



**CUSHMAN &
WAKEFIELD**

FOR LEASE

4576 Yonge Street
Toronto, Ontario

LOCATION:

Just north of Highway 401 on the west side of Yonge Street.

AVAILABLE SPACE:

Suite 100:	2,656 SF
Suite 400:	3,025 SF
Suite 606:	1,620 SF
Suite 608:	1,366 SF
Suite 702:	2,037 SF

NET RENT: \$15.50 psf

ADDITIONAL RENT: \$20.06 psf (est. 2020)

TENANT INDUCEMENT:

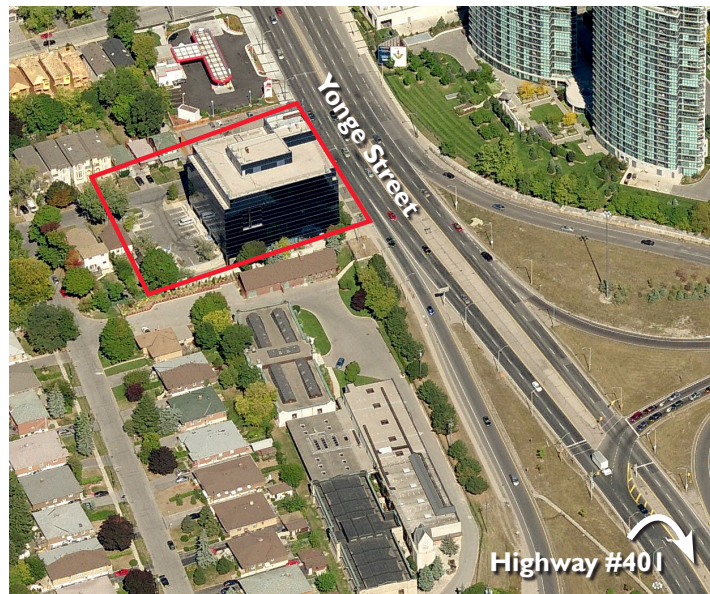
Landlord will provide full allowance for renovations or build outs as required.

COMMENTS:

- Parking Ratio: 1.5/1000 SF (All Underground)
- Immediate access to Highway 401
- Most suites are built out & ready for Immediate occupancy



OFFICE SPACE FOR LEASE



Ken Karulas
Vice President
416 756 5406
ken.karulas@cushwake.com

3100 Steeles Avenue East, Suite 1100
Markham, Ontario L3R 8T3
cushmanwakefield.com

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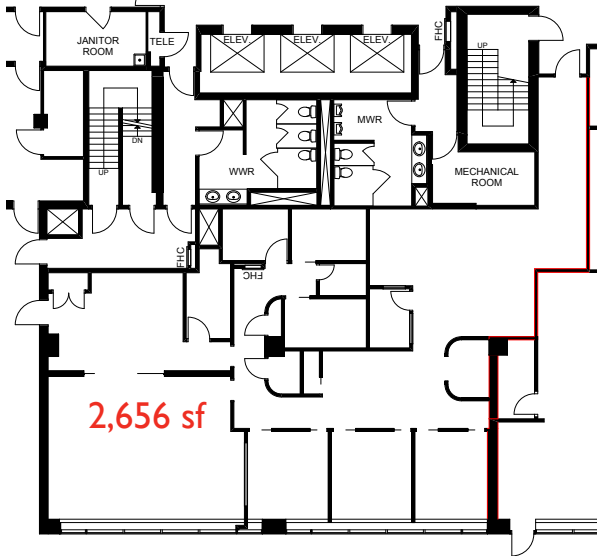
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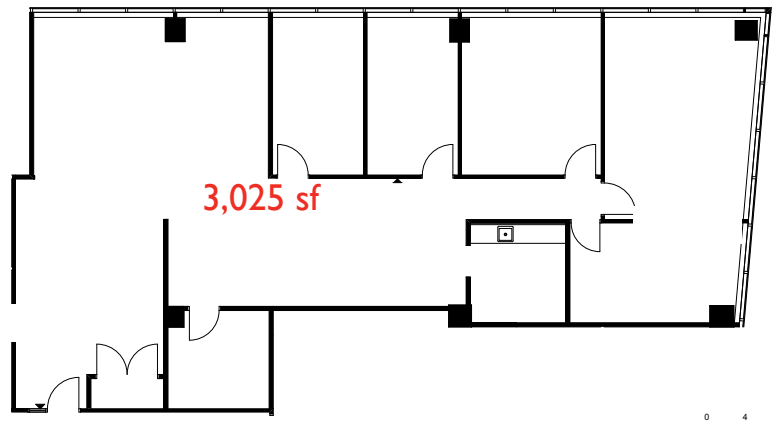
4576 Yonge Street
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Floor Plans

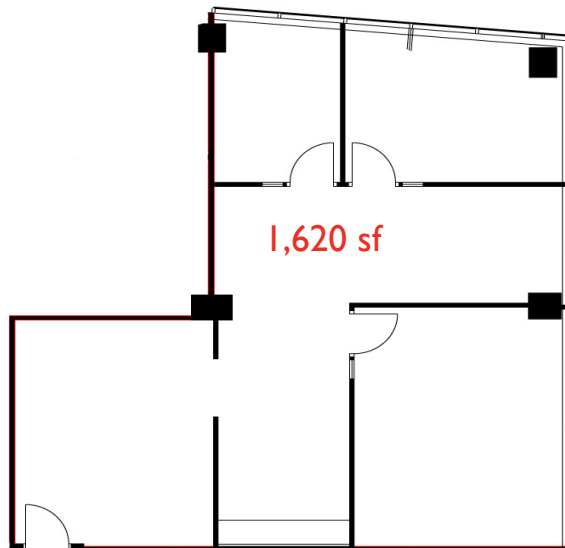
Suite 100



Suite 400



Suite 606



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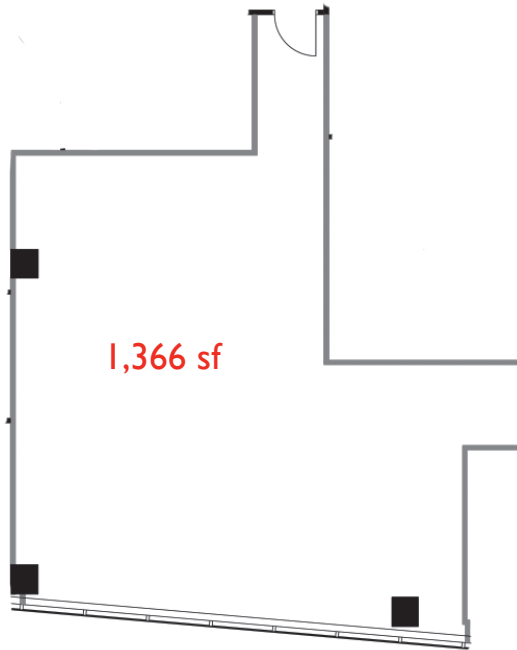
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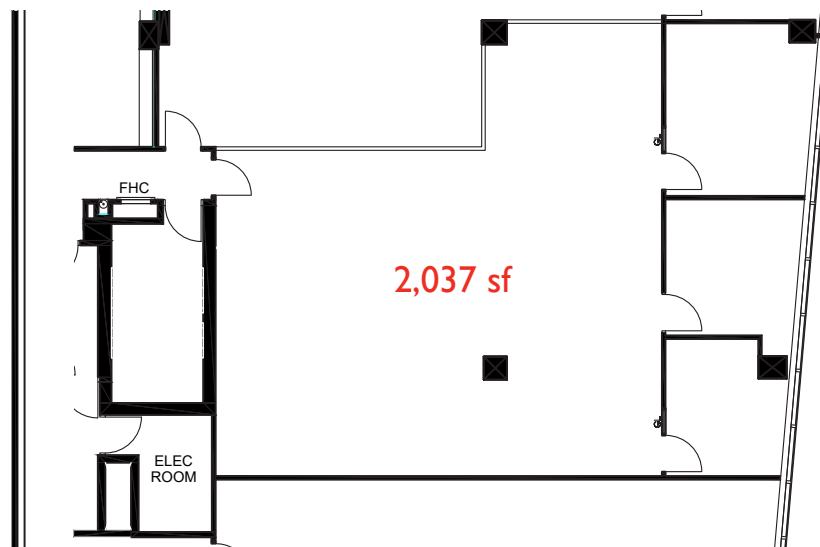
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Floor Plans

Suite 608



Suite 702



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