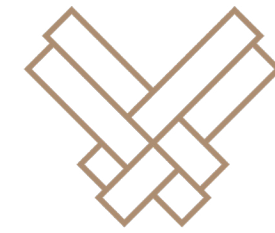


THE VANGUARD

7089 Yonge Street • www.vanguardTO.com





THE VANGUARD

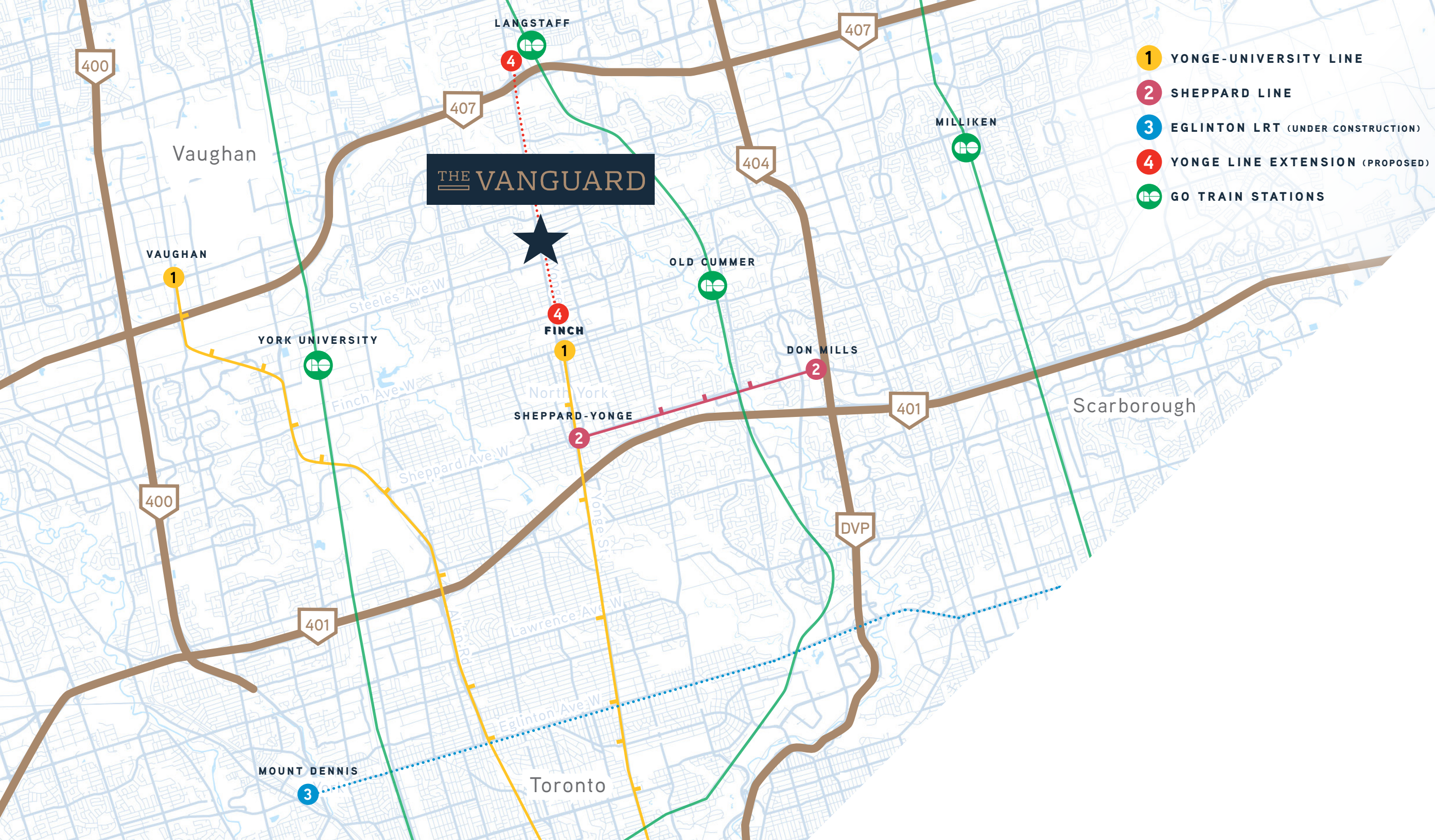
STEPS FROM YONGE & STEELES, THE VANGUARD, DEVRON'S NEWEST RESIDENCE, OFFERS SECOND FLOOR LOFT-INSPIRED OFFICE SPACES TO SUIT YOUR NEEDS. WITH FLEXIBLE FLOORPLANS BEGINNING AT 1,000 SQ. FT., CEILING HEIGHTS OF UP TO 12 FT., OPEN THE DOOR TO YOUR BUSINESSES POTENTIAL AT THIS LEED GOLD BUILDING.

DISCOVER SPACES FOR YOUR BUSINESS TO THRIVE

THE AREA

With a desirable Yonge Street address, and overlooking a new 3/4 acre park, The Vanguard is in the heart of a neighbourhood poised for growth. North Yonge is in the midst of rapid transformation, with average home prices over \$1.6M, ample access to the subway and major highways, development plans focused on the creation of pedestrian friendly streetscape, expanded green spaces, and upgrades to transit.





- 1** YONGE-UNIVERSITY LINE
- 2** SHEPPARD LINE
- 3** EGLINTON LRT (UNDER CONSTRUCTION)
- 4** YONGE LINE EXTENSION (PROPOSED)
- GO TRAIN STATIONS**

THE LOCATION

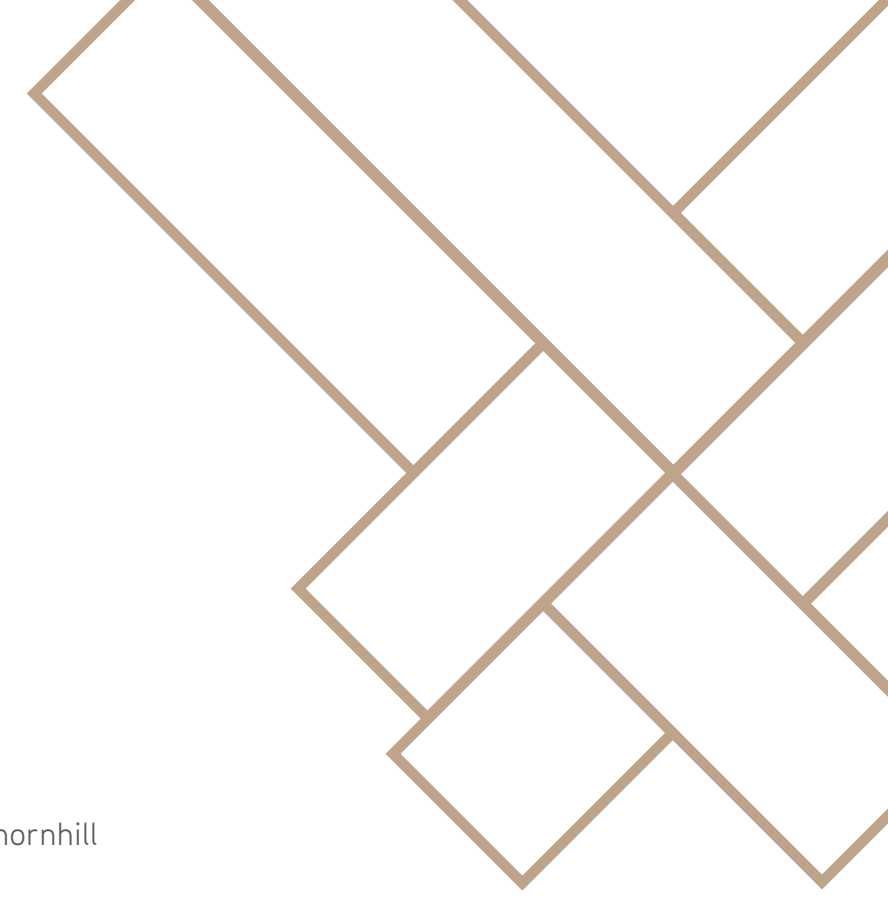
The Vanguard is perfectly positioned between Highways 401, 407, 404 and 400; and conveniently accessed through nearby TTC and GO Transit lines.

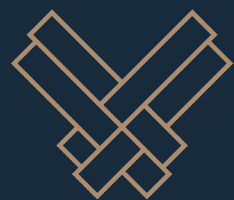


THE AMENITIES

You're in good company at The Vanguard. The area is rich in premium amenities, allowing for errand running, socializing, and everyday living.

- ① Starbucks
- ② Hudson's Bay
- ③ Canadian Tire
- ④ Galleria Supermarket
- ⑤ HSBC Bank
- ⑥ Staples Thornhill
- ⑦ CIBC Branch
- ⑧ Bike Depot
- ⑨ The Pickle Barrel
- ⑩ Ginza Sushi Restaurant
- ⑪ Muncchez Creperie





THE VANGUARD

SPECIFICATIONS



Structural concrete slab flooring and exposed concrete surface.



Common area lighting is 24hr LED lighting.



The unit will be sub-metered for electrical, heating and cooling.



Demising walls separating the unit from adjacent units constructed of taped and sanded drywall on metal studs.



Centralized washrooms for dedicated use of 2nd floor office tenants.



A capped water line shall be supplied to each individual unit from the central corridor, equipped with a water meter.



Approximately 12' high ceilings and 9' to underside of pipes in some areas.



Coiled CAT5 cables will be provided to a point within the unit from the condominium's telephone/cable room.



Dedicated commercial garbage room on the ground floor



Electrical service is delivered to each unit via a junction box with 60A 120/208 volts capacity.



Mounted on the underside of the ceiling, each unit will be serviced with year-round heating and cooling by a horizontal heat pump, fresh air supply & return ducted from the central corridor.



In full compliance with the Ontario Building Code, the unit will include full sprinkler coverage, fire alarm speaker and strobe, smoke & carbon monoxide detectors.

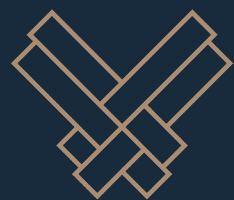
THE SPACE

Sale Price	Please contact listing agent
Real Estate Taxes	\$8.25 PSF
Condo Fees	Approx \$9.48 PSF
Available	Immediately
Deposit	20% (total payable in installments)
Parking	2 stalls included (add. spaces available for purchase)

UNIT	SIZE (SF)	UNIT	SIZE (SF)
①	SOLD	⑧	SOLD
②	2,269	⑨	SOLD
③	1,829	⑩	SOLD
④	SOLD	⑪	923
⑤	SOLD	⑫	SOLD
⑥	1,330	⑬	SOLD
⑦	1,322		

THE FLOOR PLAN





THE VANGUARD

OWNERSHIP BENEFITS



BUILD EQUITY

Pay down principal, equity grows.



CAPITAL APPRECIATION

Payments convert to equity, not a sunk cost.



ALTERNATIVE RESIDENTIAL INVESTMENT

Reinvest in own business, benefit from strong commercial market and tax benefits of ownership.



SECURING A LOCATION

Own a permanent home, avoid the challenging logistics of relocation.



REAP REWARDS

Property is a long-term asset that can be leased or sold.



ENJOY CERTAINTY

Fixed interest rates, lock in monthly payments.



REALIZE ADVANTAGES

Long-term value from capital investments, operating expenses and mortgage interest can be written off.



EXERCISE CONTROL

Have a say in operating and management fees.



FLEXIBLE EXIT STRATEGY

Not tied to space for a set term.





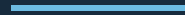
THE DEVELOPER

Devron Developments is committed to delivering meticulously crafted, inspiring buildings that outperform expectations. More than developers; they're architects and engineers, with backgrounds in sustainable design. Their buildings are built for the long-term, utilizing innovative practices and superior materials to ensure the highest quality. With an established reputation in custom-home design and award-winning condominiums, Devron thoughtfully considers every last detail to maximize livability for residents and tenants alike.

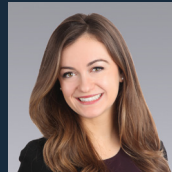




THE VANGUARD



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