



@Yonge & Finch



True North[™]
COMMERCIAL REIT

Colliers

5775 Yonge Street

For Lease

Premium Class A office building fronting
Yonge Street with direct Underground
connection to Finch Subway Station



@Yonge & Finch



WiredScore Gold
2024

Grow your Business in **North York**

The prestigious blue-glass, high-rise building of 5775 Yonge Street is strategically located near the northeast corner of Yonge & Finch. This Class A office building offers great connectivity, in an area with less traffic for a faster commute. 5775 Yonge also offers quick underground access to Finch Subway station as well as easy access to the 400 series highways.

\$19.50 PSF NET

\$22.08 PSF T&O (2026)

**Plus Large Tenant
Inducements

\$125 per month per underground
parking stall

1.35/1000sf parking ratio





@Yonge & Finch

Building **Amenities**

Tap into All-
Encompassing
Potential

Get the most out of your place of work with the building that has the comforts and conveniences to serve your business – and its people – best.



On-site property management



On-site food service



Car service area



Touchless entry



24/7 security



Underground parking



Conference centre



Destination dispatch elevators



On-site convenience store



Hybrid car charging stations

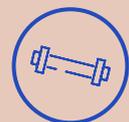


Direct underground access to Finch Station



LED lighting program

New Amenities



Gym



Tenant lounge



Patio



Model suite

Within a 10-15 min walking distance:



20+ Restaurants & Bars



5 Cafes



3 Parks/parkettes



5 Pharmacies



5+ Banks/ATM Machines



2 Grocery Stores





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Tenant Lounge and Self Checkout Market

Looking for a hassle-free way to access snacks and drinks?

Our tenant lounge now offers self checkout vending machines! With convenient, contactless purchasing and multiple payment options, you can enjoy a quick and easy shopping experience. Say goodbye to waiting in lines - try our self checkout vending machines today.



Tenant Lounge

- Couches, high tops with chairs
- TV's
- Foosball Table
- Ping Pong Table
- Exclusive patio
- Outdoor seating coming this Spring
- self-checkout market : frozen dinners, sandwiches, chips, candy, jerky, cold drinks and more





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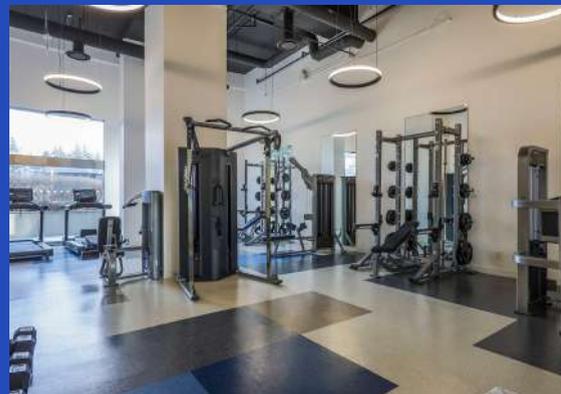
Tenant **Gym**

Gym Equipment

- 1 - Treadmill w/ 16" Touch Console
- 2 - Elliptical w/ 16" Touch Console
- 3 - Recumbent Bike w/ 16" Touch Console
- 4 - Virtual Training Cycle
- 5 - Leg Press
- 6 - Multi Press
- 7 - Combo Lat Pulldown/Seated Row
- 8 - Leg Extension / Leg Curl
- 9 - Functional Trainer
- 10 - Multi-Adjustable Bench LP
- 11 - Breaker Olympic Flat Bench
- 12 - Half Rack
- 13 - XULT Dumbbell Rack



Brand
New





@Yonge & Finch

20+ Restaurants, Cafes & Bars

- | | |
|------------------|----------------------------|
| 1 - Freshii | 4 - Timothy's World Coffee |
| 2 - Basil Box | 5 - Soul Cafe Toronto |
| 3 - Puck'N Wings | 6 - Coffee Time |

Banks & Food Stores

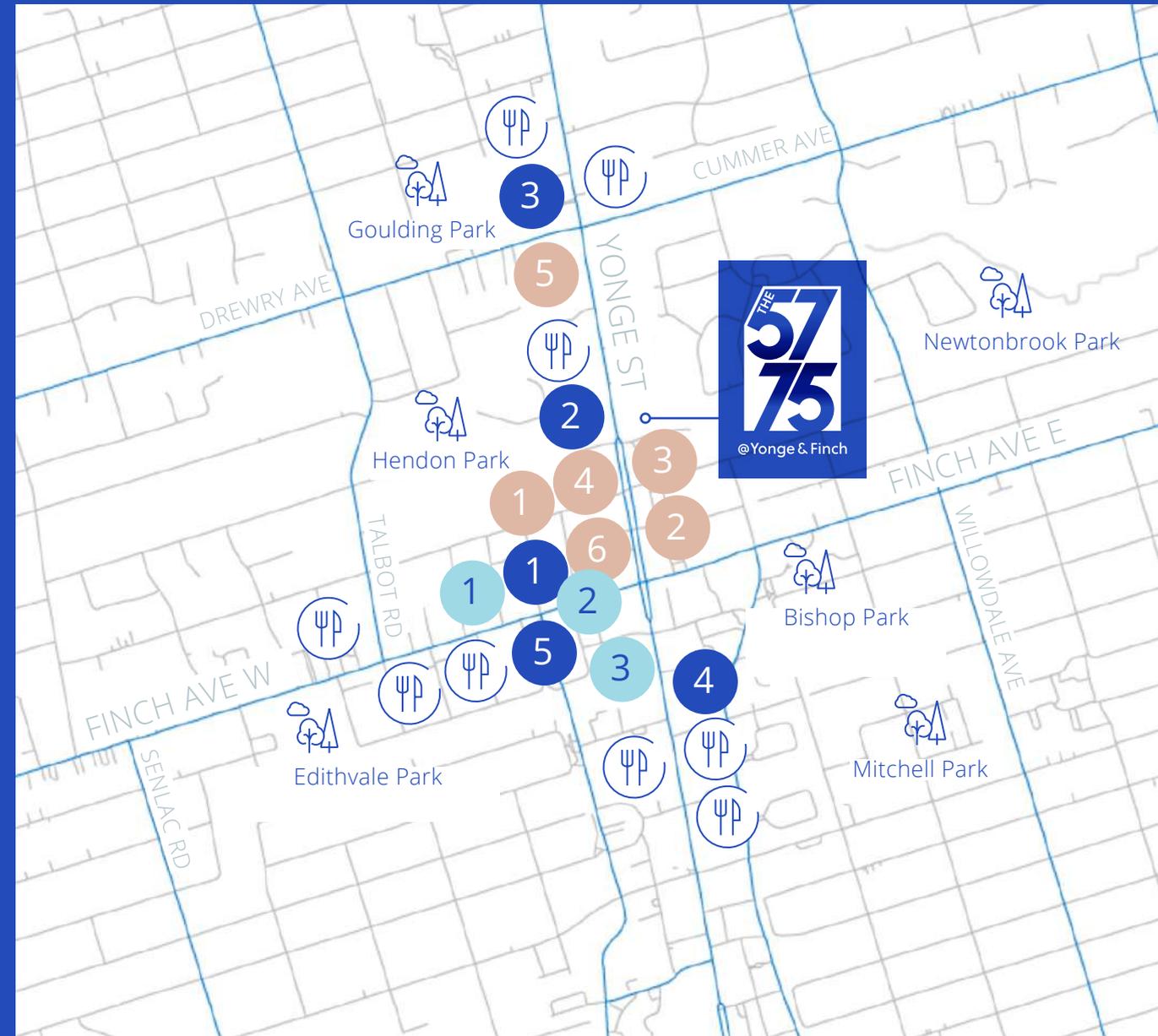
- | | |
|--------------------------|------------------|
| 1 - BMO Bank of Montreal | 4 - H-Mart Finch |
| 2 - RBC Royal Bank | 5 - Joy Mart |
| 3 - TD Canada Trust | |

Health & Wellbeing

- 1 - EZiPilates Fitness
- 2 - GoodLife Fitness
- 3 - Shopper's Drug Mart (5576 Yonge Street Address)

Note: In addition to that's listed above, there is also direct underground access to a variety of amenities.

Local Amenities





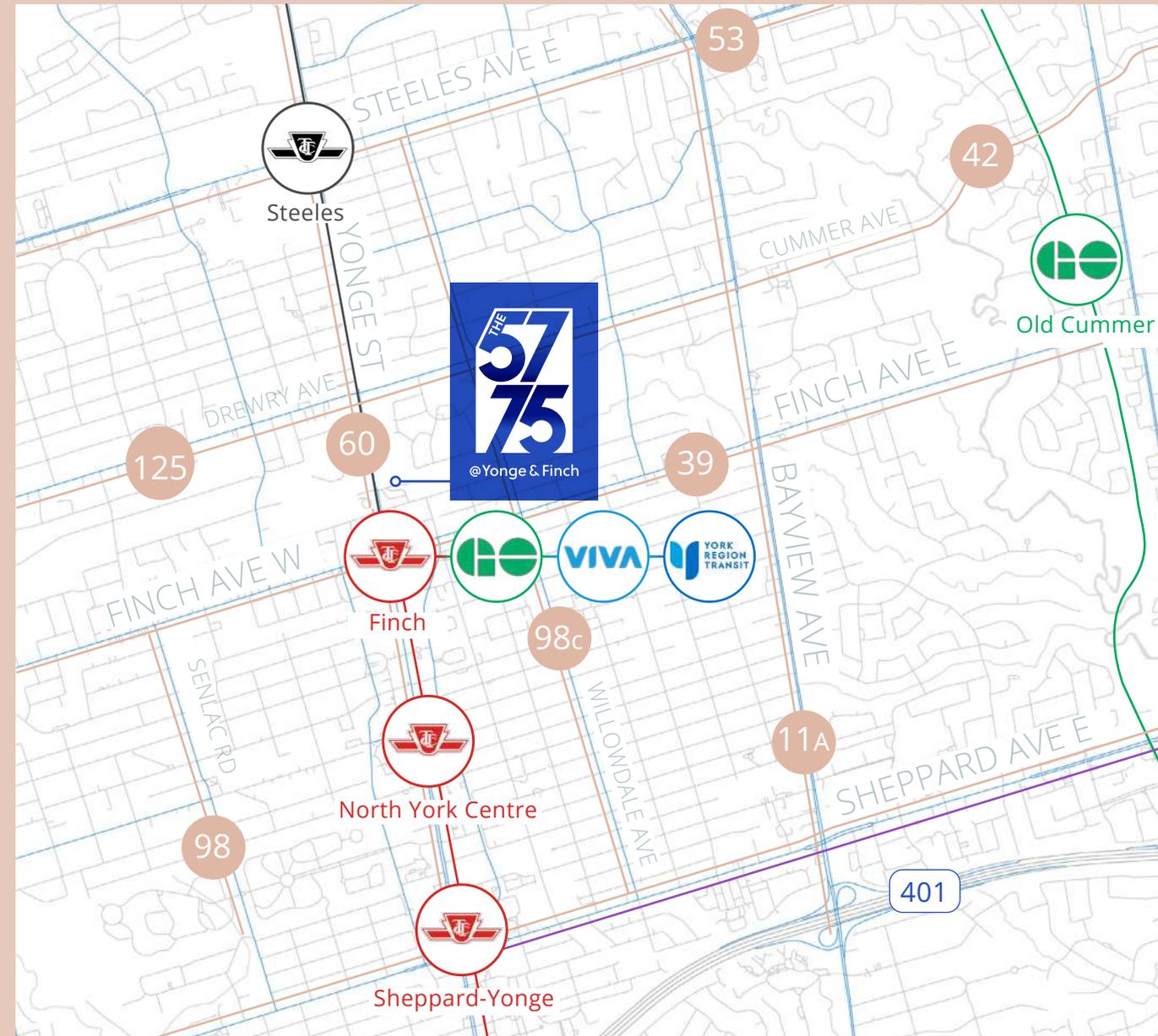
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Interconnectivity is easy with an underground walkway to Finch Station

With downtown access via transit, as well as connections to Vaughan, Thornhill and Western and Eastern parts of the GTA via GO and Viva Transit, Finch Station offers a network of interconnected channels. Commuters will appreciate the easy access to the 400 series highways and can take advantage of the adjacent commuter parking lot.

-  TTC Yonge & University Line
-  Young North subway Extension
-  TTC Sheppard Line
-  TTC Bus Routes
-  GO Train

Transit & Location



Office Space

For Lease



@Yonge & Finch



Gallery

Envision Your Business Here



[Click for virtual tours](#)





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Vacancy List

Office Space

For Lease

Available Suites

Suite 300	17,848 RSF	View Virtual Tour
Suite 525	2,384 RSF	Available Jan 1, 2027
Suite 600	3,140 RSF	View Virtual Tour
Suite 604	2,934 RSF	View Virtual Tour
Suite 1100	17,277 RSF	View Virtual Tour
Suite 1201	3,075 RSF	View Virtual Tour
Suite 1203	1,322 RSF	
Suite 1800	3,450 RSF	View Virtual Tour

Contiguous to
6,074 RSF



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Office Space

For Lease

Availabilities

A functional design leaves you free to elevate your business, your way

CLICK TO VIEW FLOOR PLANS

19

17

16

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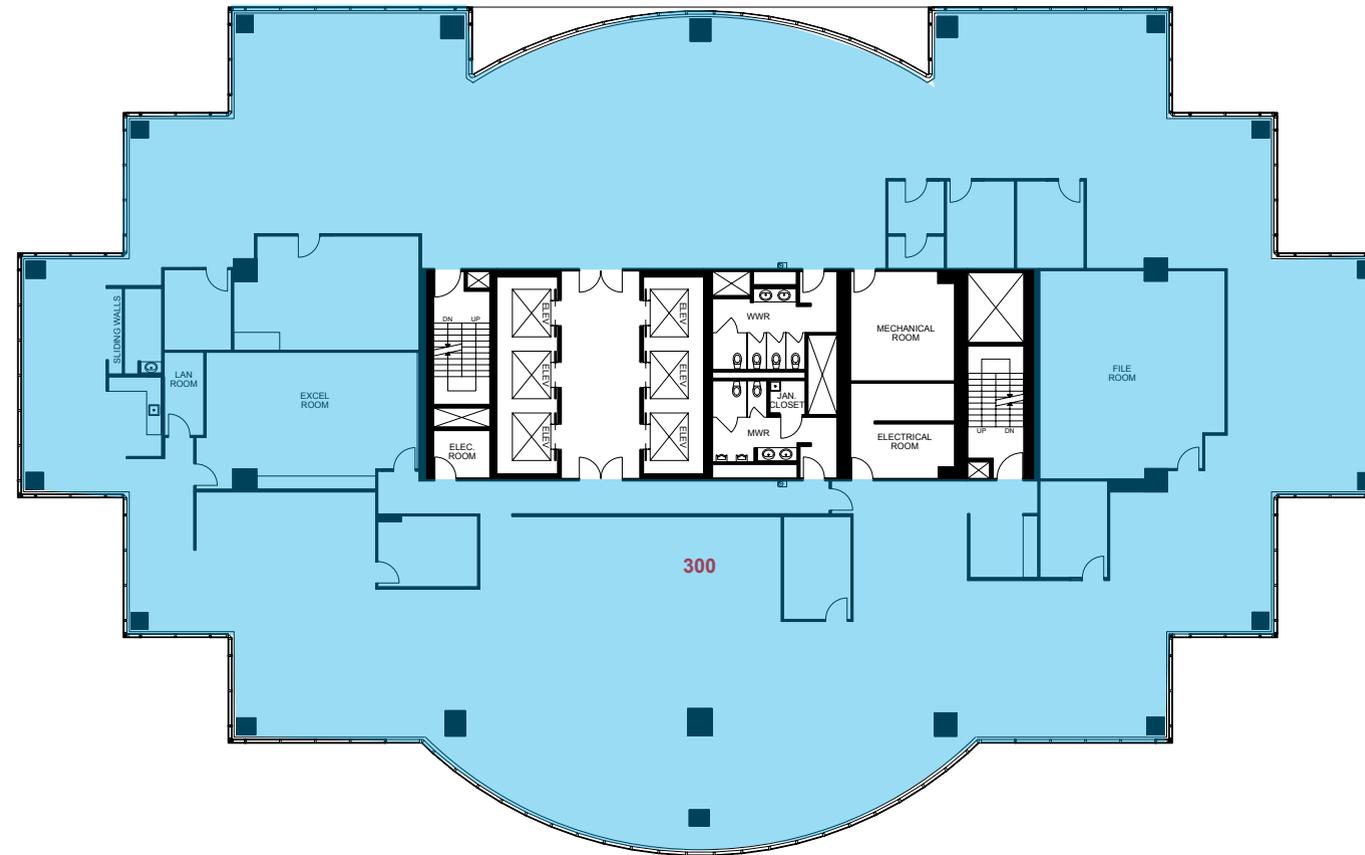
04

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FLOOR 03



AVAILABLE SPACE

**SUITE 300 - FULL FLOOR
17,848 SF**

- Private Offices
- Ample Open Work Area
- Meeting Rooms
- Space can easily be customized





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Office Space

For Lease

Availabilities

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FLOOR 05

CLICK TO VIEW FLOOR PLANS

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AVAILABLE SPACE

SUITE 522 - 2,384 SF

- Built out suite
- Move in ready
- Available January 1, 2027





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Office Space

For Lease

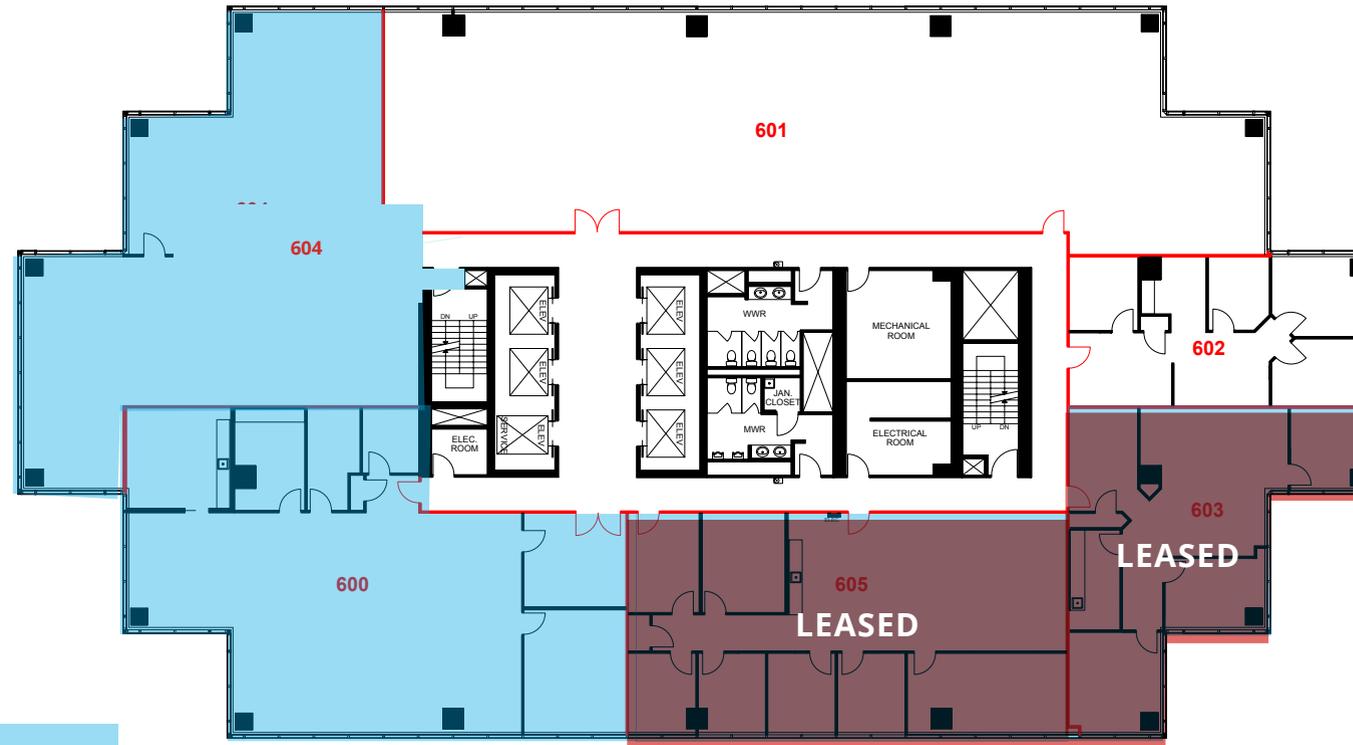
Availabilities

A functional design leaves you free to elevate your business, your way

FLOOR 06

CLICK TO VIEW FLOOR PLANS

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AVAILABLE SPACE

SUITE 600 - 3,140 SF

- 2 Entrances
- Meeting Room
- Common area
- Kitchenette

SUITE 604 - 2,934 SF

- Base building

SUITES 600 & 604 - Contiguous to 6,074 SF





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Office Space

For Lease

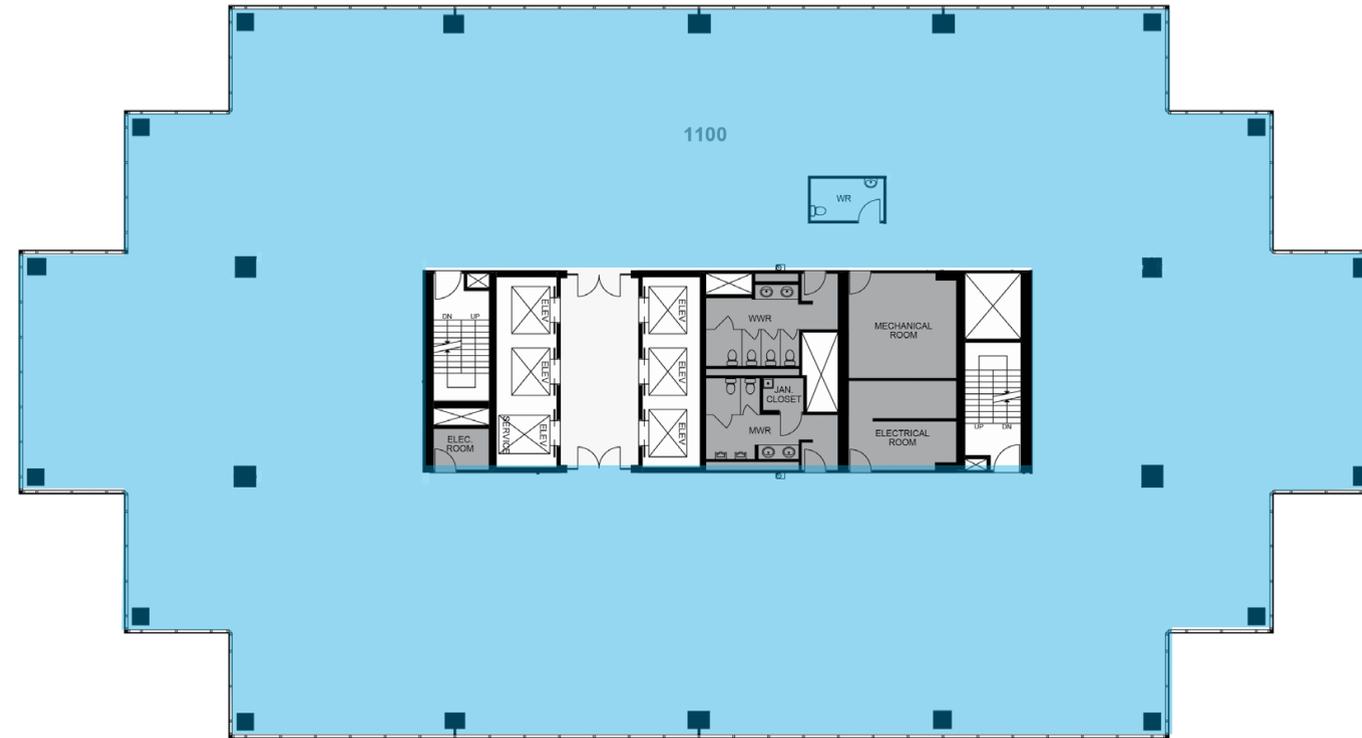
Availabilities

A functional design leaves you free to elevate your business, your way

FLOOR 11

CLICK TO VIEW FLOOR PLANS

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AVAILABLE SPACE

SUITE 1100 - FULL FLOOR 15,656 SF

- Base building condition. Ready for Tenant fixturing





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Office Space

For Lease

Availabilities

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FLOOR 12

CLICK TO VIEW FLOOR PLANS

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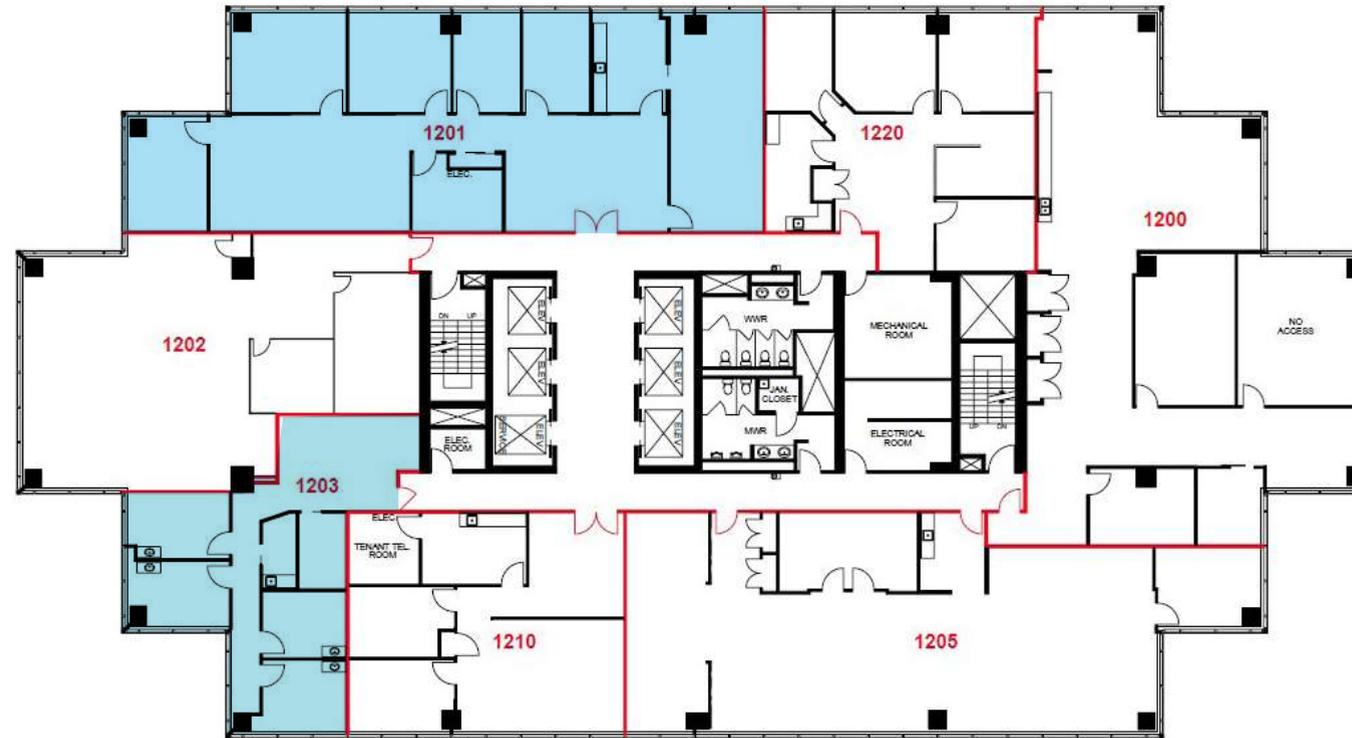
07

04

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Concourse



AVAILABLE SPACE

SUITE 1201 - 3,075 SF

- Built out suite
- kitchen
- boardroom

SUITE 1203 - 1,322 SF

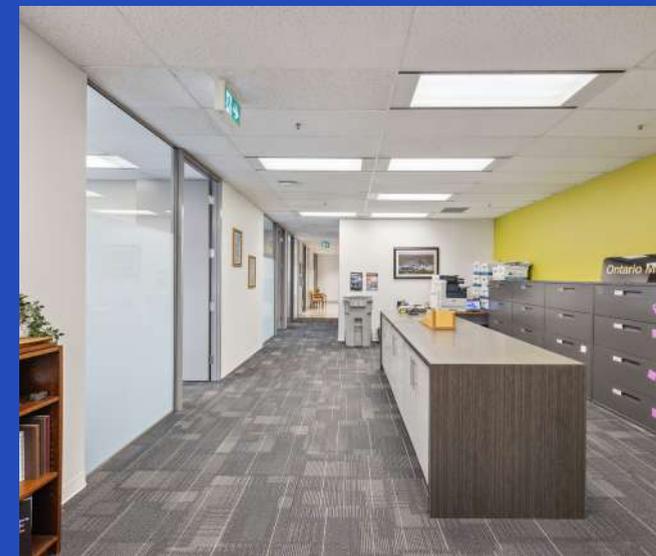
- Medical Office





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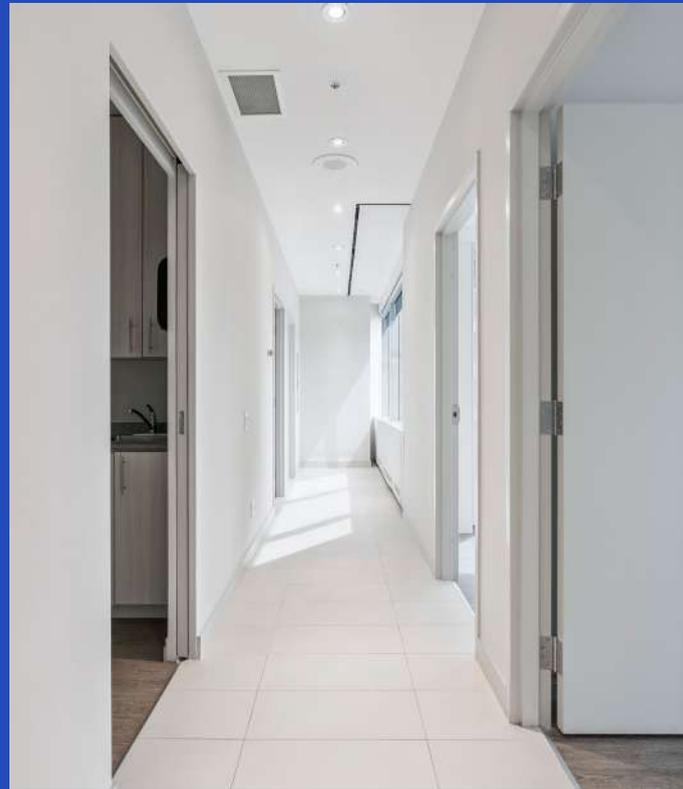
- Built out suite
- kitchen
- boardroom





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- Built out medical office





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Office Space

For Lease

Availabilities

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FLOOR 18

CLICK TO VIEW FLOOR PLANS

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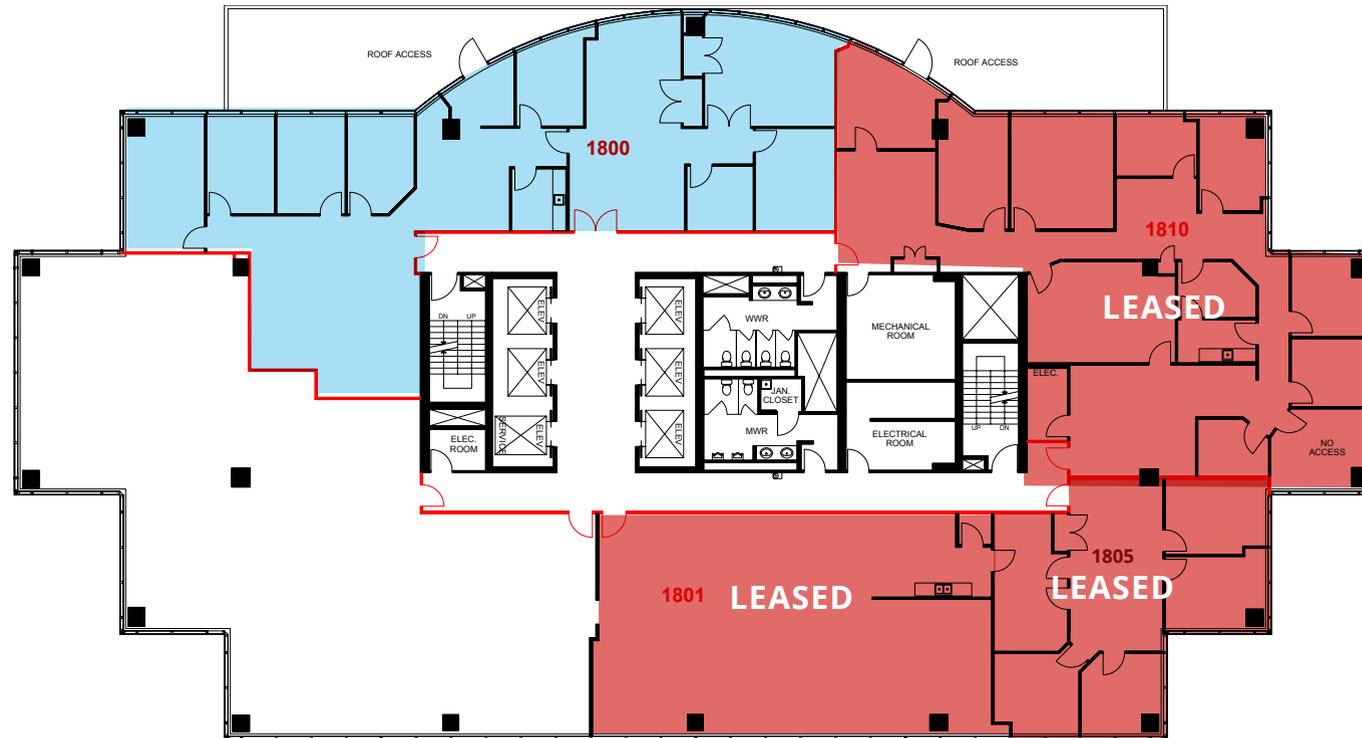
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Concourse



AVAILABLE SPACE

SUITE 1800 - 3,450 SF

- Elevator Exposure
- Boardroom
- 6 offices
- Kitchenette





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