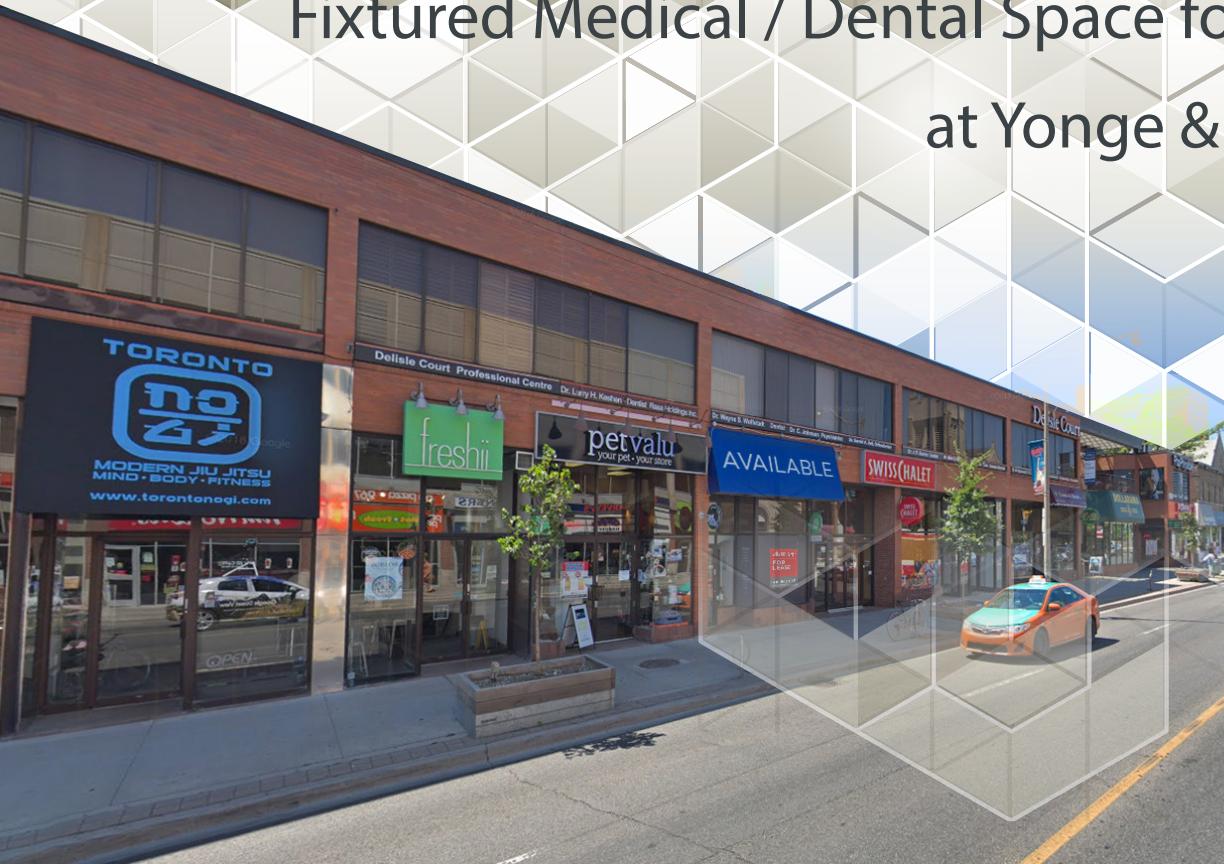


1560

**YONGE
STREET**

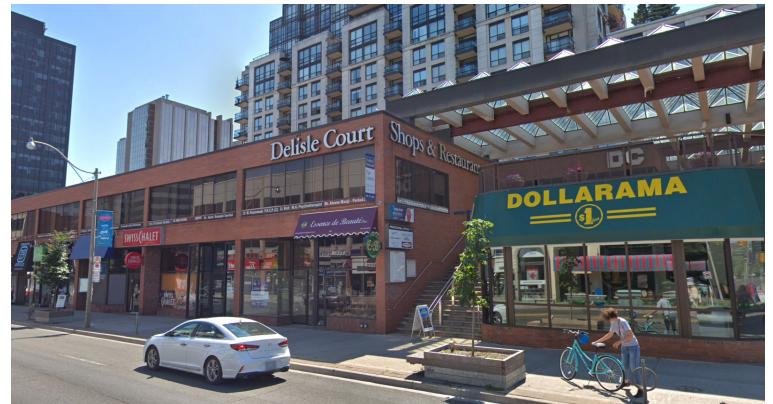
Fixtured Medical / Dental Space for Lease
at Yonge & St Clair



Pre fixtured second floor dental practices for lease with centralized dental suction pumps, amalgam separators and air compressors all serviced by the landlord. The units are located within a high traffic medical / retail complex at Yonge and St Clair, steps from the St Clair Subway, and among world class office and residential density.

Delisle Court

Situated just steps just from Yonge & St. Clair, 1560 Yonge Street is well positioned in midtown Toronto between the affluence of Forest Hill, Moore Park, Leaside, and Rosedale neighborhoods. Within both steps to the Yonge Street Subway Line and the St. Clair Avenue streetcar, and directly connected to a large Green P Parking Lot, the building has remarkable connectivity in a neighborhood bustling from a vibrant retail transformation.



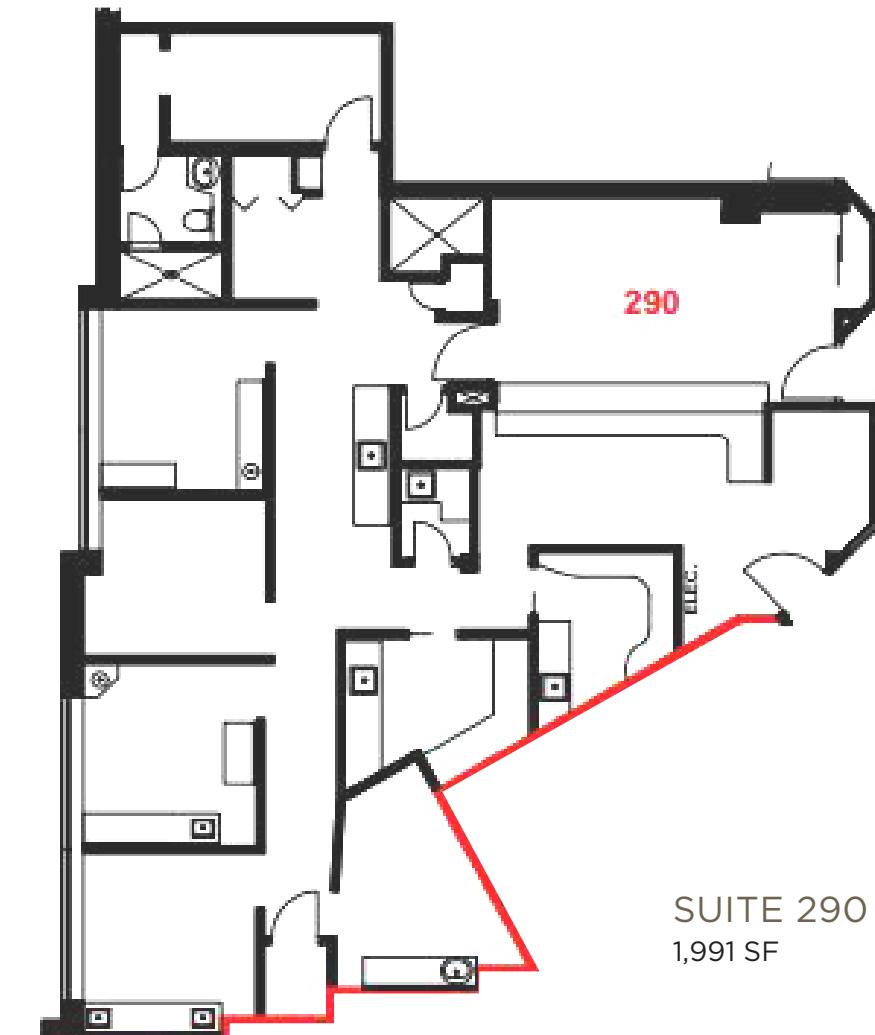
DETAILS

Medical/Office Unit 290:	1,991 SF
Net Rent:	\$25.00 PSF <i>Direct Yonge Street frontage</i>
TMI:	\$23.61 PSF
<i>TMI includes centralized dental suction pumps, amalgam separators and air compressors all serviced by the landlord, as well as utilities</i>	
Monthly Rent:	\$8,065/ month + HST
<i>Previously used for Dental Office with existing plumbing</i>	
Occupancy:	Immediately
Term:	5 – 10 Years

HIGHLIGHTS

- Steps to St. Clair Subway Station
- Directly connected to a large 250 space parkade
- Current on site tenants include Freshii, Swiss Chalet, Popeyes, BMO, Dove Cleaners, Dollarama and Pop Physique
- Rare oversized loading dock and freight elevator accessibility with full sized truck access
- New retailers, restaurants, and mixed-used developments are quickly producing unsurpassed density in the area

FLOOR PLANS

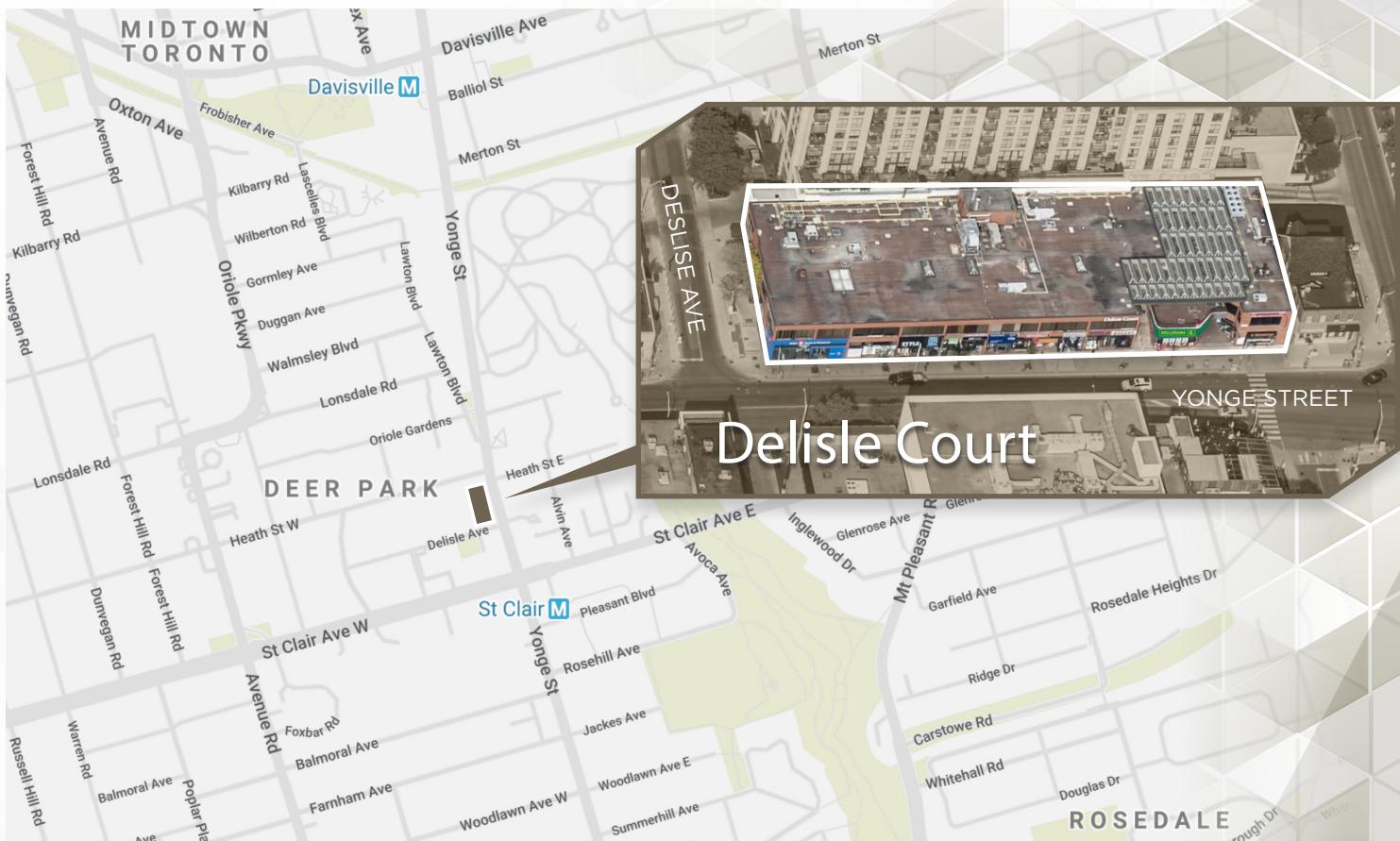


SWISSCHALET
ROTISSERIE & GRILL

POPEYES



**Pop
Physique**



AREA TENANTS



For more information, please contact the listing agent

MICHAEL BETEL*

Associate Vice President

Retail Services

416 359 2706

mike.betel@cushwake.com

Cushman & Wakefield ULC, Brokerage

161 Bay Street, Suite 1500

Toronto, ON M5J 2S1

cushmanwakefield.com



*Sales Representative