



NorthYorkCentre

5140
YONGE STREET

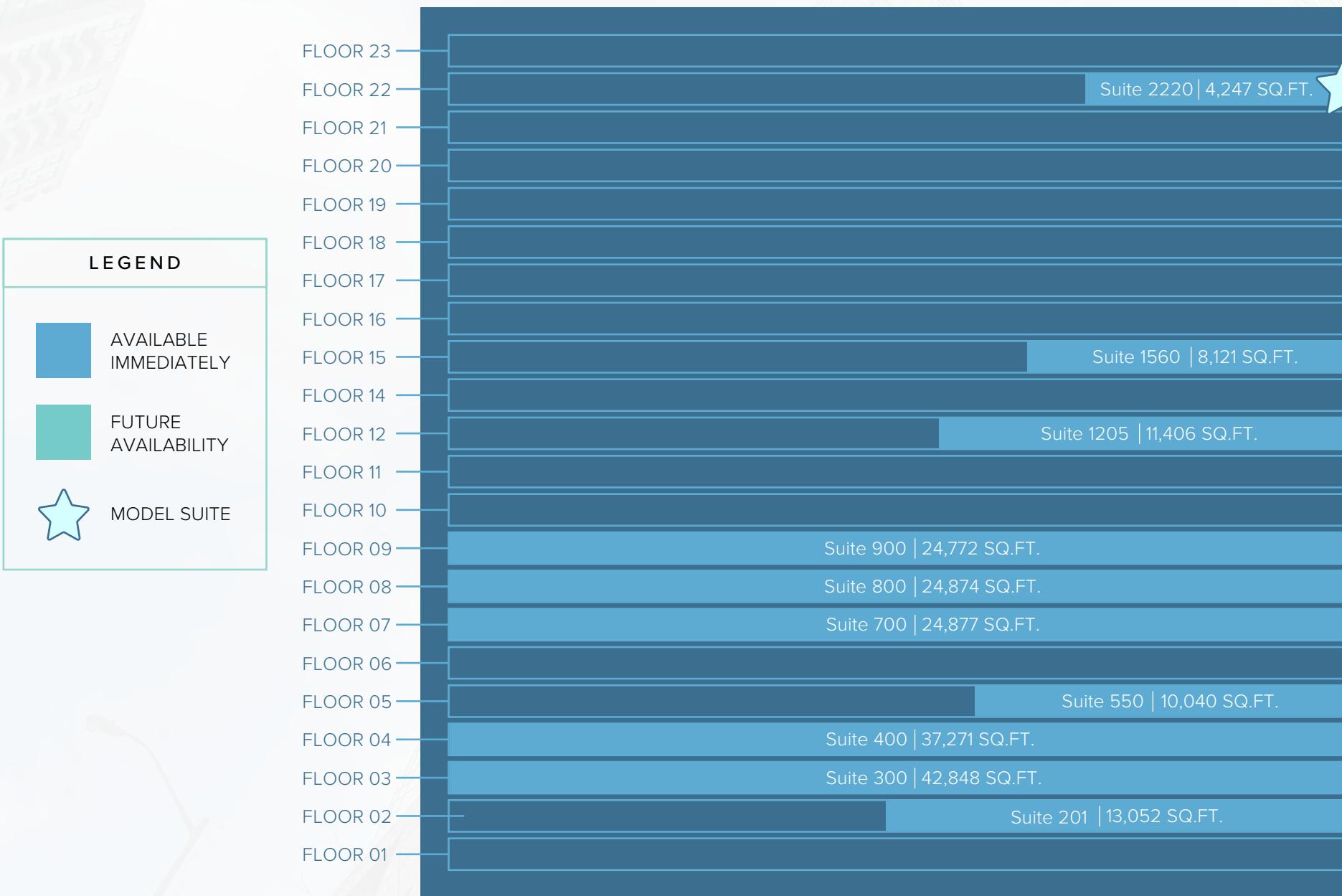
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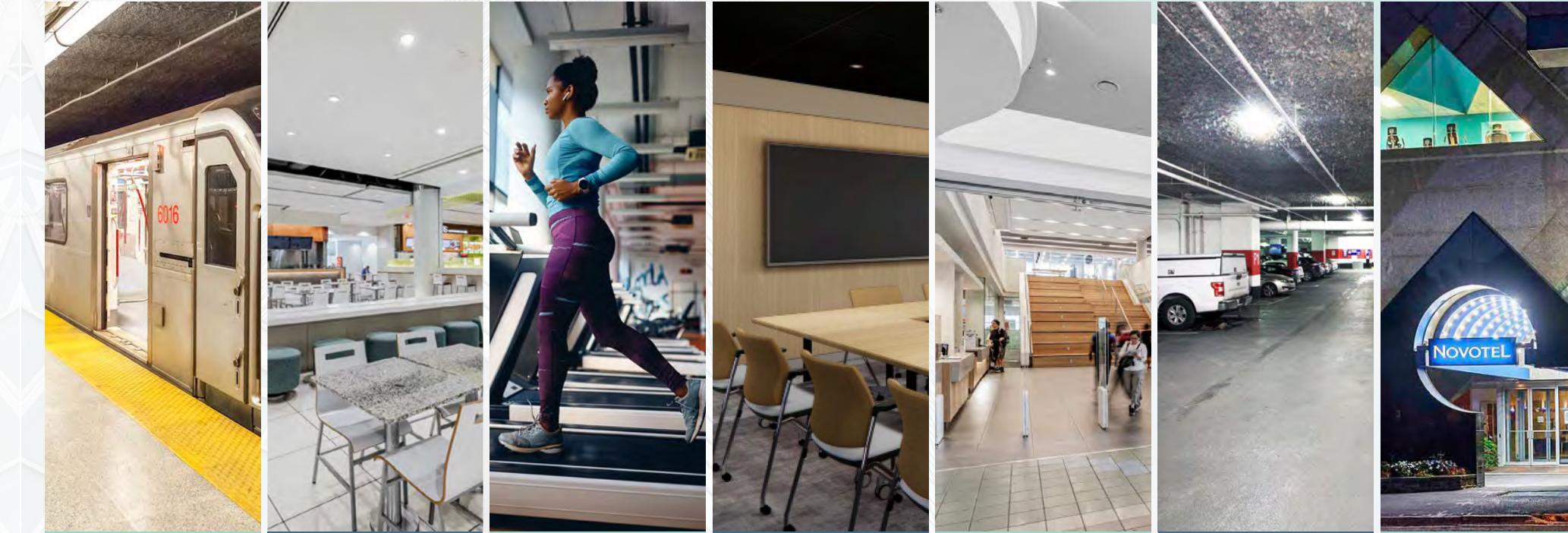
AVAILABLE SUITES | 5140 YONGE STREET



NORTH YORK CENTRE

COMPLEX AMENITIES

North York Centre offers a wide range of amenities, including a conference centre, lively food court, cafes, shops, a fitness centre, the Novotel hotel, and a revitalized North York Public Library.



NORTH YORK CENTRE

NORTH YORK IS A HUB FOR COMMERCE & INNOVATION...

Awards & Designations

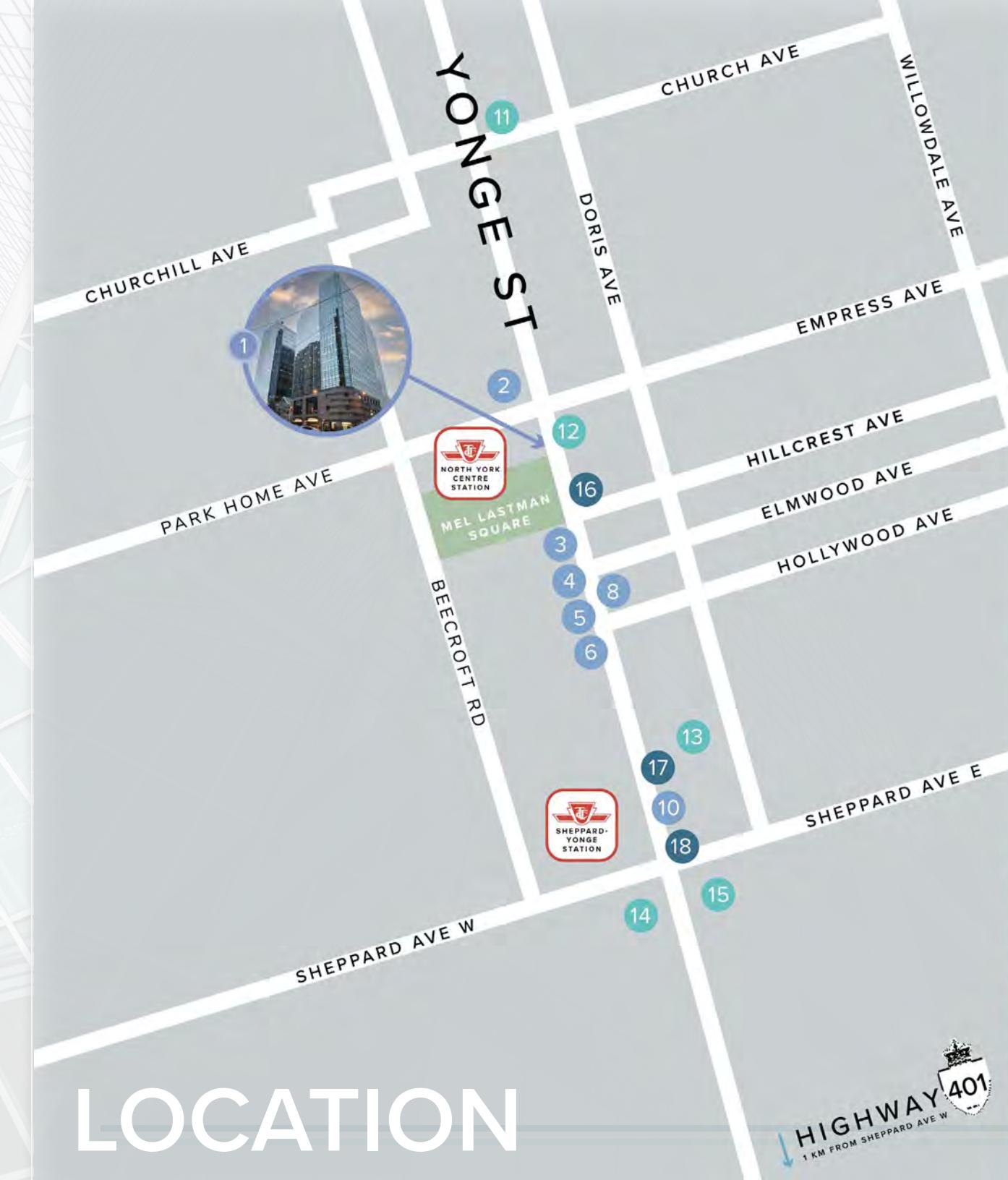
- BOMA 360
- BOMA BEST Platinum
- BOMA Certificate of Excellence: Office Building 1M sq. ft. +
- Fitwel Certification (One-Star)
- LEED Platinum
- Rick Hansen Foundation Accessibility Certification



NORTH YORK CENTRE

North York Centre offers a wide range of amenities, including a conference centre, lively food court, shops, cafes, the Novotel hotel, and a revitalized North York Public Library. With its exceptional transportation infrastructure, North York Centre is conveniently located at the key intersection of Yonge Street and Park Home Avenue. The complex boasts direct access to the North York Centre subway station and underground access to Empress Walk, which features a major grocery store and a movie theater.

LOCATION



1 **NORTH YORK CENTRE AMENITIES**
NOVOTEL'ST RIO RESTAURANT & BAR
SULTAN'S MEDITERRANEAN GRILL
Z-TECA MEXICAN EATERY
CALIFORNIA THAI
BOOSTER JUICE
STARBUCKS
LA PREP
SUBWAY
BMO
TD ATM
REXALL
ENTERPRISE RENT-A-CAR
THE NORTH YORK CENTRAL LIBRARY

RESTAURANT'S
2. BOSTON PIZZA
3. CAFE LANDWER
4. PIZZA LIBERETTO
5. CHIPOTLE MEXICAN GRILL
6. TIM HORTONS
7. THE KEG
8. CACTUS CLUB

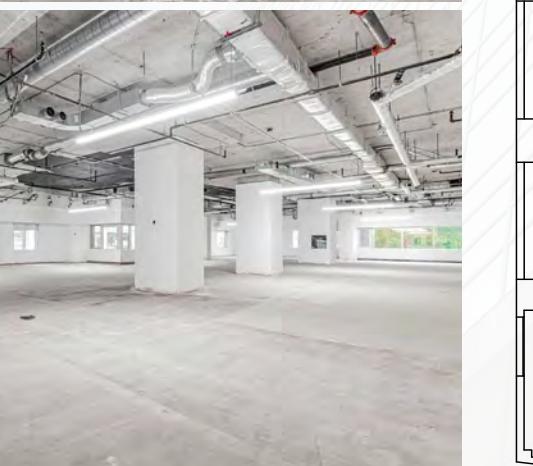
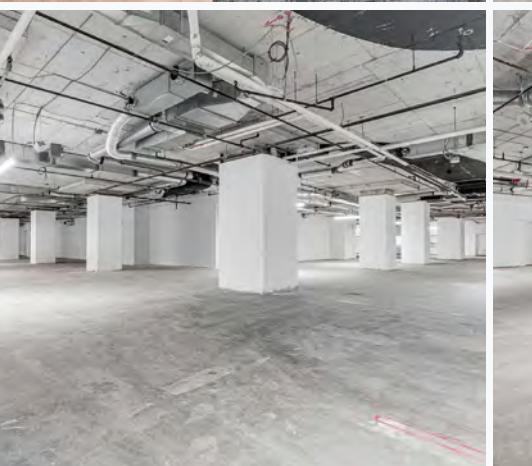
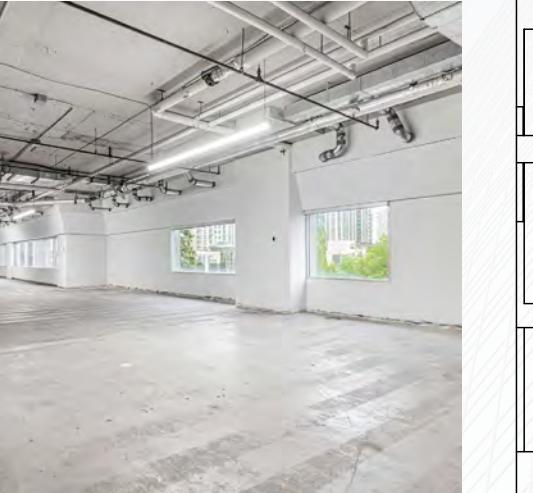
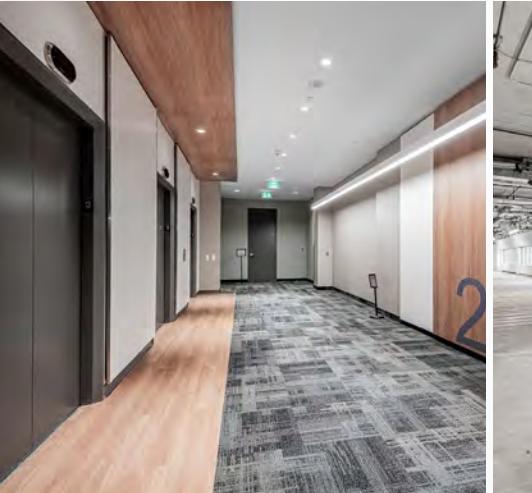
GROCERY STORES
11. METRO
12. LOBLAWS
13. LONGOS
14. FOOD BASICS
15. WHOLE FOODS

BANKS
16. SCOTIABANK
17. BMO
18. CIBC

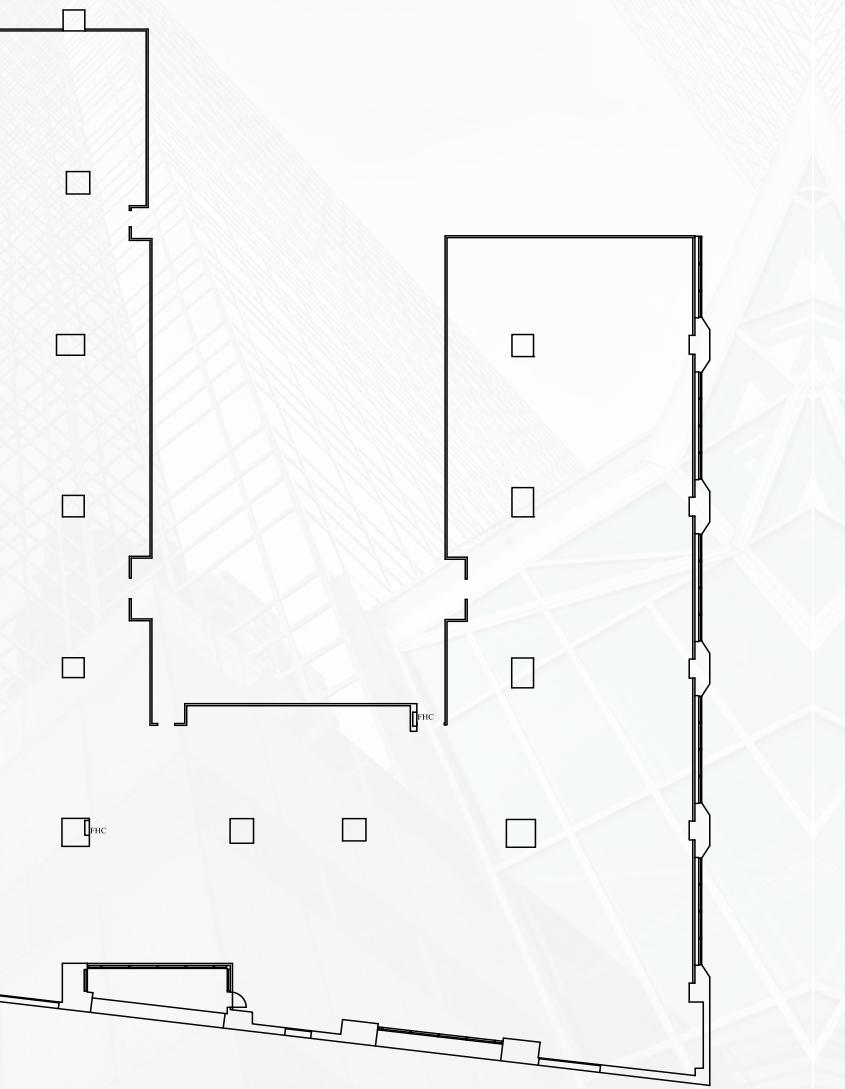


SUITE 201 - 13,052 SQ.FT.

AVAILABLE IMMEDIATELY



- Base building condition with concrete floors, exposed ceilings, and elevator exposure



SUITE 300 - 42,848 SQ.FT.

AVAILABLE IMMEDIATELY



- Full floor opportunity
- Build out includes a good mix of offices / meeting rooms, kitchen, large server room, and open area
- Suite features two double glass door entrances off elevators and raised floors

[VIRTUAL TOUR](#)



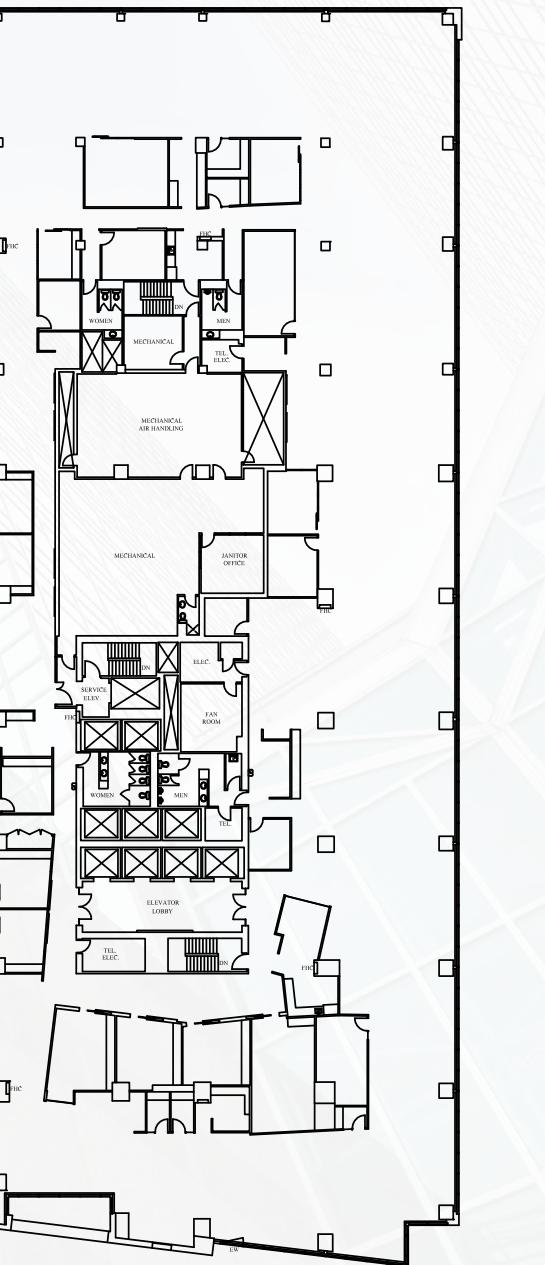
SUITE 400 - 37,271 SQ.FT.

AVAILABLE IMMEDIATELY



- Full floor opportunity
- Build out includes a good mix of offices / meeting rooms, two kitchens, and open area
- Suite features two double glass door entrances off elevators, and new washrooms

► **VIRTUAL TOUR**



NORTH YORK CENTRE

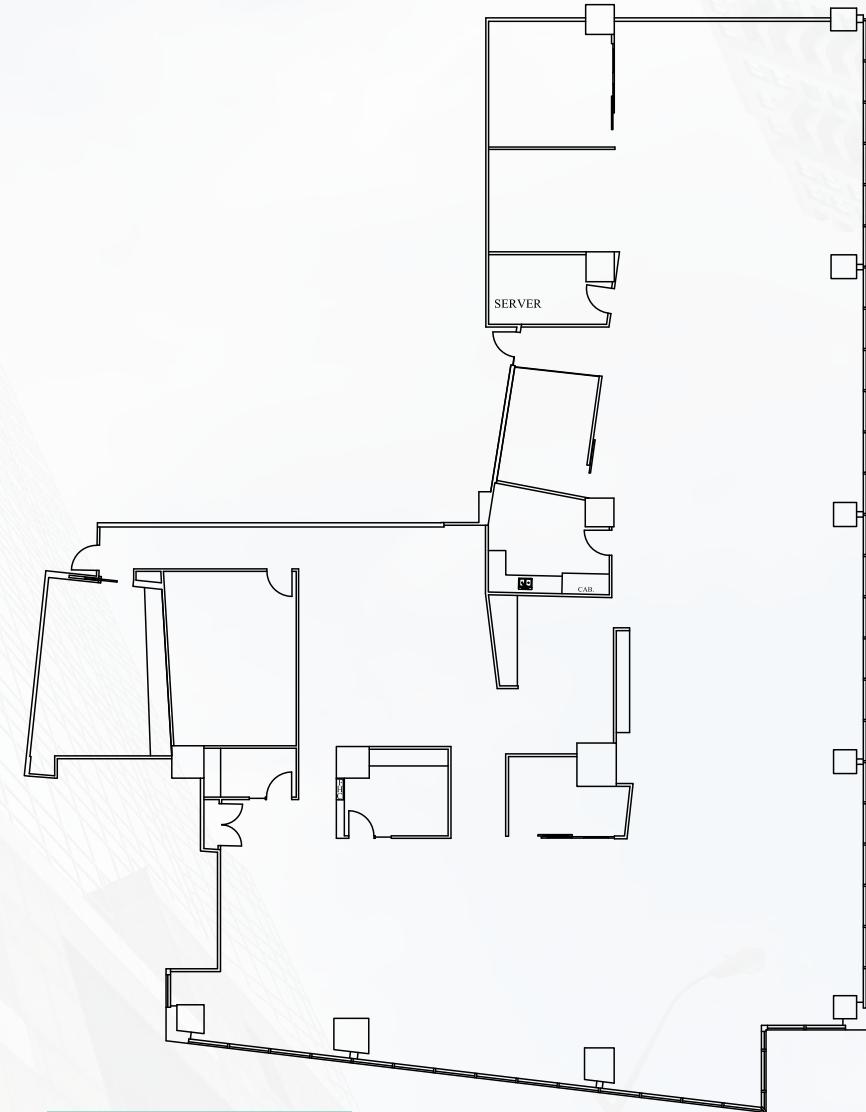
SUITE 550 - 10,040 SQ.FT.

AVAILABLE IMMEDIATELY



- Build out includes a kitchen, server room, a few offices / meeting rooms, and open area

► **VIRTUAL TOUR**



NORTH YORK CENTRE

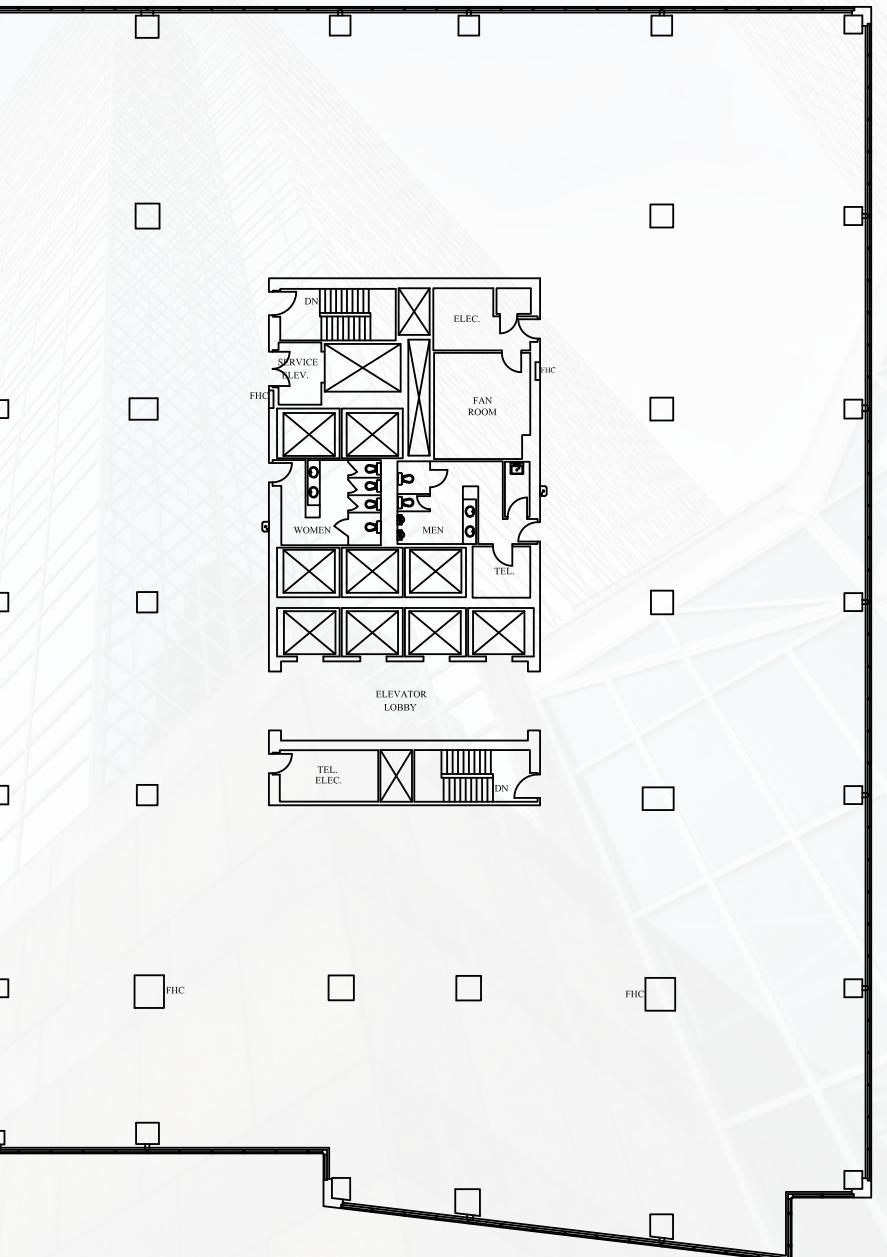
SUITE 700 - 24,877 SQ.FT.

AVAILABLE IMMEDIATELY



*Photos are representative of condition only, and are not specific to this suite.

- Full floor opportunity
- Base building condition
- Suite features two double glass door entrances off elevators



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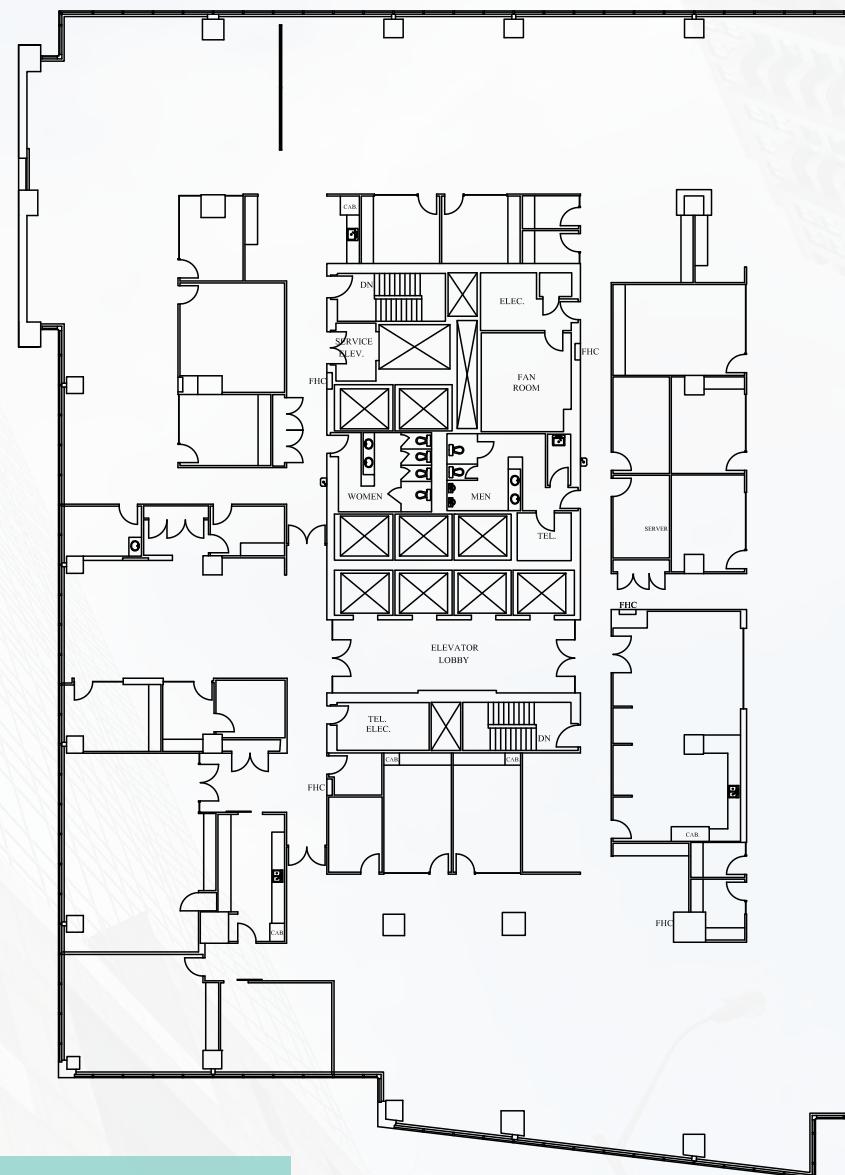
SUITE 800 - 24,874 SQ.FT.

AVAILABLE IMMEDIATELY



- Full floor opportunity
- Build out includes a good mix of offices / meeting rooms, two kitchens, server room, and open area
- Suite features two double glass door entrances off elevators, and new washrooms

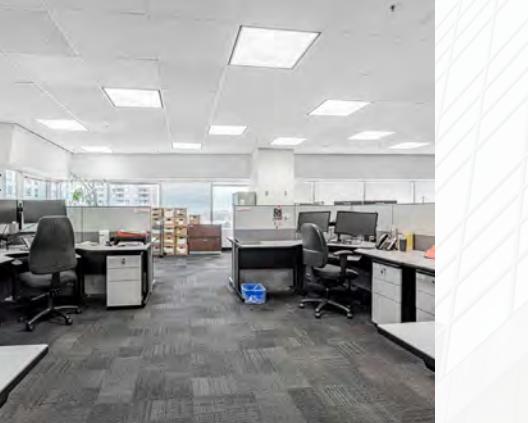
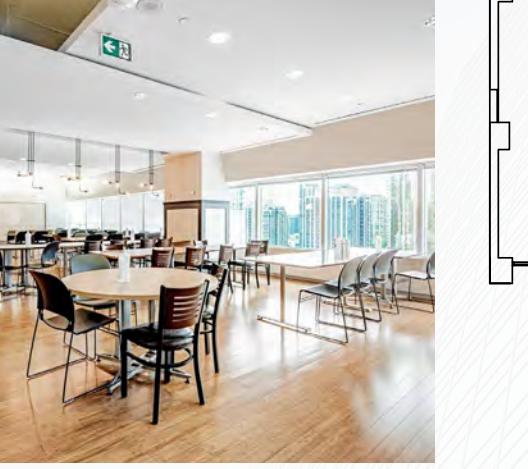
VIRTUAL TOUR



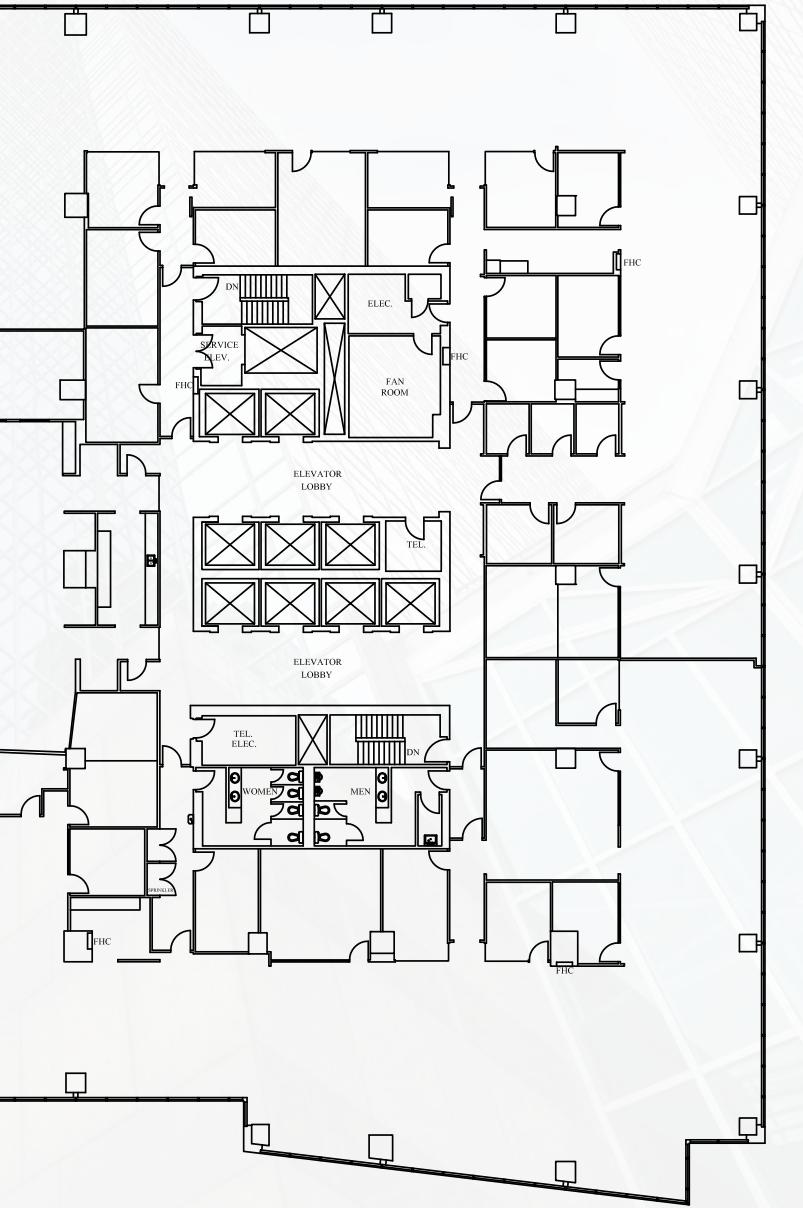
NORTH YORK CENTRE

SUITE 900 - 24,772 SQ.FT.

AVAILABLE IMMEDIATELY



- Full floor opportunity
- Build out includes a mix of interior offices and meeting rooms, kitchen, and open area



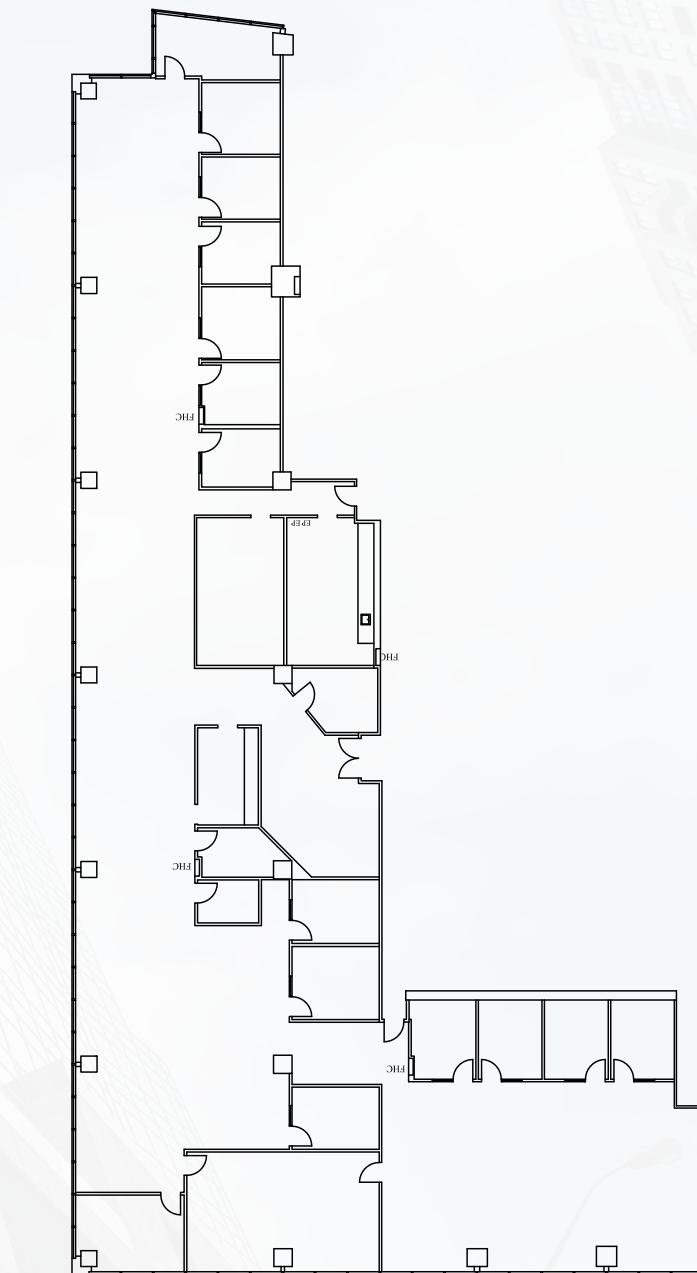
SUITE 1205 - 11,406 SQ.FT.

AVAILABLE IMMEDIATELY



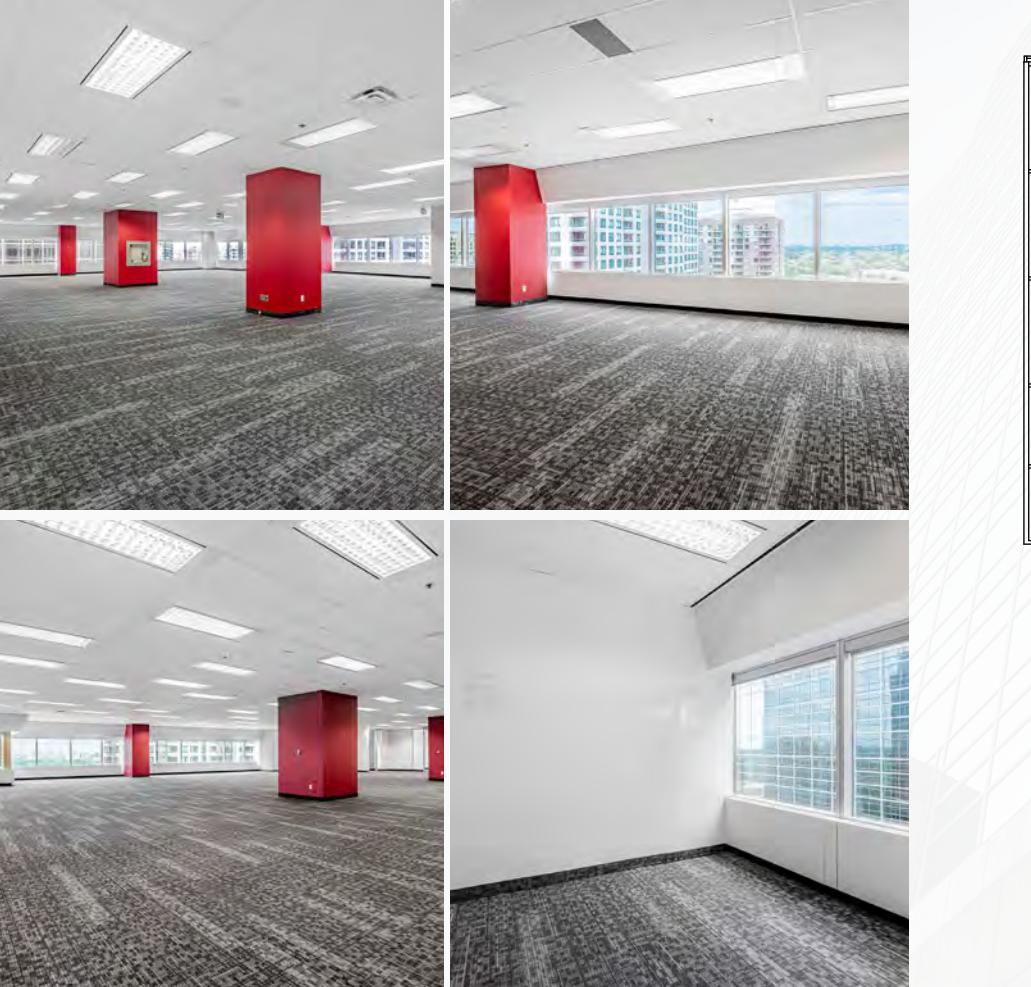
- Build out includes a boardroom, perimeter offices, kitchen, and open area
- Double glass door elevator exposure

[VIRTUAL TOUR](#)



SUITE 1560 - 8,121 SQ.FT.

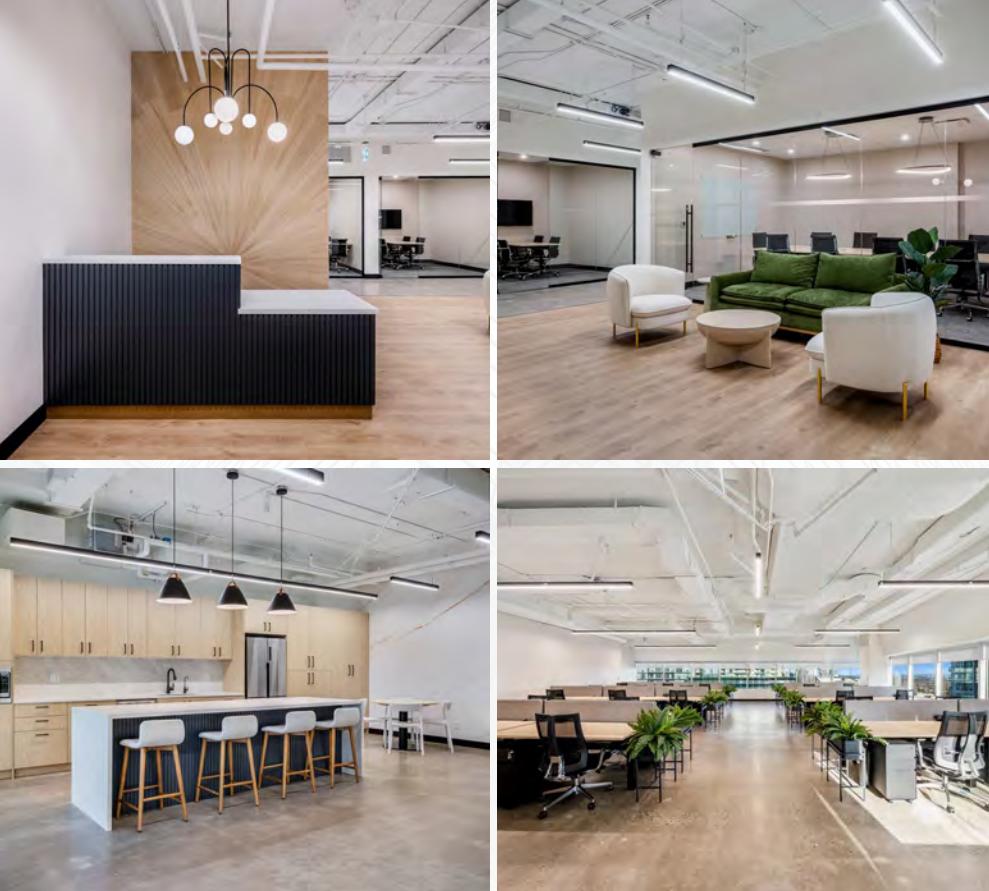
AVAILABLE IMMEDIATELY



- Build out includes 2 boardrooms, 7 offices/meeting rooms, kitchenette, and open area

SUITE 2220 - 4,247 SQ.FT.

AVAILABLE IMMEDIATELY



- Build out includes reception with seating area, large boardroom, 3 offices/meeting rooms, open area, IT room, and open kitchen
- Fully furnished

[VIRTUAL TOUR](#)



NORTH YORK CENTRE

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BUILDING OVERVIEW | 5140 YONGE



TOTAL RENTABLE AREA:
561,410 sq.ft.



NUMBER OF STORIES:
25



YEAR BUILT
1987

PROPERTY DESCRIPTION

- Posted Net Rate: Negotiable
- Typ. High-Rise Floor Plate: 25,000 sq ft
- Typ. Low-Rise Floor Plate: 40,000 sq ft
- Typ. % Gross Up: 4.8%
- PSF Realty Tax: \$6.77
- PSF Utilities: \$1.50
- PSF Operating Costs: \$14.43
- PSF Additional Rent Total: \$22.70 (2025 est.)

ELEVATORS

- High rise: 5 (Floors 9 - 23)
- Low rise: 4 (Floors G - 9)
- Freight: 1
- Parking: 2

PARKING

- Below ground # stalls: 1,794
- Monthly parking cost: \$190.00/mth tenant unreserved; \$305.00/mth tenant reserved
- Parking description: Five (5) levels of underground parking w/ charging stations

SAFETY AND SECURITY

- Fire detection system: Yes
- Sprinkler system: Yes
- 24/7 Security: Yes
- Security system: Yes

POWER

- Typical power watts/sq.ft.:
 - Tenant: 4 watts/sq.ft.
 - Lighting: 2 watts/sq.ft.
 - Other: 2 watts/sq. ft.

HVAC

- HVAC dist system: Variable air volume
- HVAC hours: 8:00am - 6:00pm Monday-Fri
- After hours HVAC: \$50/hr + HST & Admin Fees

BUILDING SPECIFICATION

- Ceiling Height: 10' to 11' ft.
- Slab to Slab: 9 ft.
- Slab to Slab(1st 5 fl): 11.5 ft.
- Window Coverings: Window Coverings
- Wall Type: 2L/2F (Floors 2-6)
- Washrooms per floor: 1M'1F (Floors 7-23)
- Satellite dish capability: YES
- Fibre optic capability: YES
- Shipping receiving: YES
- Emergency generator: YES

AWARDS & DESIGNATIONS

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