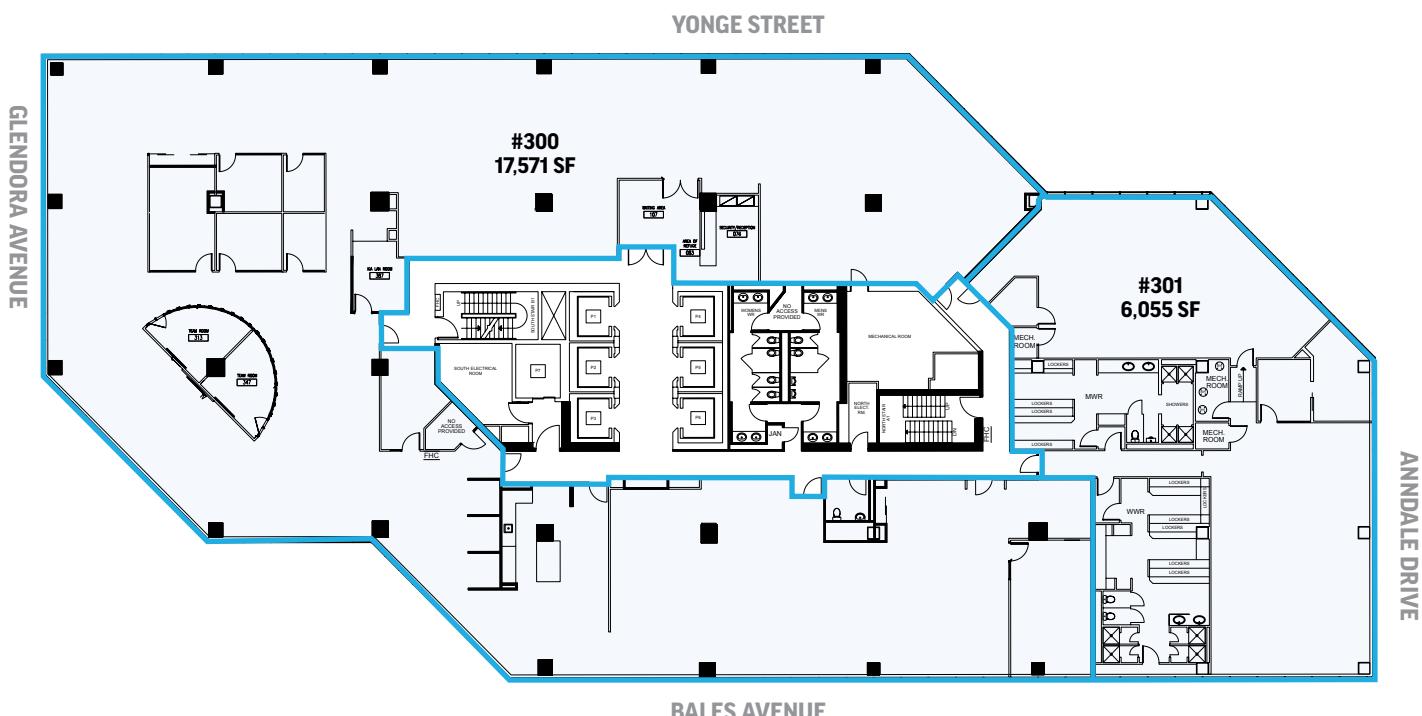
AVAILABLE SPACE:

SUITE 300: \pm 17,571 SQ. FT.

SUITE 301: \pm 6,055 SQ. FT.

AVAILABLE IMMEDIATELY

FULL FLOOR OPPORTUNITY



AVAILABLE FOR LEASE

5TH FLOOR



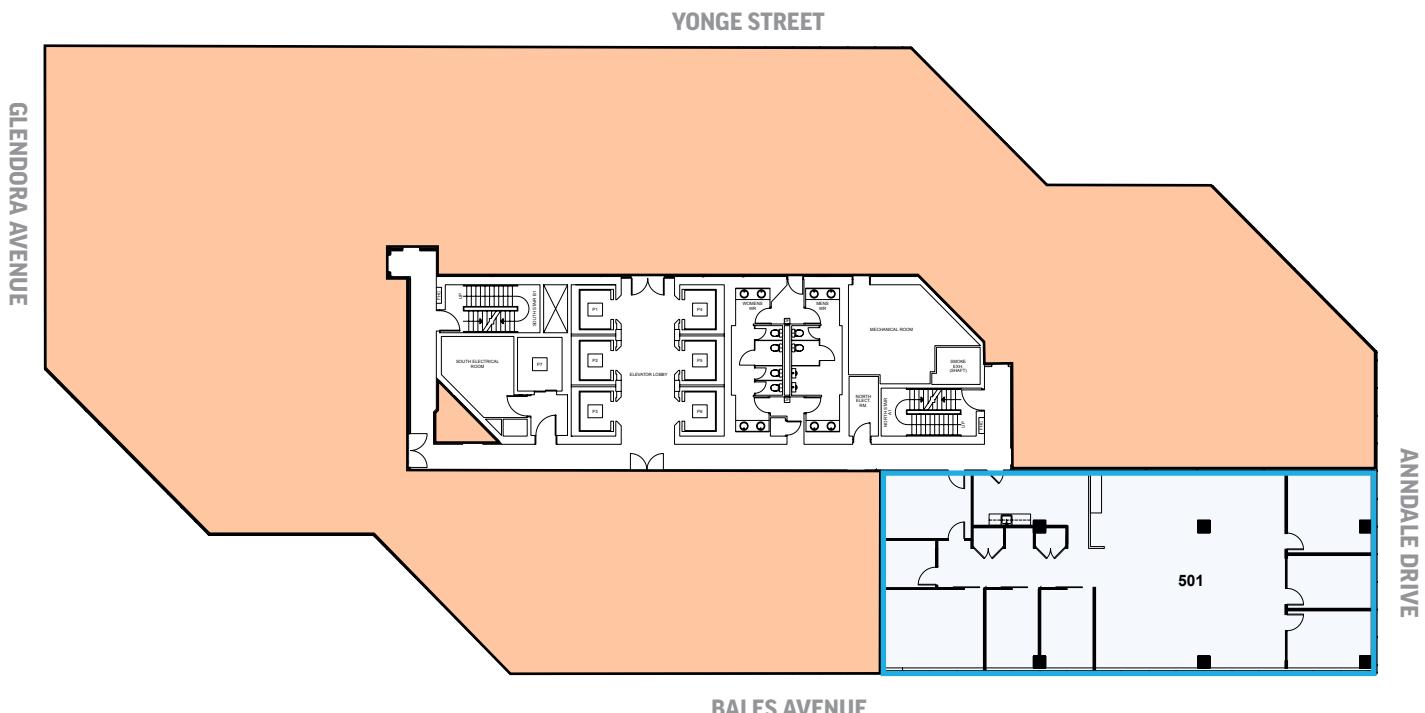
AVAILABLE SPACE:

SUITE 501²: ± 4,107 SQ. FT.

AVAILABLE: IMMEDIATELY

VIRTUAL TOUR

²Model Suite



AVAILABLE FOR LEASE



LEASED

6TH FLOOR

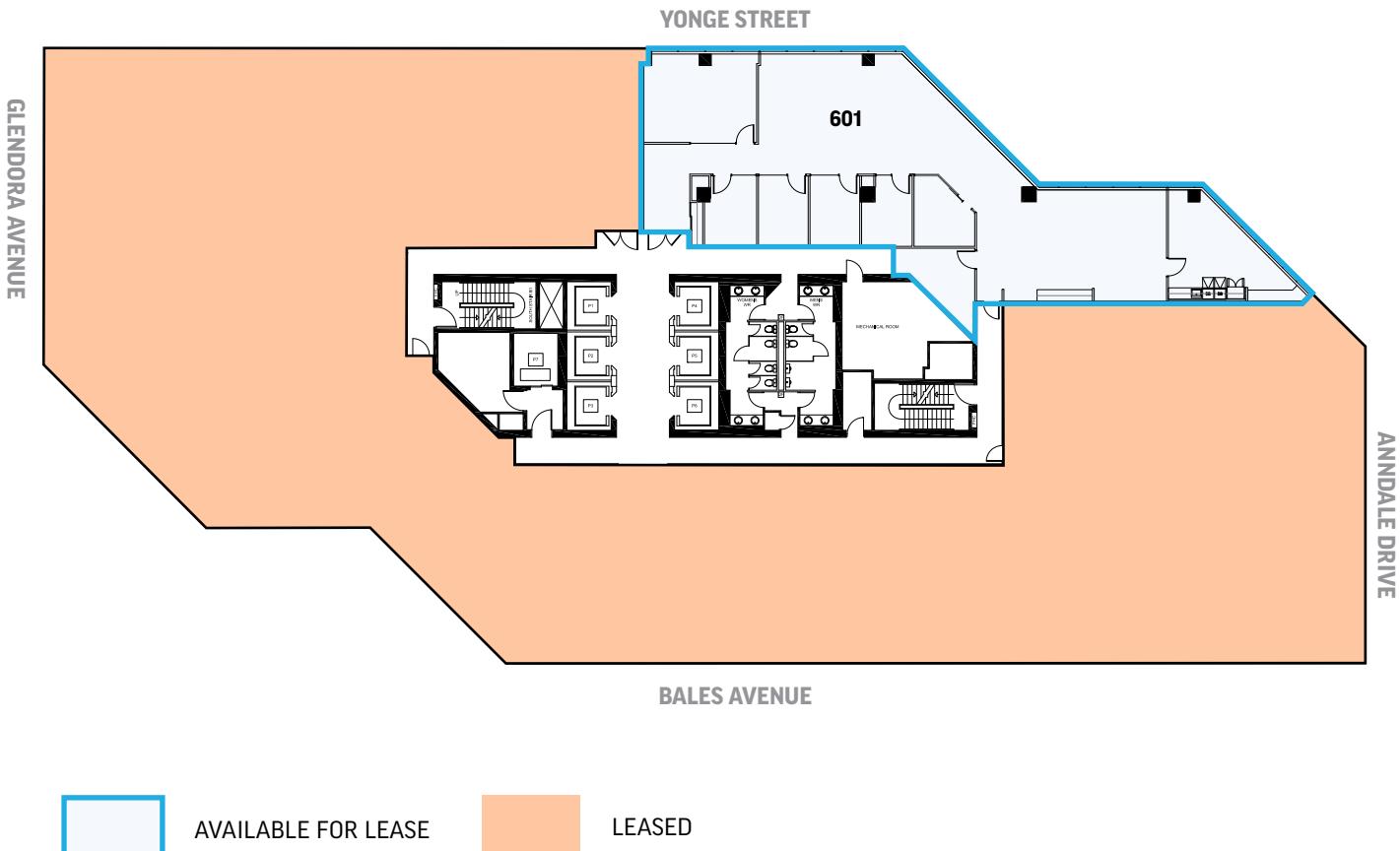


AVAILABLE SPACE:

SUITE 601¹: ± 4,231 SQ. FT.

AVAILABLE: Q1 2026.

¹Future Model Suite



9TH FLOOR



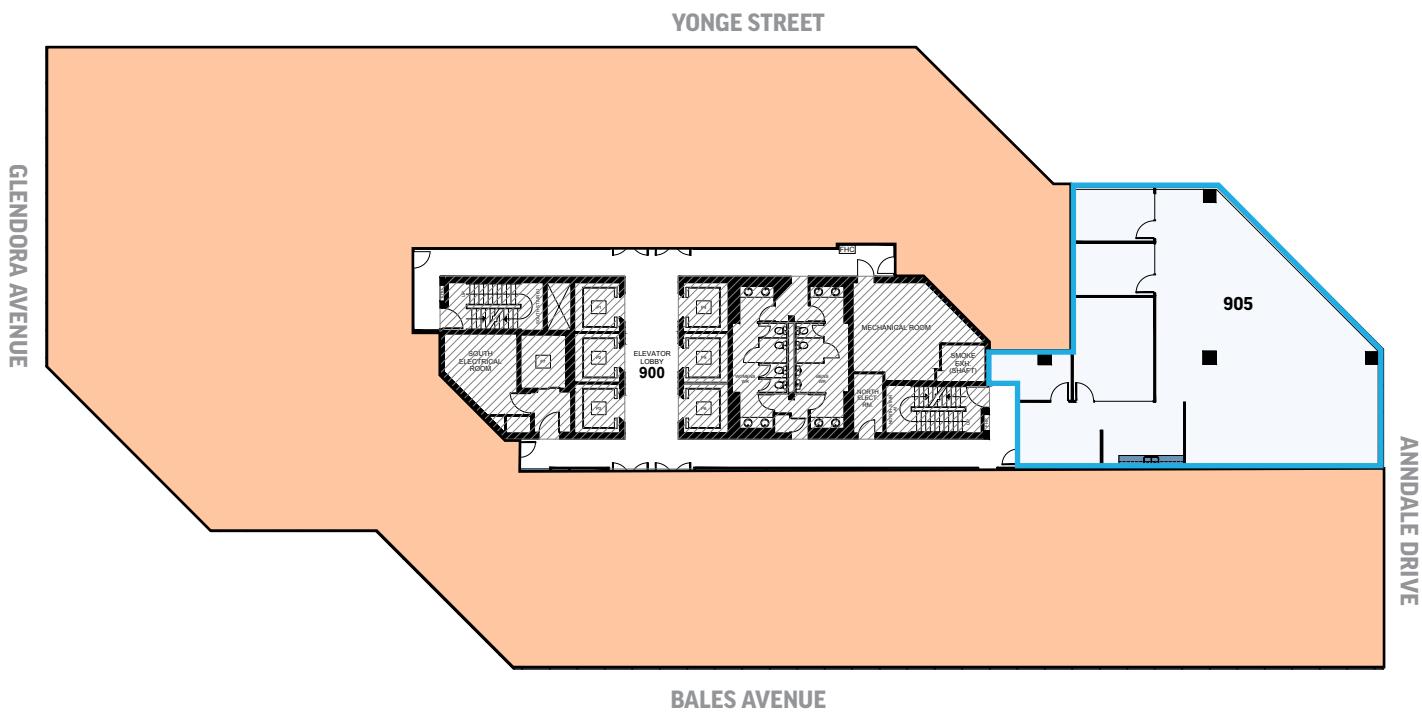
AVAILABLE SPACE:

SUITE 905²: ± 3,356 SQ. FT.

AVAILABLE: IMMEDIATELY

VIRTUAL TOUR

²Model Suite



AVAILABLE FOR LEASE



LEASED

11TH FLOOR



AVAILABLE SPACE:

SUITE 1102: $\pm 3,334$ SQ. FT.

AVAILABLE: IMMEDIATELY

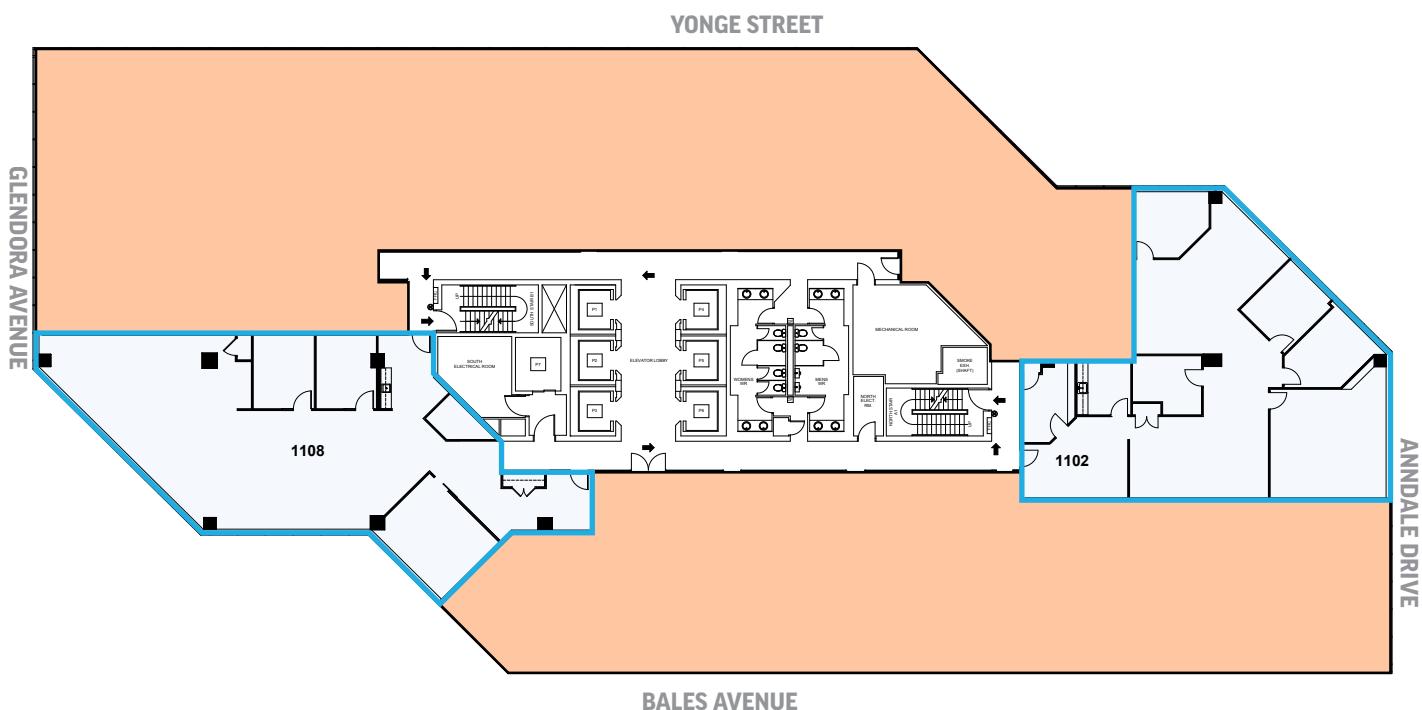


SUITE 1108²: $\pm 3,430$ SQ. FT.

AVAILABLE: IMMEDIATELY



²Model Suite



AVAILABLE FOR LEASE

LEASED

15TH FLOOR



AVAILABLE SPACE:

SUITE 1500²: \pm 6,876 SQ. FT.

AVAILABLE: IMMEDIATELY

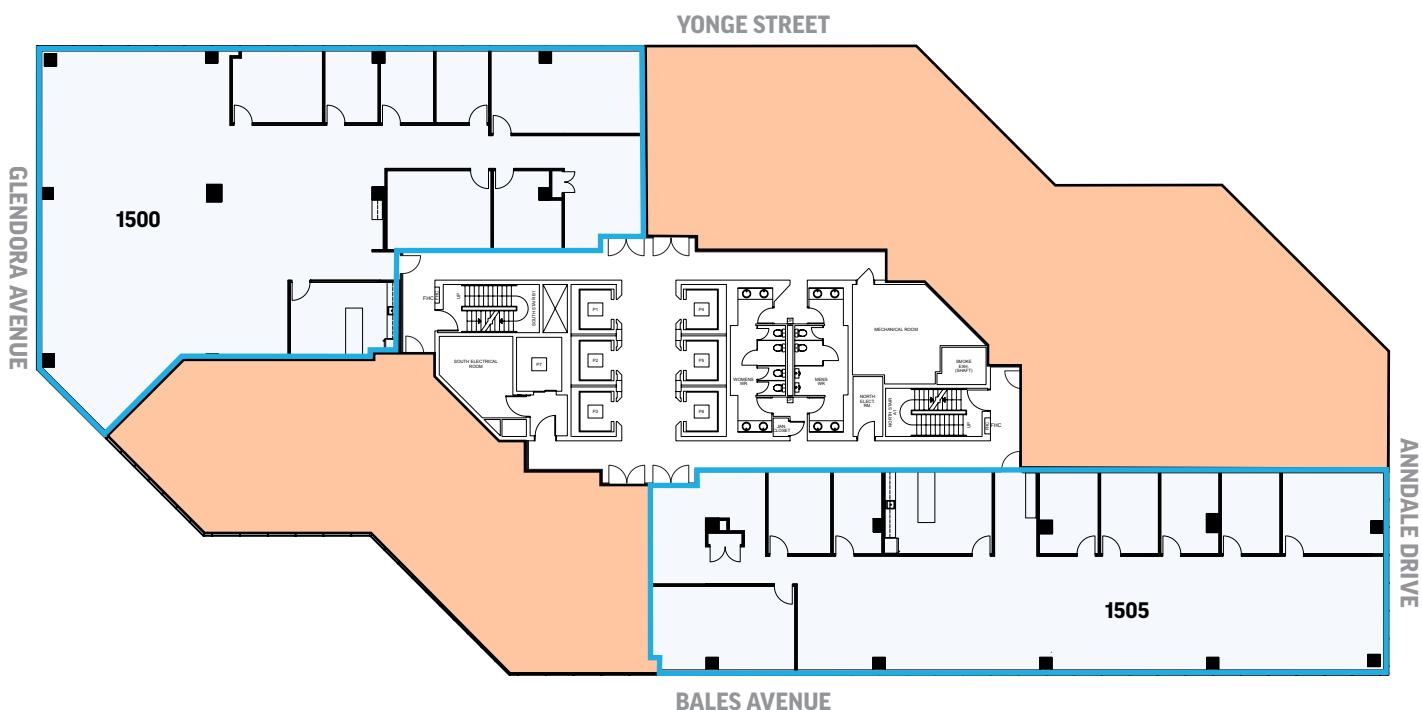
VIRTUAL TOUR

SUITE 1505²: \pm 6,046 SQ. FT.

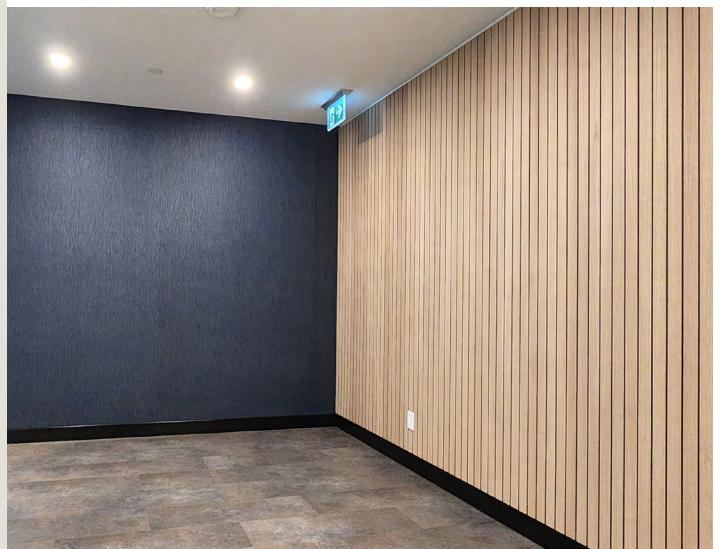
AVAILABLE: IMMEDIATELY

VIRTUAL TOUR

²Model Suite



15TH FLOOR MODEL SUITES



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

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
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
369 Express
Mean Poutine
Popeyes
Freshii
Tim Hortons
Purdys Chocolatier
Paris Baguette Bakery Café
Bonjuk
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 Shier
EarlyON-Lumenus
Angus Valley Montessori

06 GIBSON SQUARE

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

07 ULTIMA GALLERIA

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

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

AVERAGE MID-DAY DRIVE TIMES

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



24 MIN

01 TO UNION STATION

01 YONGE-UNIVERSITY LINE

04 SHEPPARD LINE



FOR MORE INFORMATION,
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