

# York Mills Centre



**CUBECOM**  
FULL SERVICE REALTY

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FOR LEASE

4025/4101 YONGE ST  
TORONTO, ON





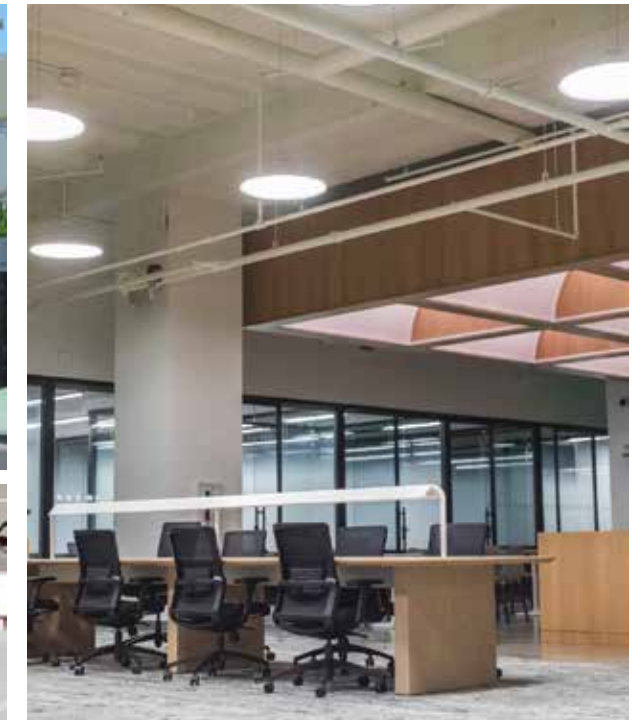
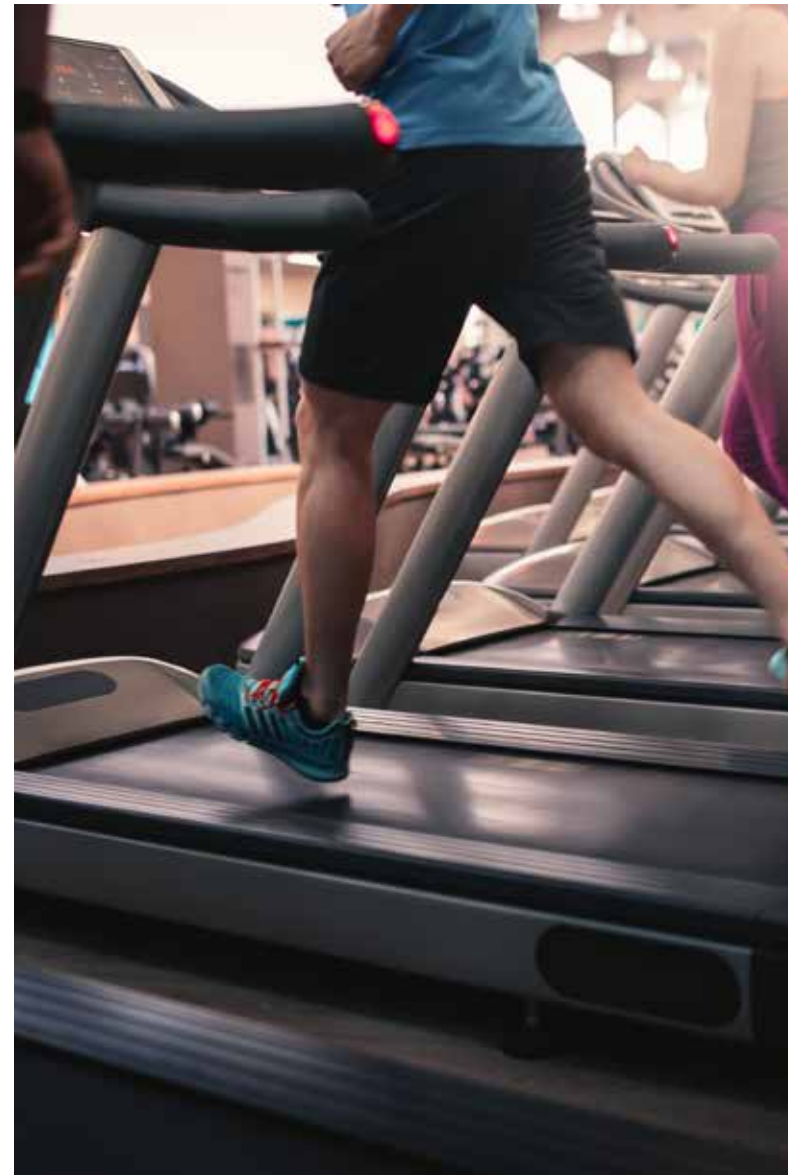
York Mills Centre is a multifaceted commercial complex renowned for its comprehensive range of amenities and services, which cater to both the local workforce and local residential community. Positioned strategically near Yonge Street and highway 401, the centre is a transportation hub offering convenient access to all corners of the city and Greater Toronto Area. The complex also benefits from direct access to both the TTC and Go Transit, making it a prime location for commuter traffic of every kind.

YMC boasts a substantial 524,000 square feet of premium office space and over 40,000 square feet of retail space, attracting a significant volume of professionals and employees on a daily basis. The complex is strategically located to serve a substantial population within a 5 km radius, estimating around 386,000 residents. The immediate 2 km radius stands out for its high average household income, surpassing \$228,000 per annum. York Mills Centre enjoys prominent corner exposure ensuring great visibility.

This opportunity holds special appeal for distinctive restaurants seeking to benefit from prominent corner exposure, on site traffic, and being located in a business hub essential to opening opportunities for networking events, client meetings, and social gatherings.

Adjacent to the complex, the “Yonge City Square” project by the Gupta Group is under development, with an estimated completion year of 2027. This new residential condominium project, comprising two towers and a total of 704 suites, is expected to contribute to increased local population.

**OFFICE. TRANSIT.  
HOSPITALITY. DAYCARE.  
HEALTH SERVICES.  
FITNESS. OUTDOOR  
SPACE. PATIO.**



# DEMOGRAPHICS



**POPULATION**  
 0-2KM 52,450  
 0-5KM 386,118  
 0-10 KM 1,621,926



**AVG. HOUSEHOLD INCOME**  
 0-2KM \$228,691  
 0-5KM \$161,490  
 0-10KM \$127,410



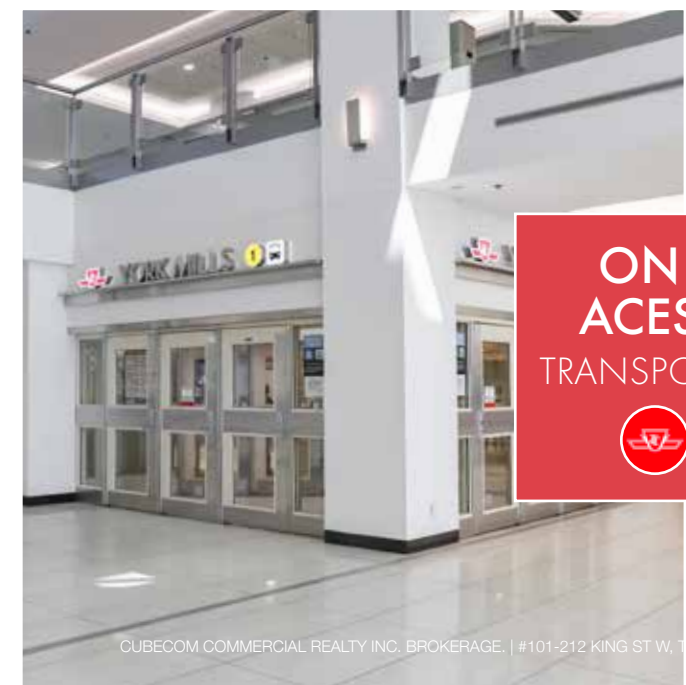
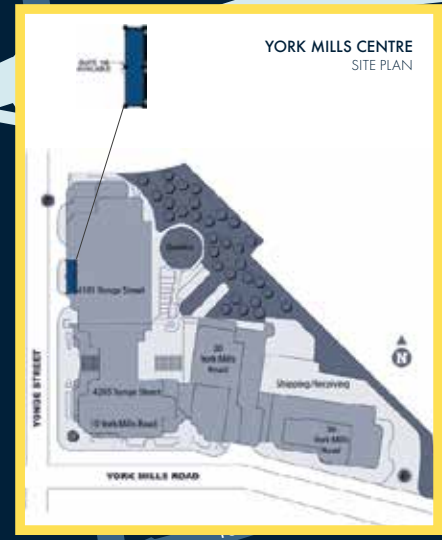
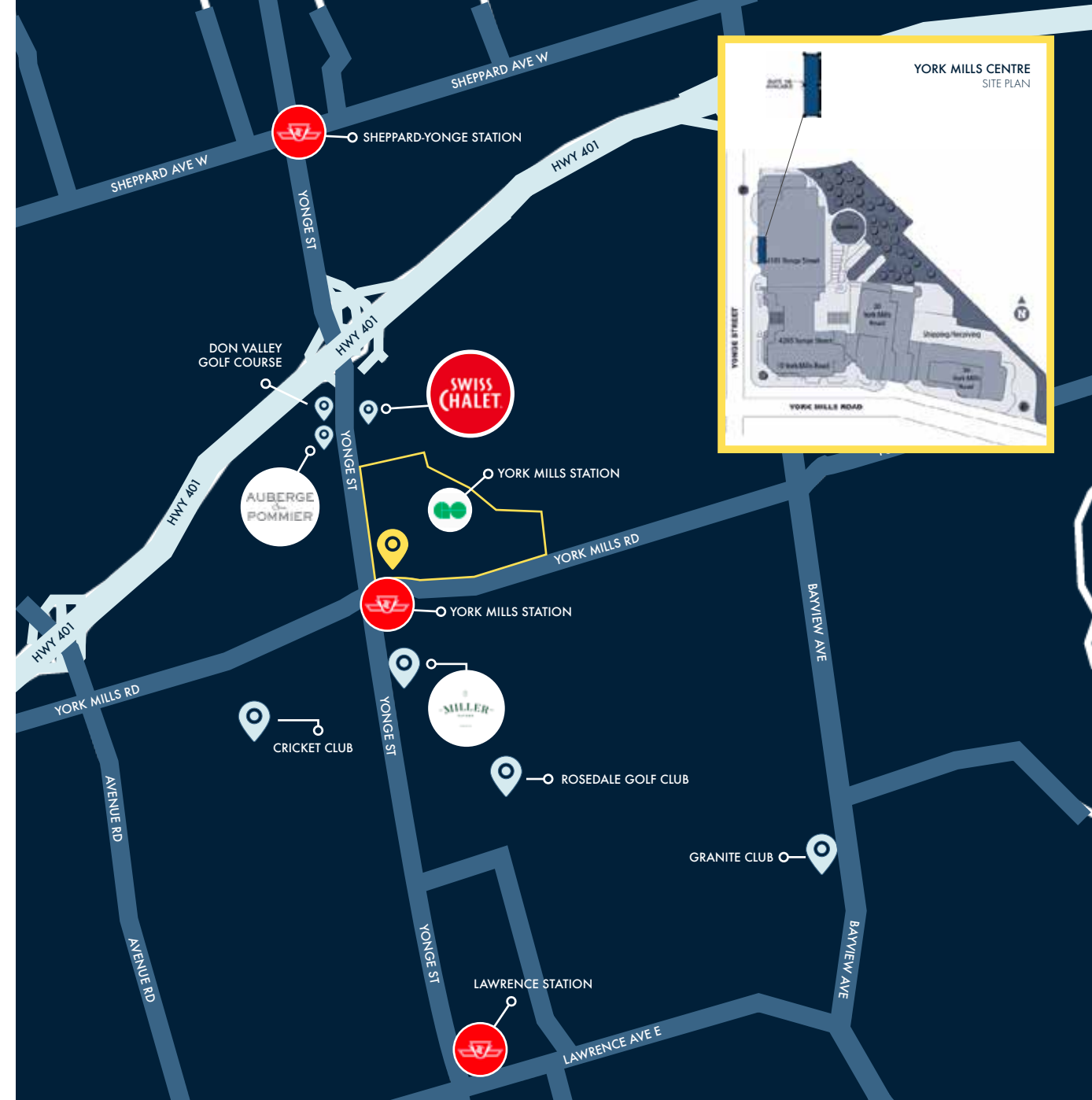
**DAYTIME POPULATION**  
 0-2KM 54,581  
 0-5KM 388,223  
 0-10KM 1,618,815



**MEDIAN AGE**  
 0-2KM 39.8  
 0-5KM 39.6  
 0-10KM 40

SOURCE: COSTAR 2023

# EXISTING TENANTS



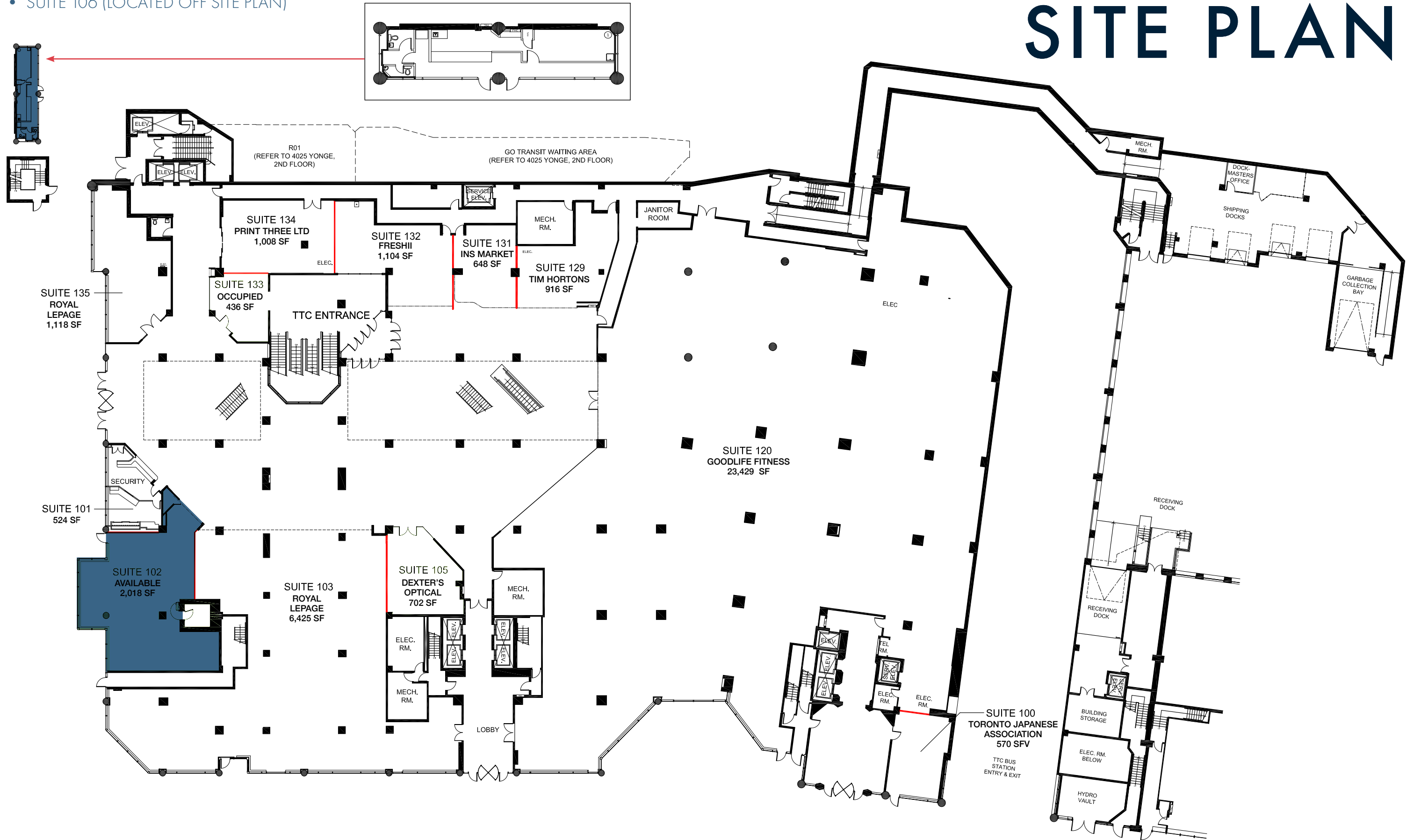
**ON SITE  
 ACCESS TO  
 TRANSPORTATION**



## AVAILABLE SPACE

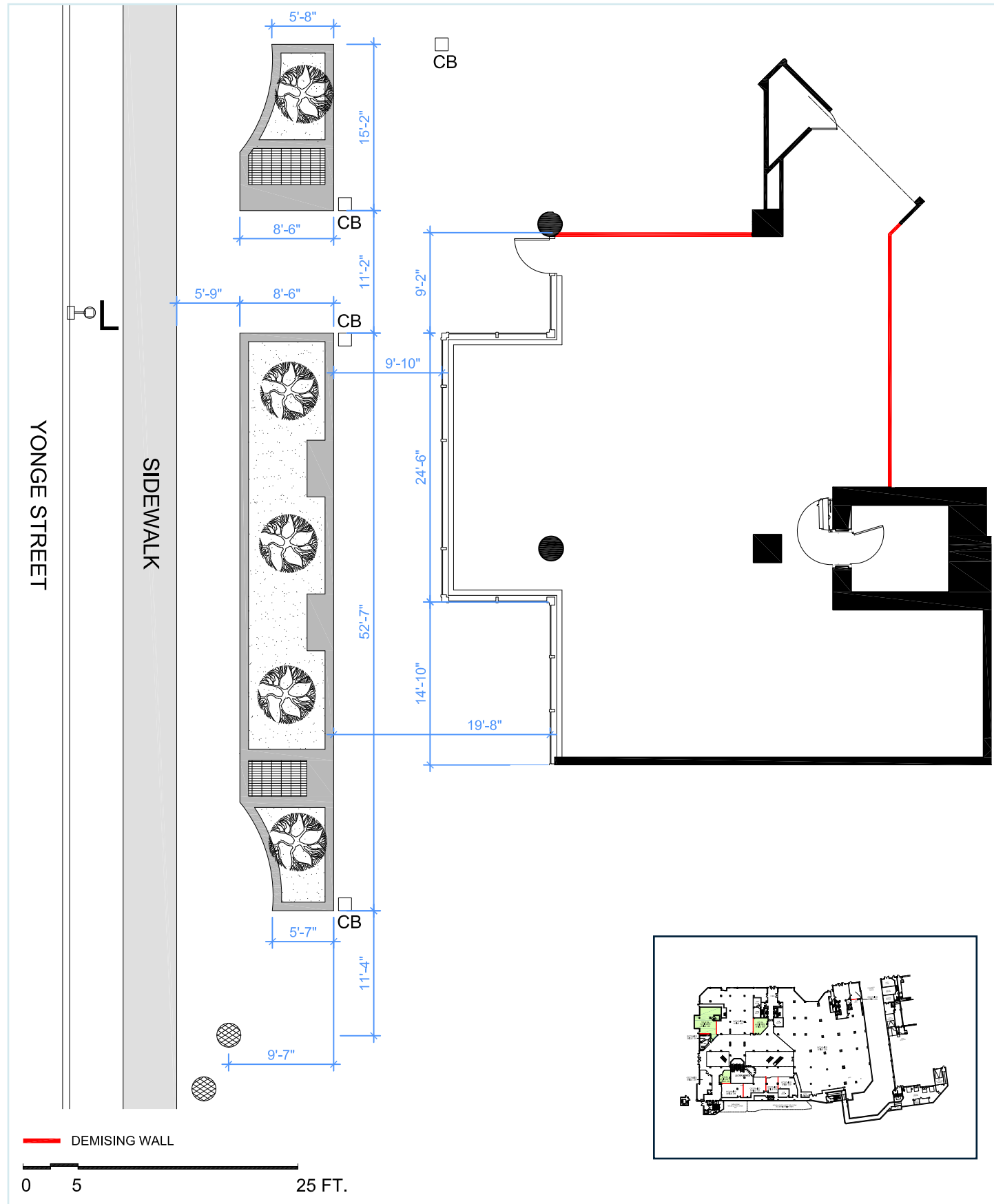
- SUITE 102
- SUITE 106 (LOCATED OFF SITE PLAN)

# FIRST FLOOR SITE PLAN



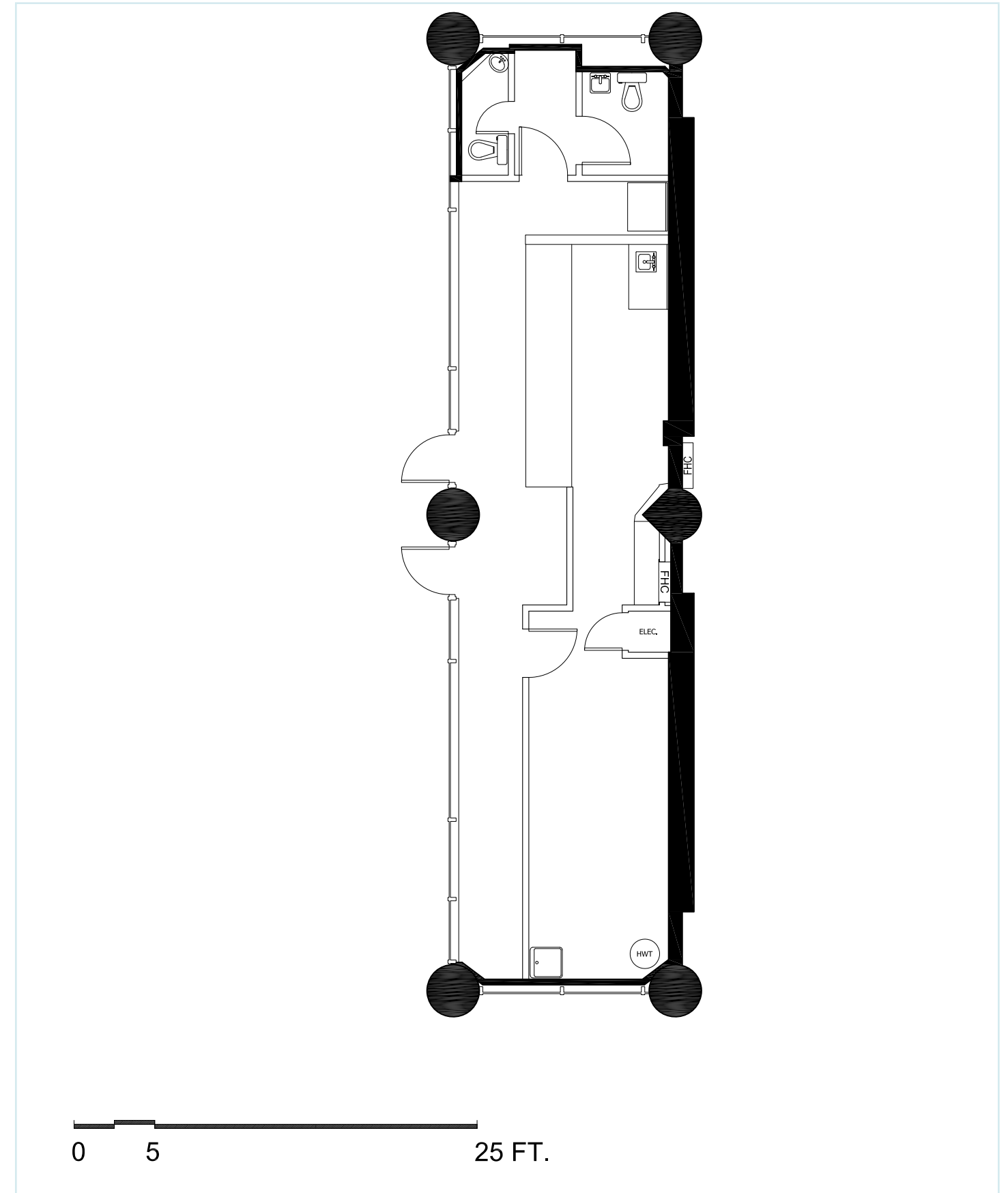
# SUITE 102 | 2,018 SF

EST TMI: \$22.17 (2024) | NET RENT: CONTACT LISTING AGENT



# SUITE 106 | 811 SF

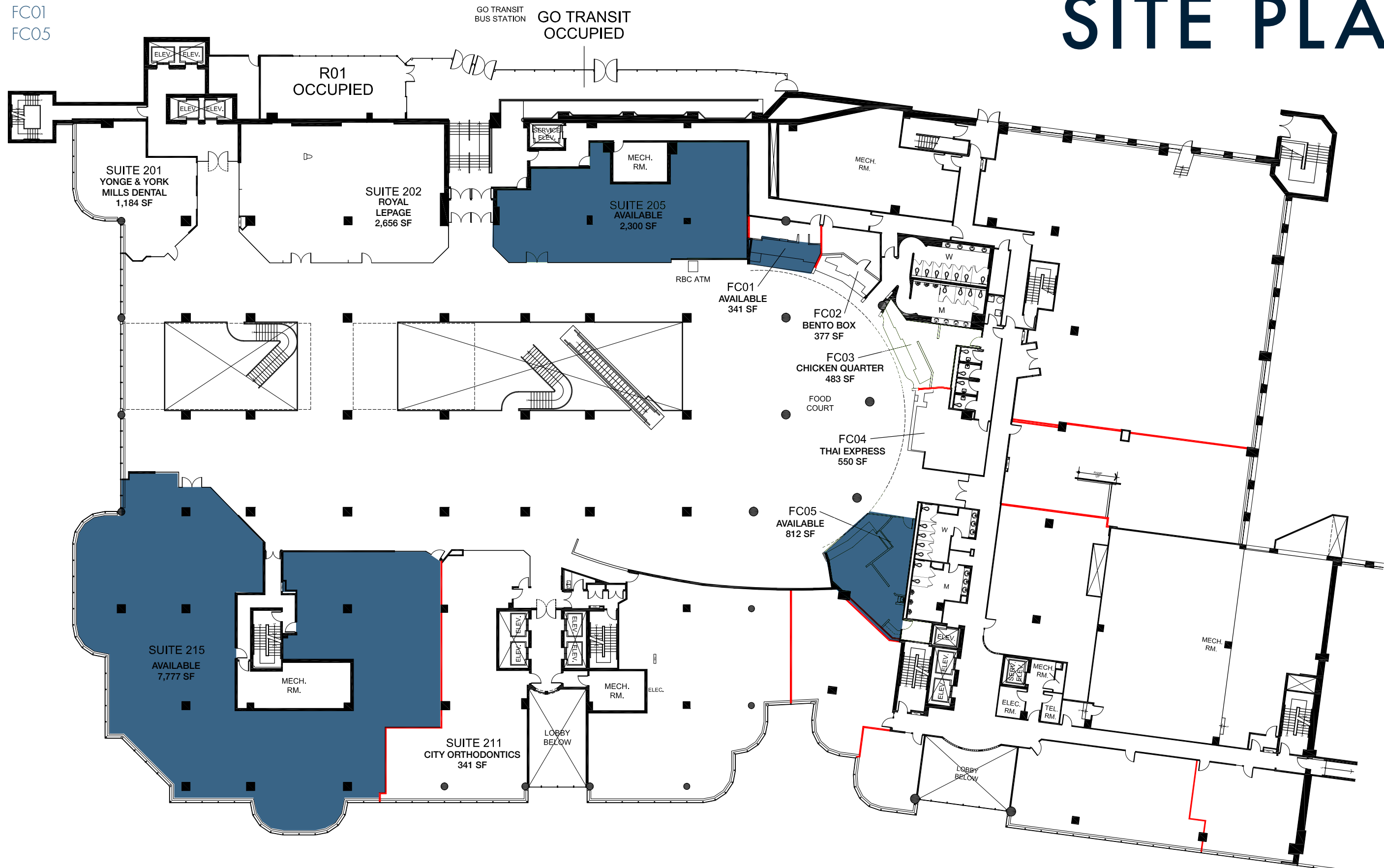
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## AVAILABLE SPACE

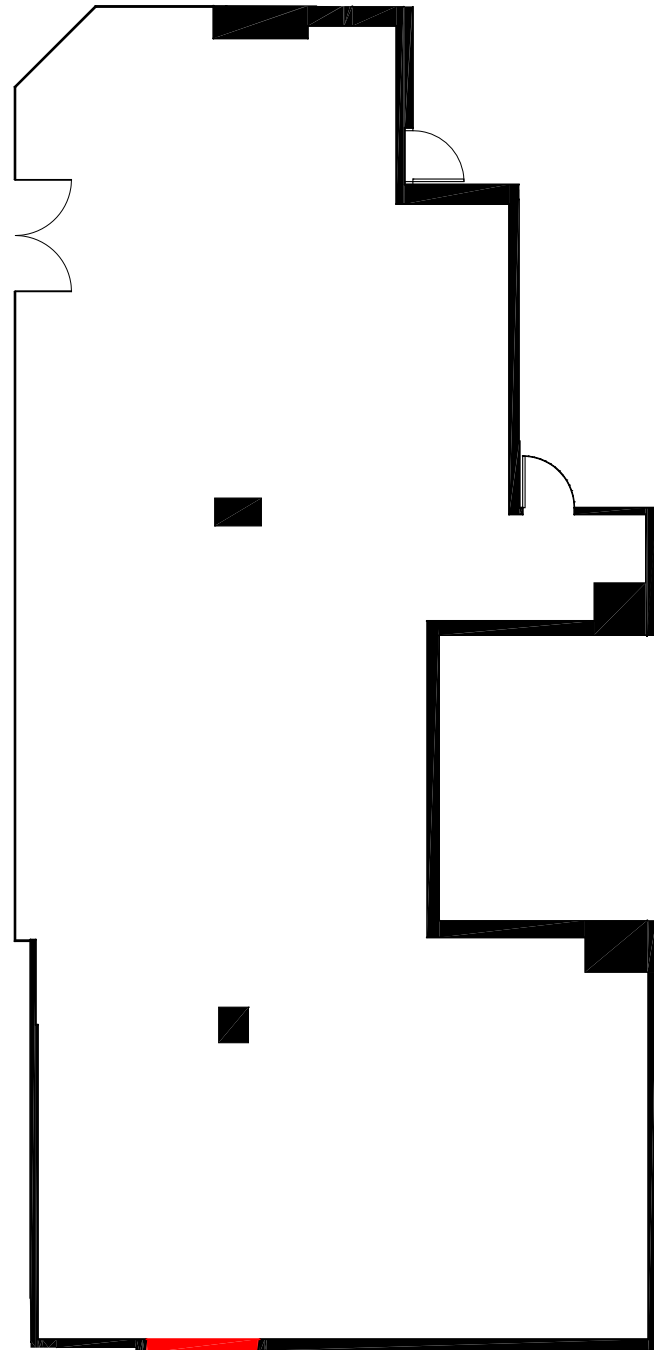
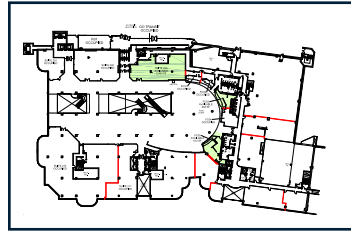
- SUITE 205
- SUITE 215
- FC01
- FC05

# SECOND FLOOR SITE PLAN



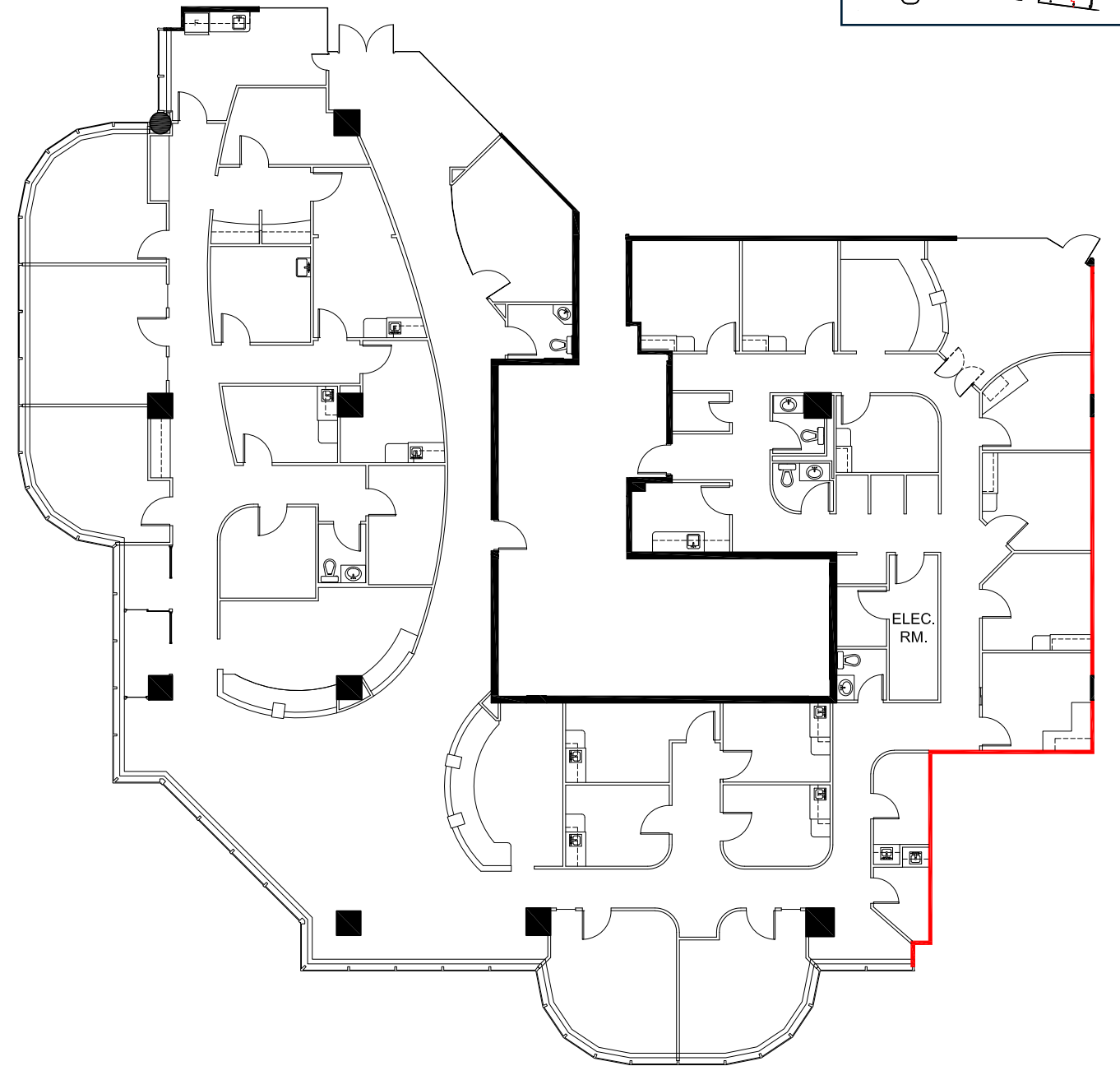
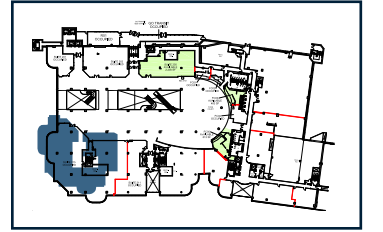
# SUITE 205 | 2,300 SF

EST TMI: \$22.17 (2024) | NET RENT: CONTACT LISTING AGENT



# SUITE 215 | 7,777 SF

EST TMI: \$22.17 (2024) | NET RENT: CONTACT LISTING AGENT



DEMISING WALL

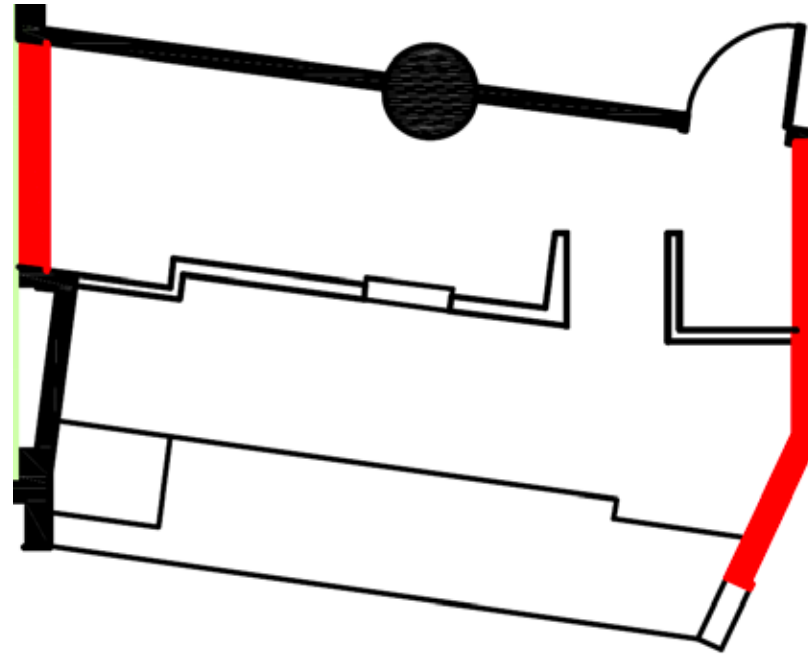
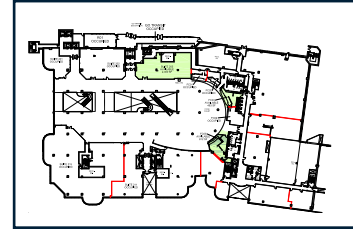






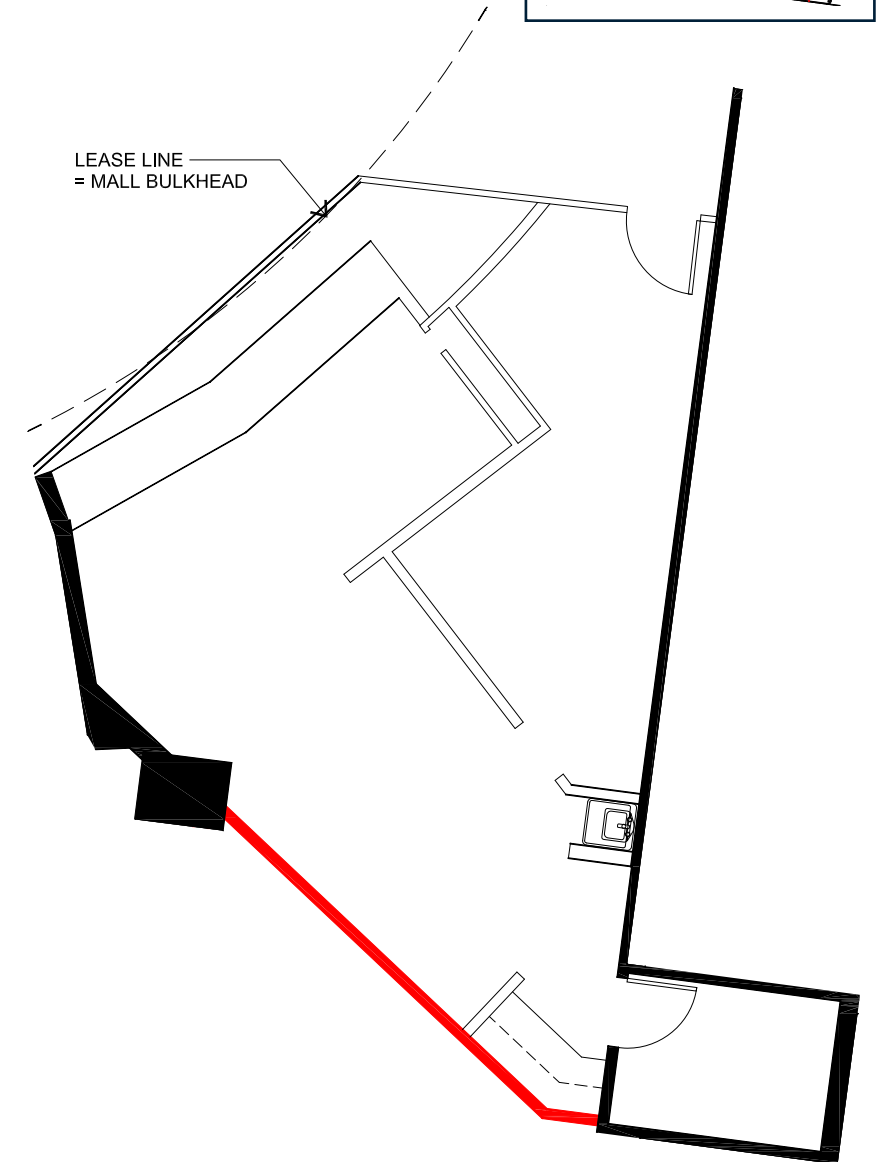
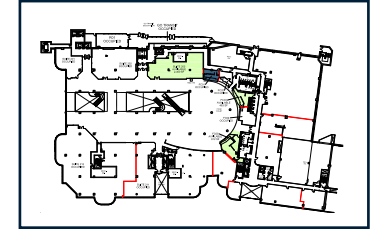
## FC01 | 341 SF

EST TMI: \$22.17 (2024) | NET RENT: CONTACT LISTING AGENT



## SUITE FC05 | 812 SF

EST TMI: \$22.17 (2024) | NET RENT: CONTACT LISTING AGENT



0 5 15 FT.



**IR**  
INVESTMENT • RETAIL • RESULTS  
**TEAM**

**CUBECOM**  
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