



**NorthYork**Centre

**5160**  
**YONGE STREET**

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GWL Realty Advisors Inc.

Brokerage

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# AVAILABLE SUITES | 5160 YONGE STREET

LEGEND

AVAILABLE IMMEDIATELY

FUTURE AVAILABILITY

MODEL SUITE

FLOOR 18	Suite 1810   2,170 SQ.FT.
FLOOR 17	
FLOOR 16	
FLOOR 15	
FLOOR 14	Suite 1401   9,022 SQ.FT.
FLOOR 12	
FLOOR 11	
FLOOR 10	Suite 1000   5,742 SQ.FT. Suite 1020   2,231 SQ.FT.
FLOOR 09	Suite 906   6,517 SQ.FT.
FLOOR 08	
FLOOR 07	
FLOOR 06	
FLOOR 05	
FLOOR 04	Suite 400   31,421 SQ.FT.
FLOOR 03	Suite 300   33,621 SQ.FT.
FLOOR 02	Suite 200/205   35,433 SQ.FT.
FLOOR 01	

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.

DIRECT SUBWAY ACCESS

FOOD COURT & STARBUCKS ON-SITE

FIT 4 LESS ON-SITE

CONFERENCE CENTRE AVAILABLE TO TENANTS

ACCESS TO TORONTO PUBLIC LIBRARY

DIRECT UNDERGROUND PARKING

CONNECTED TO THE NOVOTEL HOTEL

NORTH YORK CENTRE



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

## Awards & Designations

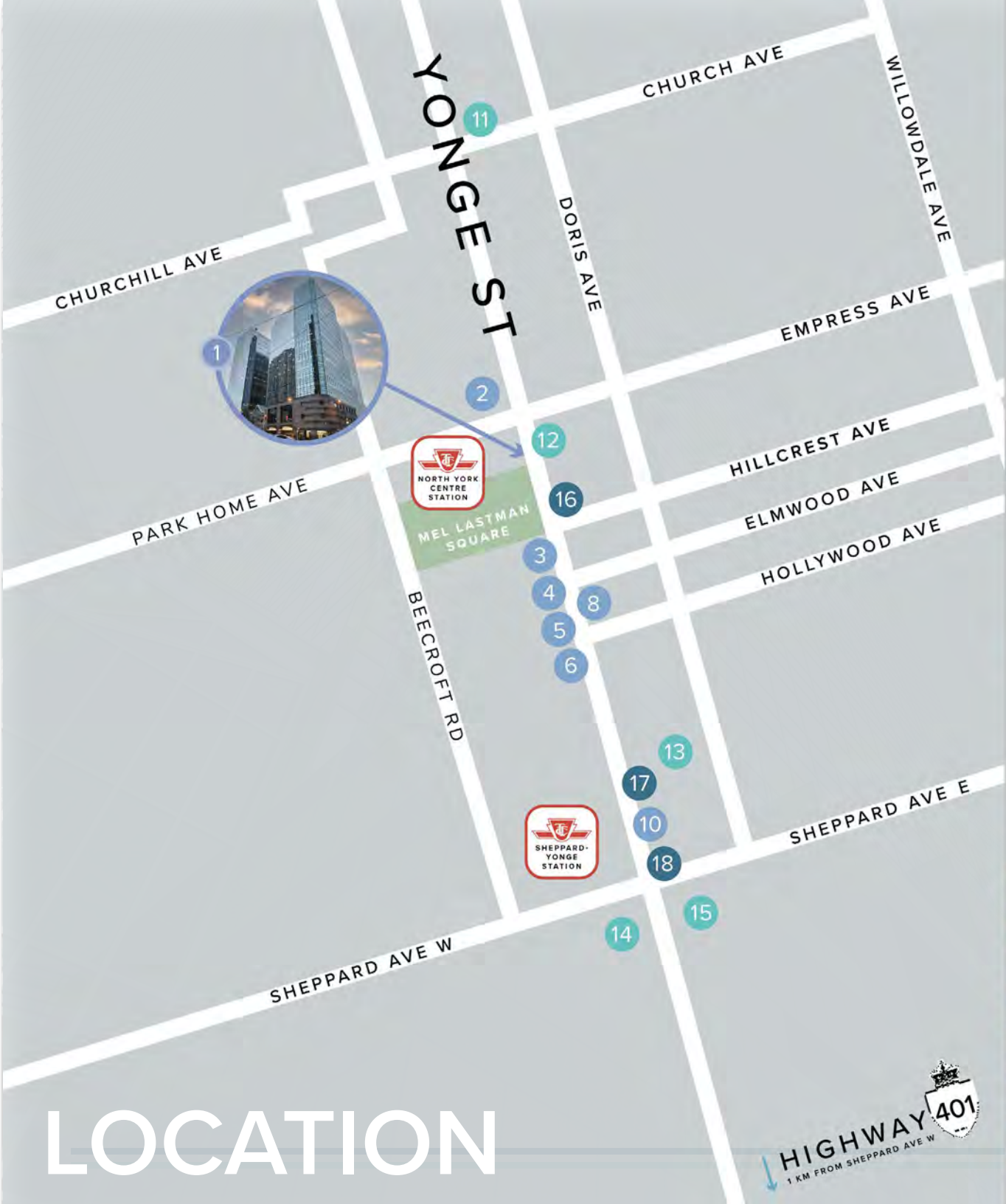
- BOMA 360
- BOMA BEST Platinum
- BOMA Certificate of Excellence:  
Office Building 1M sq. ft. +
- Fitwel Certification (One-Star)
- LEED Platinum
- Rick Hansen Foundation  
Accessibility Certification



North York Centre offers a wide range of amenities, including a fitness center, a 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.

NORTH YORK CENTRE

# LOCATION



- 1 NORTH YORK CENTRE AMENITIES**  
NOVOTEL'S TRIO 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

- RESTAURANTS**  
2. BOSTON PIZZA  
3. CAFE LANDWER  
4. PIZZA LIBRETTO  
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

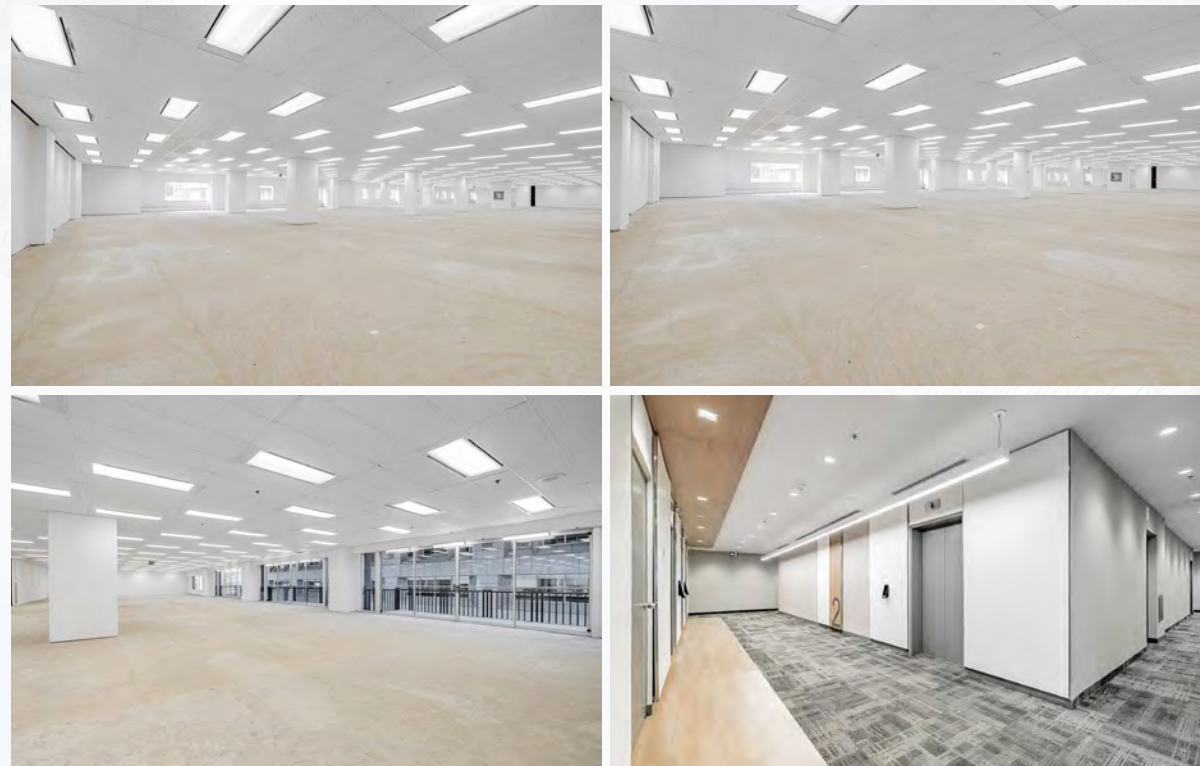
- BANKS**  
16. SCOTIABANK  
17. BMO  
18. CIBC



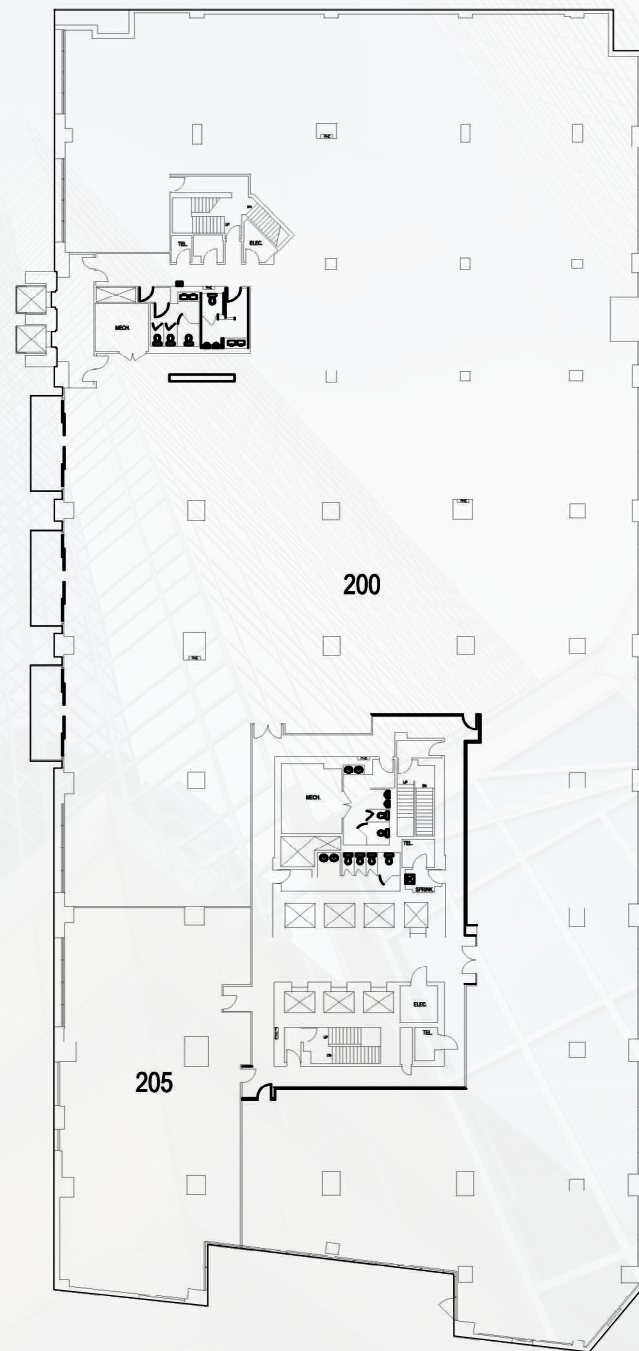


## SUITE 200/205 - 35,433 SQ.FT.

AVAILABLE IMMEDIATELY



- Full floor opportunity, contiguous with Suite 300 (with interconnecting staircase) for a total of 69,064 sq. ft.
- Majority of suite is in base building condition, and features double glass door entrance off elevators
- Interior balconies overlooking atrium and secondary elevator bank accessible from atrium



[VIRTUAL TOUR](#)

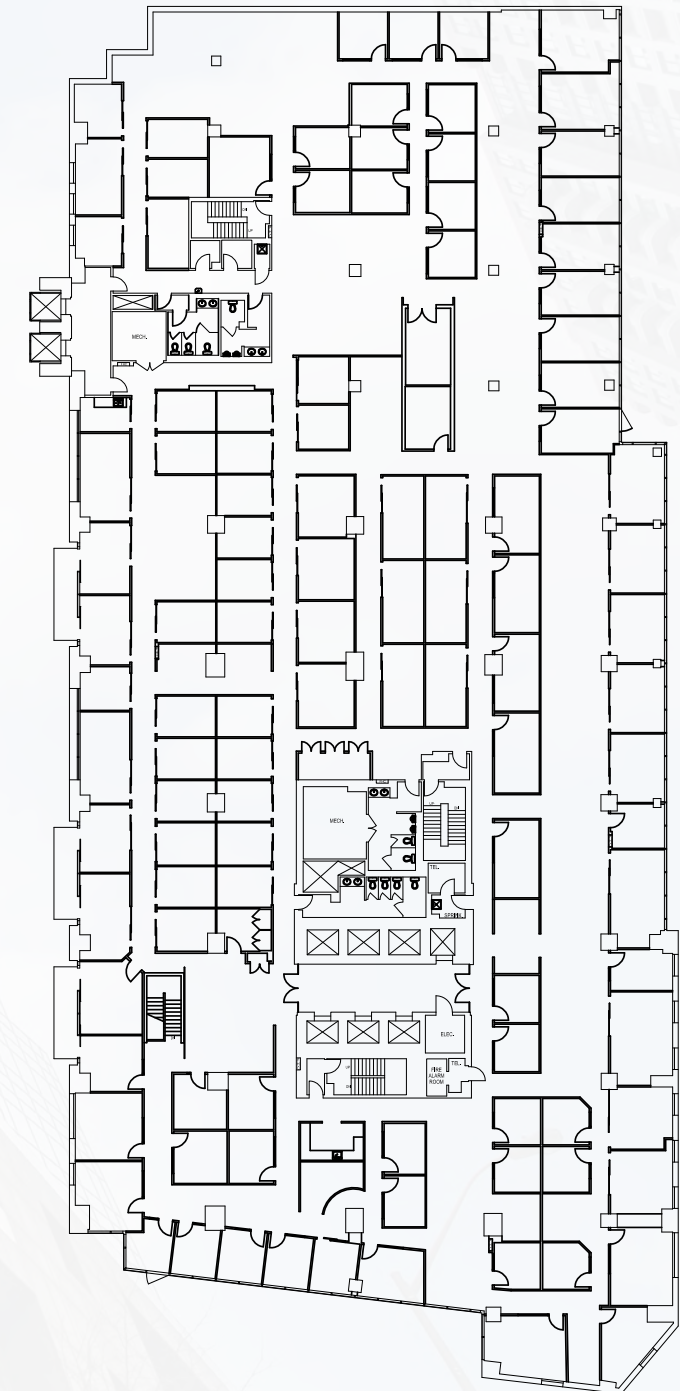
NORTH YORK CENTRE

## SUITE 300 - 33,621 SQ.FT.

AVAILABLE IMMEDIATELY



- Full floor opportunity, contiguous with Suite 200 (with interconnecting staircase) for a total of 69,064 sq. ft.
- Heavily built out suite featuring double glass door entrance off elevators
- Interior balconies overlooking atrium and secondary elevator bank accessible from atrium

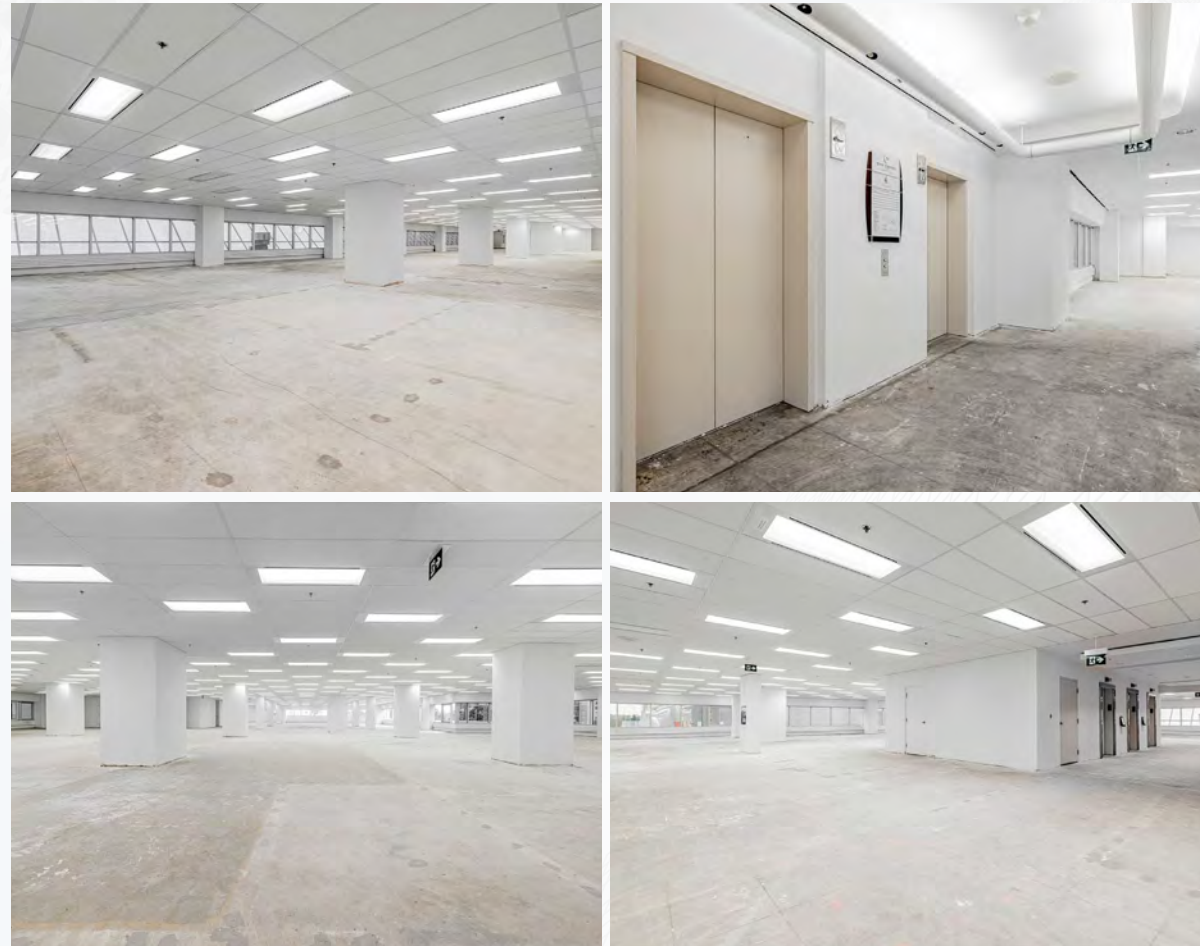


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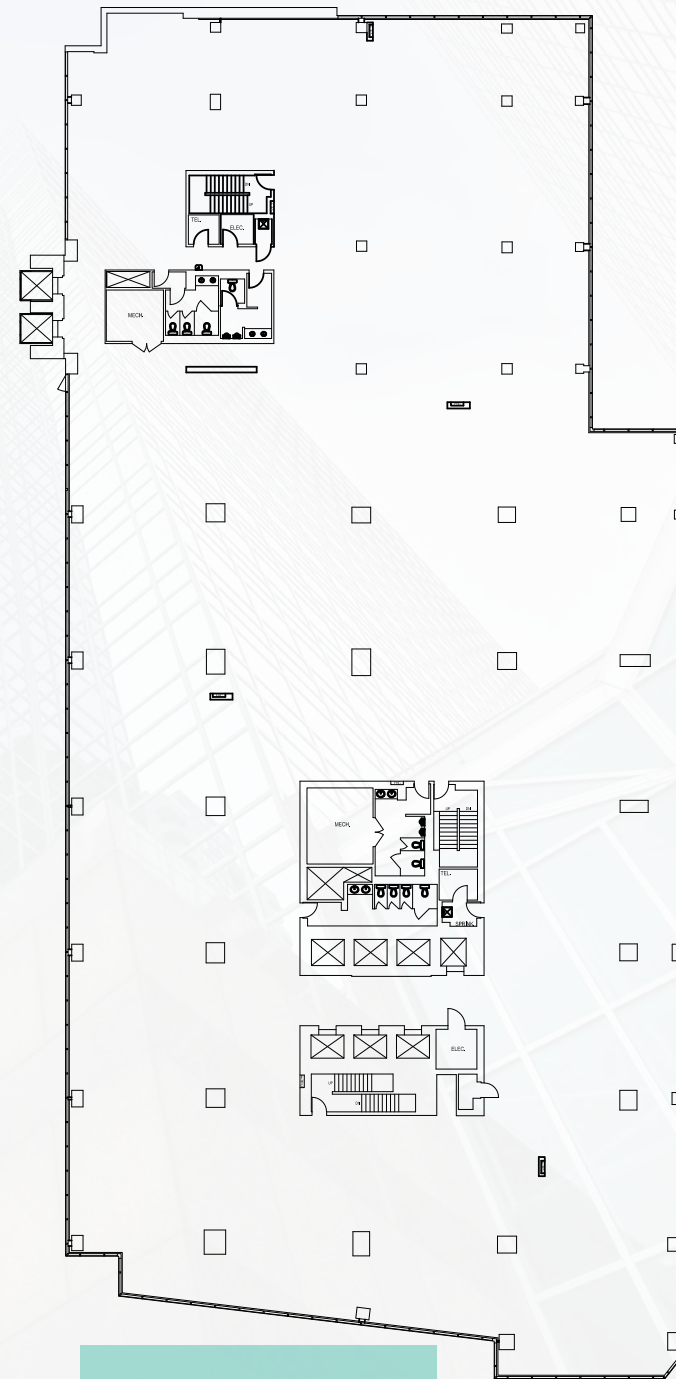


## SUITE 400 - 31,421 SQ.FT.

AVAILABLE IMMEDIATELY



- Full floor opportunity in base building condition
- Secondary elevator bank into complex atrium

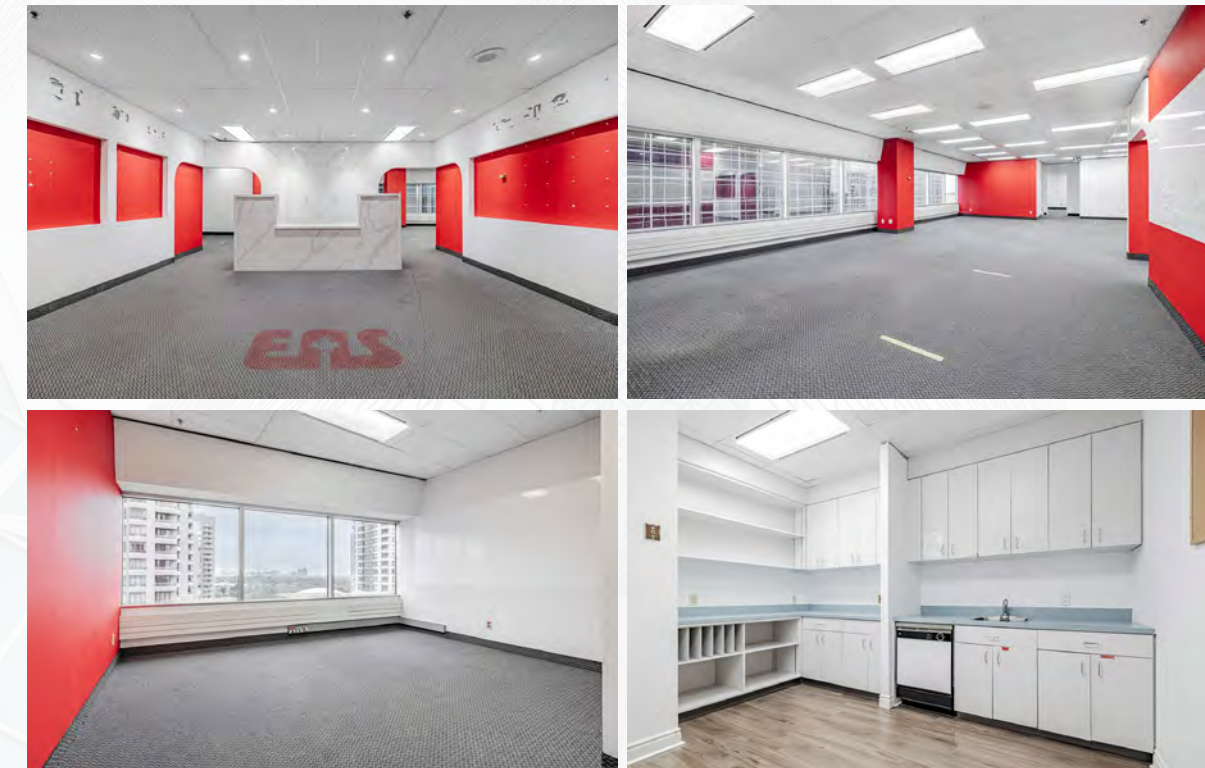


**VIRTUAL TOUR**

NORTH YORK CENTRE

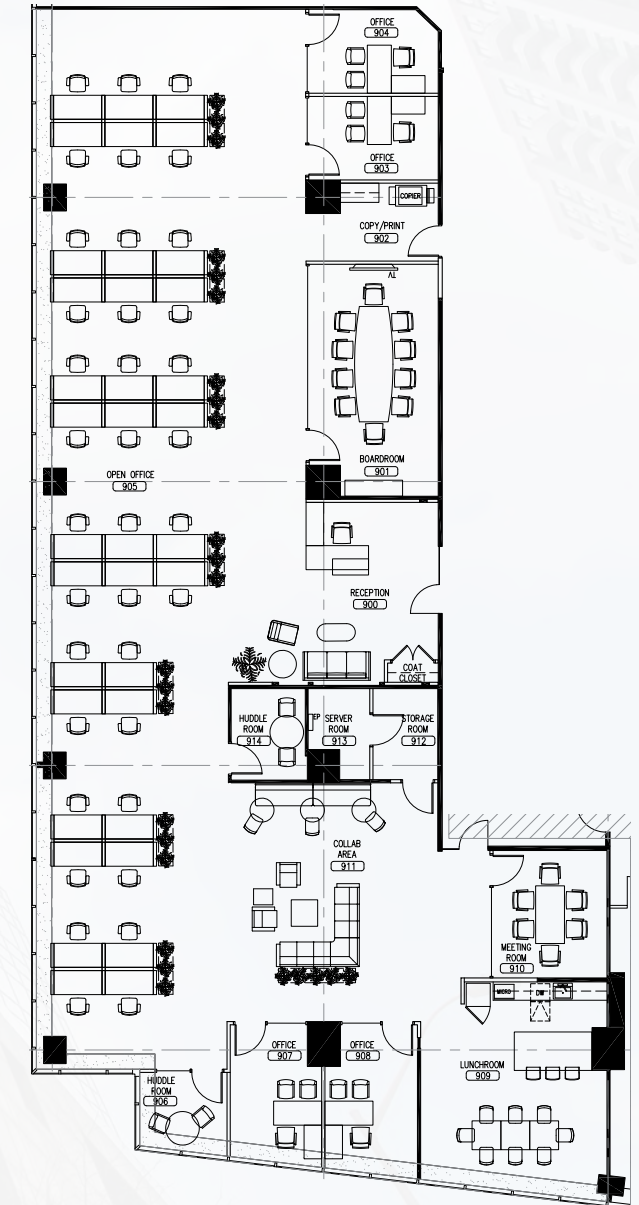
## SUITE 906 - 6,517 SQ.FT.

AVAILABLE FEB 1, 2026



\*Photos are representative of current improvements, not of model suite

- Model Suite Coming Soon
- Build out includes reception area with seating, large boardroom, 7 meeting rooms/ offices, open area with 36 desks, a large kitchen, print area, and server/storage room
- Fully Furnished



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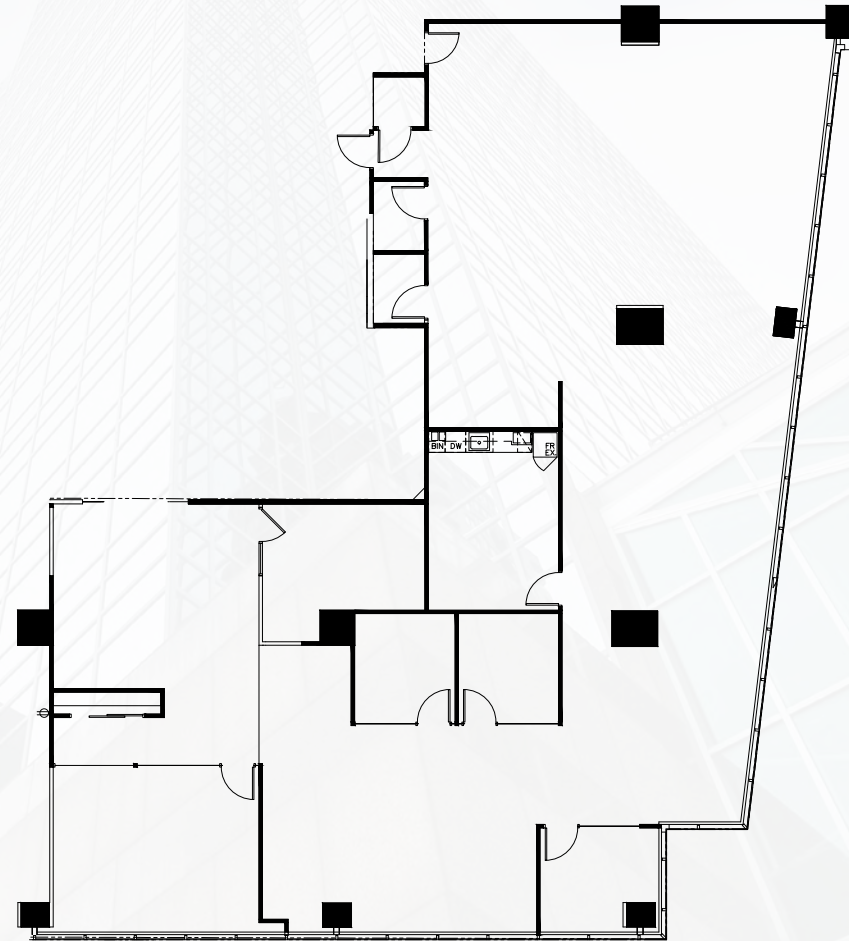


## SUITE 1000 - 5,742 SQ.FT.

AVAILABLE OCT 1, 2025



- Build out includes large reception area, 2 meeting rooms, 3 offices, 3 call rooms, kitchen, and open area
- Double glass entry door with elevator exposure



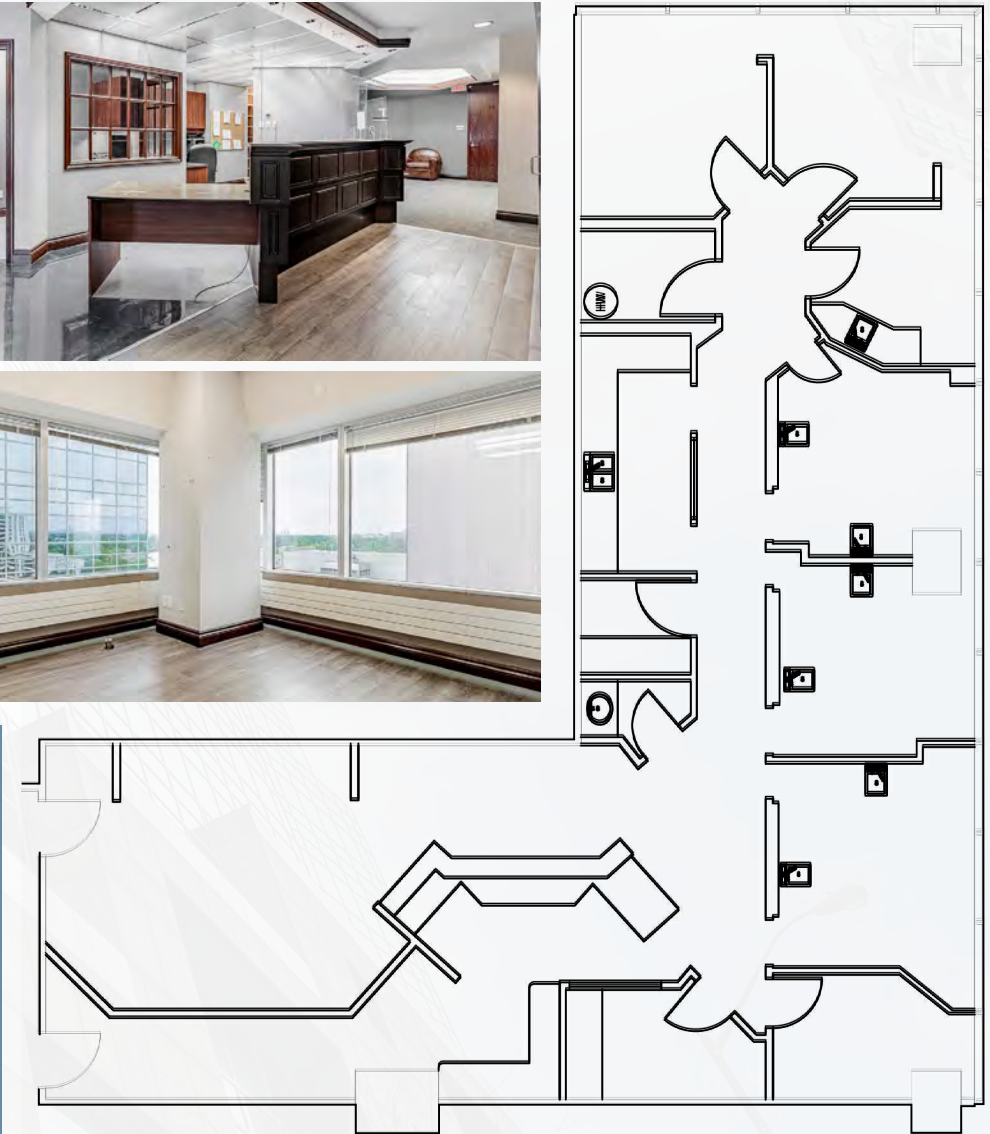
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## SUITE 1020 - 2,231 SQ.FT.

AVAILABLE IMMEDIATELY



- Former dental office complete with large reception / waiting area, 2 offices, 3 patient rooms with plumbing, kitchenette, storage rooms, and sterilization area



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## SUITE 1401 - 9,022 SQ.FT.

AVAILABLE IMMEDIATELY



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

- Base building condition

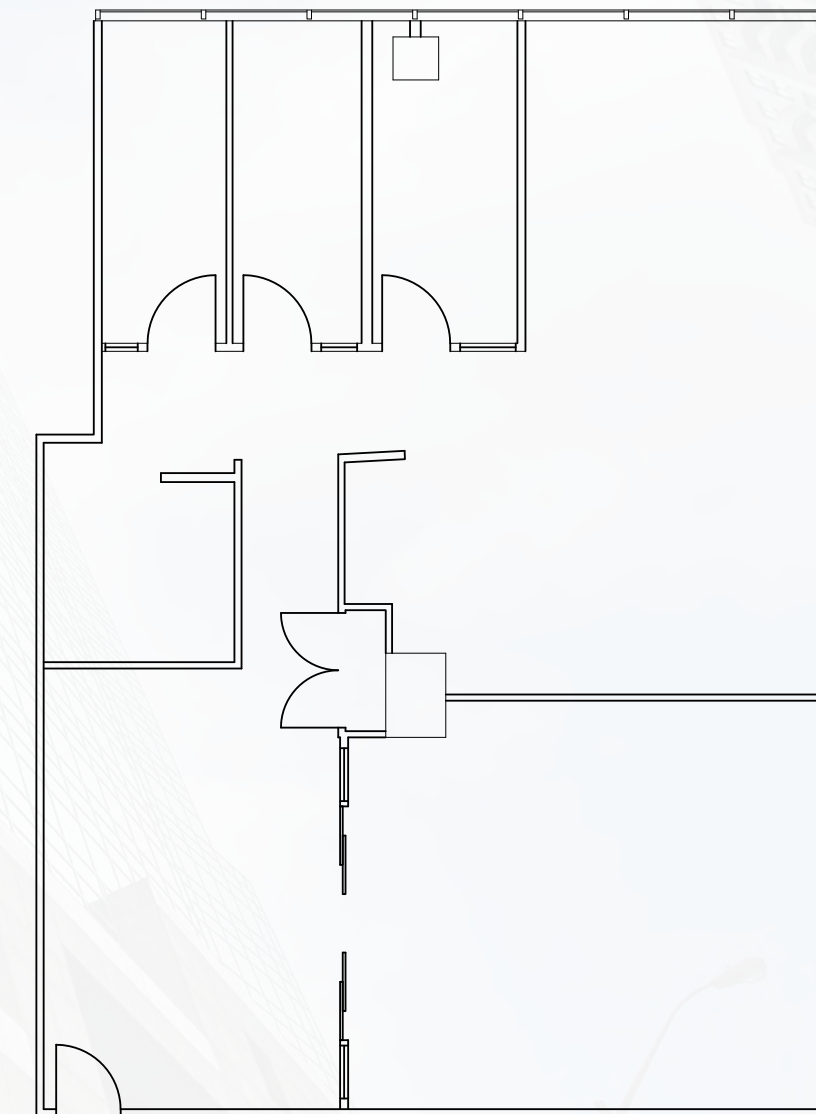


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## SUITE 1810 - 2,170 SQ.FT.

AVAILABLE IMMEDIATELY

- Build out includes reception, 3 offices / meeting rooms, and open area.



NORTH YORK CENTRE





## BUILDING OVERVIEW | 5160 YONGE



**TOTAL RENTABLE AREA:**  
403,400 sq. ft.



**NUMBER OF STORIES:**  
24



**YEAR BUILT**  
1989

### PROPERTY DESCRIPTION

- Posted Net Rate: Negotiable
- Typ. High-Rise Floor Plate: 20,000 sq ft
- Typ. Low-Rise Floor Plate: 24,000 sq ft
- Typ. % Gross Up: 13.4%
- PSF Realty Tax: \$7.05
- PSF Utilities: \$1.50
- PSF Operating Costs: \$15.80
- PSF Additional Rent Total: \$24.35 (2025 est.)

### ELEVATORS

- High rise: 3 (Floors 10-18)
- Mid rise: 0
- Low rise: 2 (Floors G-6)
- Freight: 1
- Parking: 2

### PARKING

- Below ground # stalls: 1,794
- Monthly parking cost: \$190/mth tenant unreserved  
\$305/mth tenant reserved
- Parking description: Five (5) levels of conditioned parking with charging stations

### SAFETY AND SECURITY

- Fire detection system: Yes
- Sprinkler system: Yes
- Manned 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 Mon to Fri
- After hours HVAC: \$50/hr + HST & Admin Fees

### BUILDING SPECIFICATION

- Ceiling Height: Tbar to Slab: 8.9 ft.  
Slab to Slab: 11.3 ft.
- Wall Type: Window glazing
- Washrooms per floor: 2M/2F (Floors 2-6)  
1M/1F (Floors 7-18)
- Satellite dish capability: YES
- Fibre optic capability: YES
- Shipping receiving: YES
- Emergency generator: YES

### AWARDS & DESIGNATIONS

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



To view all North York Centre opportunities:



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