

**AVISON
YOUNG**

1835 Yonge Street

Toronto, ON

Office User/Investment Opportunity

INVESTMENT SUMMARY
CAPITAL MARKETS GROUP



 **BEST
MANAGED
COMPANIES**

Platinum member

The Offering

Avison Young has been retained on an exclusive basis to advise on and manage the sale of 1835 Yonge Street (the “Property”), a premier, transit-oriented office building located in Toronto, Ontario. The Property comprises a seven-storey tower featuring approximately 83,718 sf of office and retail space, along with 2 levels of underground parking providing a secure underground lot for 65 vehicles, at a ratio of 0.85 stalls per 1,000 sf of office area.

This offering presents an exceptional opportunity to acquire one of Toronto’s best located office assets. The Property is currently 54% leased to a diverse tenant mix, with a Weighted Average Lease Term (WALT) of 5.3 years. The ground floor-retail units are fully leased to restaurants tenants, adding significant amenity value to both tenants and the surrounding community. The tenancy profile supports ongoing income growth through both contractual rent escalations and lease-up of remaining vacancy.

1835 Yonge Street is a Class A office asset, managed and maintained to the highest institutional standards. Significant capital expenditures have been invested recently, solidifying its reputation as one of the marque office properties on the Yonge Street Midtown corridor.

Located on the east side of Yonge Street, just one block south of Davisville Avenue, the Property enjoys prominent visibility in a highly accessible and central Midtown location. The Property lies between two of Toronto’s most vibrant commercial hubs - Yonge & Eglinton and Yonge & Bloor, an area that is undergoing sustained growth and major urban intensification. Davisville Station (TTC Line 1) is just across the street from the Property which has immediate access to multiple TTC Bus Routes at the Yonge/Merton stop, just steps from the building.



Property Details

| | |
|------------------------|-------------|
| Total Property NRA | 83,718 sf |
| No. of Storeys | 7 |
| Underground Parking | 65 stalls |
| Number of Tenants | 11 |
| Occupancy % | 54% |
| Available sf | 38,546 sf |
| WALT (years) | 5.3 |
| 5-Year NOI CAGR | 23.9% |
| Avg. In-Place Net Rent | \$20.12 psf |
| Site Area | 0.38 acres |



1835 YONGE STREET

Toronto, ON

Please contact the listing agents for more information:

Richard Chilcott
Principal, Sales Representative
416.666.0036
richard.chilcott@avisonyoung.com

Jonathan Yuan
Principal, Sales Representative
647.895.0254
jonathan.yuan@avisonyoung.com

Ankit Jindal, CFA
Director, Sales Representative
437.328.0966
ankit.jindal@avisonyoung.com

Visit us online
avisonyoung.ca

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