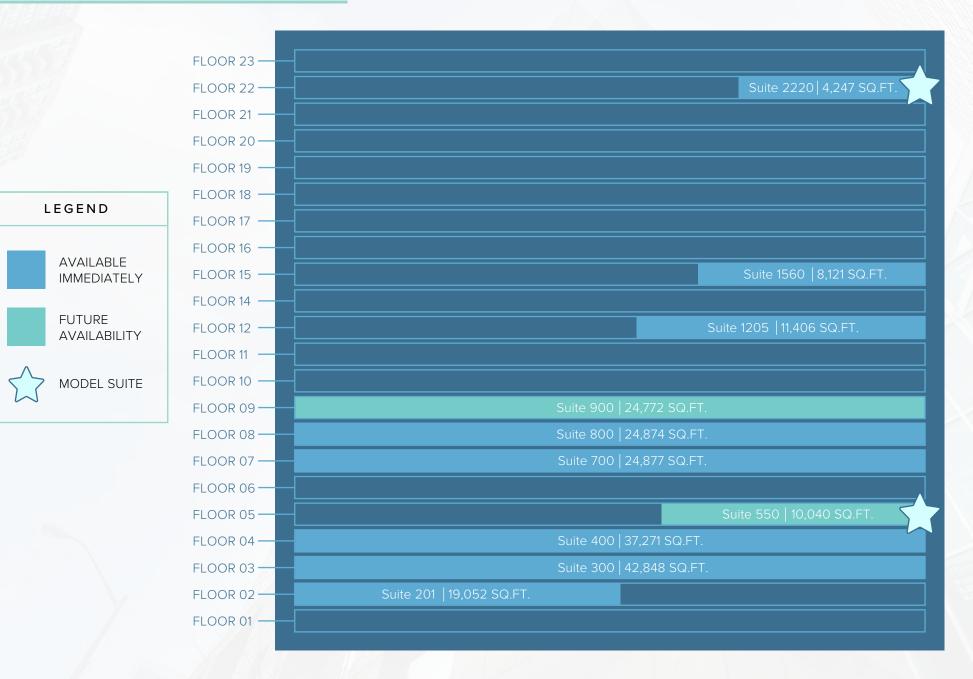
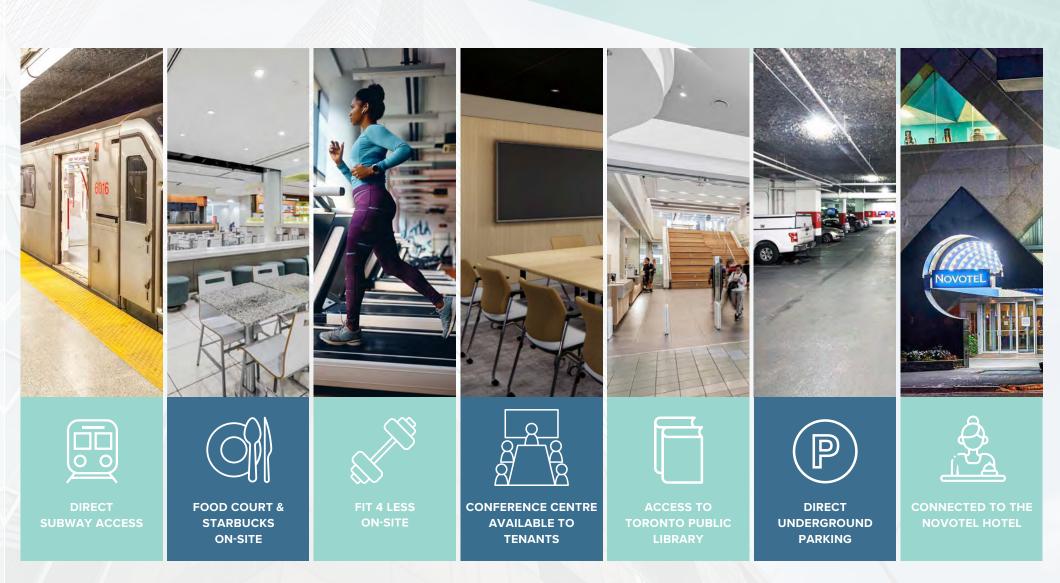


AVAILABLE SUITES | 5140 YONGE STREET



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.



NORTH YORK CENTRE

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.







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



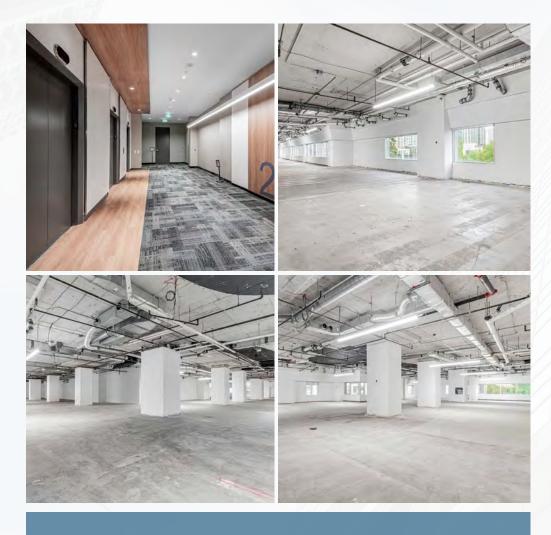






SUITE 201 - 19,052 SQ.FT.

AVAILABLE IMMEDIATELY



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



SUITE 300 - 42,848 SQ.FT.

AVAILABLE IMMEDIATELY

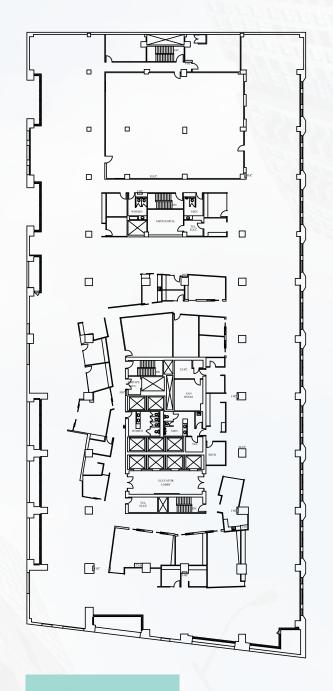








- Full floor opportunity
- Build out includes a good mix of offices / meeting rooms, kitchen, large server room, and open area
- Suite features two double glass door entrances off elevators and raised floors



VIRTUAL TOUR

NORTH YORK CENTRE

SUITE 400 - 37,271 SQ.FT.

AVAILABLE IMMEDIATELY

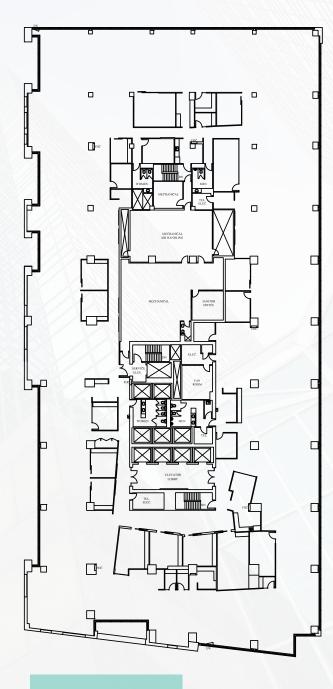








- Full floor opportunity
- Build out includes a good mix of offices / meeting rooms, two kitchens, and open area
- Suite features two double glass door entrances off elevators, and new washrooms



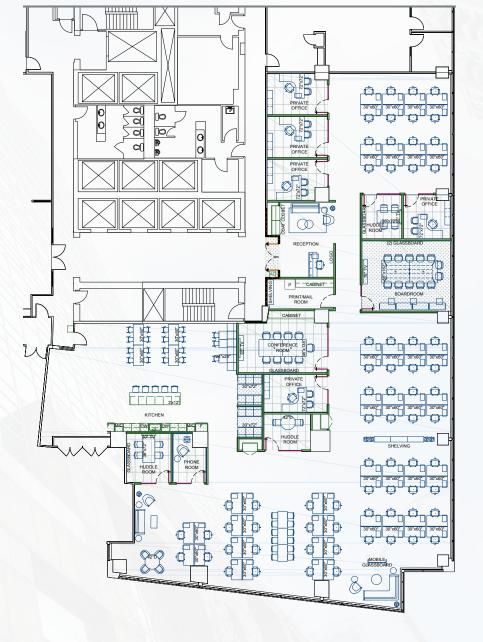
VIRTUAL TOUR

SUITE 550 - 10,040 SQ.FT.

MODEL SUITE COMING SOON



- Model Suite Coming Soon
- Build out includes reception area with seating, 8 meeting rooms/ offices, a call room, 2 boardrooms, open area with 68 sit/stand desks, a large open kitchen, print room, and server/storage room
- Fully furnished



NORTH YORK CENTRI

NORTH YORK CENTRE

SUITE 700 - 24,877 SQ.FT.

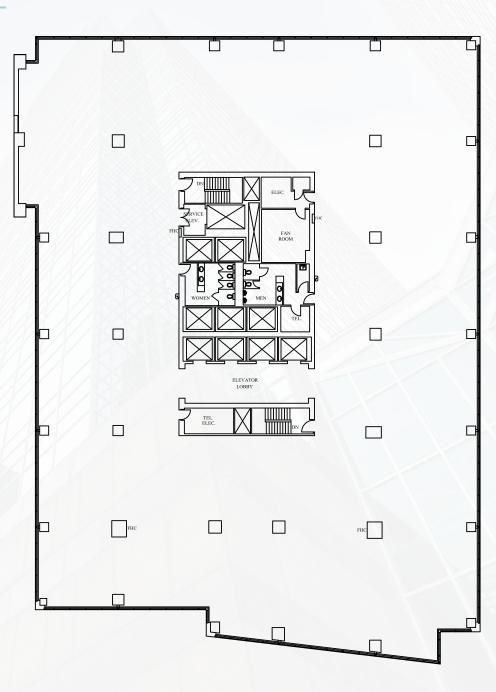
AVAILABLE IMMEDIATELY





*Photos are representative of condition only, and are not specific to this suite.

- Full floor opportunity
- Base building condition
- Suite features two double glass door entrances off elevators



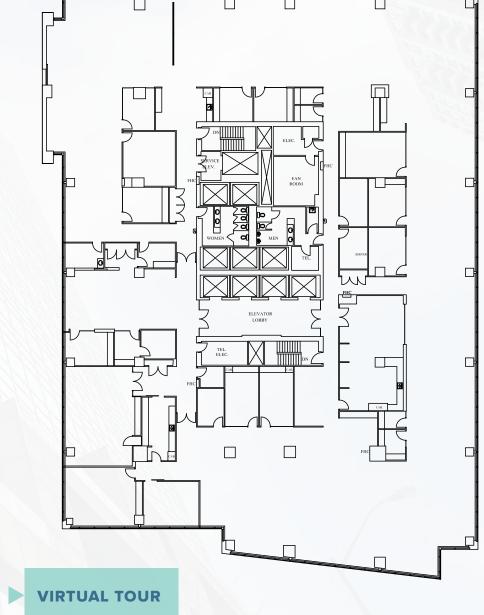
SUITE 800 - 24,874 SQ.FT.

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



SUITE 900 - 24,772 SQ.FT.

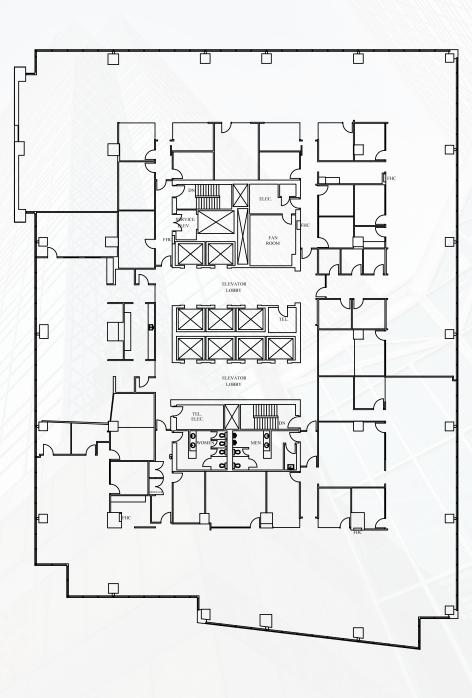
AVAILABLE NOVEMBER 1, 2025







- Full floor opportunity
- Build out includes a mix of interior offices and meeting rooms, kitchen, and open area

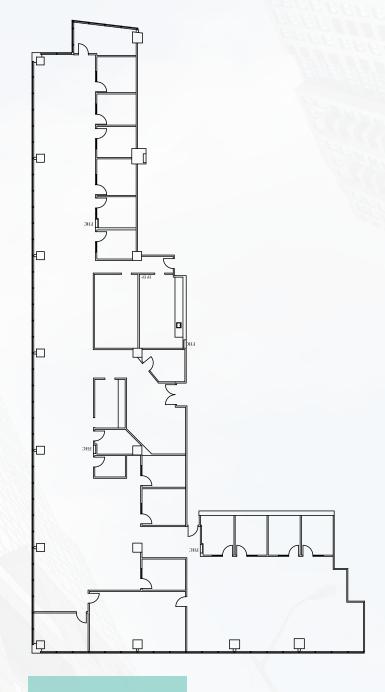


SUITE 1205 - 11,406 SQ.FT.

AVAILABLE IMMEDIATELY



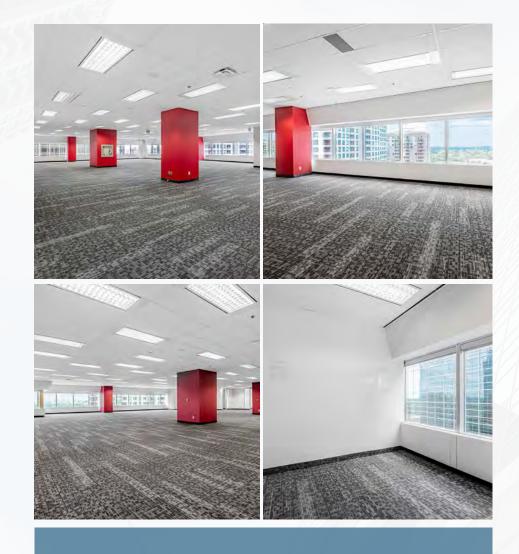
- Build out includes a boardroom, perimeter offices, kitchen, and open area
- Double glass door elevator exposure



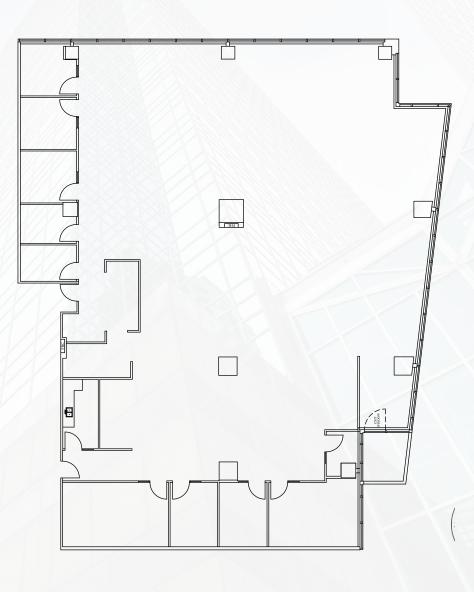
VIRTUAL TOUR

SUITE 1560 - 8,121 SQ.FT.

AVAILABLE IMMEDIATELY



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



SUITE 2220 - 4,247 SQ.FT.

AVAILABLE IMMEDIATELY

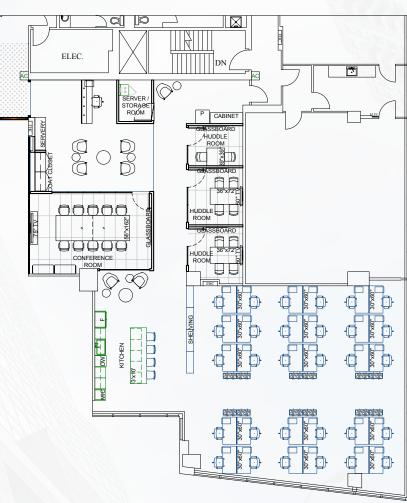








- Build out includes reception with seating area, large boardroom, 3 offices/meeting rooms, open area, IT room, and open kitchen
- Fully furnished



VIRTUAL TOUR









= 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%

Typ. % Gross Up: 4.8%
PSF Realty Tax: \$6.77
PSF Utilities: \$1.50
PSF Operating Costs: \$14.43

PSF Additional Rent Total: \$22.70 (2025 est.)

ELEVATORS

High rise: 5 (Floors 9 - 23)Low rise: 4 (Floors G - 9)

Freight: 1Parking: 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 CoveringsWashrooms 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

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

To view all North York Centre opportunities:



AMANDA BARKER

*Salesperson

Manager, Leasing*
647.676.8035 GWL Realty Advisors Inc.
Amanda.Barker@gwlra.com Brokerage



The information contained herein is provided for informational purposes only and is not intended to provide you with any financial, investment, real estate, legal, accounting, tax, or other professional advice. All visual representations, illustrations, photographs and artist renderings are conceptual for representational purposes only and cannot be regarded as representations of fact. All features, specifications and plans are subject to change without notice. Not all amenities and features depicted herein may be constructed in accordance with the visual representations, illustrations, photographs or artist renderings. Maps, floor plans, models and other improvements represented are not to scale or shown in their final as-built locations and orientations. While the information contained herein is believed to be reliable and accurate, GWL Realty Advisors Inc. and its affiliates ("GWLRA") expressly disclaims all representations, warranties or conditions, express or implied, statutory or otherwise, including, without limitation, the warranties and conditions of merchantable quality and fitness for a particular purpose, compatibility, timeliness, or accuracy. The user assumes full responsibility for risk of loss of any nature whatsoever resulting from the use of this information.

www.gwlra.com