



FOR LEASE | TORONTO | ON

4711 YONGE

ACCESSIBLE. ICONIC. SUSTAINABLE.



EXPERIENCE BEFORE YOU VISIT



WELCOME TO 4711 YONGE

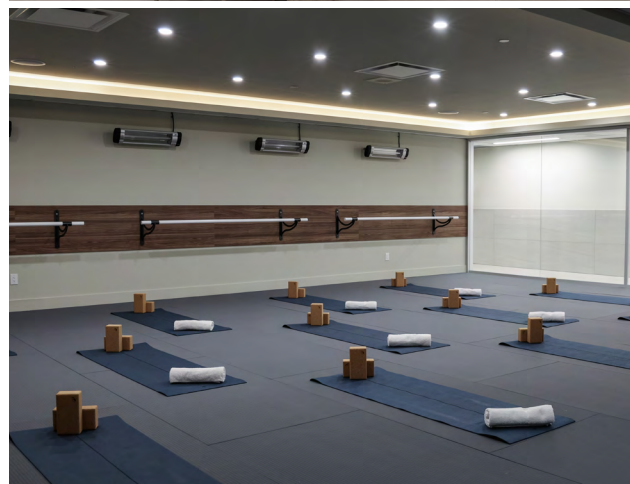
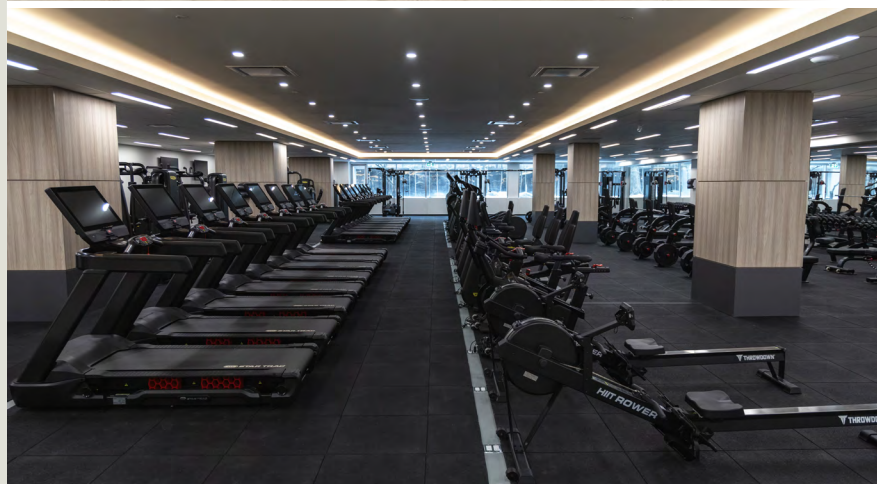
4711 Yonge is a LEED® Platinum certified, Class A office building, standing 16 storeys tall just south of Sheppard Avenue. 4711 Yonge boasts an accessible core location where commuters benefit from being two blocks from Highway 401 and direct underground access to the Sheppard-Yonge subway station. With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







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 and dentist 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

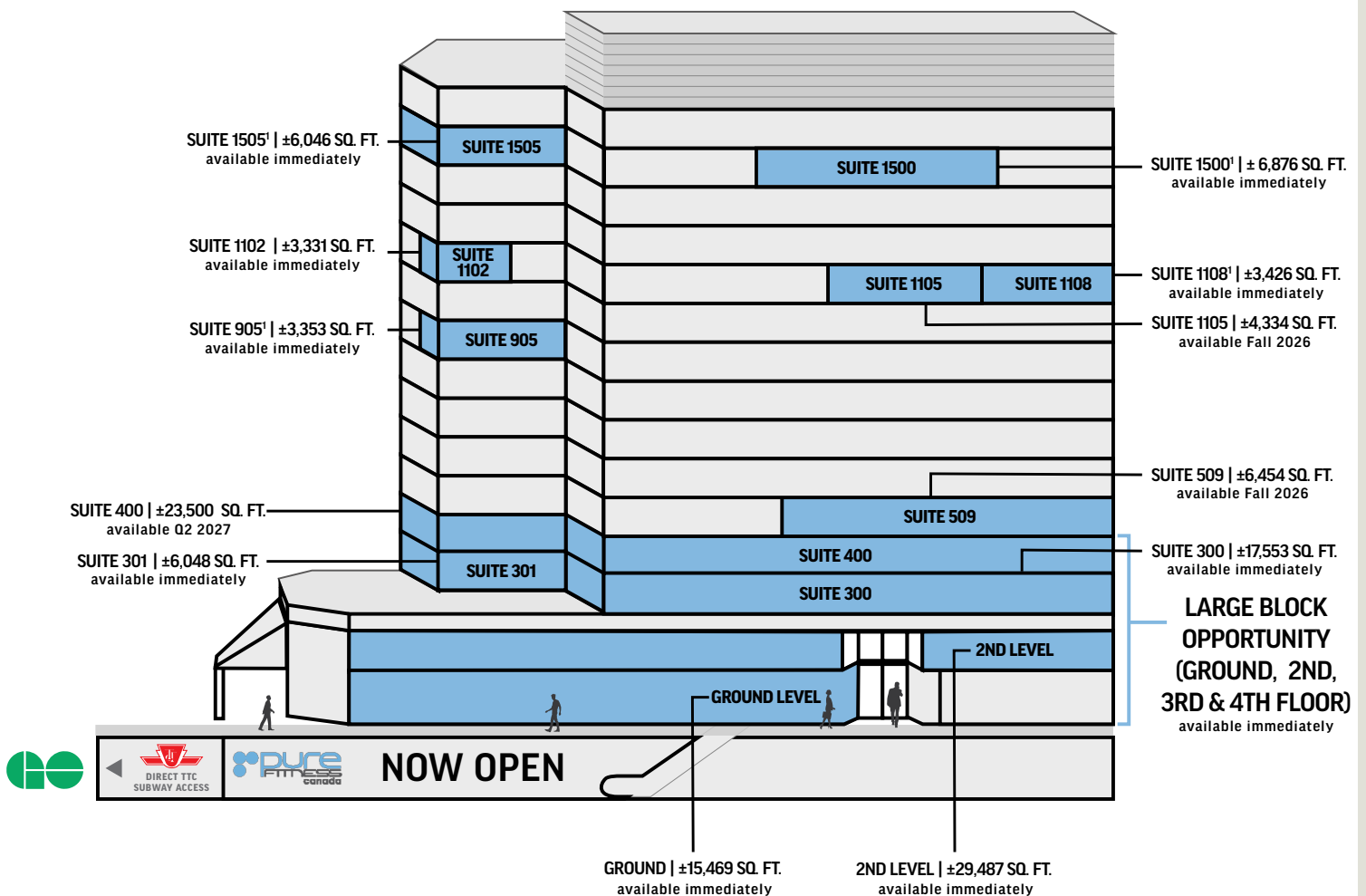


BANKS

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

4711 YONGE

AVAILABILITY



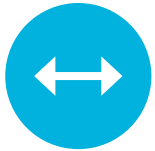
*Model Suite

A SNEAK PEEK AT A RE-DESIGNED LOBBY AND CAFÉ



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

LARGE BLOCK OPPORTUNITY



The building offers up to approximately 92,000 square feet of contiguous space across ground, 2nd, 3rd and 4th 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

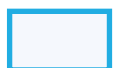
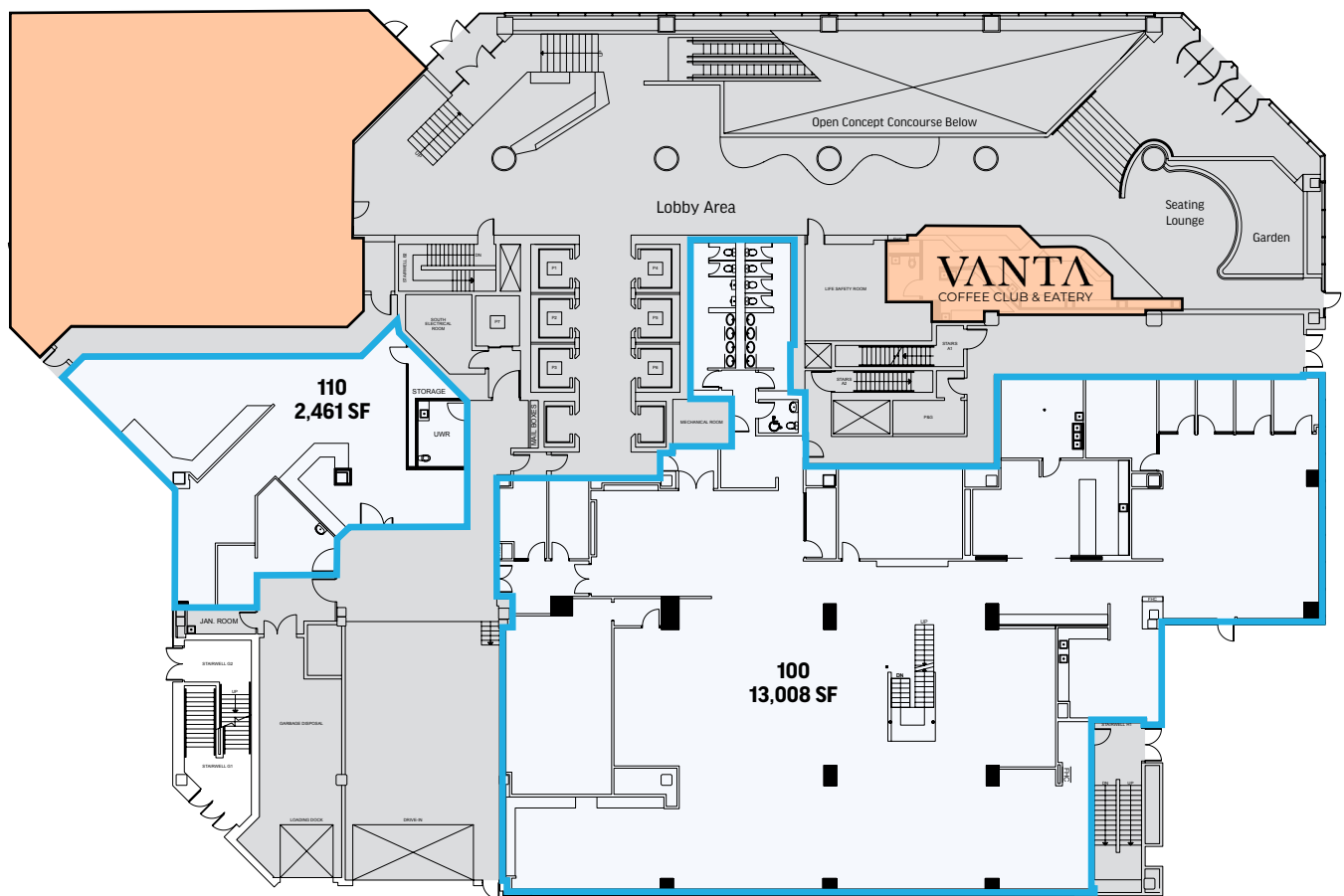
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GROUND



AVAILABLE SPACE: ± 15,469 SQ. FT.

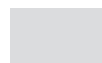
AVAILABLE: IMMEDIATELY



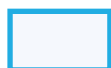
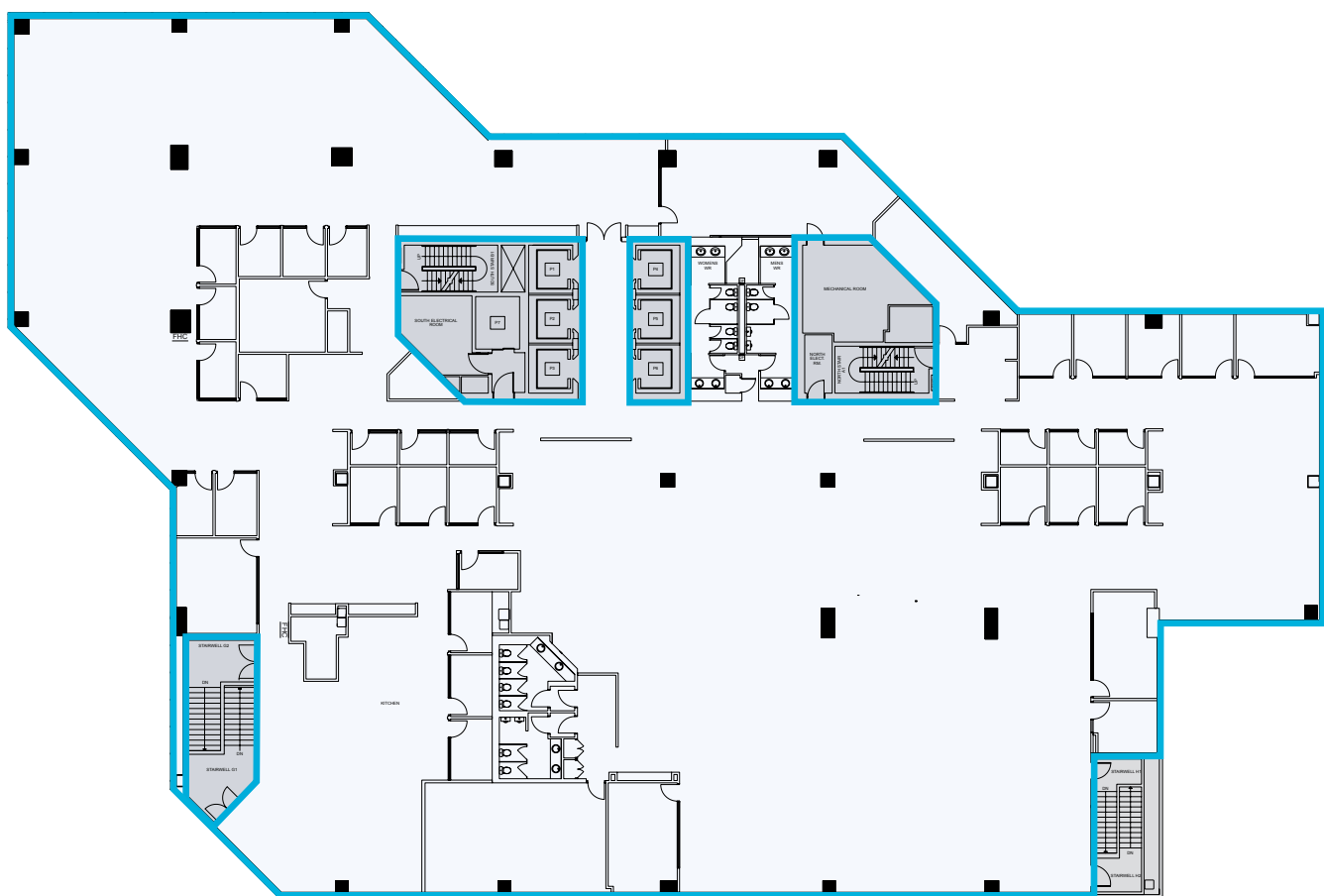
AVAILABLE FOR LEASE



LEASED



BASE BUILDING CORE + COMMON AREA

AVAILABLE: IMMEDIATELY

BASE BUILDING CORE + COMMON AREA

3RD FLOOR



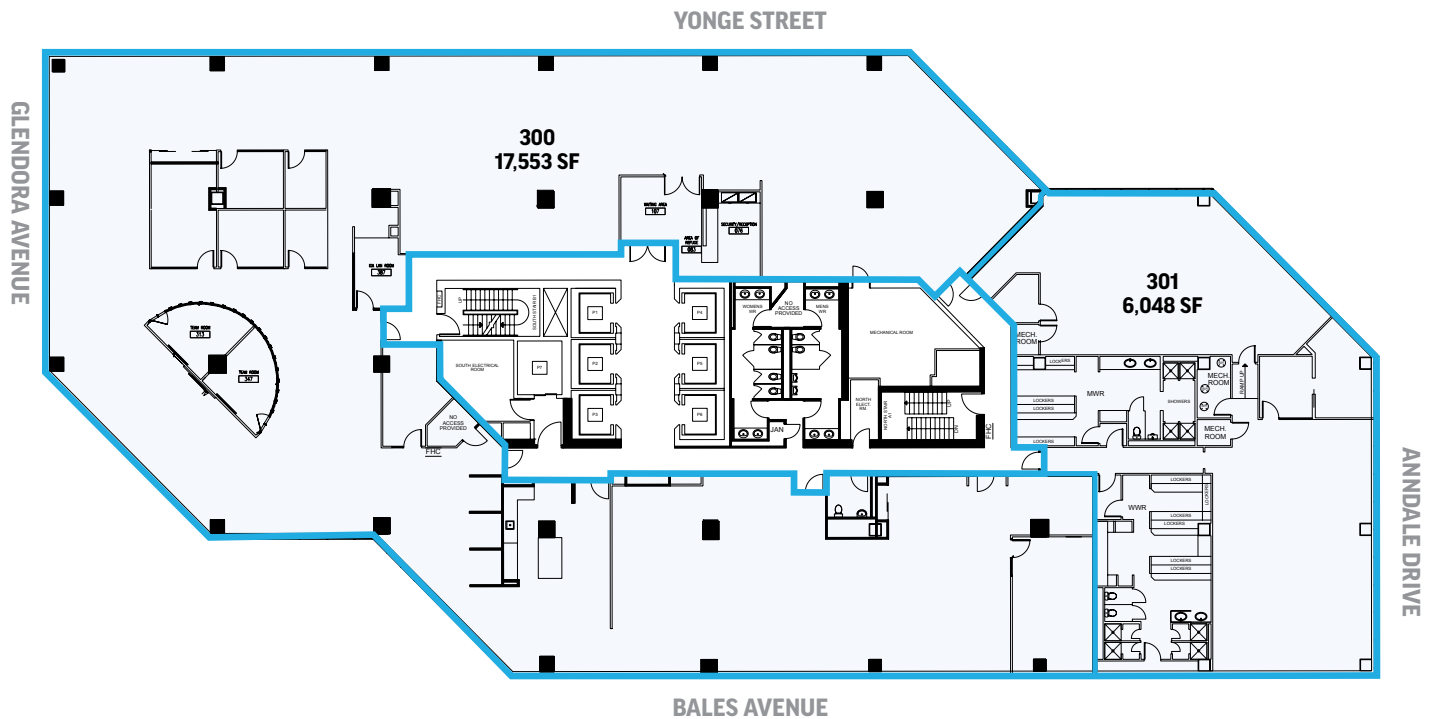
AVAILABLE SPACE:

SUITE 300: ± 17,553 SQ. FT.

SUITE 301: ± 6,048 SQ. FT.

AVAILABLE IMMEDIATELY

FULL FLOOR OPPORTUNITY



AVAILABLE FOR LEASE

4TH FLOOR

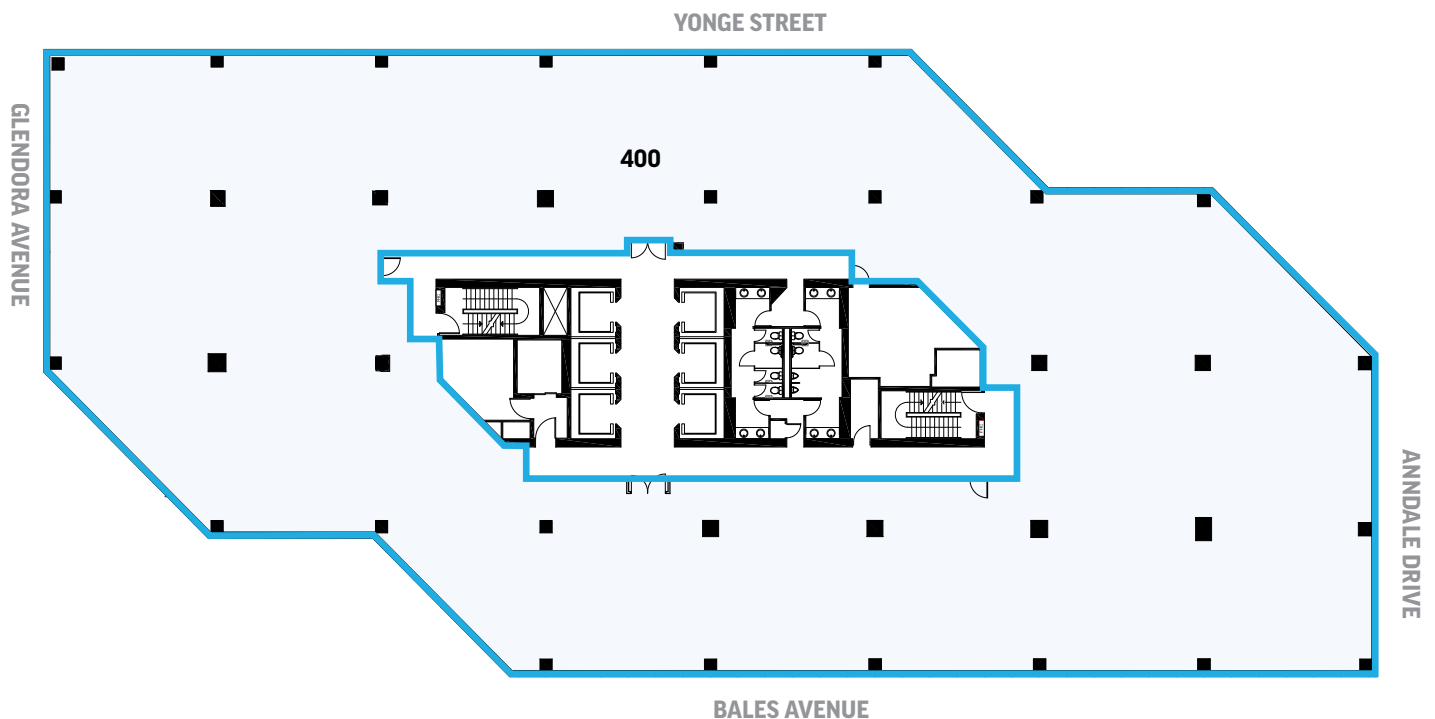


AVAILABLE SPACE:

SUITE 400: $\pm$ 23,500 SQ. FT.

AVAILABLE: Q2 2027

POTENTIAL FULL FLOOR OPPORTUNITY OR FUTURE MODEL SUITES



AVAILABLE FOR LEASE

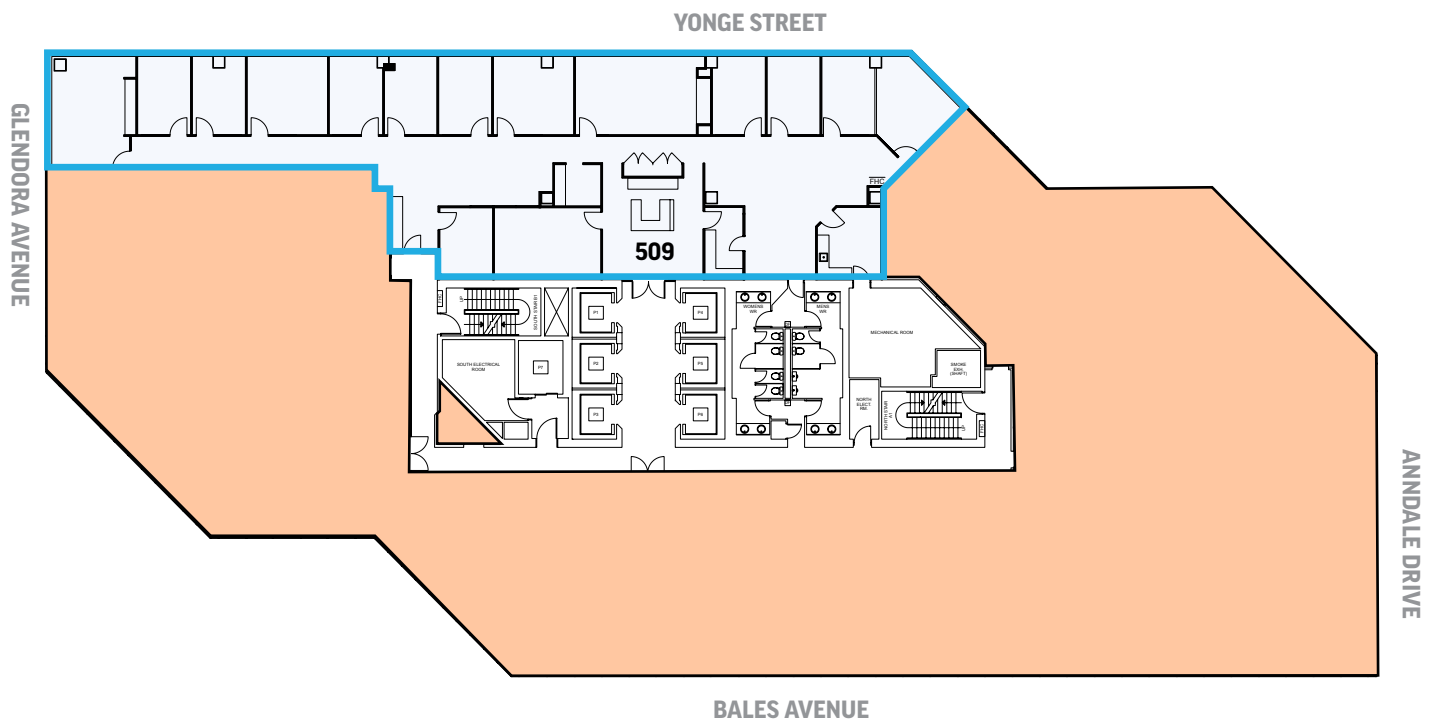
5TH FLOOR



AVAILABLE SPACE:

SUITE 509: ± 6,454 SQ. FT.

AVAILABLE: FALL 2026



AVAILABLE FOR LEASE



LEASED

9TH FLOOR



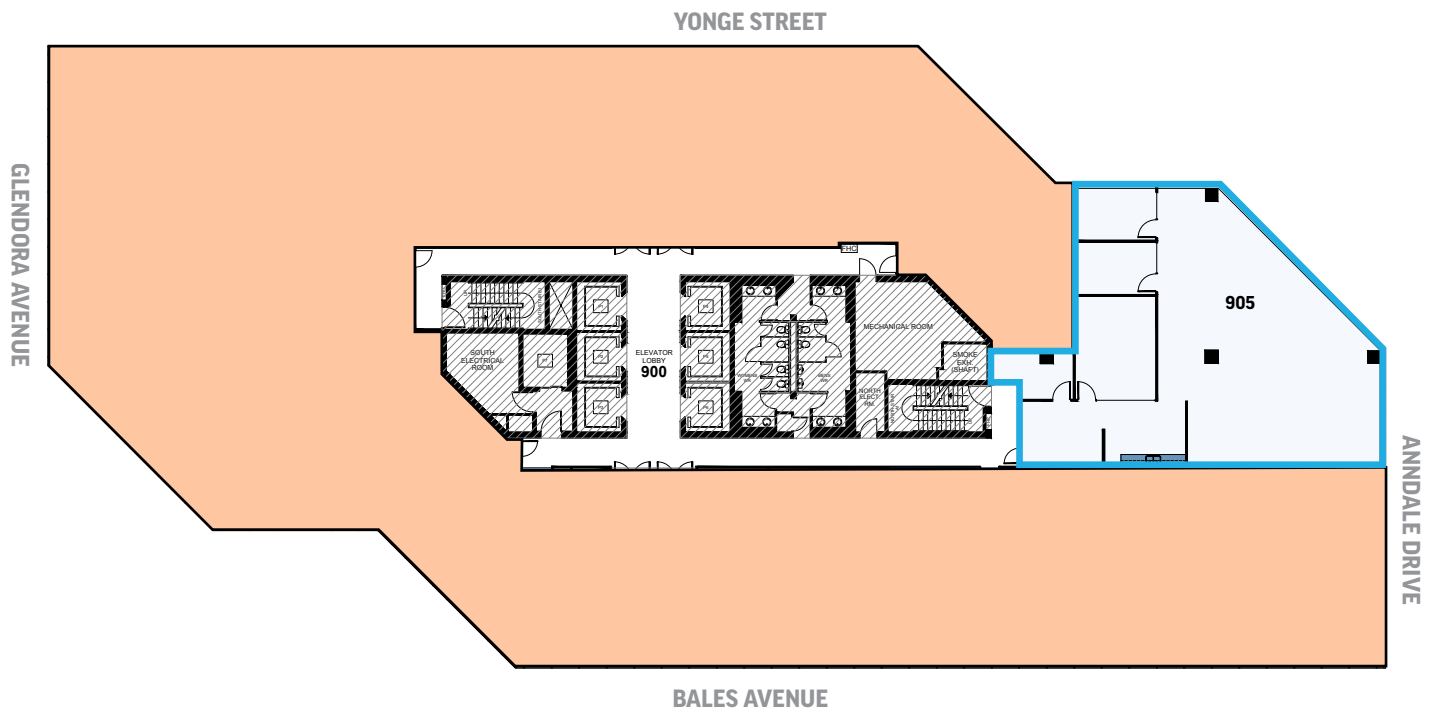
AVAILABLE SPACE:

SUITE 905¹: ± 3,353 SQ. FT.

AVAILABLE: IMMEDIATELY

 **VIRTUAL TOUR**

¹Model Suite



AVAILABLE FOR LEASE



LEASED

11TH FLOOR



AVAILABLE SPACE:

SUITE 1102: ± 3,331 SQ. FT.

AVAILABLE: IMMEDIATELY

 **VIRTUAL TOUR** 

SUITE 1105: ± 4,334 SQ. FT.

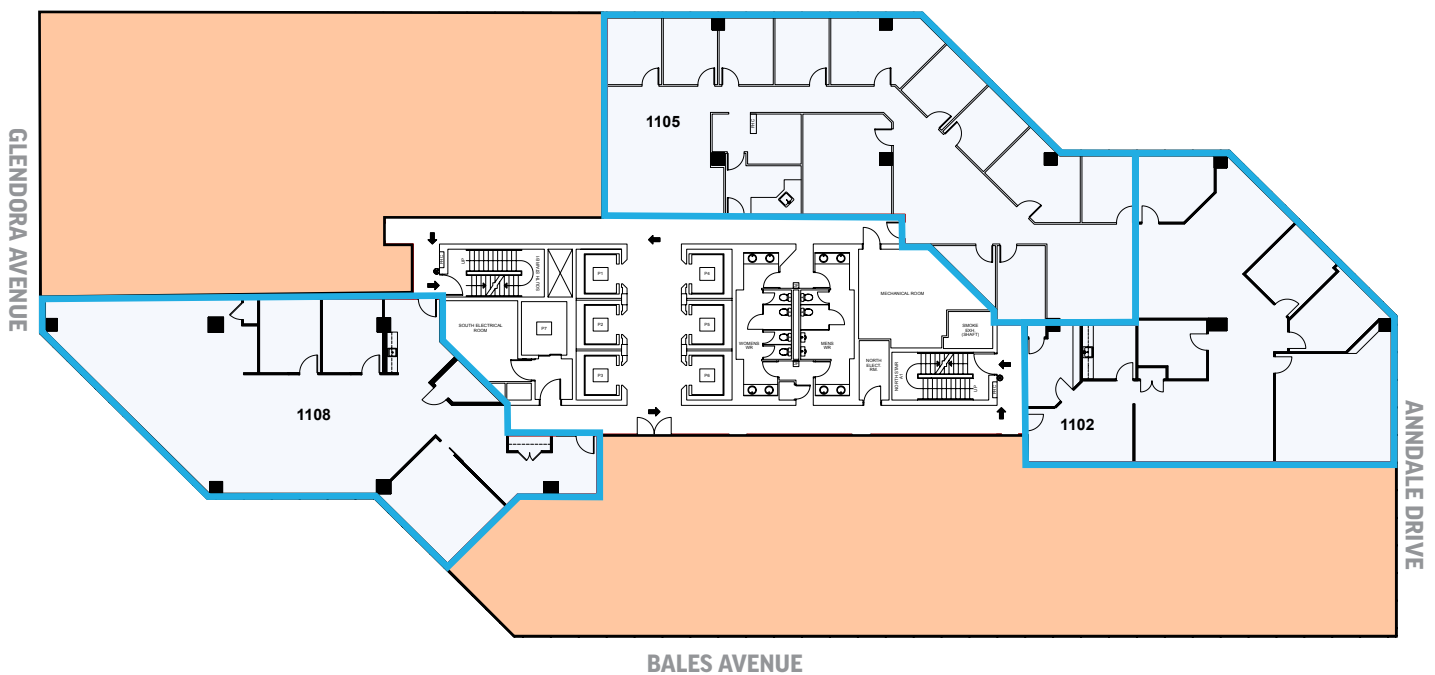
AVAILABLE: FALL 2026

SUITE 1108¹: ± 3,426 SQ. FT.

AVAILABLE: IMMEDIATELY

 **VIRTUAL TOUR** 

¹Model Suite



AVAILABLE FOR LEASE



LEASED

15TH FLOOR



AVAILABLE SPACE:

SUITE 1500¹: ± 6,876 SQ. FT.

AVAILABLE: IMMEDIATELY

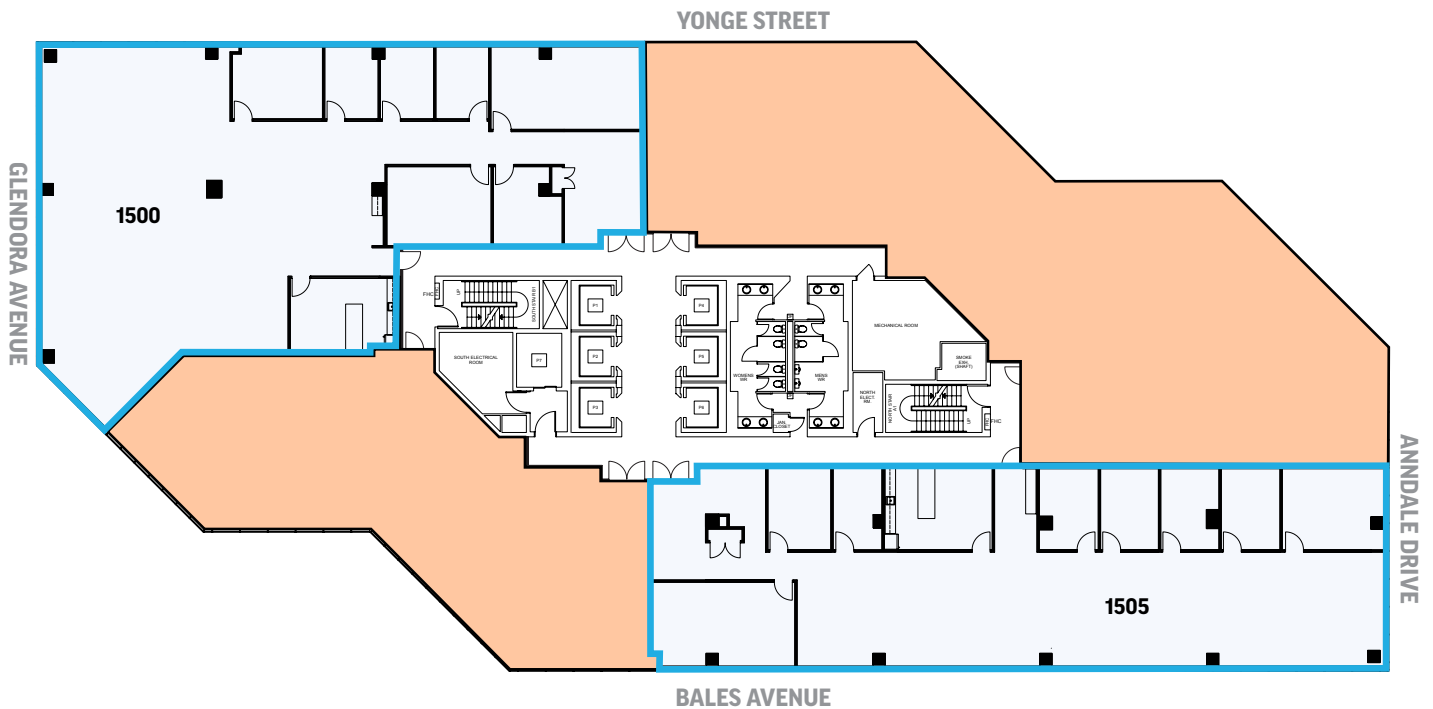


SUITE 1505¹: ± 6,046 SQ. FT.

AVAILABLE: IMMEDIATELY



¹Model Suite

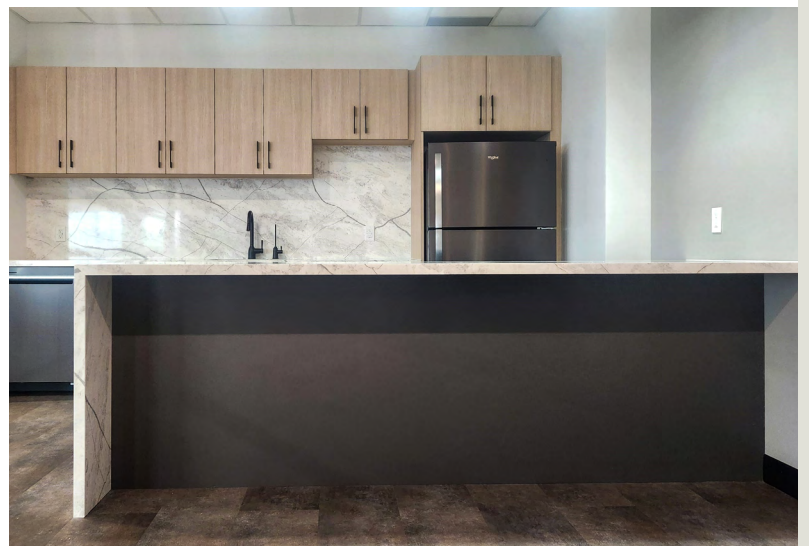
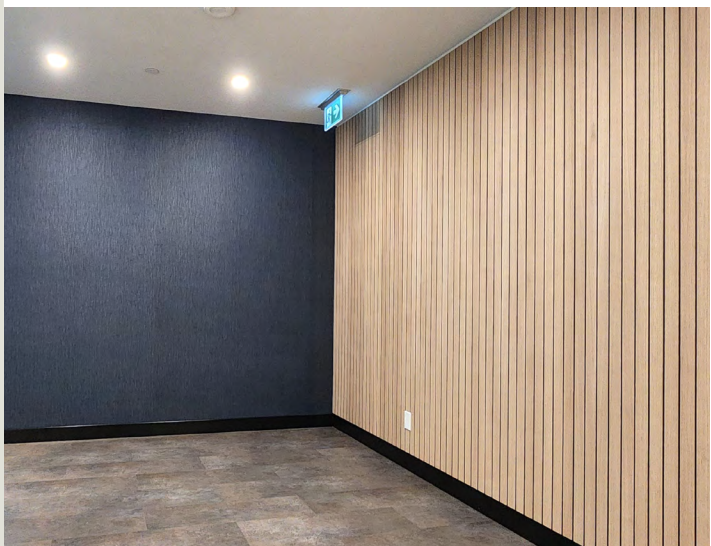


AVAILABLE FOR LEASE



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



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