

# York Mills Centre

FOR LEASE

4025/4101 YONGE ST  
TORONTO, ON



**CUBECOM**  
FULL SERVICE REALTY

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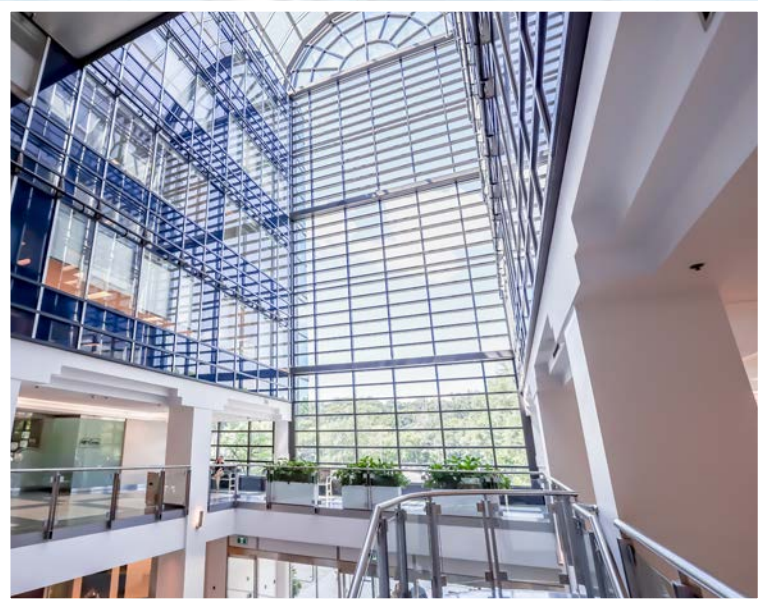
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M5T 1K5 CUBECOM.CA The contents of this page are based on the information furnished by principals and sources which we deem reliable, but for which we can assume no  
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York Mills Centre is a multifaceted 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.

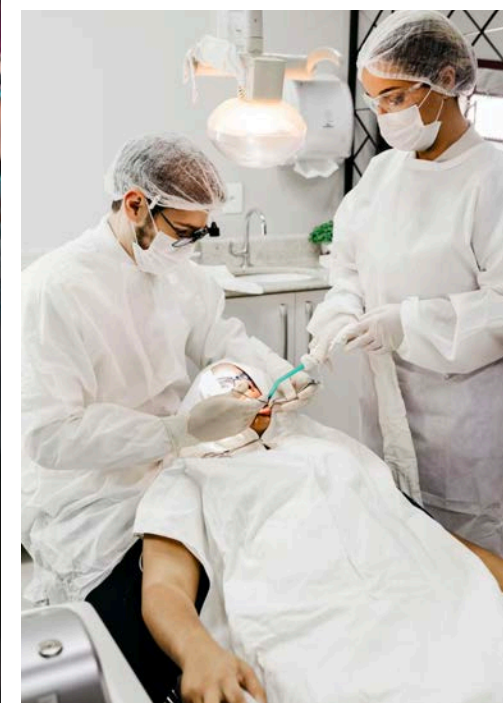
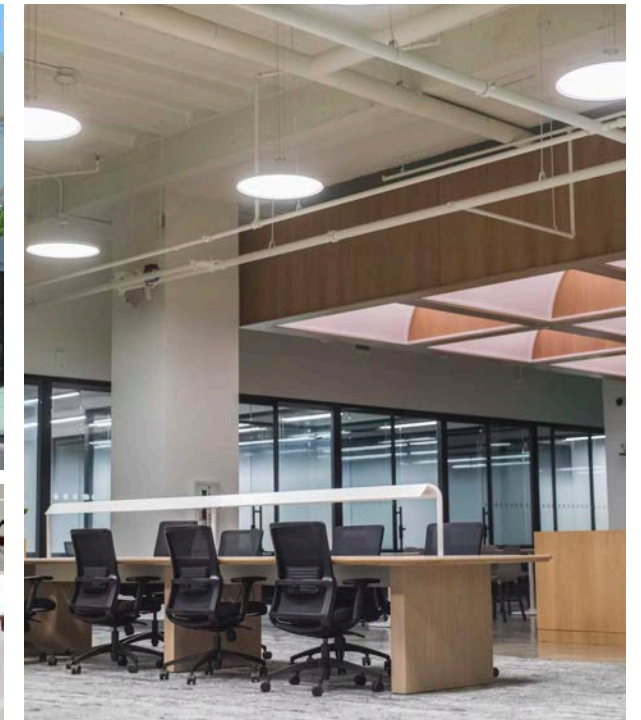
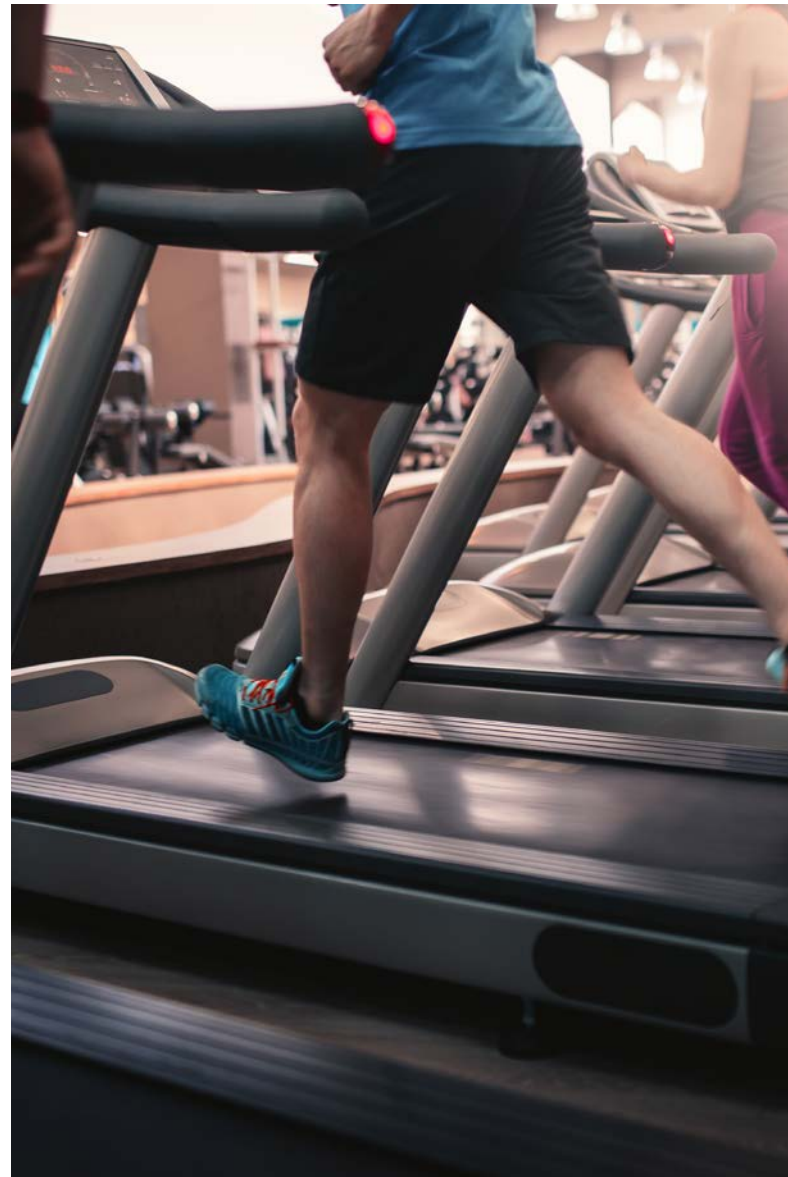
YMC boasts a substantial 524,000 square feet of premium office space and over 40,000 square feet of retail space, attracting a significant volume of professionals and employees on a daily basis. The complex is strategically located to serve a substantial population within a 5 km radius, estimating around 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

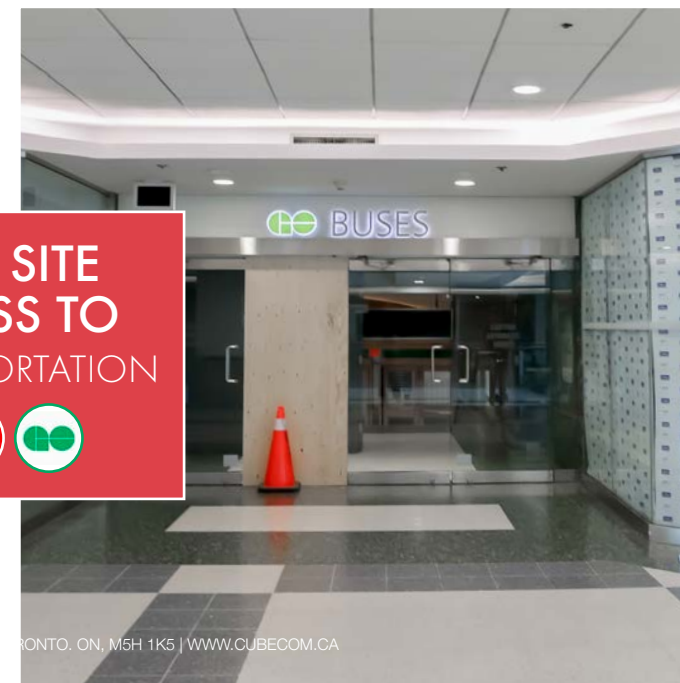
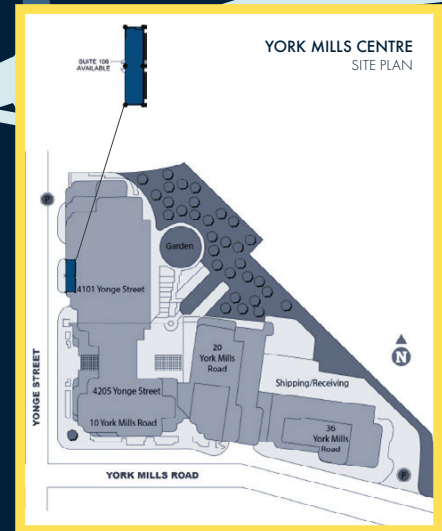
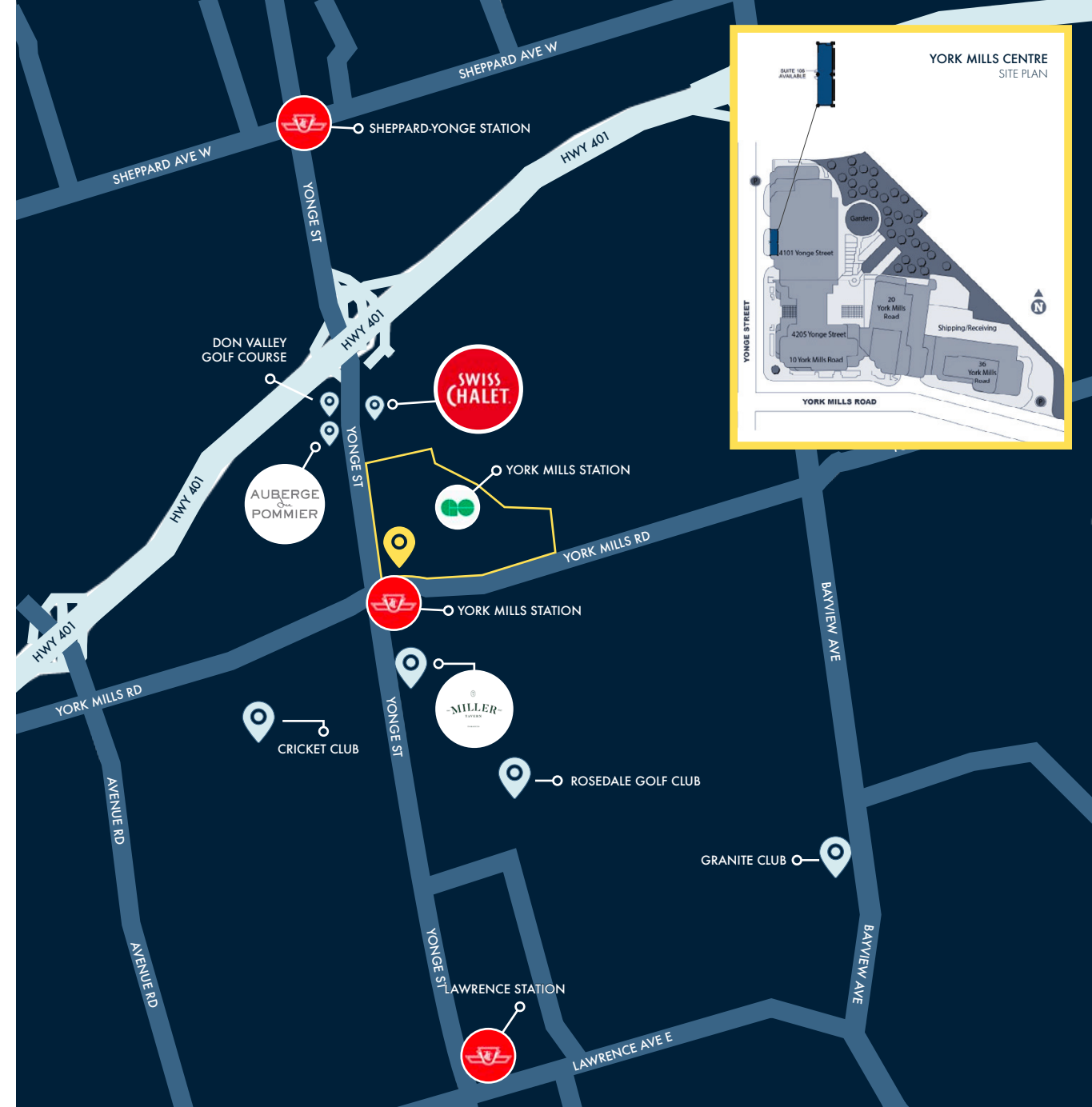


## MEDIAN AGE

0-2KM 39.8  
0-5KM 39.6  
0-10KM 40

SOURCE: COSTAR 2023

# EXISTING TENANTS



ON SITE  
ACCESS TO  
TRANSPORTATION

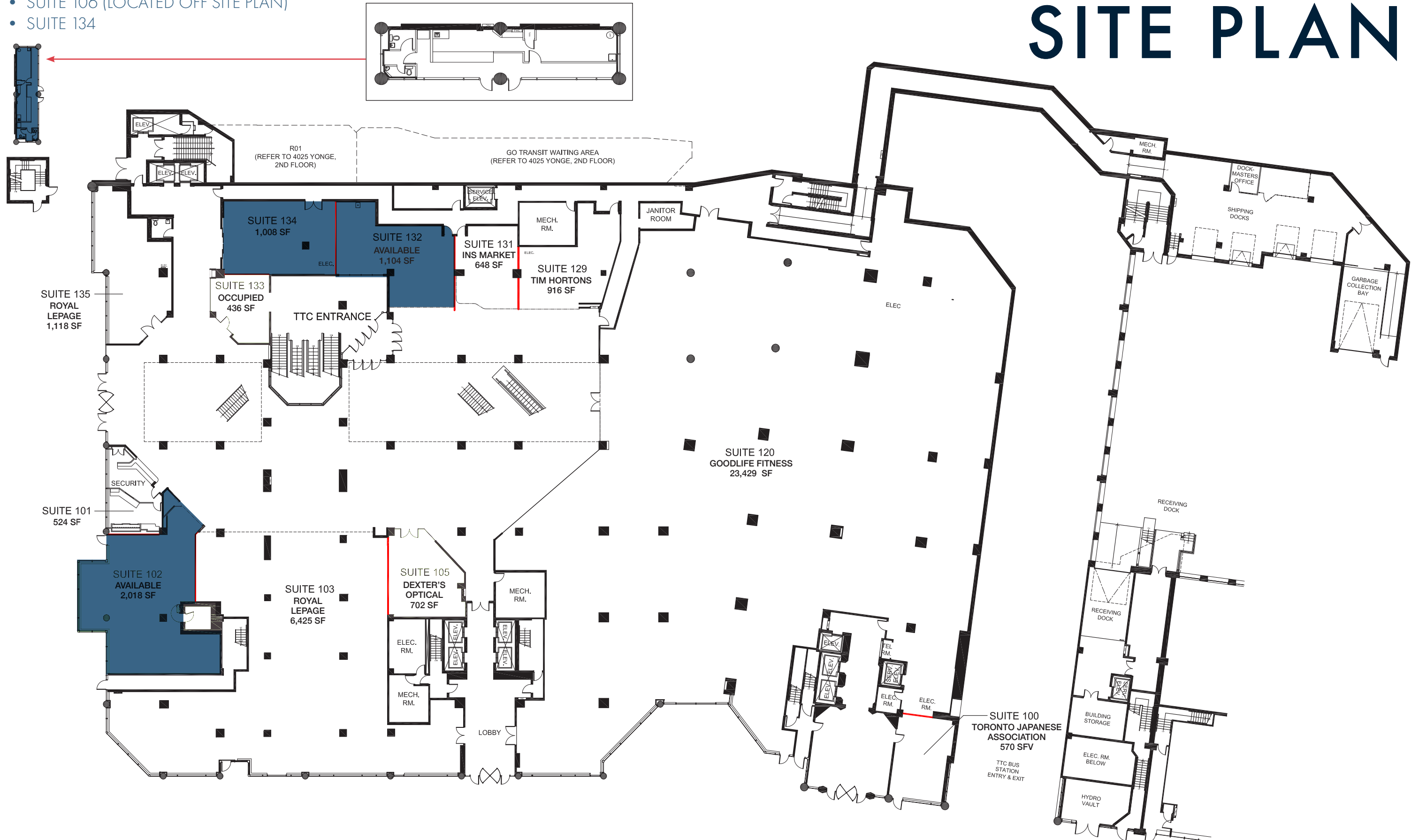




## AVAILABLE SPACE

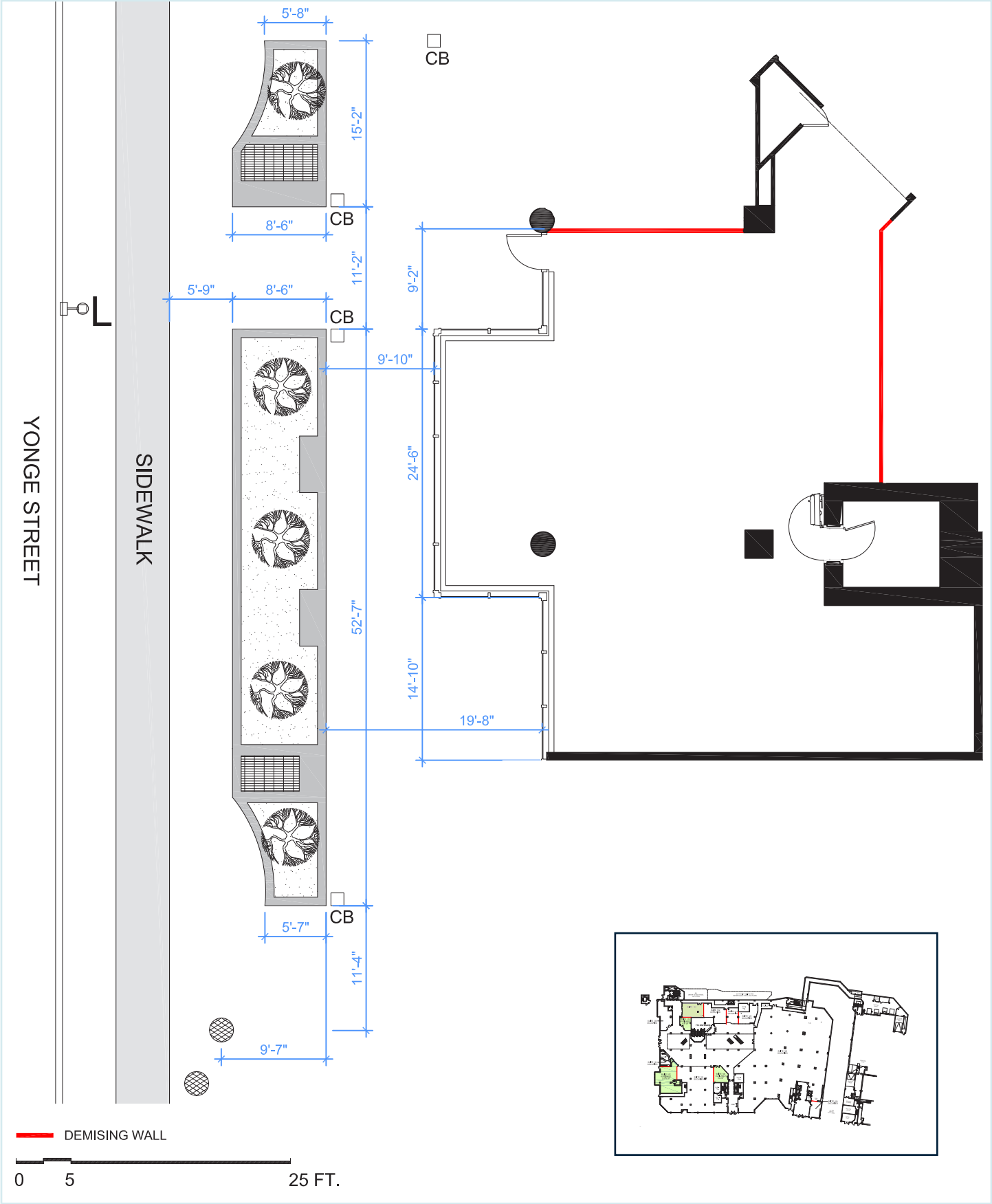
- SUITE 102
- SUITE 106 (LOCATED OFF SITE PLAN)
- SUITE 134

# FIRST FLOOR SITE PLAN



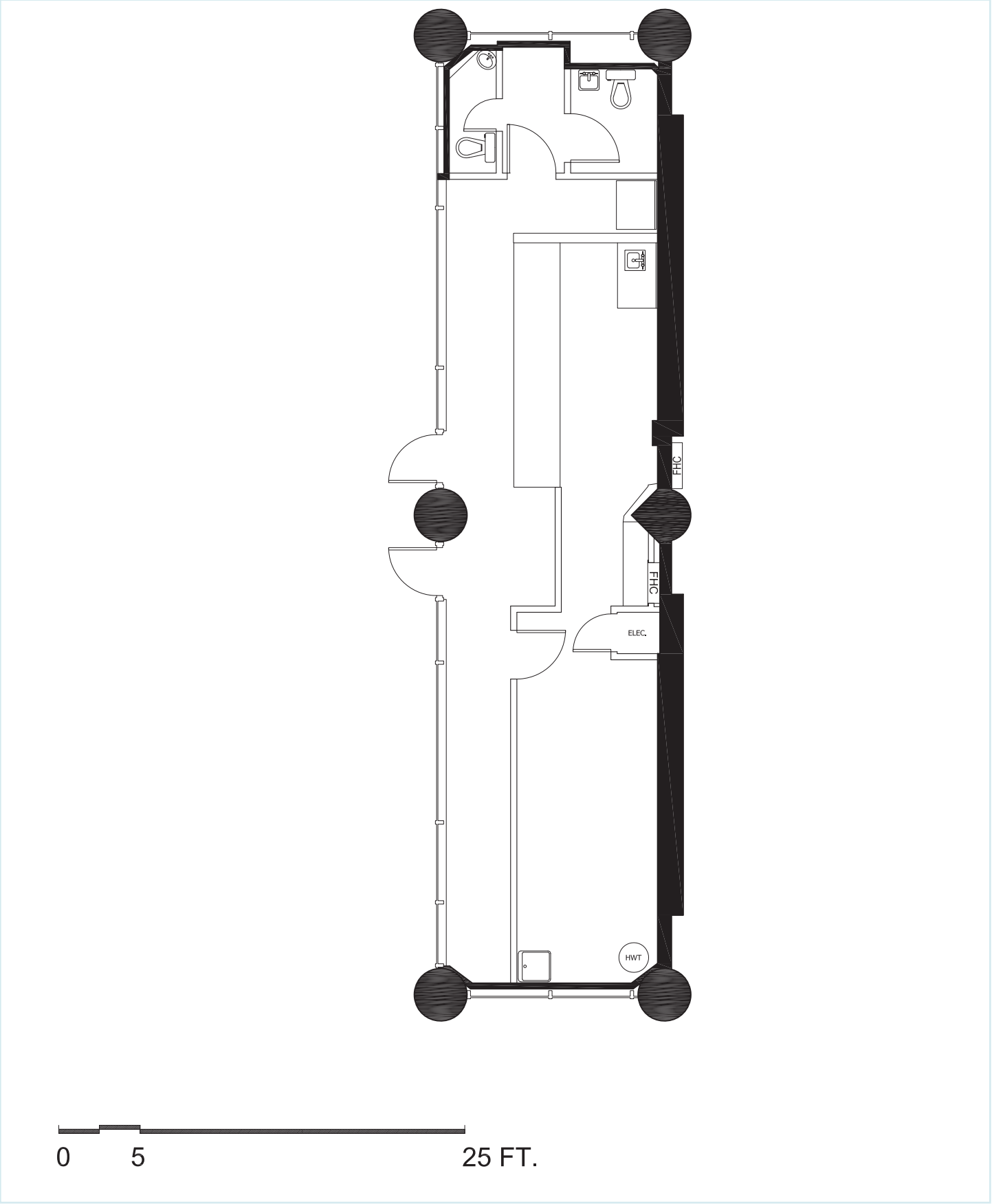
SUITE 102 | 2,018 SF

EST TMI: \$22.72 (2025) | NET RENT: CONTACT LISTING AGENT



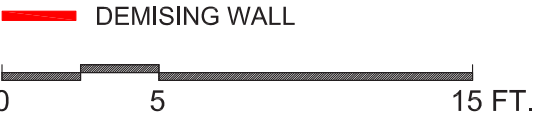
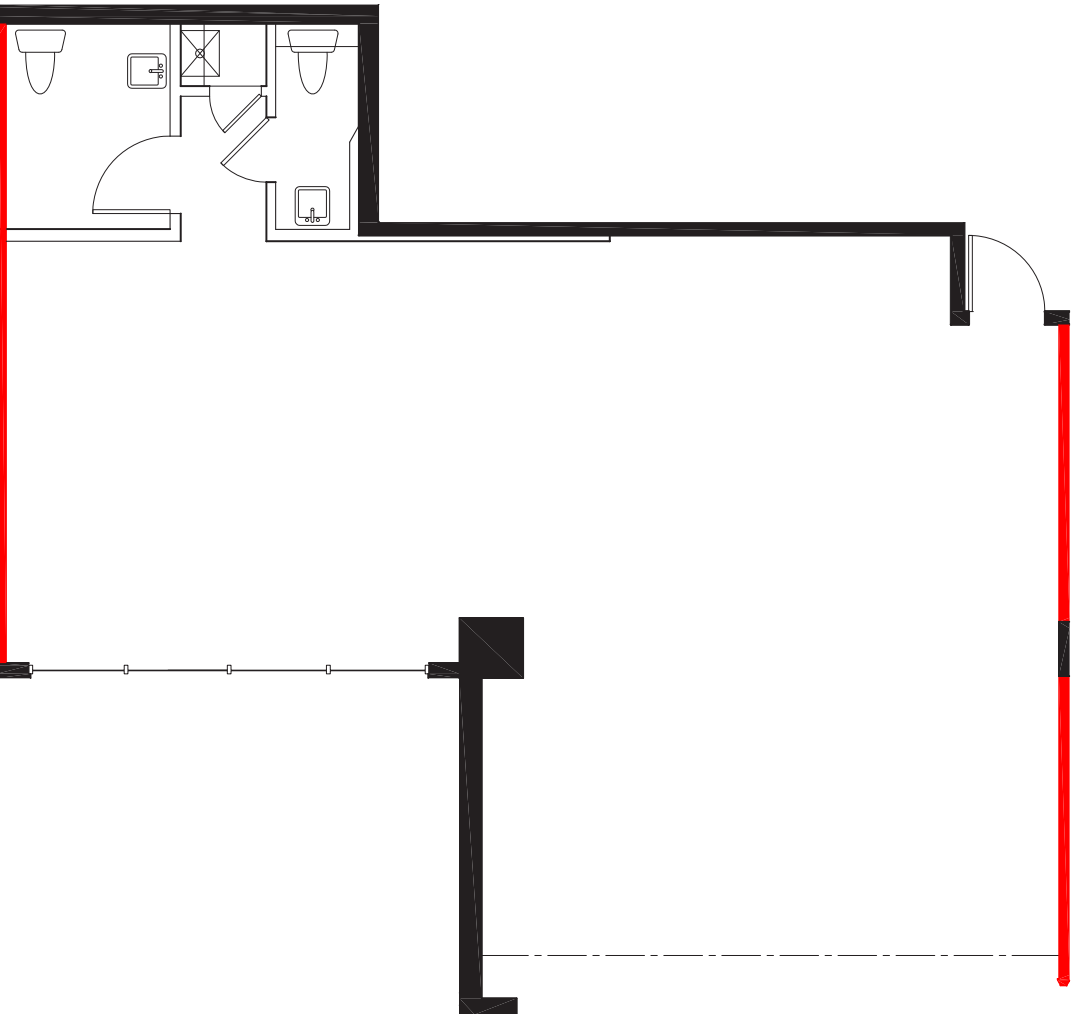
SUITE 106 | 811 SF

EST TMI: \$22.72 (2025) | NET RENT: CONTACT LISTING AGENT



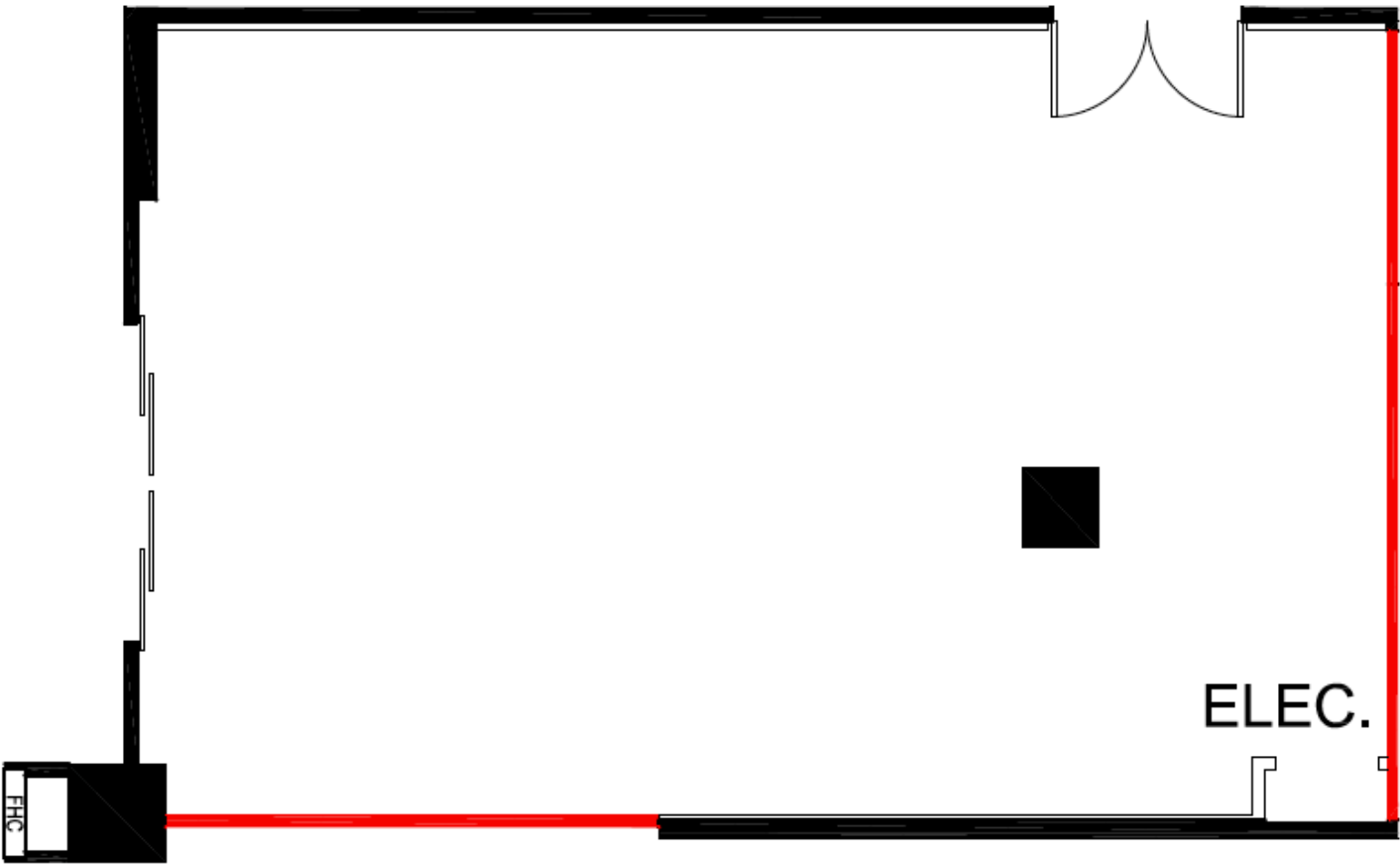
SUITE 132 | 1,104 SF

EST TMI: \$22.72 (2025) | NET RENT: CONTACT LISTING AGENT



SUITE 134 | 1,008 SF

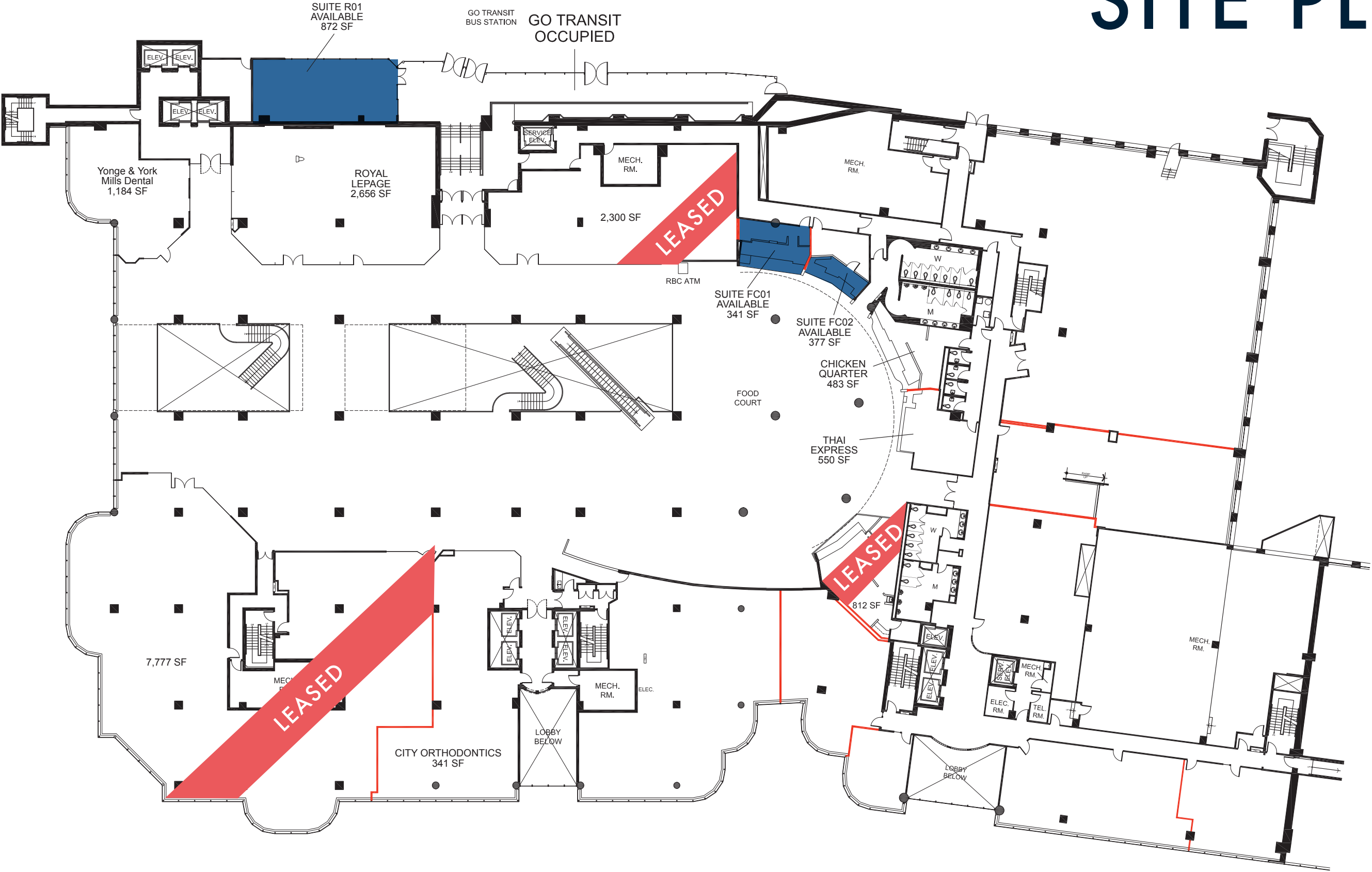
EST TMI: \$22.72 (2025) | NET RENT: CONTACT LISTING AGENT



AVAILABLE SPACE

- FC01
- FC02
- R01

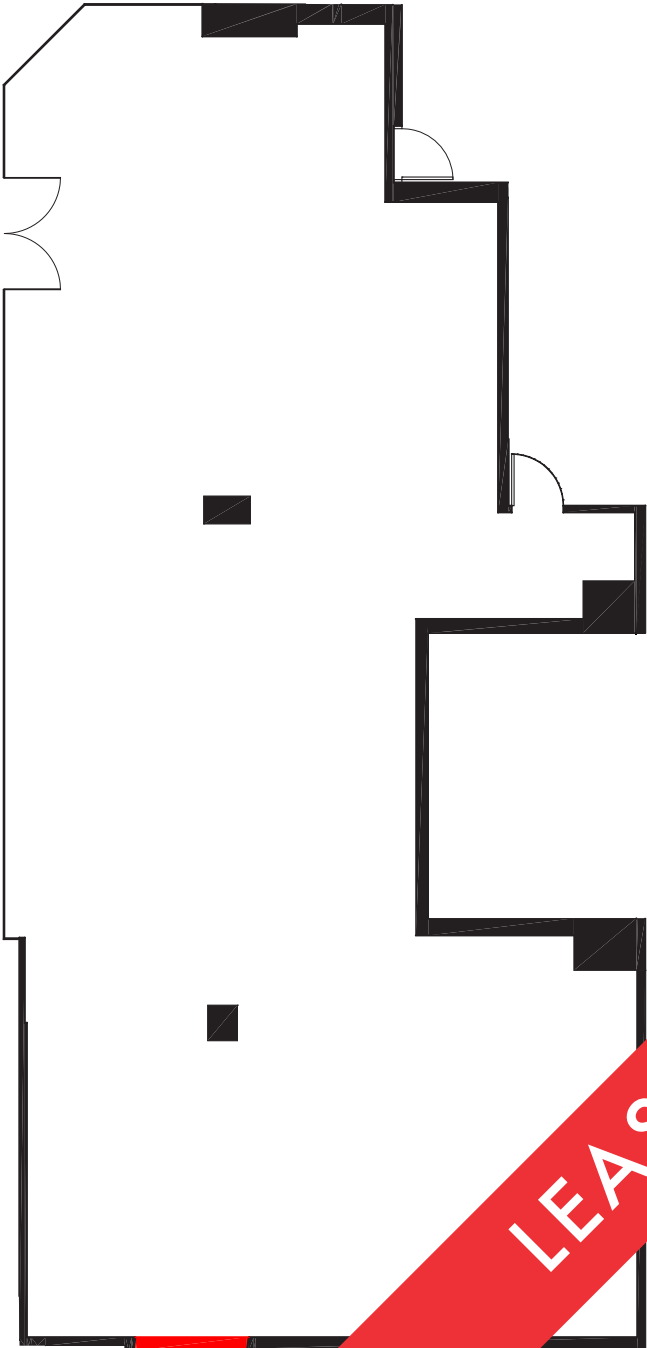
SECOND FLOOR  
SITE PLAN





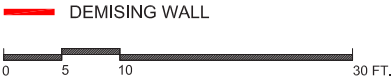
SUITE 205 | 2,300 SF

EST TMI: \$34.12 (2025) | NET RENT: CONTACT LISTING AGENT



SUITE 215 | 7,777 SF

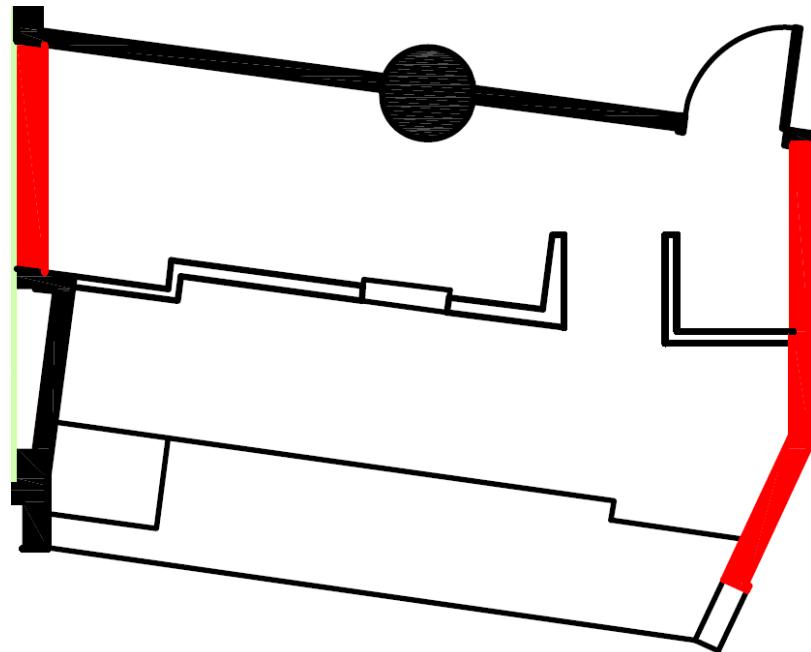
EST TMI: \$34.12 (2025) | NET RENT: CONTACT LISTING AGENT





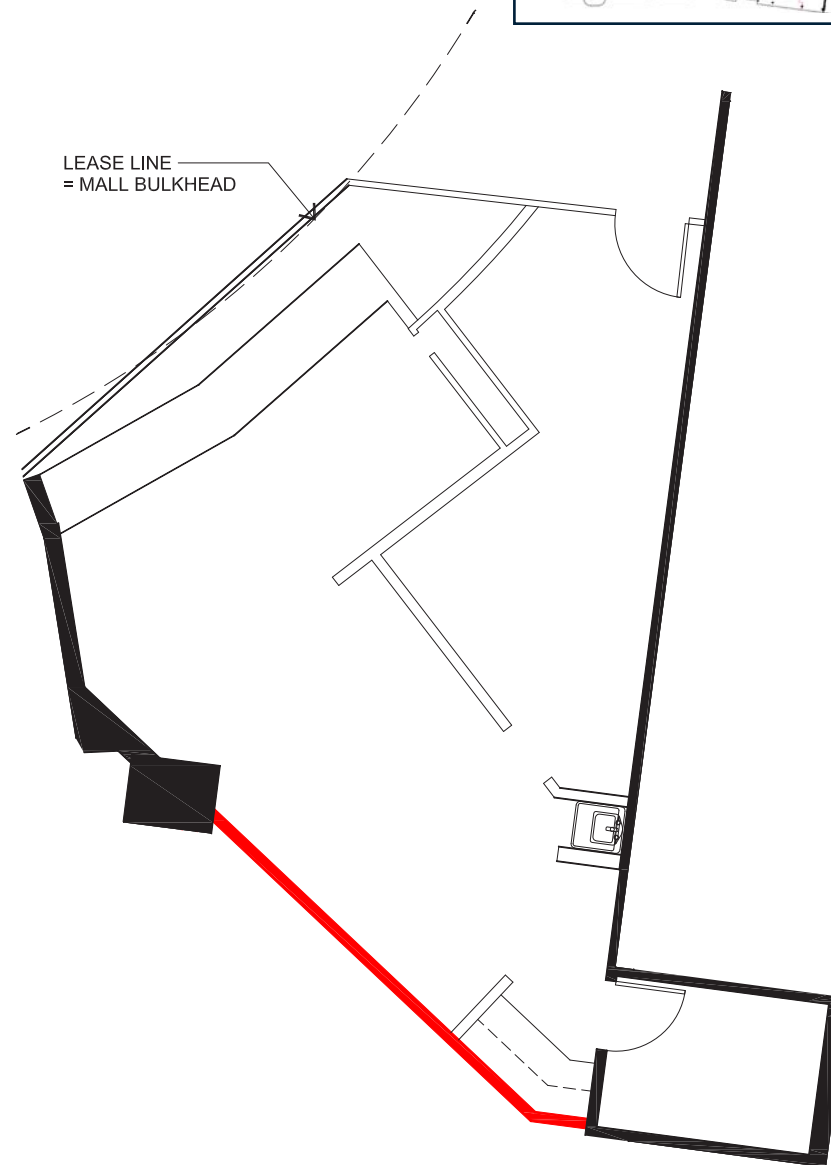
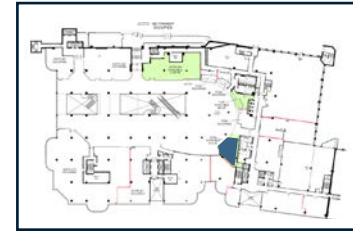
## FC01 | 341 SF

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.

# OUTSTANDING BUILDING

OF THE YEAR WINNER, 2025



York Mills Centre proudly holds BOMA BEST Gold, LEED Gold, and the prestigious BOMA LOBBY Award certifications — a testament to its commitment to sustainability, operational excellence, and occupant well-being. These recognitions highlight best practices in reducing energy and water usage, minimizing waste, and promoting a healthier environment.



York Mills Centre is committed to environmental sustainability. Recent upgrades include energy-efficient HVAC and boiler systems, a comprehensive waste management program, and EV charging stations — all designed to support a greener future.





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

**CUBECOM**  
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