FOR LEASE | TORONTO | ON

4711 YONGE

ACCESSIBLE. ICONIC. SUSTAINABLE.

EXPERIENCE BEFORE YOU VISIT

CLICK HERE FOR VIRTUAL TOURS



menkes | CBRE

WELCOME TO 4711 YONGE

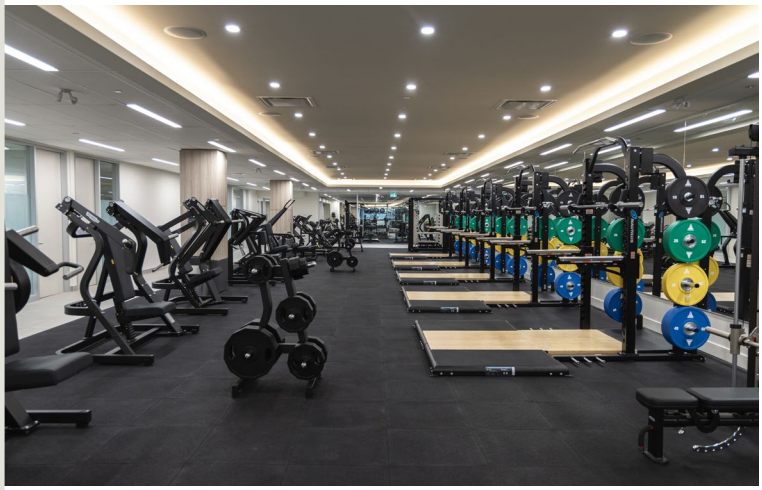
4711 Yonge is a LEED® Platinum certified, Class A office building, standing 16 storeys tall just south of Sheppard Avenue. 4711 Yonge boasts an accessible core location where commuters benefit from being two blocks from Highway 401 and direct underground access to the Sheppard-Yonge subway station. With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


4711 YONGE
Annadale St
For Lease
For Lease
LEADERSHIP IN ENERGY & ENVIRONMENTAL DESIGN
LEED
PLATINUM • PLATINE

DISCOVER YOUR NEW WELLNESS DESTINATION.
PURE FITNESS NOW OPEN ON THE CONCOURSE.













HIGHWAY ACCESS

2 blocks from Hwy 401

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

BOMA Canada, The Outstanding Building of the Year (TOBY®) Award – 2026.

ENTERTAINMENT

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

TRANSIT

Direct subway connection to 2 lines at Sheppard-Yonge station

6 GO Bus routes within 200M of the building

BUILDING AMENITIES

24/7 manned security, Pure Fitness, 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

CONNECTIVITY

Free lobby wi-fi

Fibre + multiple service providers & points of entry

PARKING

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

RESTAURANTS

Dozens of restaurants within the immediate area

BANKS

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

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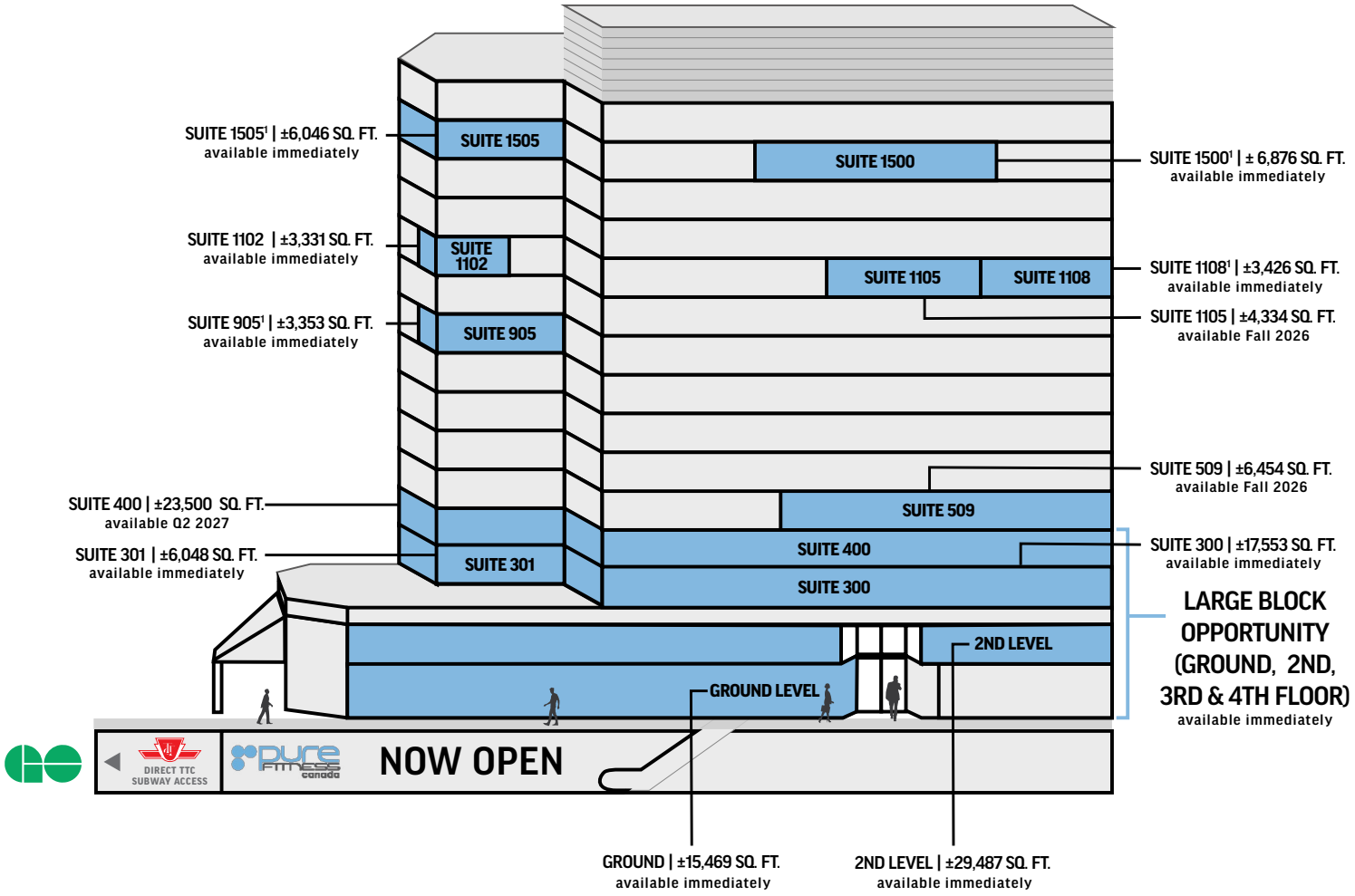
4711 YONGE
AVAILABILITY



[1]Model Suite

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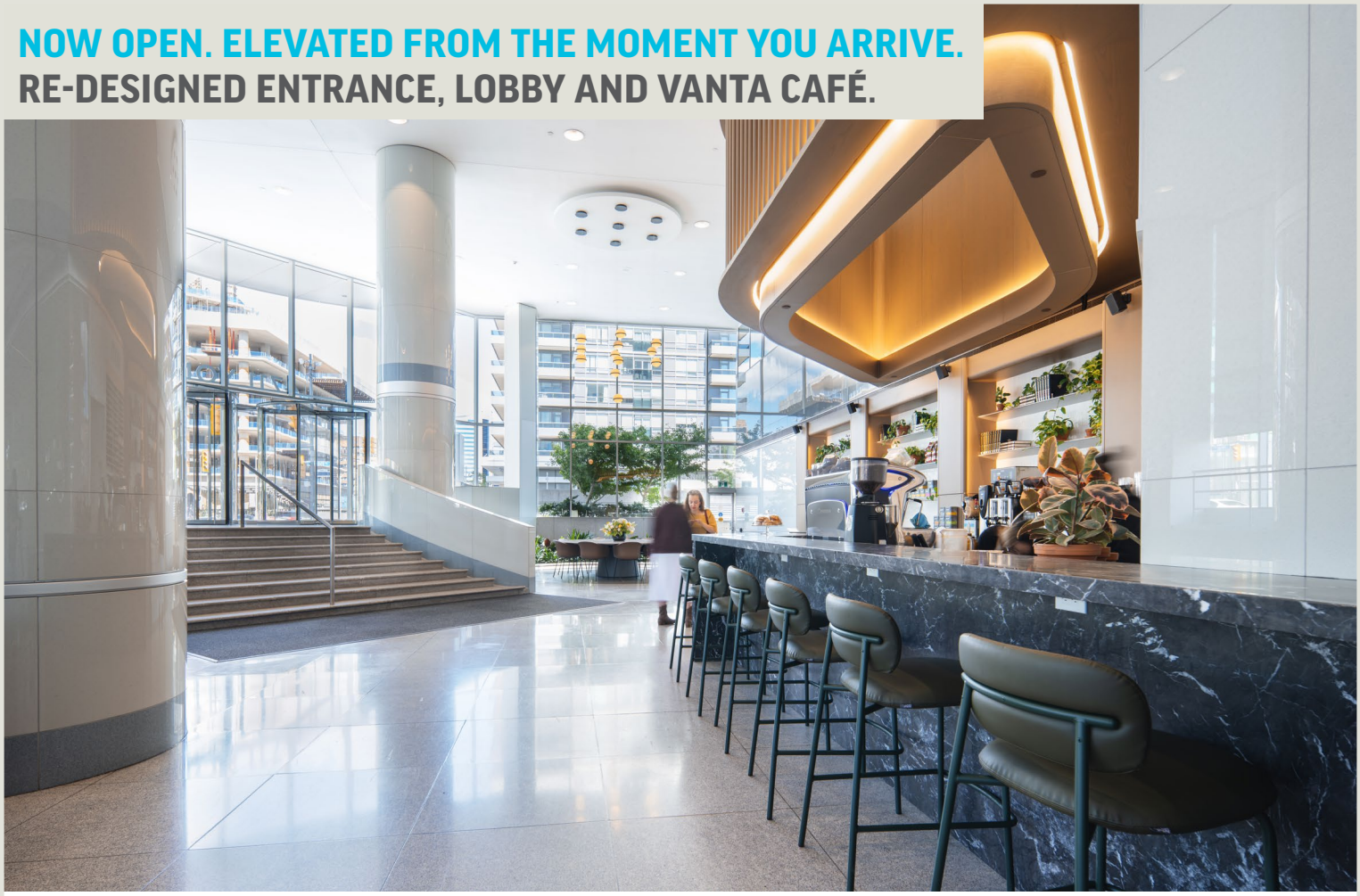
NOW OPEN. ELEVATED FROM THE MOMENT YOU ARRIVE.

RE-DESIGNED ENTRANCE, LOBBY AND VANTA CAFÉ.





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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.

RE-DESIGNED NORTH ENTRANCE



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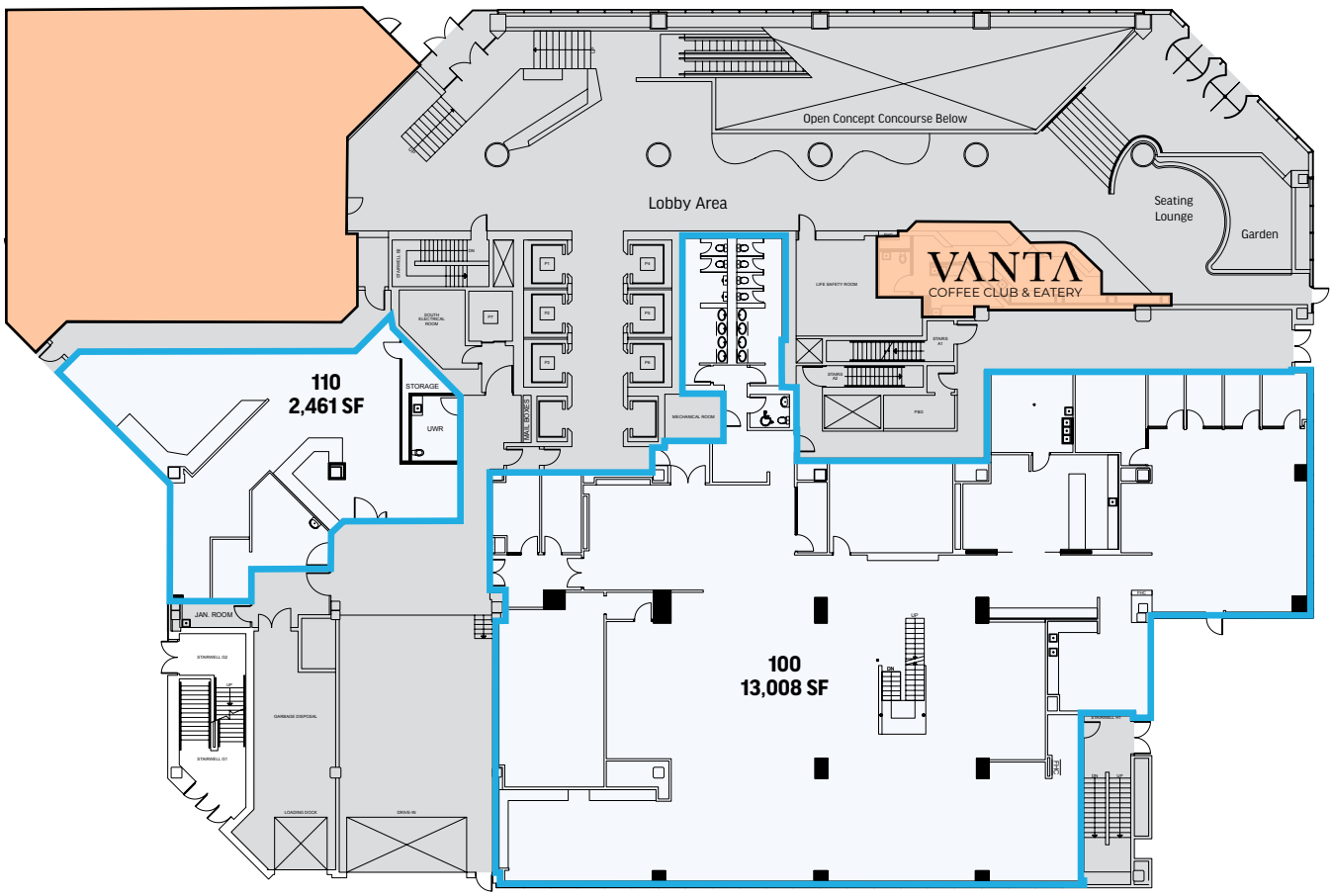
GROUND

AVAILABLE SPACE: ± 15,469 SQ. FT.

AVAILABLE: IMMEDIATELY



AVAILABLE FOR LEASE

LEASED

BASE BUILDING CORE + COMMON AREA

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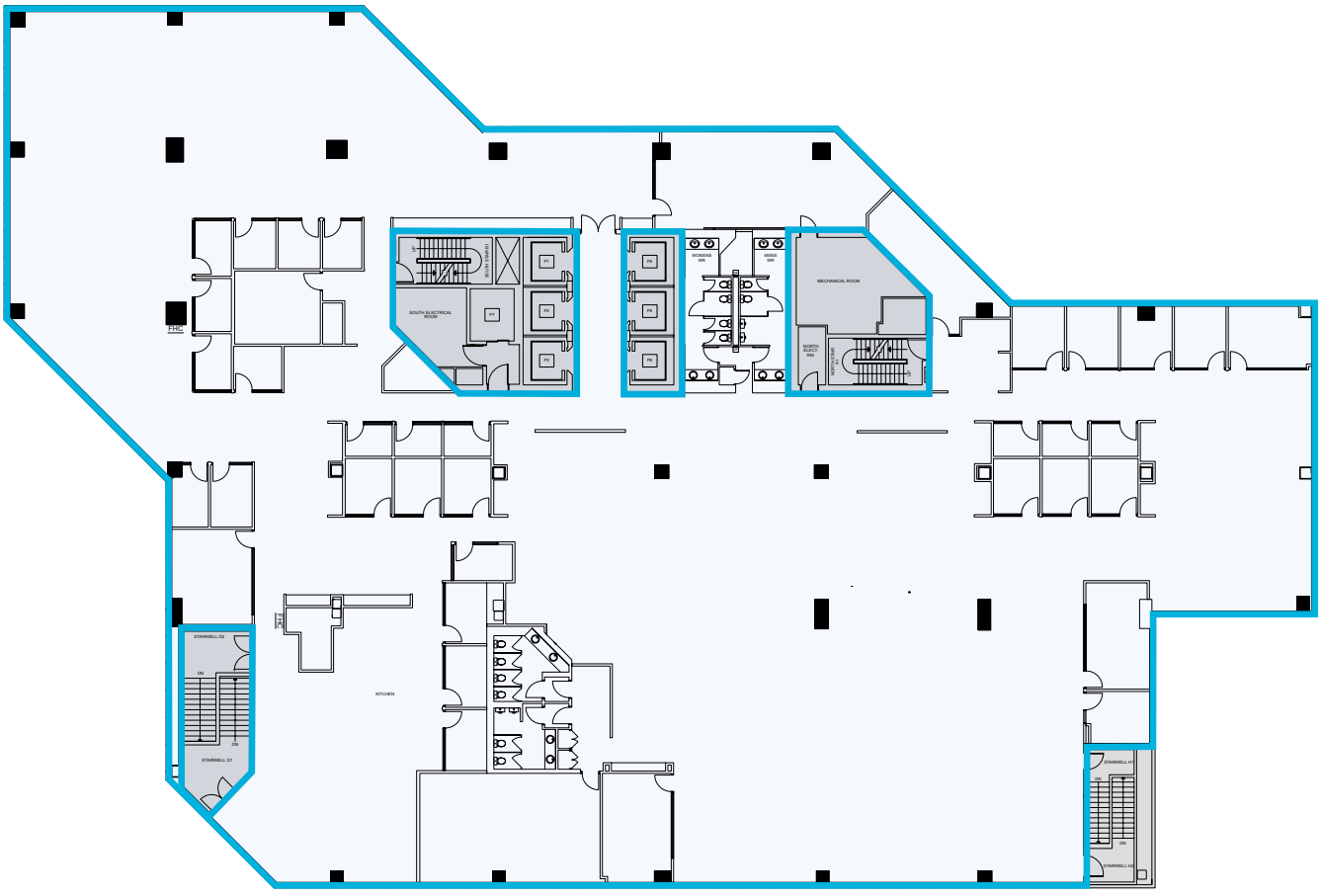
2ND LEVEL

AVAILABLE SPACE: ± 29,487 SQ. FT.

AVAILABLE: IMMEDIATELY



AVAILABLE FOR LEASE

BASE BUILDING CORE + COMMON AREA

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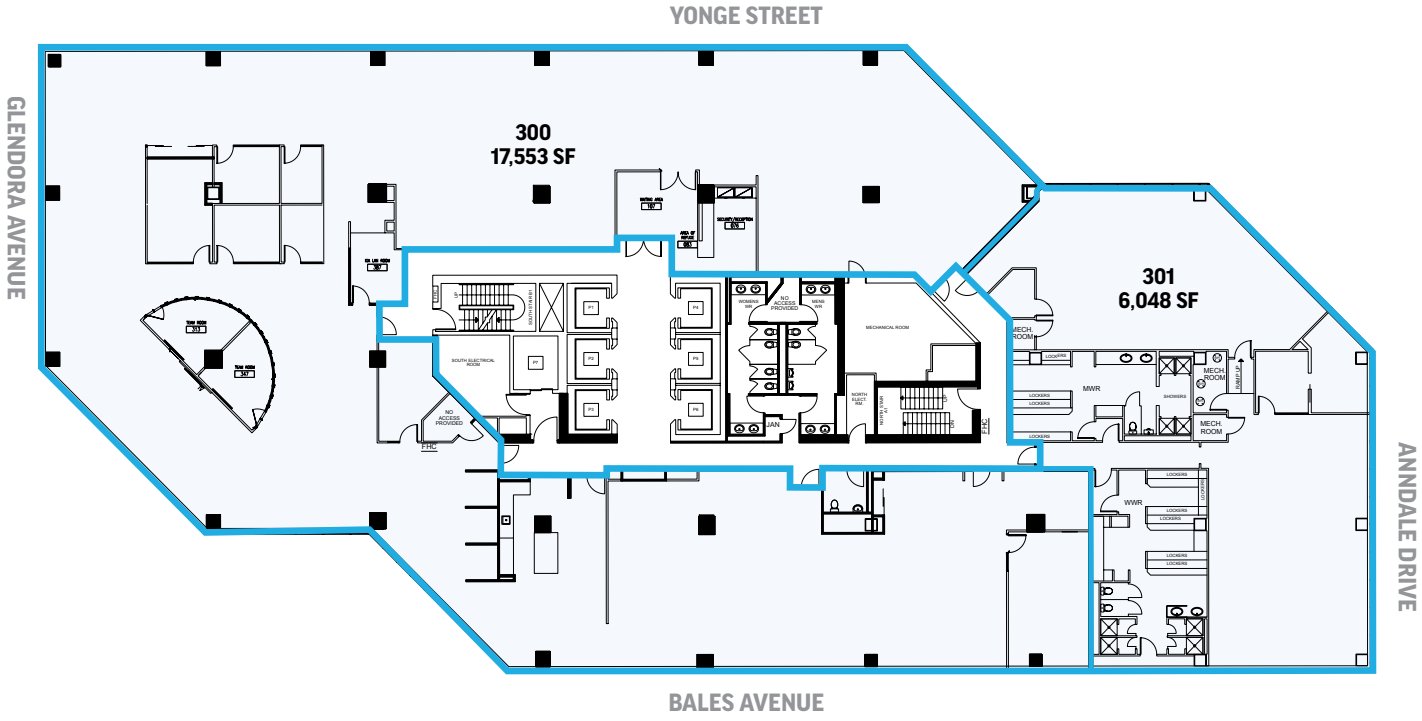
3RD FLOOR

AVAILABLE SPACE:
SUITE 300: ± 17,553 SQ. FT.
SUITE 301: ± 6,048 SQ. FT.

AVAILABLE IMMEDIATELY

FULL FLOOR OPPORTUNITY



AVAILABLE FOR LEASE

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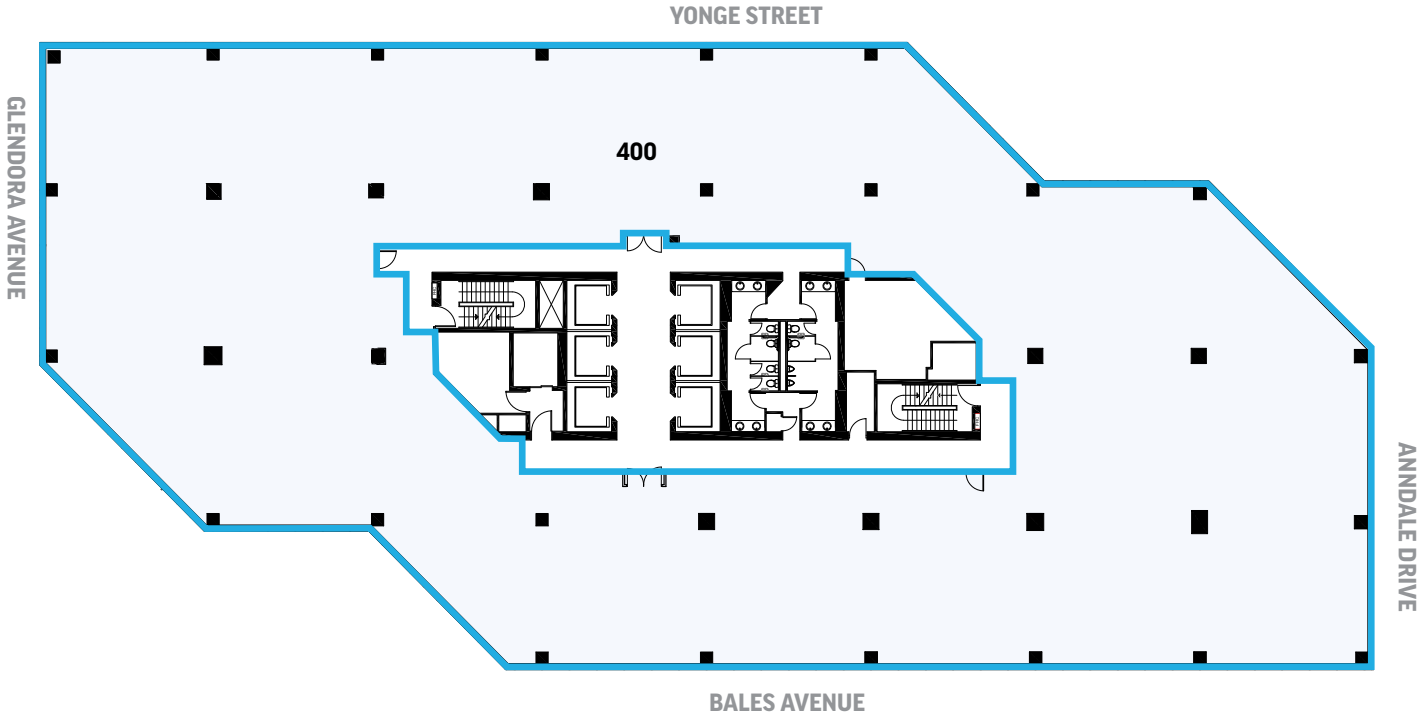
4TH FLOOR

AVAILABLE SPACE:

SUITE 400: ± 23,500 SQ. FT.

AVAILABLE: Q2 2027

POTENTIAL FULL FLOOR OPPORTUNITY OR FUTURE MODEL SUITES



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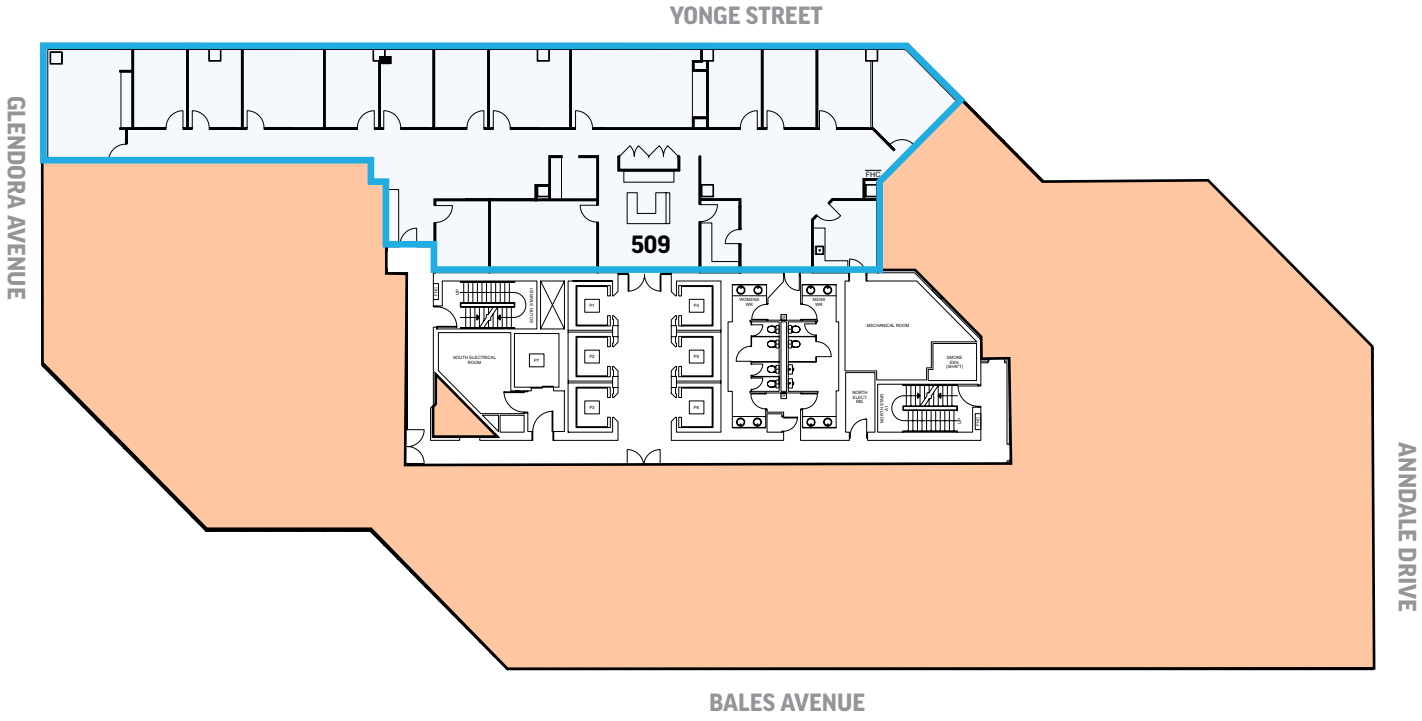
5TH FLOOR

AVAILABLE SPACE:

SUITE 509: ± 6,454 SQ. FT.

AVAILABLE: FALL 2026



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9TH FLOOR

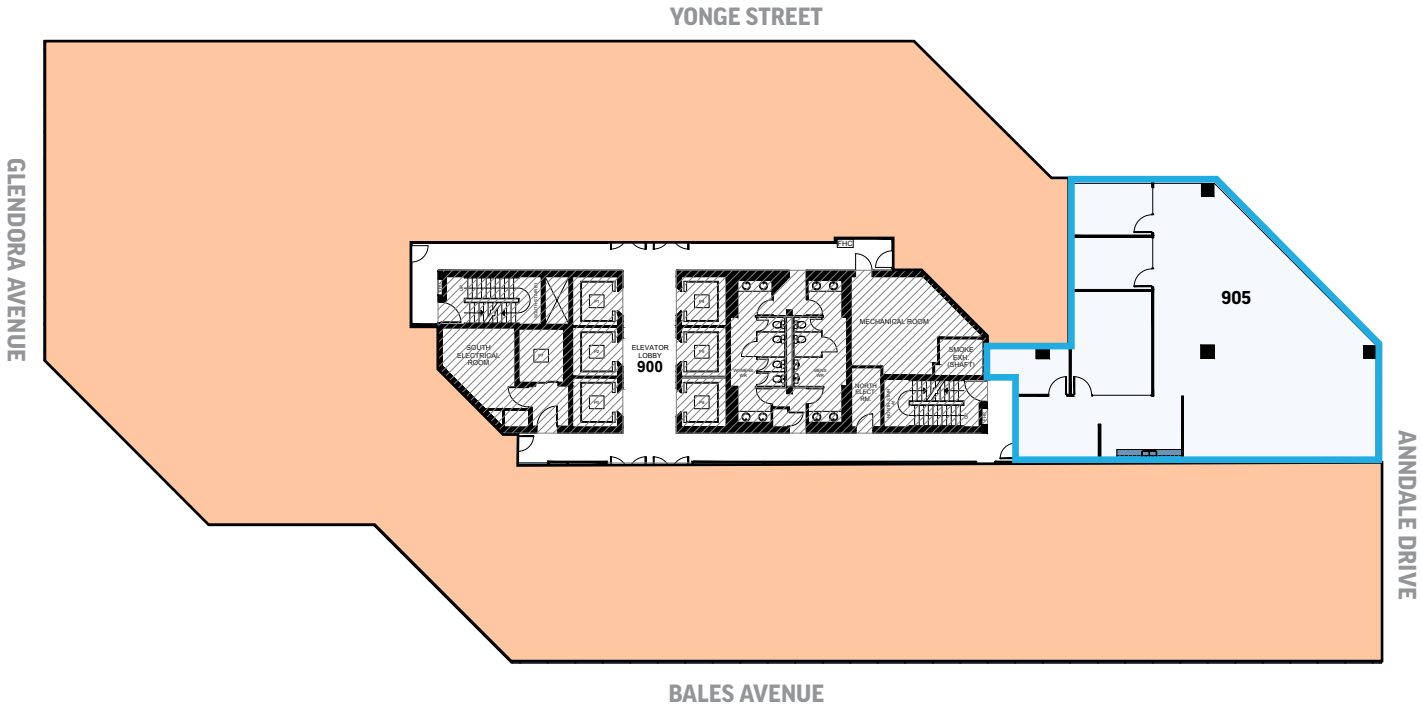
AVAILABLE SPACE:

SUITE 905[1]: ± 3,353 SQ. FT.

AVAILABLE: IMMEDIATELY

[1]Model Suite

VIRTUAL TOUR



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11TH FLOOR

AVAILABLE SPACE:

SUITE 1102: ± 3,331 SQ. FT.
AVAILABLE: IMMEDIATELY

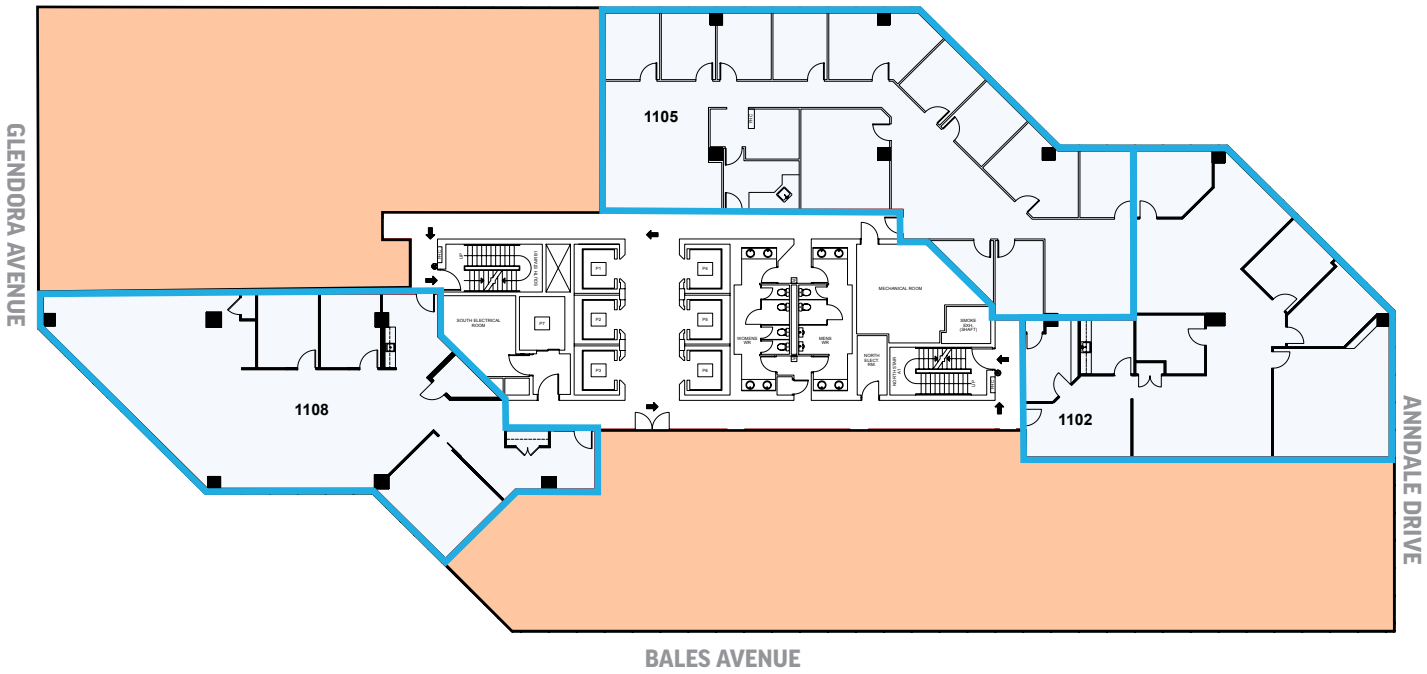
VIRTUAL TOUR

SUITE 1105: ± 4,334 SQ. FT.
AVAILABLE: FALL 2026

SUITE 1108[1]: ± 3,426 SQ. FT.
AVAILABLE: IMMEDIATELY

VIRTUAL TOUR

[1]Model Suite



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15TH FLOOR

AVAILABLE SPACE:

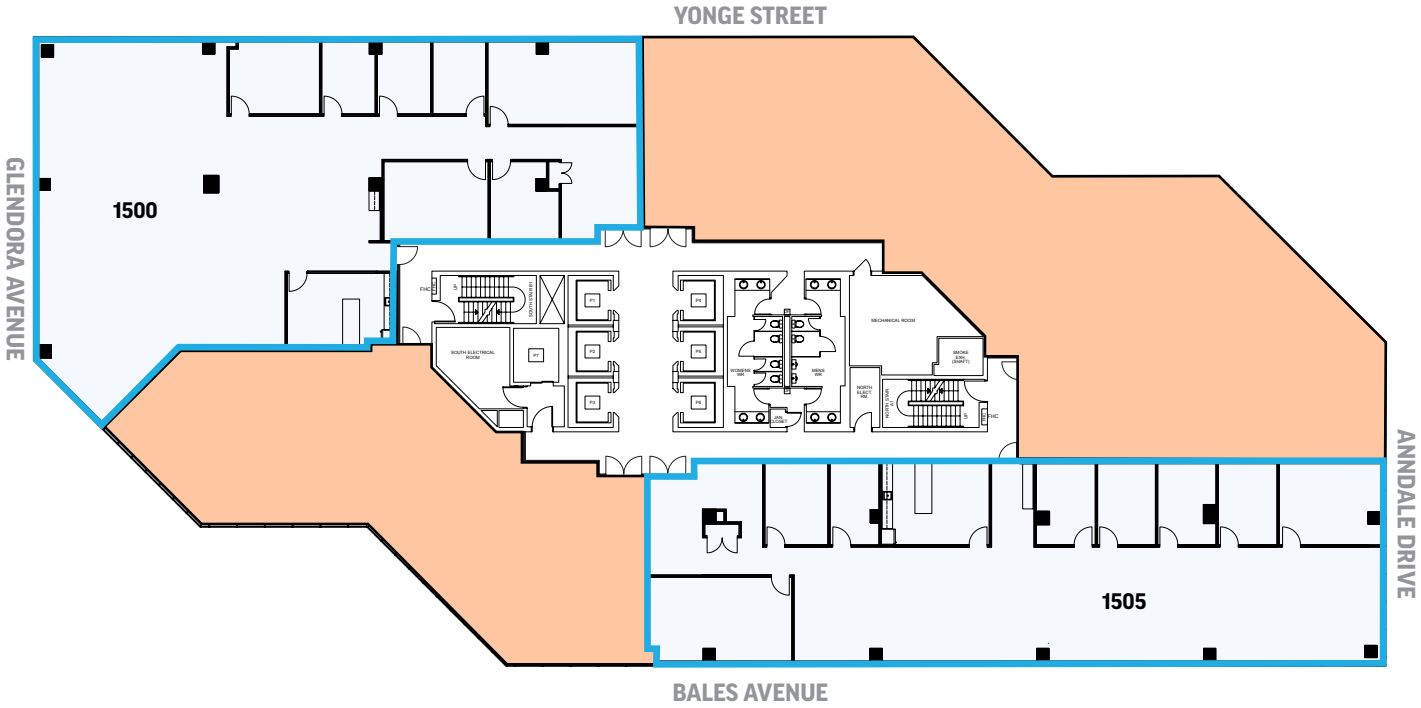
SUITE 1500[1]: ± 6,876 SQ. FT.
AVAILABLE: IMMEDIATELY

VIRTUAL TOUR

SUITE 1505[1]: ± 6,046 SQ. FT.
AVAILABLE: IMMEDIATELY

VIRTUAL TOUR

[1]Model Suite



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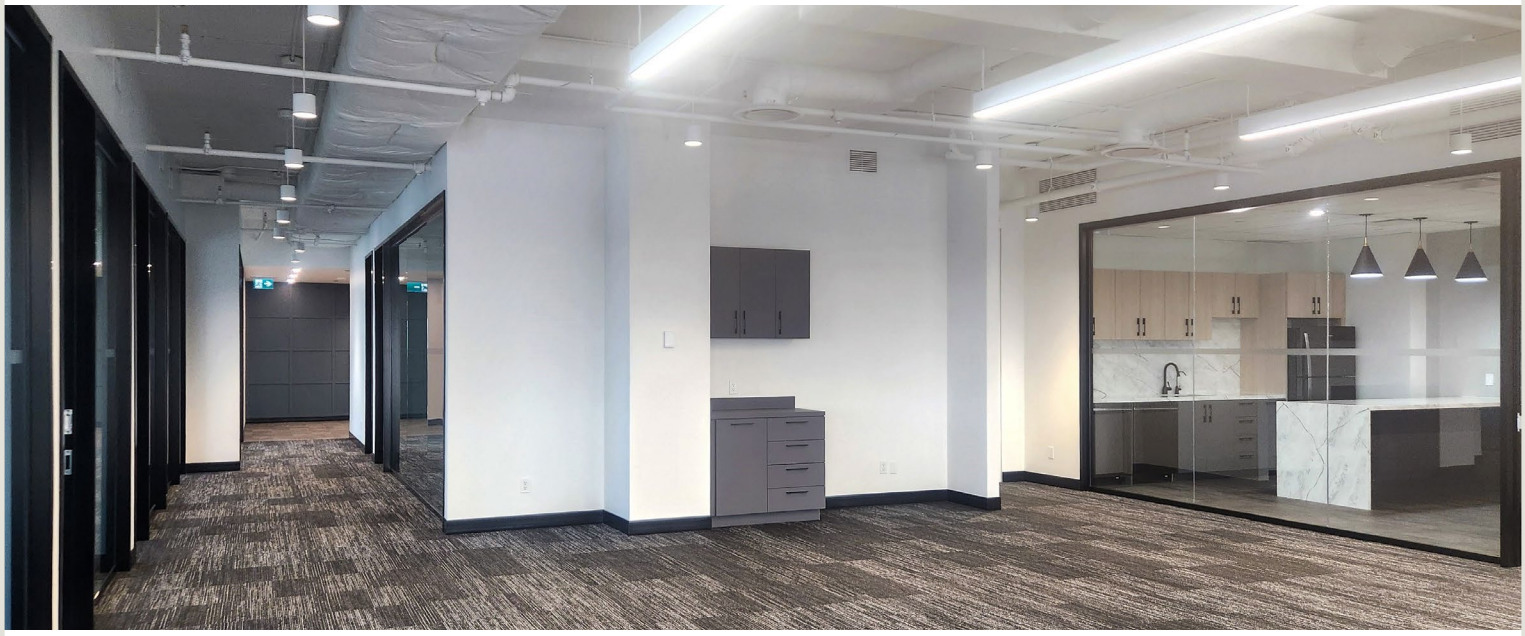
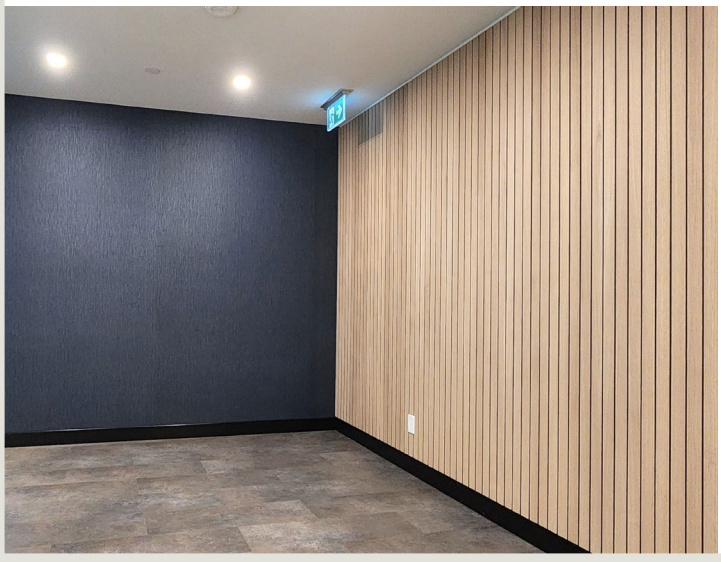
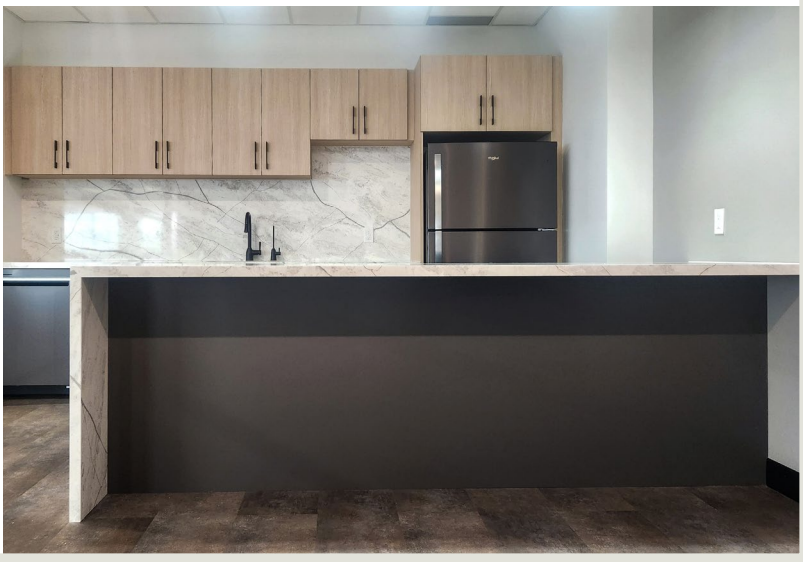
15TH FLOOR MODEL SUITES









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VIBRANT, YONGE COMMUNITY











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4711 YONGE STREET
Dental Office
Vanta Coffee Club & Eatery
Pure Fitness - NOW OPEN

01 HULLMARK
Big Way Hot Pot
RBC
Rexall
NewDermaMed
No Frills

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
Classic Shanghai Chinese Cuisine
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
Angus Valley Montessori

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

05 EMPRESS WALK
Cineplex
T&T Supermarket
LCBO
Wendy's
RBC
Shoppers Drug Mart
Moxi Moxi
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

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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