



THE
**EDISON
CENTRE**
2345 YONGE

Midtown Excellence



Property Overview

2345 Yonge Street is a Class A office building conveniently located in Midtown Toronto, just north of the Eglinton Subway Station and the new Eglinton Crosstown LRT. The building offers exceptional parking, including high-speed charging stations, and boasts an abundance of retail and restaurant options.



WIRED SCORE PLATINUM

Enjoy reliable lightning-fast fiber connectivity up to 10 gbps, a robust fiber infrastructure, and the freedom to choose from diverse ISP’s.



STAR SCORE TOP DECILE

Energy Star Score Top Decile, Rated 93 Elevate your business at a building that outperforms the rest reflecting superior performance and best class technology.






TORONTO LIFE

Rated as the #1 neighbourhood (of 140) by Toronto Life



CARBON NEUTRAL

2345 Yonge Street sets the standard for carbon-neutral real estate, achieved through advanced green retrofits and commitment to renewable energy sources and sustainable practices.

Address	2345 Yonge Street, Toronto, ON	
Available Space	Suite 405 — 6,798 SF	
	(Available immediately - Divisible)	
	• Suite 405A: 4,238 SF	
	• Suite 405B: 2,560 SF	
	Suite 505 — 1,810 SF	
	(Available immediately)	
	Suite 600 — 13,744 SF	
	Full Floor Loft Style	
	(Available Jan 1, 2026)	
	Suite 1000 — 13,702 SF	
	Full Floor High End Finishes	
	(Available July 1, 2026)	
Net Rent	Negotiable	
Additional Rent	\$24.51 PSF (2025)	
Parking Ratio	6:1,000 SF	Reserved: \$200
		Unreserved: \$160



Features



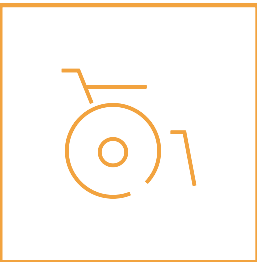
Parking
6/1,000



Steps to
Eglinton Station



On-site Bike
Storage



Accessible



16 min. commute
to Downtown



Fibre Optic
Enabled



24-hour
Security



Community
Boardrooms



Outdoor
Spaces



Floor Plans

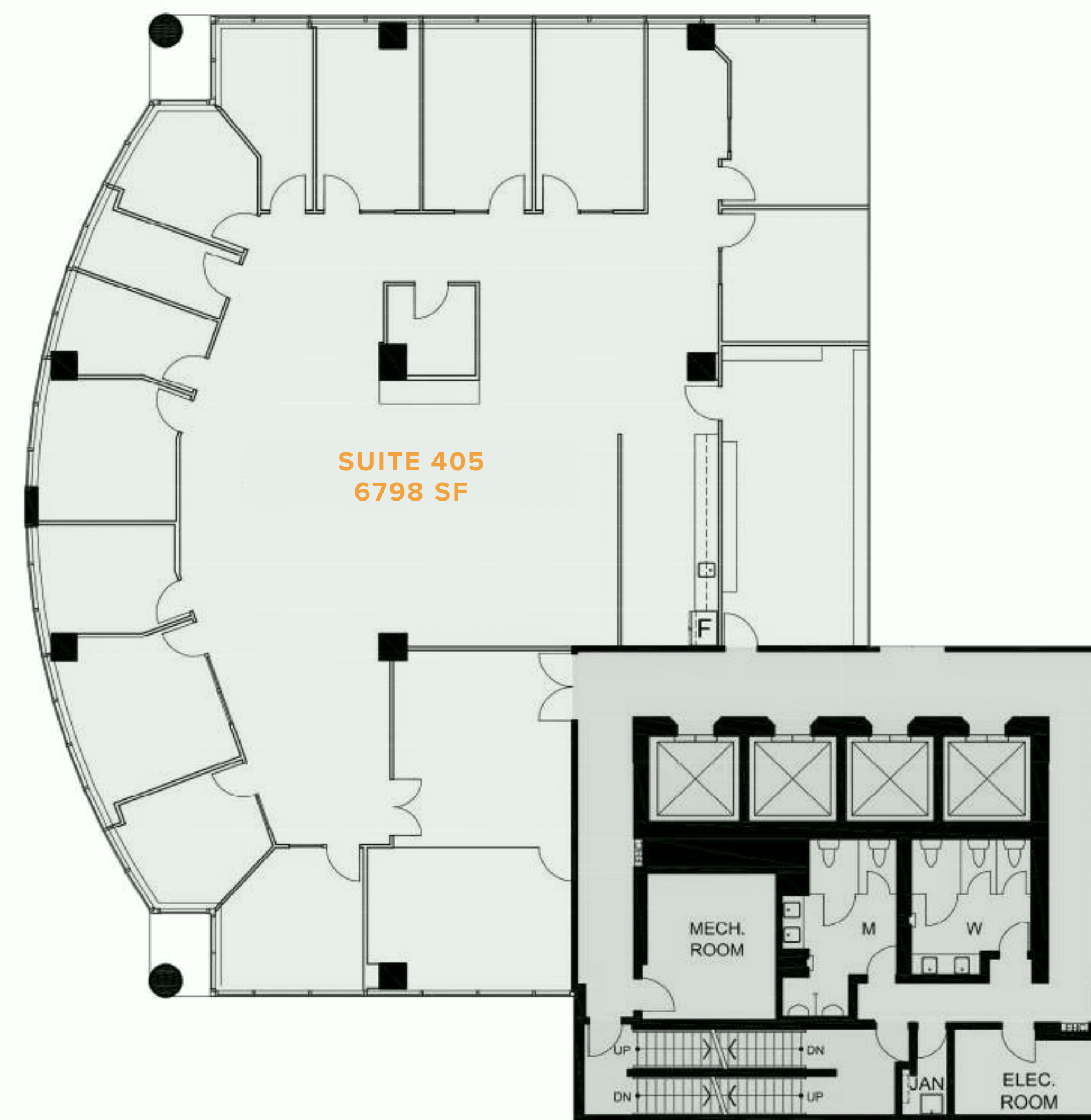
SUITE 405 6,789 SF

Divisible to:

Suite 405A: 4,238 SF

Suite 405B: 2,560 SF

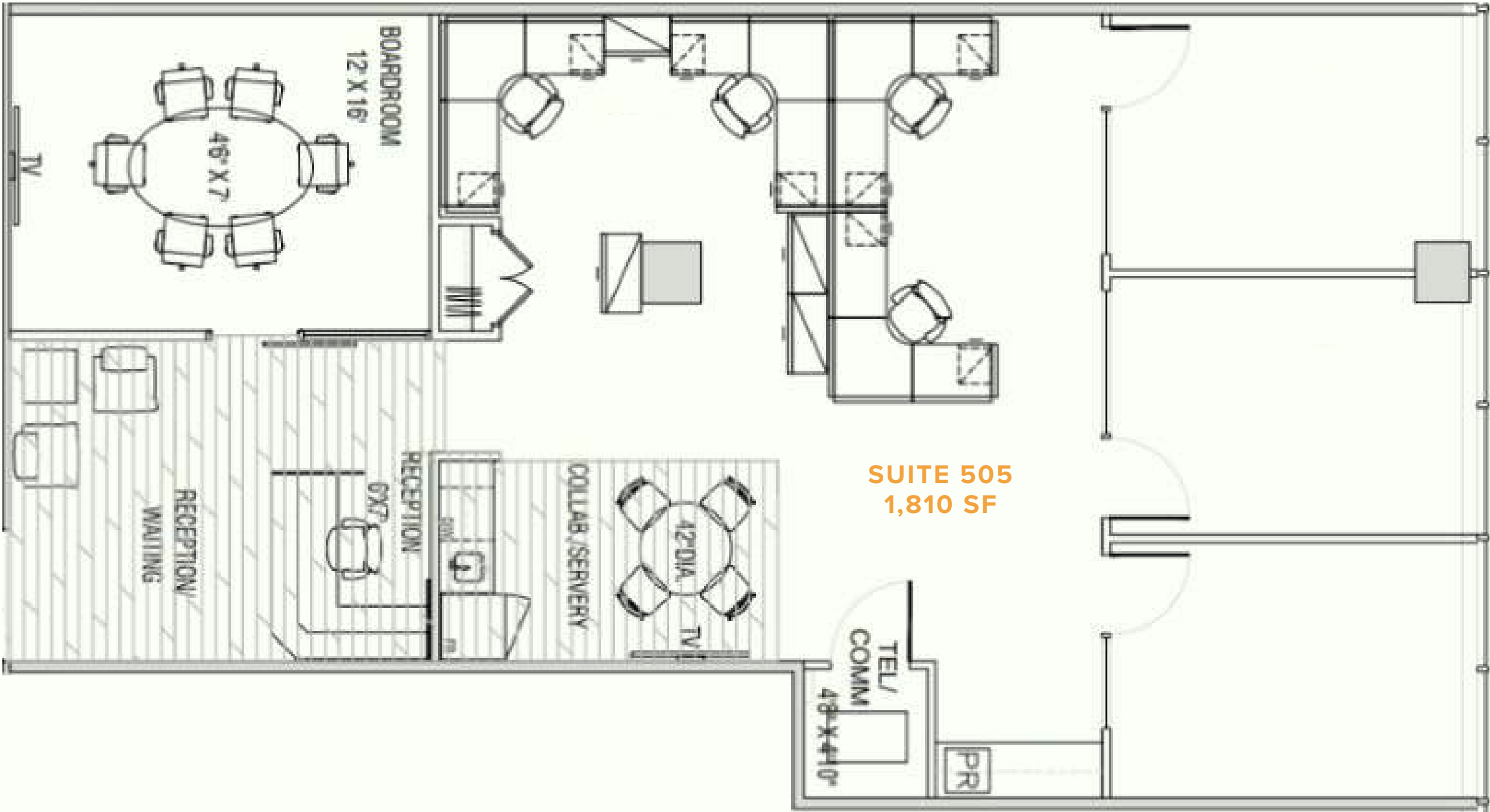
As Built
Available Immediately



Floor Plans

SUITE 505
1,810 SF

Available immediately

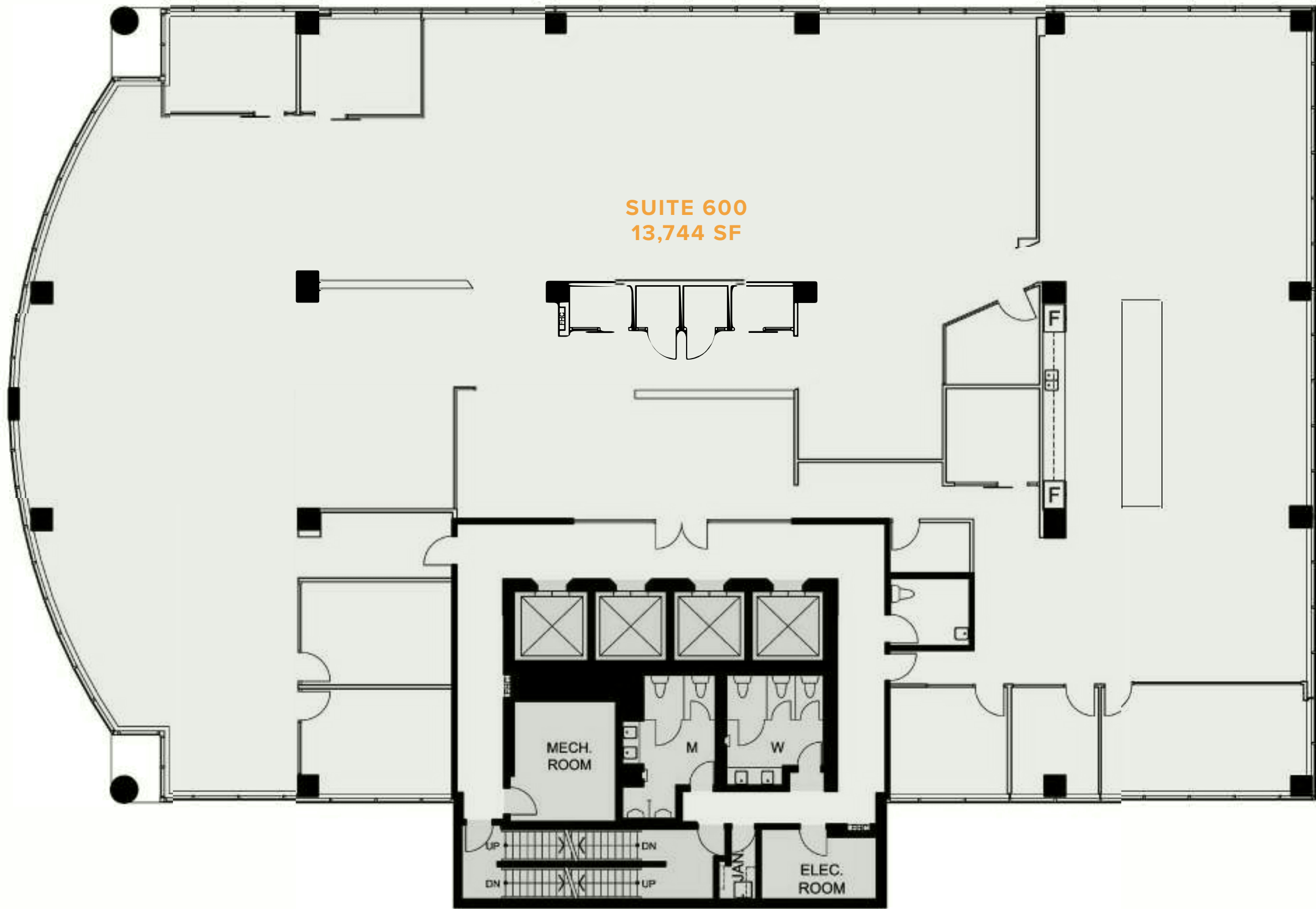


Floor Plans

SUITE 600
13,744 SF

Full floor-loft style

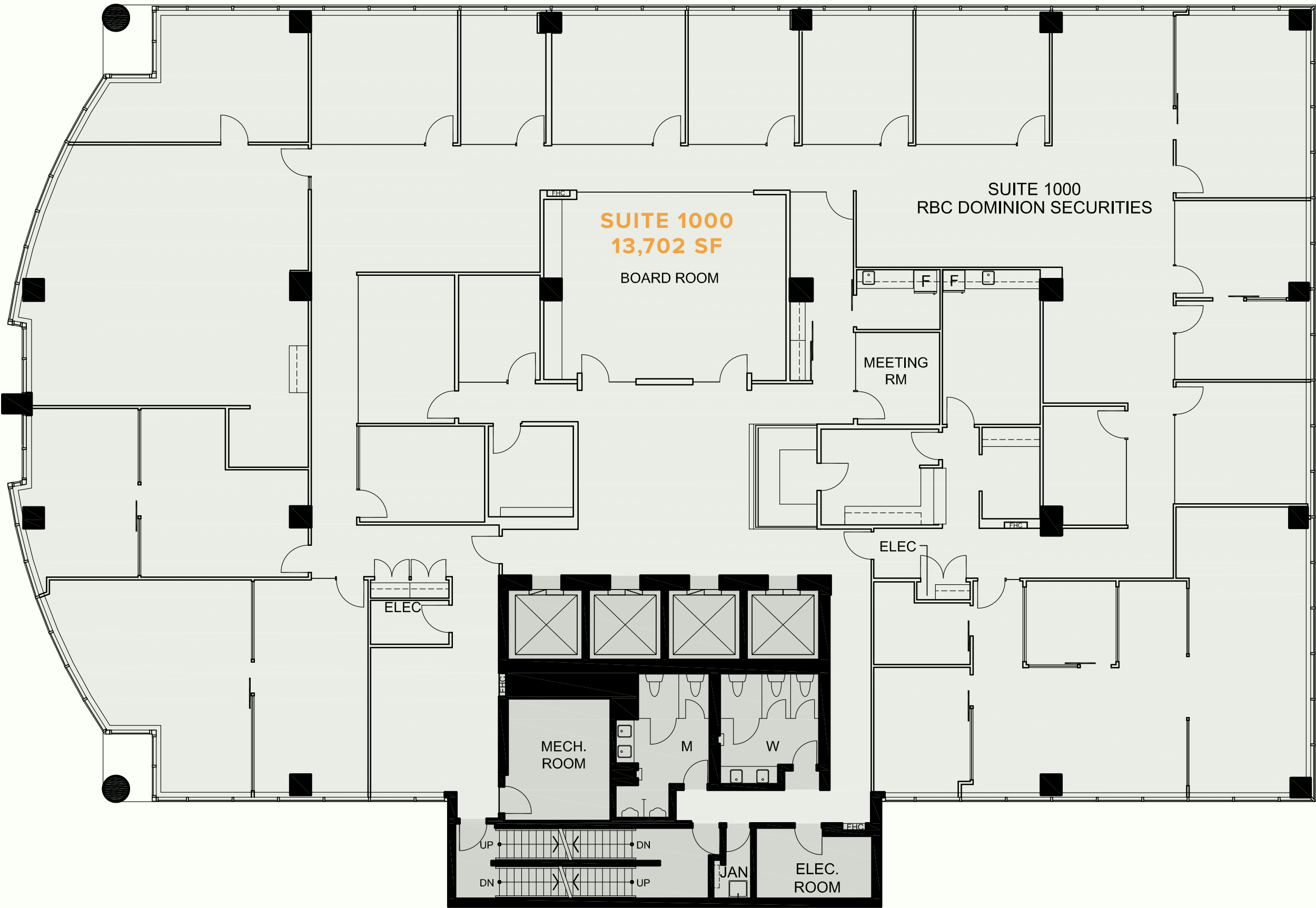
Available
January 1, 2026



Floor Plans

PENTHOUSE
SUITE 1000
13,702 SF

Full floor
Available July 1, 2026



Nearby Amenities

2345 Yonge Street puts your business in the heart of one of Toronto's most dynamic, amenity-rich neighbourhoods - just steps from the subway, top restaurants, fitness centres, banks, and entertainment. On-site perks include a flagship Shoppers Drug Mart, salon, dental and wellness services, car detailing, and an Enterprise Rent-A-Car. Parking and transit friendly, it's built for business - inside and out.

91

TRANSIT SCORE

97

WALK SCORE

TRANSIT

Yonge Line

Eglinton LRT



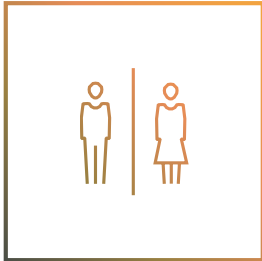
Highlights



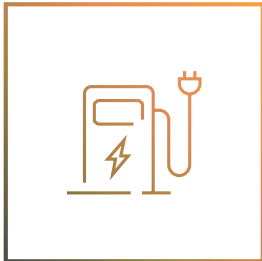
On-Demand Boardrooms, designed for Tenants with state-of-the-art features



Expansive 12-foot ceilings with clean, uninterrupted spans



Renovated luxury washrooms with calming music and exclusive privacy



Underground ample high-speed electric vehicle charging stations



Wellness at work: hospital-grade filters and UV sterilization to maintain superior air cleanliness



Highly configurable HVAC Zones 1/500 SF means smart climate control with highly configurable zones for tailored comfort



Touchless entry, elevated design, and easy accessibility for a seamless flow that saves your time



Outdoor amenities to gather on with comfortable lounges and bbq



24-hour on-site security services



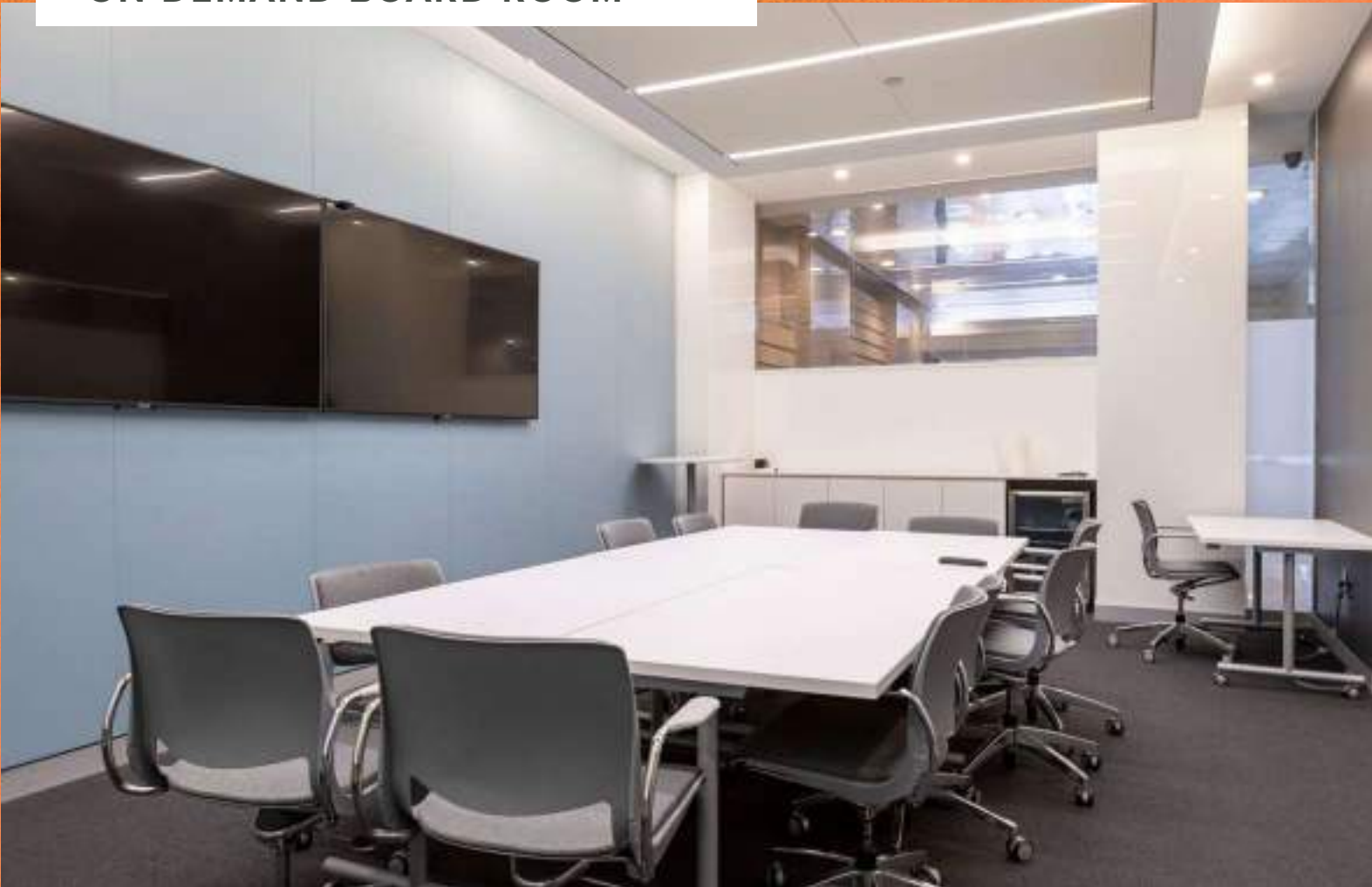
Healthy Air by identifying, monitoring, and optimizing oxygen levels and filtering out particular matter to the nano scale including allergens, and VOCs



Amenities

Located in the vibrant, amenity-rich Yonge–Eglinton neighbourhood, **2345 Yonge Street** offers more than just a prime address. Tenants enjoy access to premium on-site features, including a state-of-the-art shared boardroom available on demand, perfect for seamless collaboration. Multiple outdoor patio spaces, complete with BBQs, provide ideal settings for team gatherings or a refreshing break in the sun. This is a workplace that inspires productivity, connection, and comfort.

ON-DEMAND BOARD ROOM



AMPLE TENANT PARKING



EV CHARGING STATIONS



OUTDOOR PATIO



OUTDOOR PATIO WITH BBQ

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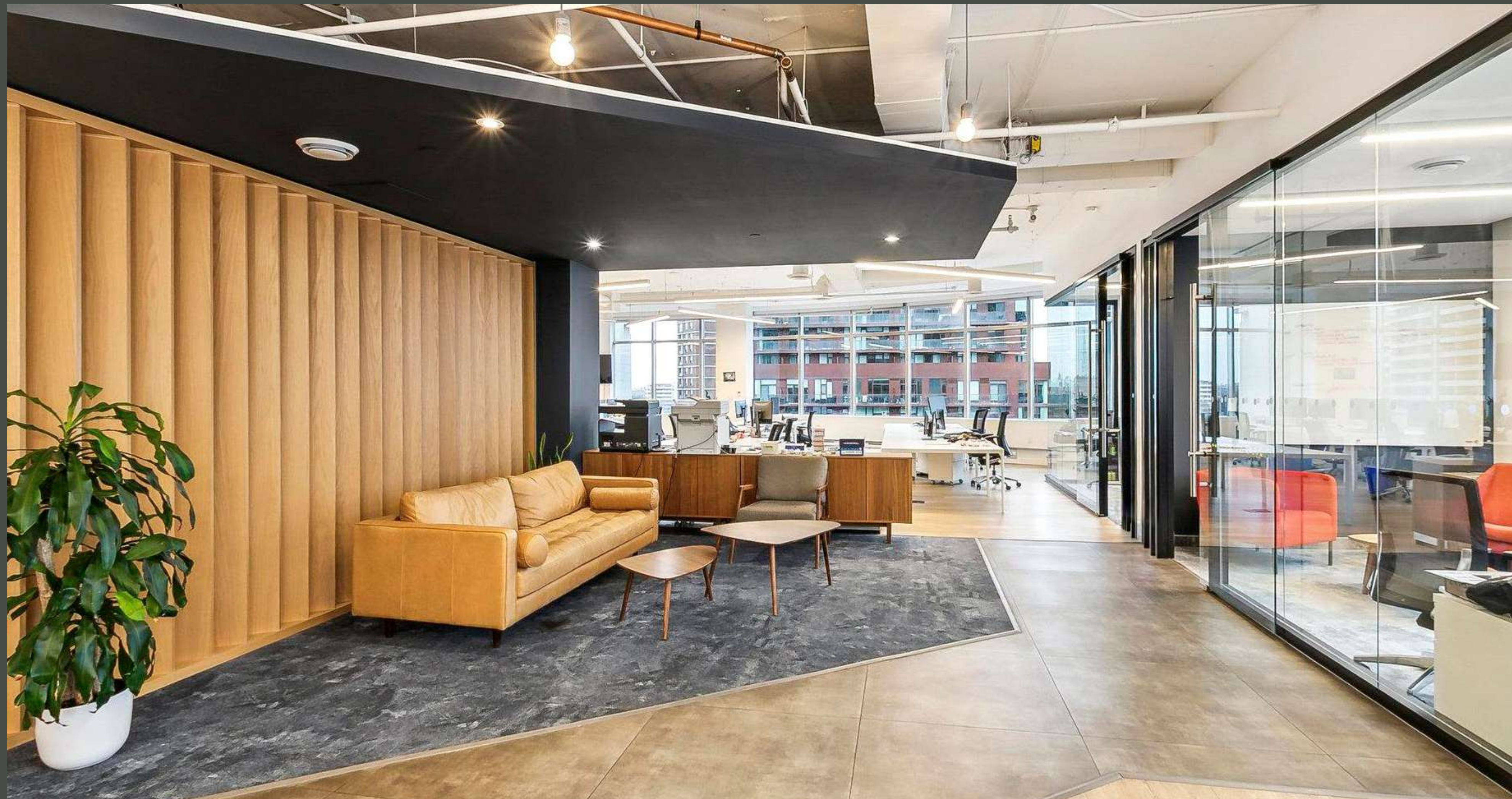
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