

GWL REALTY
ADVISORS

NY 

NorthYorkCentre

5140
YONGE STREET

AMANDA BARKER

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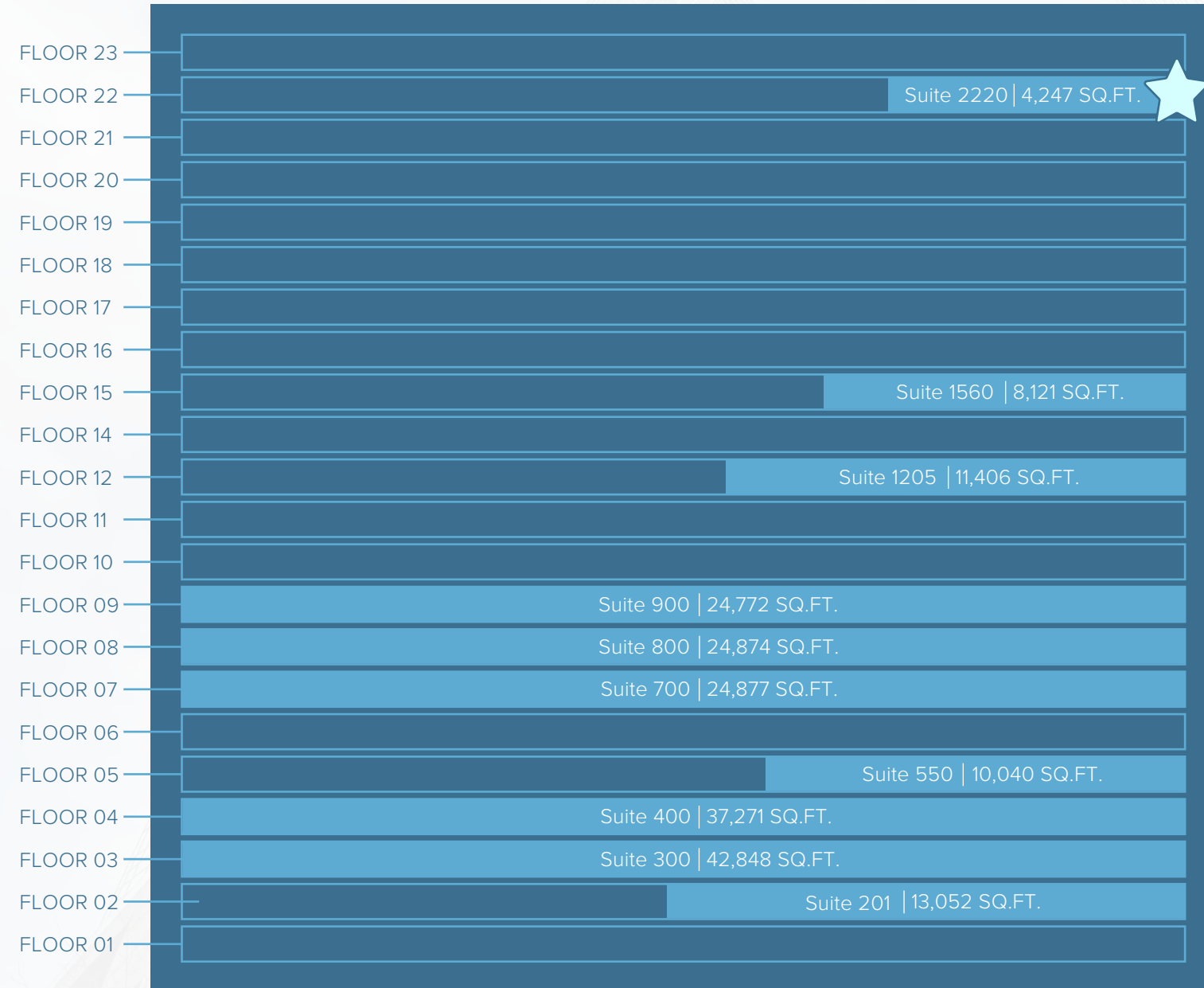
*Salesperson

GWL Realty Advisors Inc.

Brokerage

www.gwlra.com

AVAILABLE SUITES | 5140 YONGE STREET



LEGEND

- AVAILABLE IMMEDIATELY
- FUTURE AVAILABILITY
- MODEL SUITE

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.

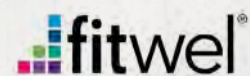
- DIRECT SUBWAY ACCESS
- FOOD COURT & STARBUCKS ON-SITE
- FIT 4 LESS ON-SITE
- CONFERENCE CENTRE AVAILABLE TO TENANTS
- ACCESS TO TORONTO PUBLIC LIBRARY
- UNDERGROUND PARKING, EV CHARGING STATIONS, AND BIKE RACKS ON-SITE
- CONNECTED TO THE NOVOTEL HOTEL

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

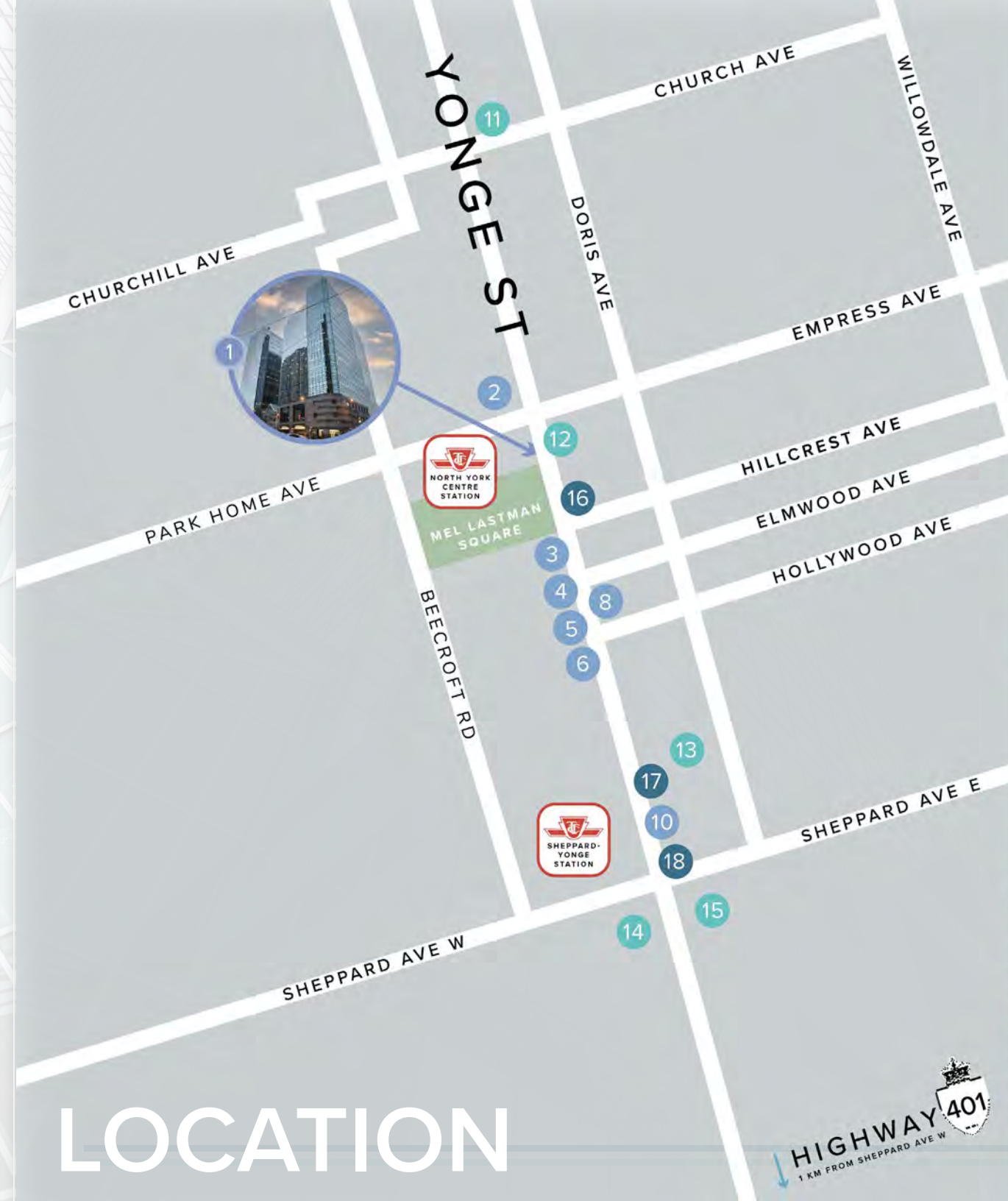
Awards & Designations

- 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 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.



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

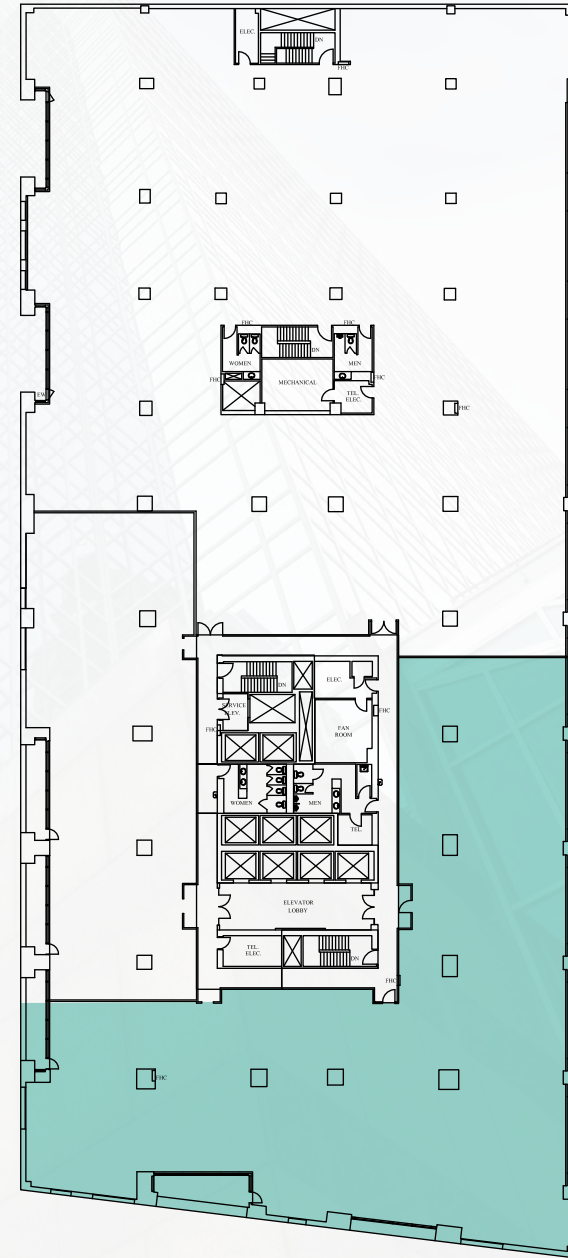
- GROCERY STORES**
 11. METRO
 12. LOBLAWS
 13. LONGOS
 14. FOOD BASICS
 15. WHOLE FOODS

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



SUITE 201 - 13,052 SQ.FT.

AVAILABLE IMMEDIATELY

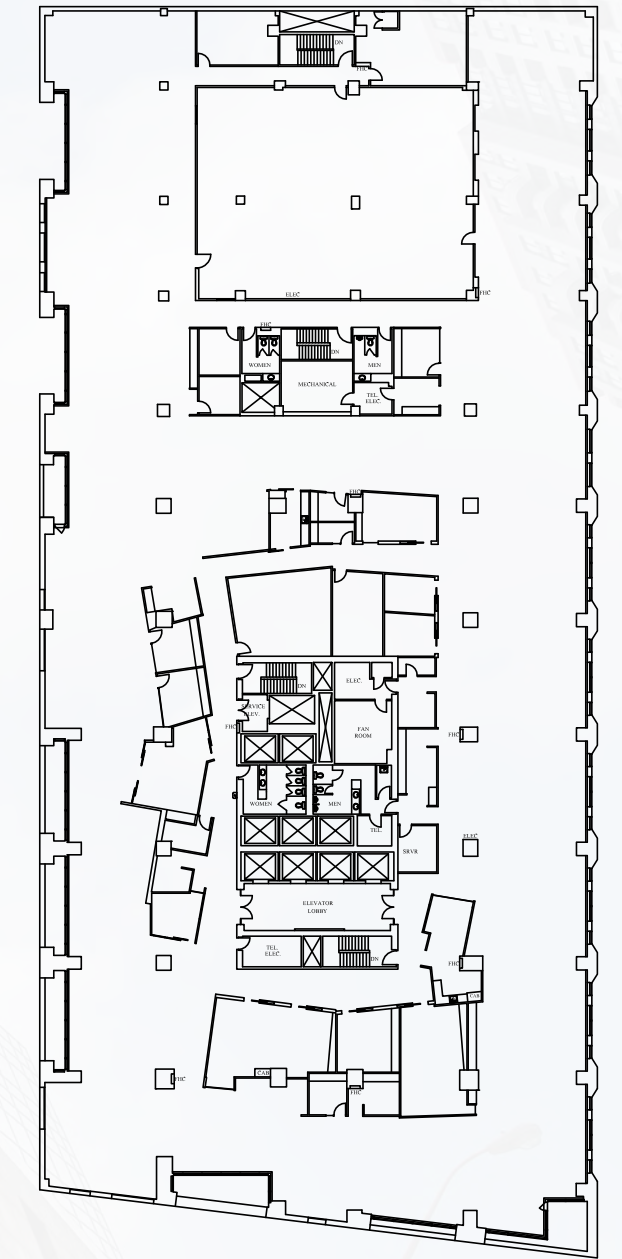


- Base building condition with concrete floors, exposed ceilings, and elevator exposure

NORTH YORK CENTRE

SUITE 300 - 42,848 SQ.FT.

AVAILABLE IMMEDIATELY



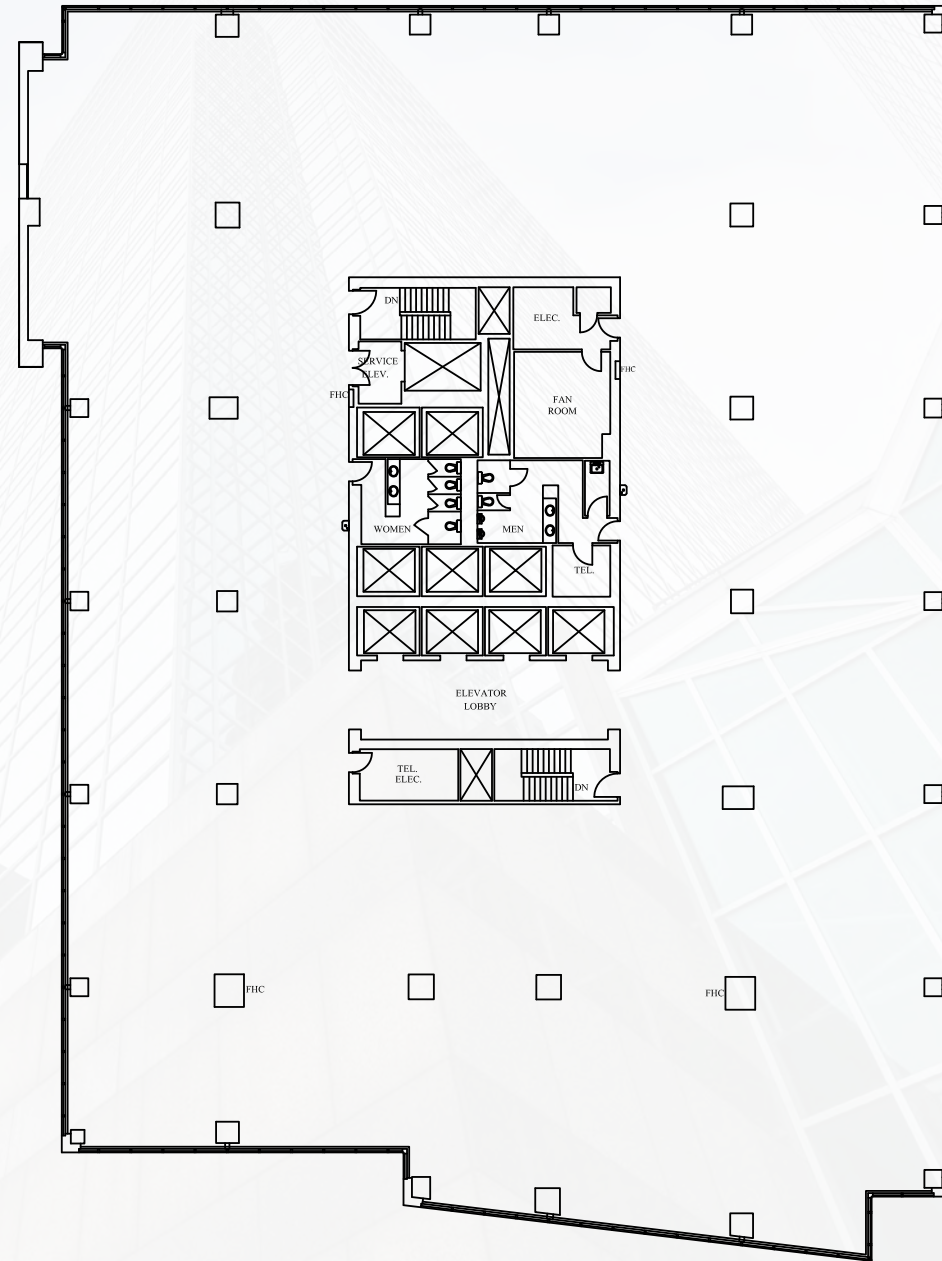
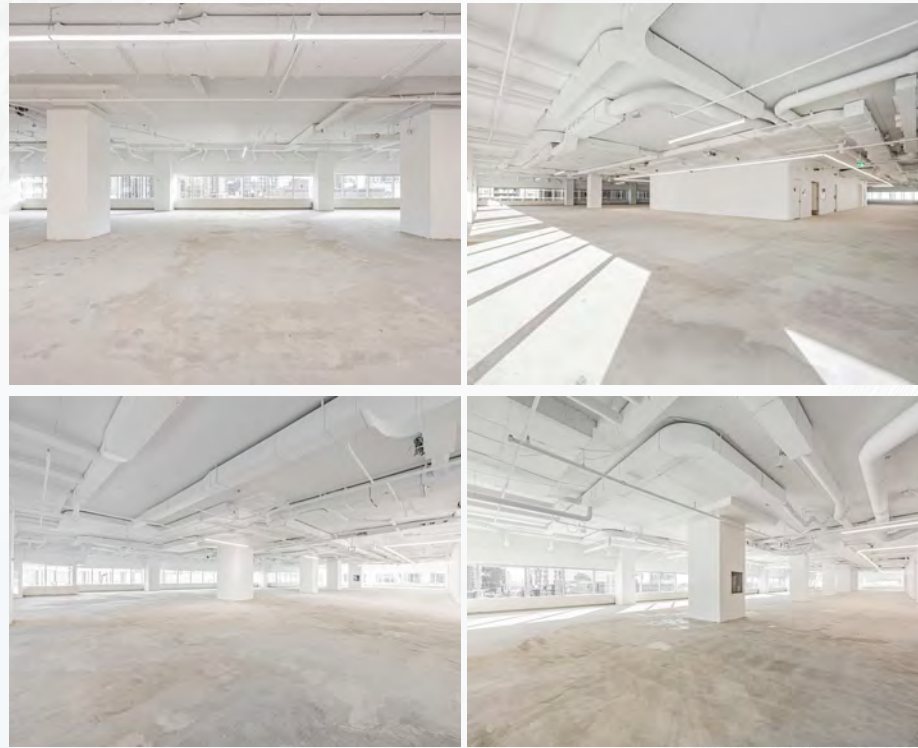
- Full floor opportunity
- Build out includes a good mix of offices / meeting rooms, kitchen, large server room, and open area
- Suite features two double glass door entrances off elevators and raised floors

[VIRTUAL TOUR](#)

NORTH YORK CENTRE

SUITE 700 - 24,877 SQ.FT.

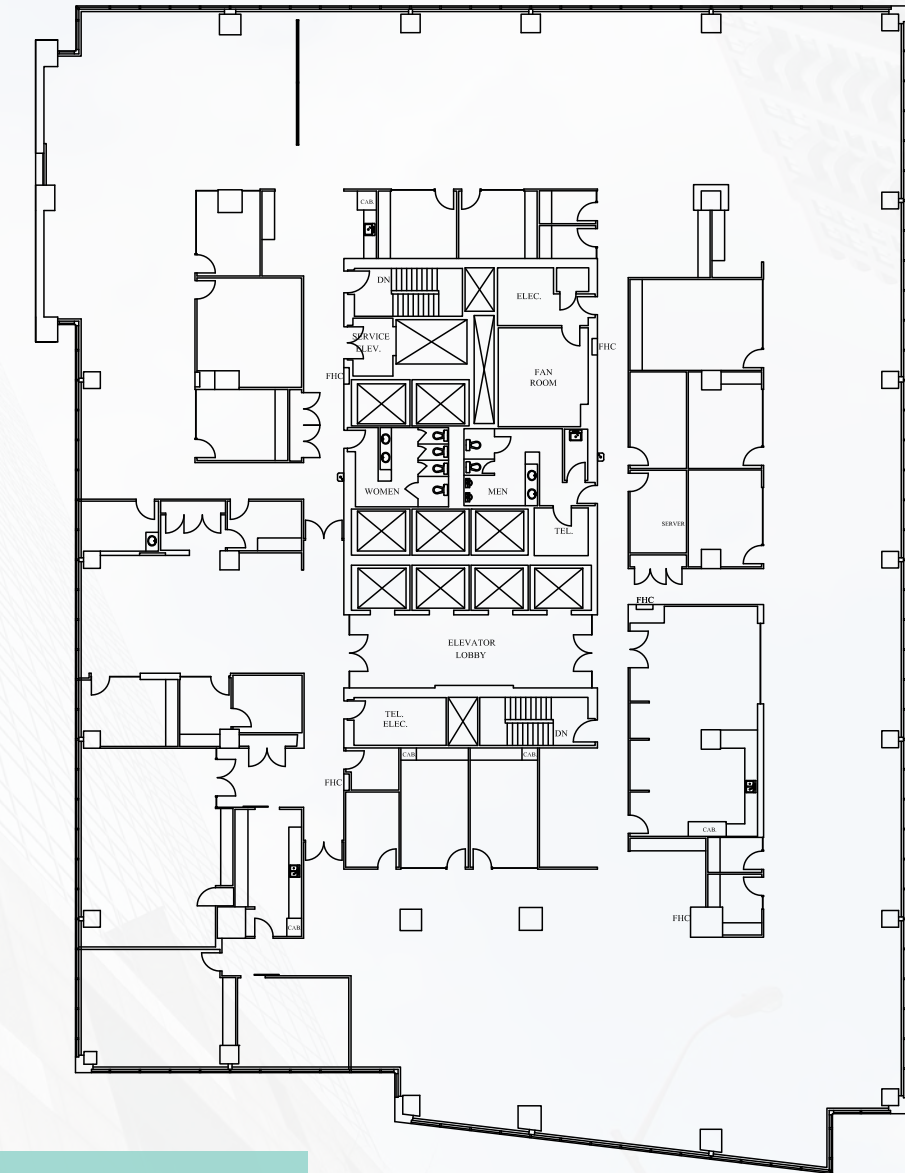
AVAILABLE IMMEDIATELY



- Full floor opportunity
- Base building condition

SUITE 800 - 24,874 SQ.FT.

AVAILABLE IMMEDIATELY

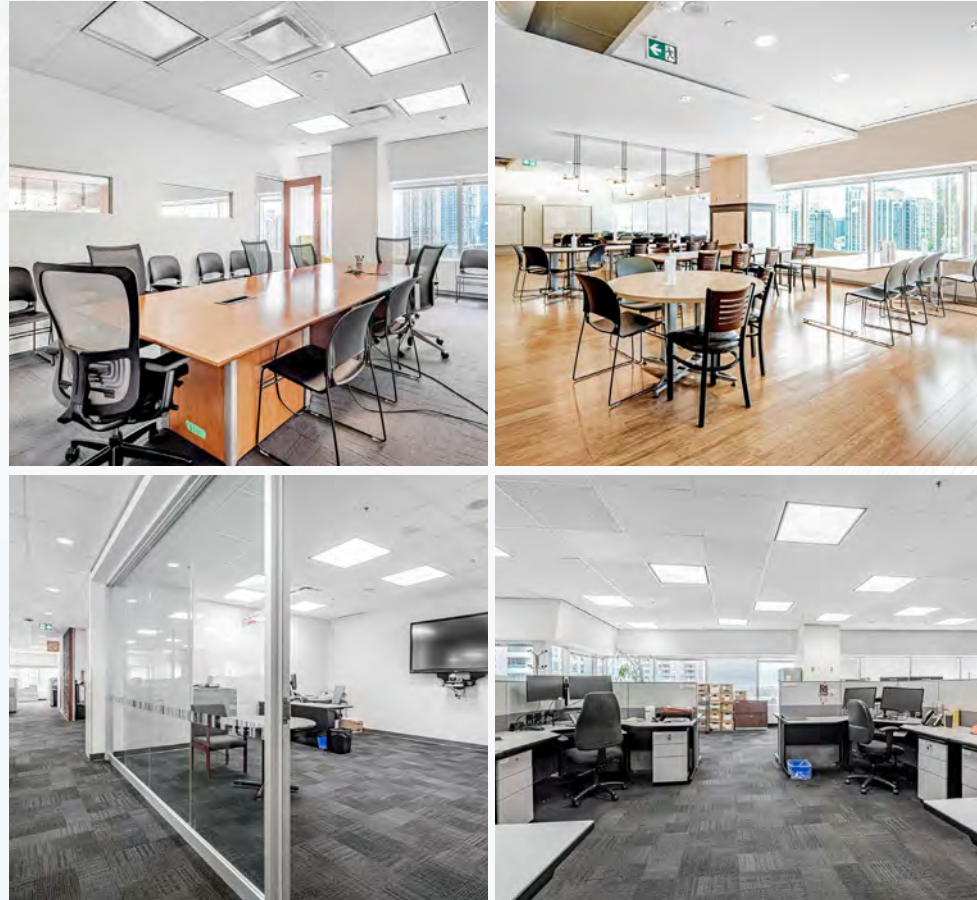


- Full floor opportunity
- Build out includes a good mix of offices / meeting rooms, two kitchens, server room, and open area
- Suite features two double glass door entrances off elevators, and new washrooms

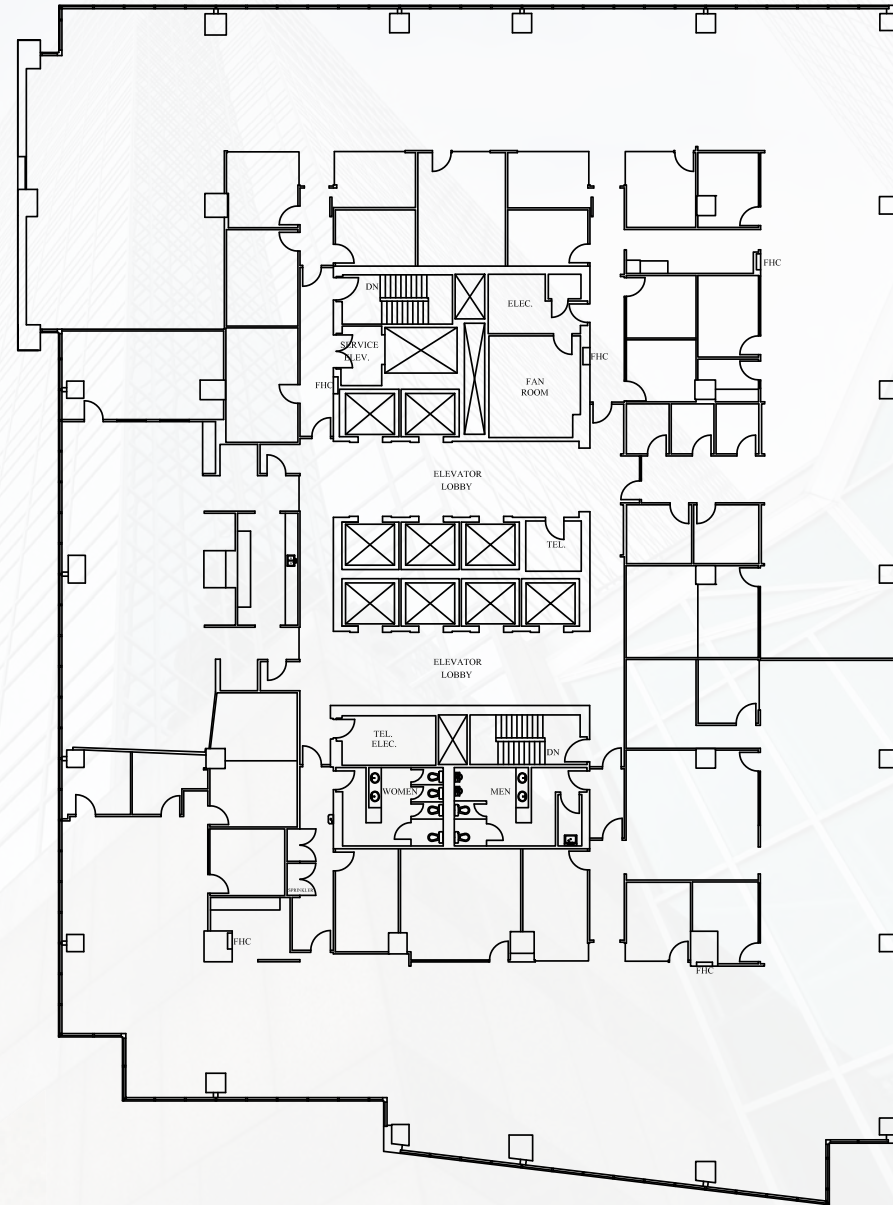
[VIRTUAL TOUR](#)

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



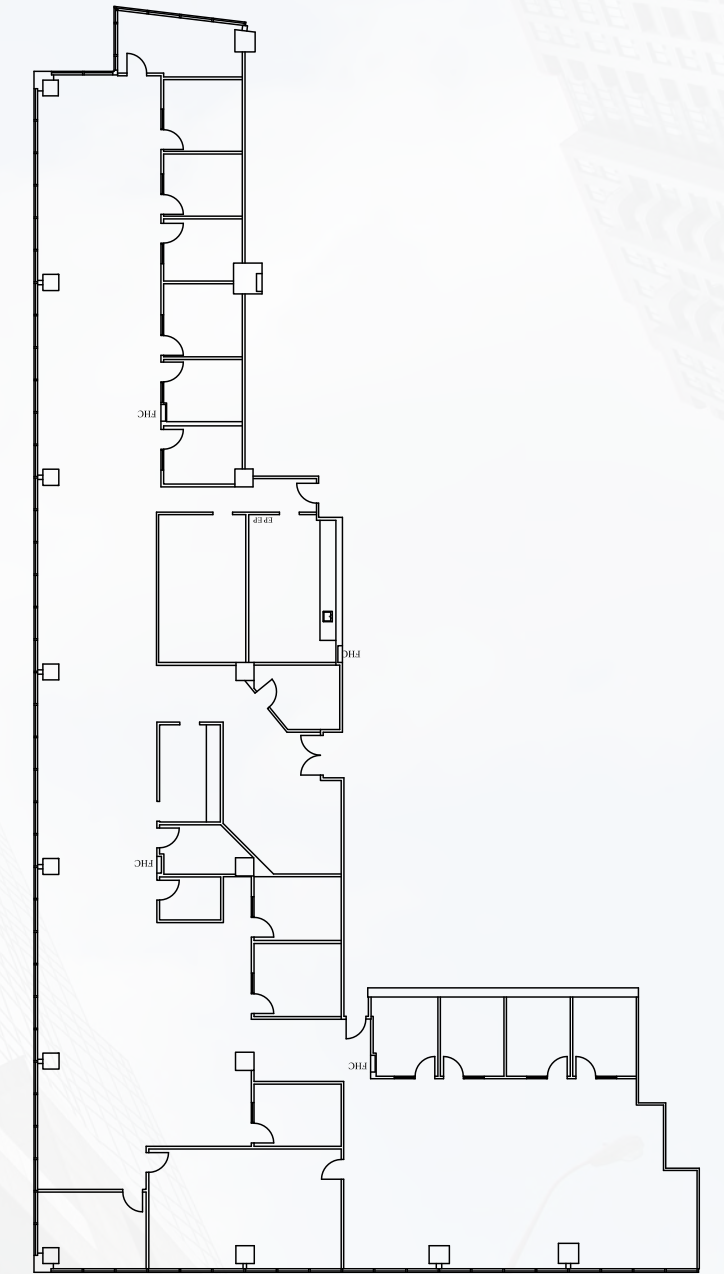
NORTH YORK CENTRE

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](#)

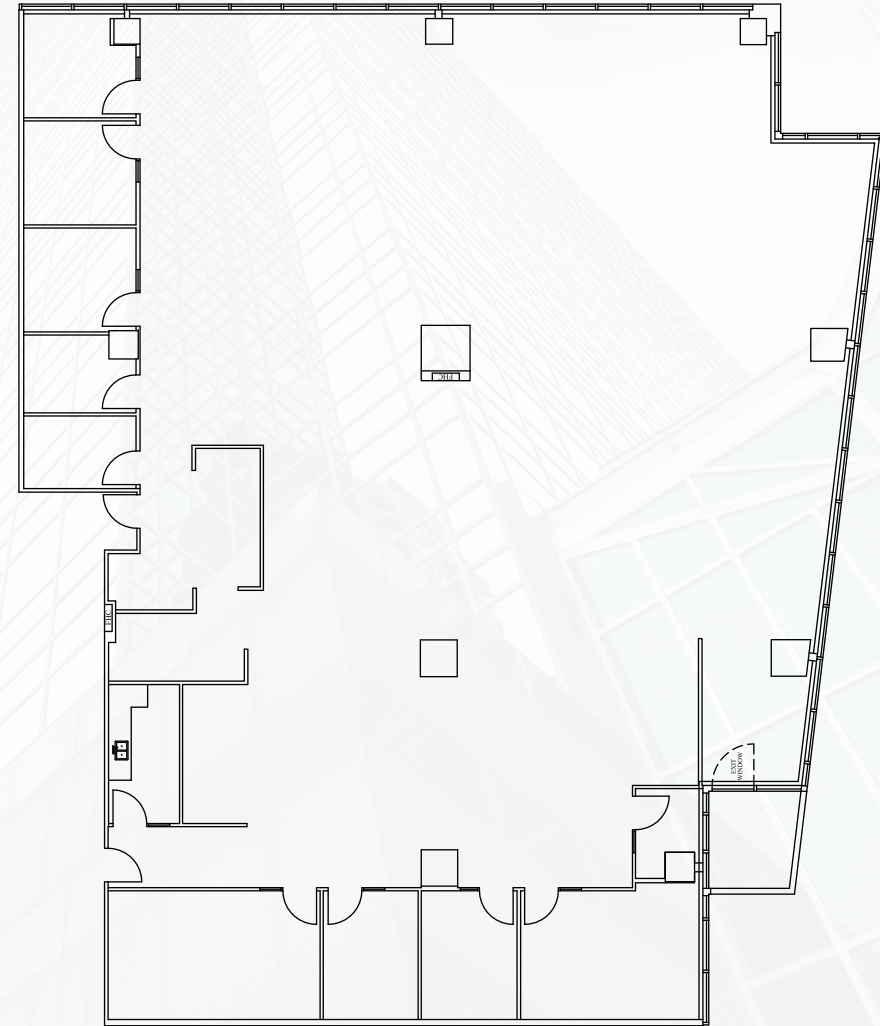
NORTH YORK CENTRE

SUITE 1560 - 8,121 SQ.FT.

AVAILABLE IMMEDIATELY



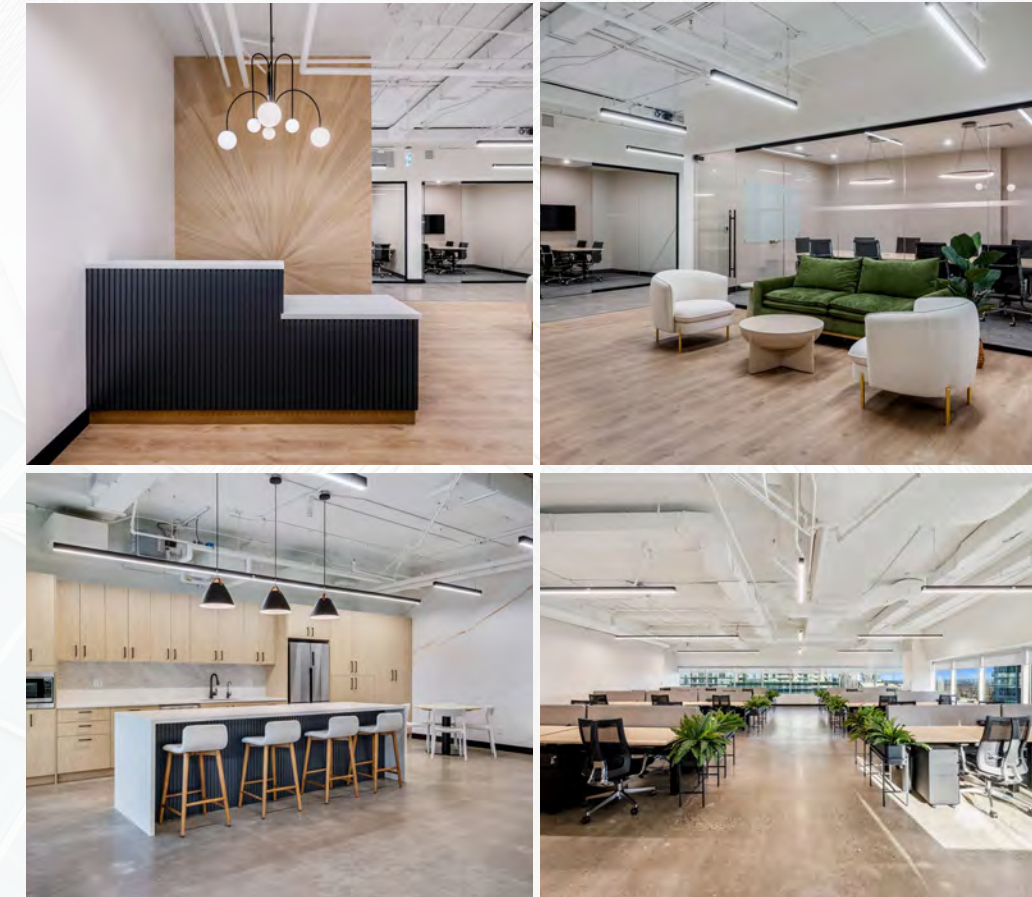
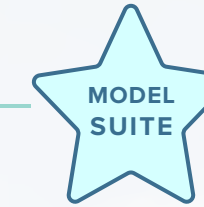
- Build out includes 2 boardrooms, 7 offices/meeting rooms, kitchenette, and open area



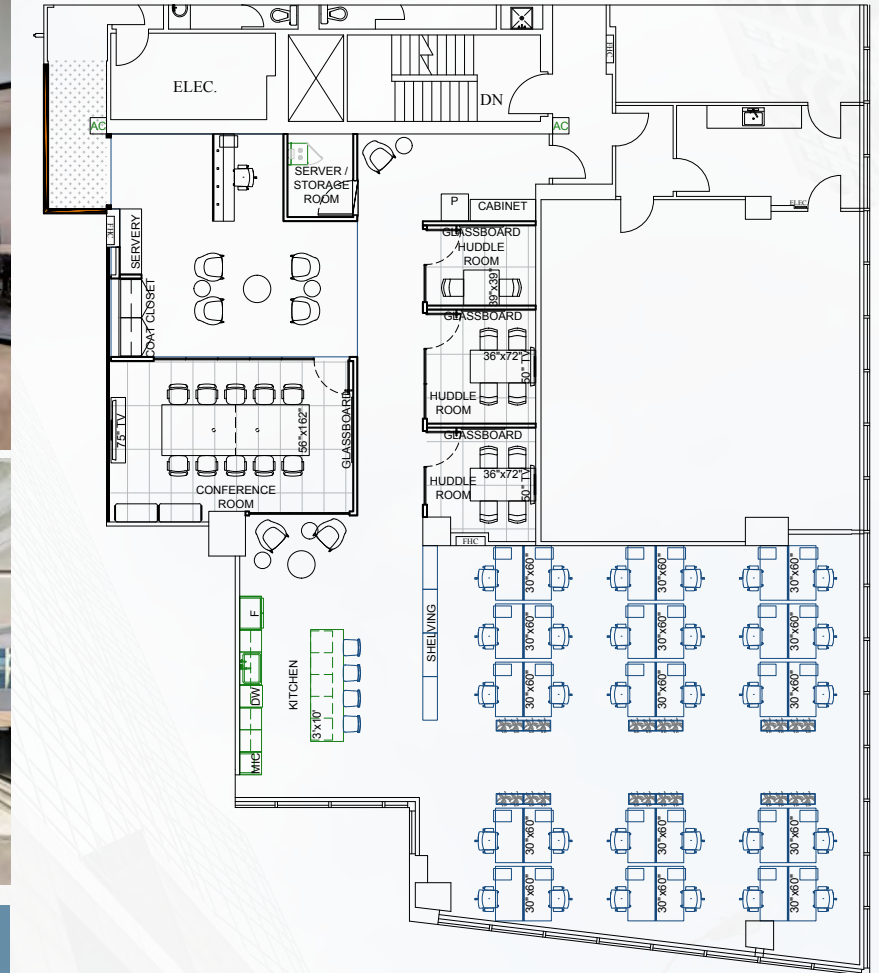
NORTH YORK CENTRE

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



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: \$7.04
- PSF Utilities: \$1.50
- PSF Operating Costs: \$15.11
- PSF Additional Rent Total: \$23.65 (2026 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 Mon to Fri
- After hours HVAC: \$50/hr + HST & Admin Fees

BUILDING SPECIFICATION

- Ceiling Height: Tbar to Slab: 9 ft.
- Slab to Slab (15th fl): 11.5 ft.
- Wall Type: Window Coverings
- Washrooms per floor: 2M/2F (Floors 2-6)
- 1M/1F (Floors 7-23)
- Satellite dish capability: YES
- Fibre optic capability: YES
- Shipping receiving: YES
- Emergency generator: YES

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