

# 33 YONGE STREET



## AVAILABLE OPPORTUNITIES:

- SUITE 310 - 13,735 SQ. FT.
- SUITE 316 - 14,588 SQ. FT.
- SUITE 402 - 11,213 SQ. FT.
- SUITE 414 - 26,352 SQ. FT.
- SUITE 610 - 45,298 SQ. FT.
- SUITE 700 - 57,222 SQ. FT.
- SUITE 815 - 10,415 SQ. FT.
- STORAGE - 2,196 SQ. FT.



DECEMBER 31, 2023  
LEASE EXPIRY

**AVAILABLE FOR SUBLEASE**

**CBRE**

# LOCATION

33 YONGE STREET

## OVERVIEW

- 33 Yonge Street is an atrium style building that features large floor plates, and it connects Toronto's financial core and the historic St. Lawrence neighbourhood.
- The building is steps to Toronto's extensive PATH system, which offers tenants access to over 1,000 retail shops and services, a variety of restaurants, major hotels, and multiple prominent office towers in the core.
- With less than a 5-minute walk to Union station, the building has a transit score of 100; and provides easy access to the Yonge & University lines, the GO Train and VIA Rail. It is also a 3-minute walk to King subway station, and the 504 King/304 King/503 Kingston streetcars.

<b>Availability:</b>	Suite 310 - 13,735 sq. ft. Suite 316 - 14,588 sq. ft. Suite 402 - 11,213 sq. ft. Suite 414 - 26,352 sq. ft. Suite 610 - 45,298 sq. ft. Suite 700 - 57,222 sq. ft. Suite 815 - 10,415 sq. ft. Storage - 2,196 sq. ft.
<b>Term Expiry:</b>	December 31, 2023
<b>Net Rent:</b>	Please contact listing team
<b>Additional Rent:</b>	\$23.46 per sq. ft. (2021 est.)
<b>Occupancy:</b>	Immediate



## PROPERTY HIGHLIGHTS



**Underground parking**



**24 hr manned security desk**



**Surrounded by downtown amenities**

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# SUITE 310 & 316

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## Suite 310:

- Elevator exposure
- 13 office/meeting rooms wrapping the North West corner of the suite and 3 large exterior boardrooms for 12-18 people
- Open area for workstations with mix of cubicles, bench seating and sit stand desks (seats 106)
- Also features a kitchenette with seating, a few interior offices/meeting rooms, a print/copy room, LAN room, and storage

## SUITE 310



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## Suite 316:

- Open concept layout for workstations (seats 127) with meeting rooms wrapping along west wall
- Also features a kitchenette, a few interior offices/meeting rooms, a large classroom style room, a print/copy room, LAN room, and file room/storage

**SUITE 310**

**13,735 SQ. FT. - DECEMBER 31, 2023 EXPIRY**



All furniture including data cabling available at no cost

Furniture layout may not be representative.

**SUITE 316**

**14,588 SQ. FT. - DECEMBER 31, 2023 EXPIRY**

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# SUITE 402 & 414

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## Suite 402:

- Open area for workstations with medium height newer cubicles and filing cabinets (seats 95)
- 6 offices/meeting rooms with glass sliding doors and a boardroom
- Also features a lunchroom, rolling file cabinet room, LAN room, and a print/copy room

## SUITE 402



## Suite 414:

- Open concept layout with medium-high cubicles with new glass inserts (seats 235)
- 16 offices/meeting rooms of various sizes and a large double boardroom
- Also features a kitchen with café style seating, LAN room, and a print/copy room

## SUITE 414



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**SUITE 402**

**11,213 SQ. FT. - DECEMBER 31, 2023 EXPIRY**



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**SUITE 414**

**26,352 SQ. FT. - DECEMBER 31, 2023 EXPIRY**

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# SUITE 610

33 YONGE STREET

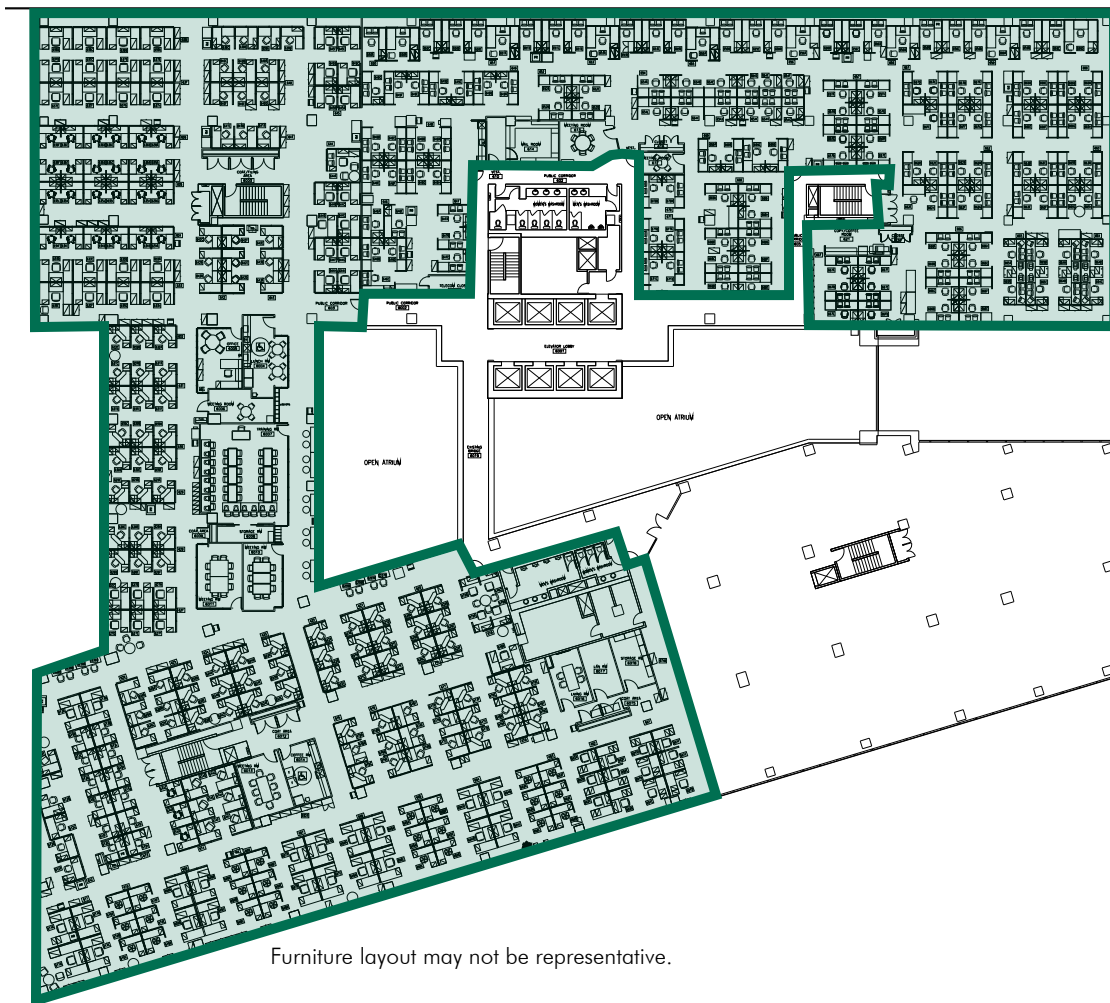
- Open concept layout predominately open for workstations (seats 432)
- 8 offices/meeting rooms of various sizes and a large training room
- Also features a kitchen, mailroom, LAN room, a print/copy room, and storage
- All furniture including data cabling available at no cost



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**6TH FLOOR**

**45,298 SQ. FT. - DECEMBER 31, 2023 EXPIRY**



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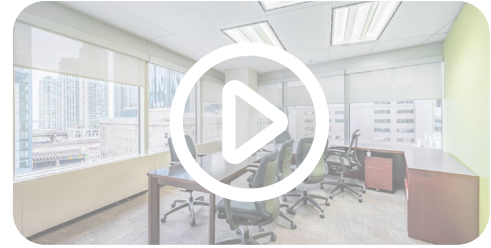
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# SUITE 700

33 YONGE STREET

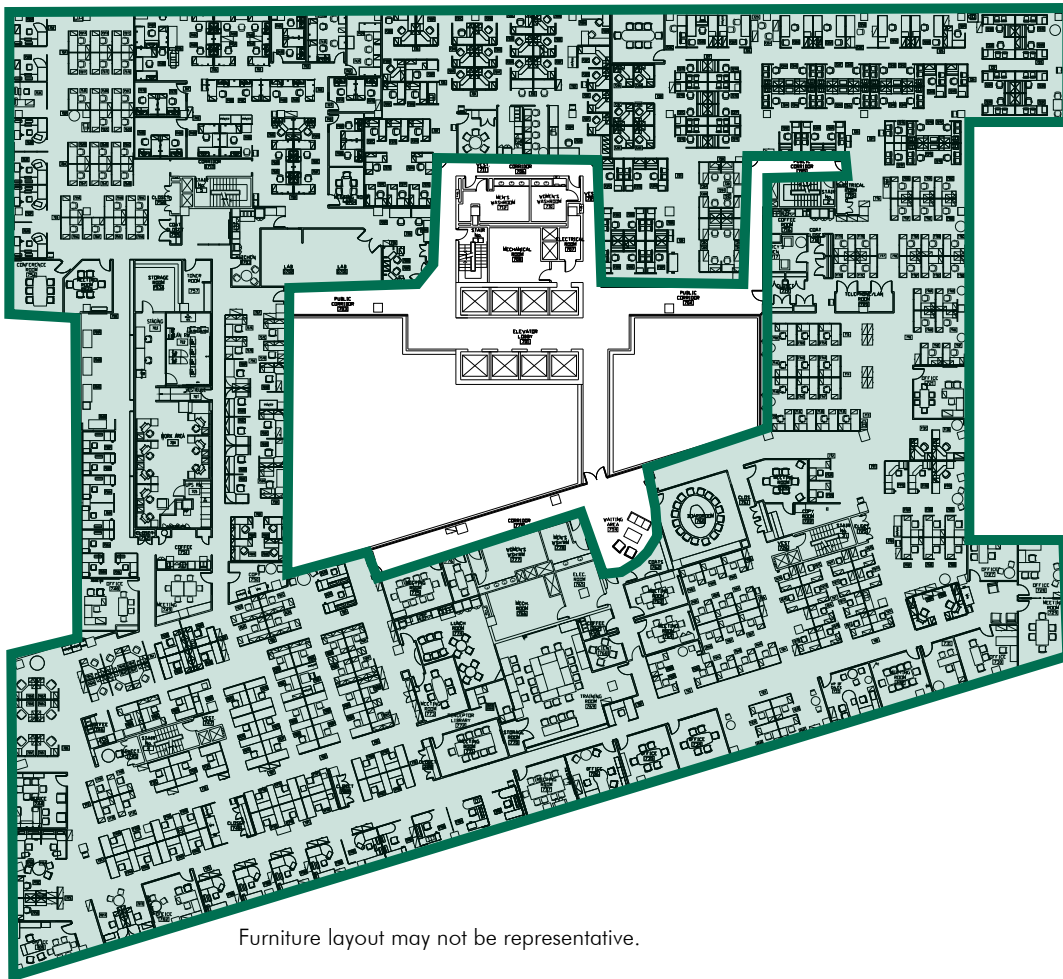
- Reception area with double glass doors and large round table boardroom off reception
- Suite is predominately open (seats 447) with offices/meeting rooms of various sizes
- Also includes a kitchen, 2 kitchenettes, LAN room, a print/copy room, and storage
- All furniture including data cabling available at no cost



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**7TH FLOOR**

**57,222 SQ. FT. - DECEMBER 31, 2023 EXPIRY**



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# SUITE 815

33 YONGE STREET

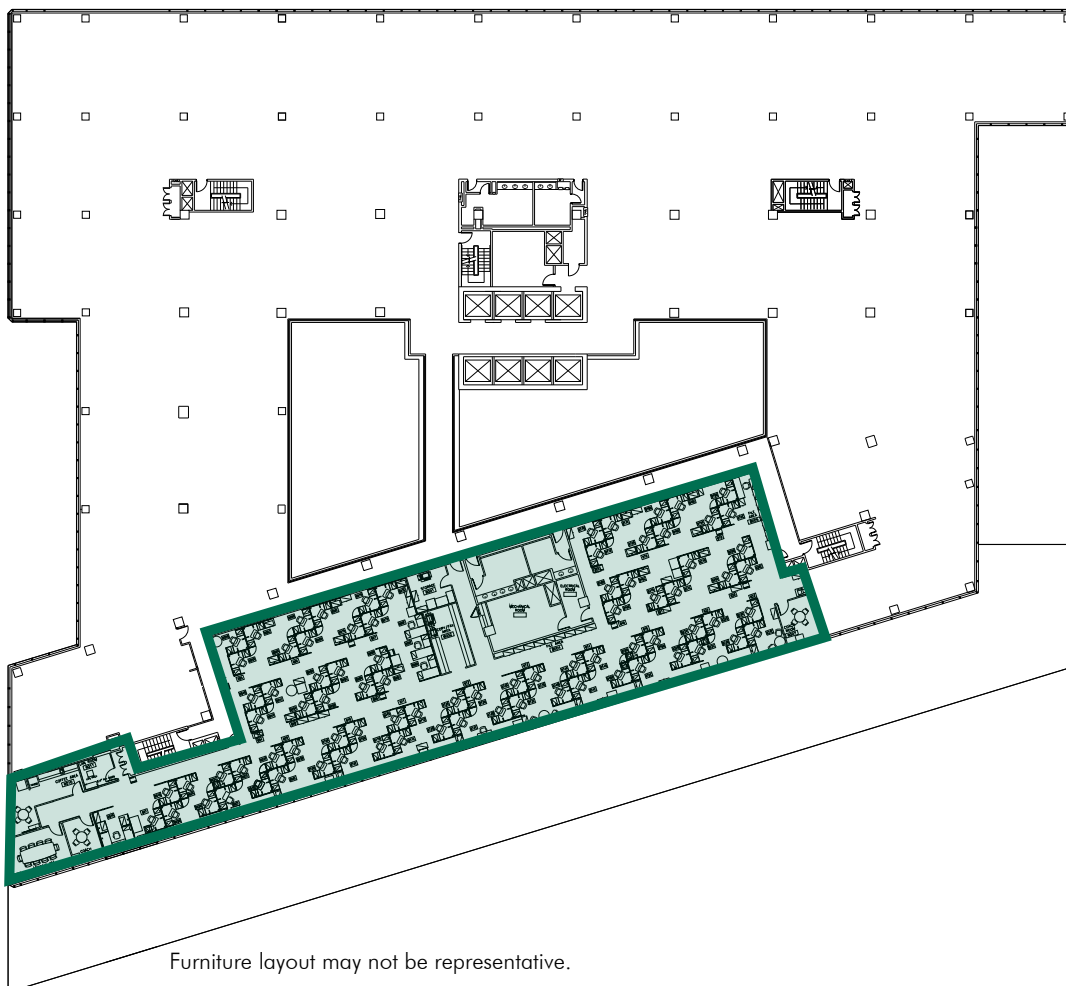
- Open concept layout for workstations (seats 94) with a few offices/meeting rooms and a boardroom for 10 people
- Also features a kitchenette, LAN room, a print/copy room, and storage
- All furniture including data cabling available at no cost



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**8TH FLOOR**

**10,415 SQ. FT. - DECEMBER 31, 2023 EXPIRY**



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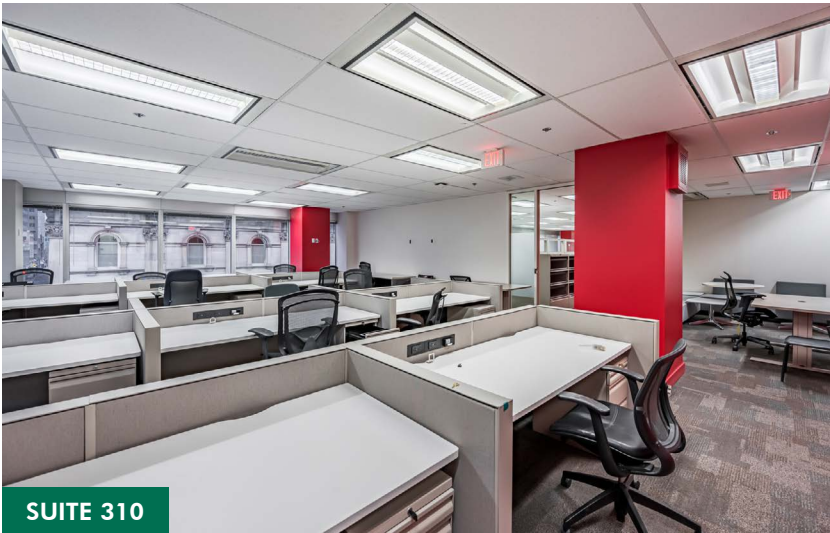
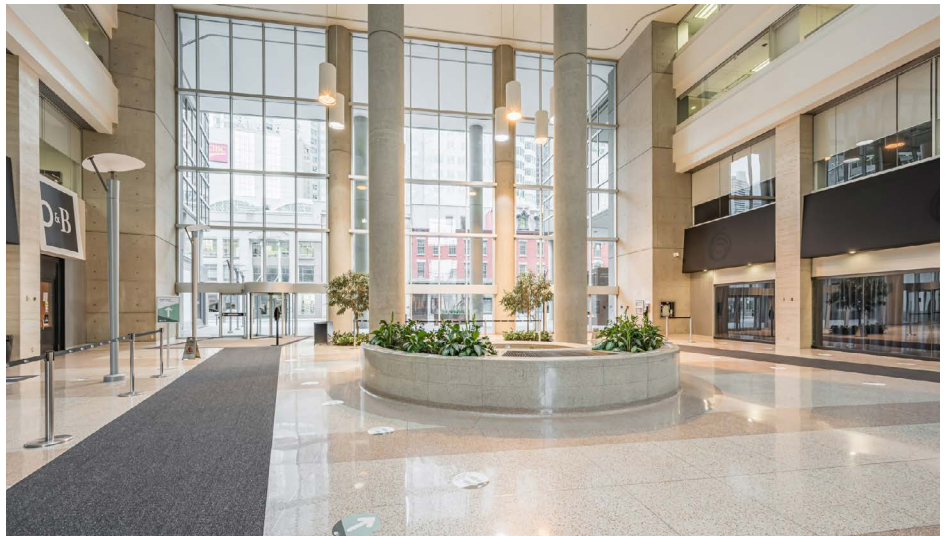
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# PHOTOS

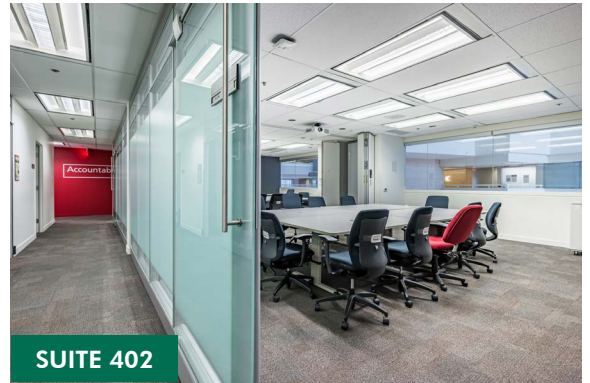
33 YONGE STREET



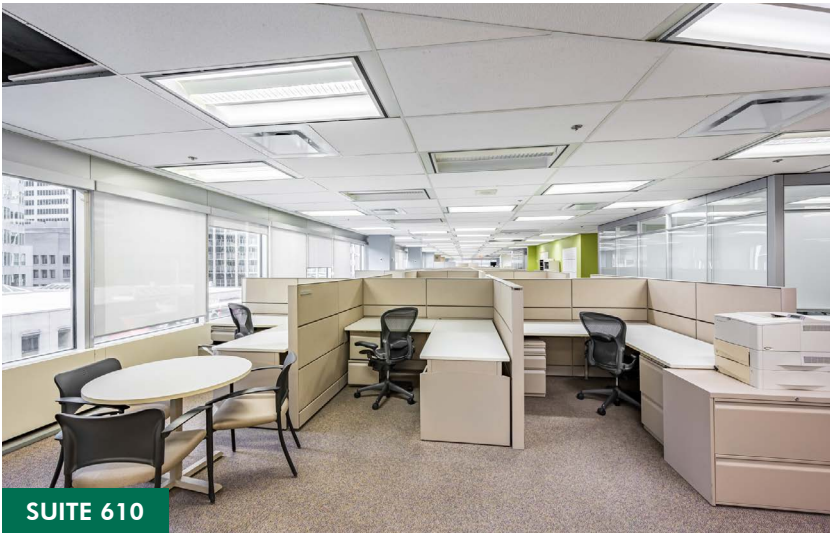
SUITE 310



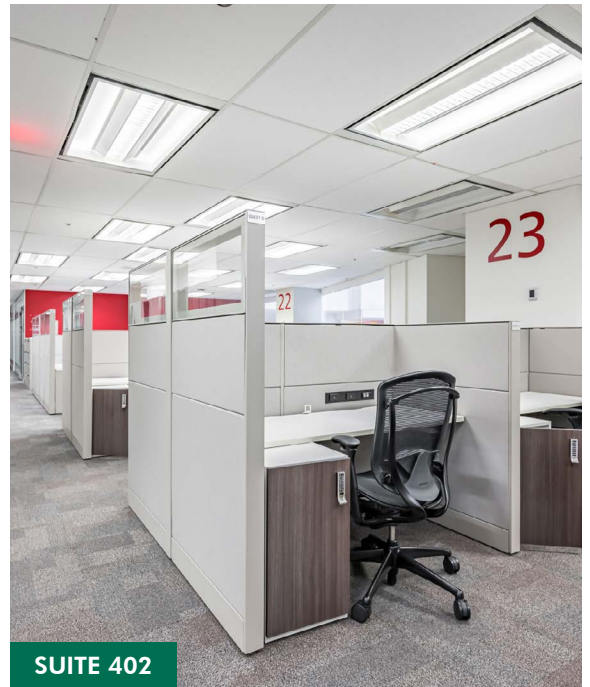
SUITE 310



SUITE 402



SUITE 610



SUITE 402

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# PHOTOS

33 YONGE STREET



SUITE 610



SUITE 414



SUITE 610



SUITE 700



SUITE 815



SUITE 700

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