

GWL REALTY
ADVISORS

NY 

NorthYorkCentre

5160
YONGE STREET

AMANDA BARKER

Manager, Leasing*

647.676.8035

Amanda.Barker@gwlra.com

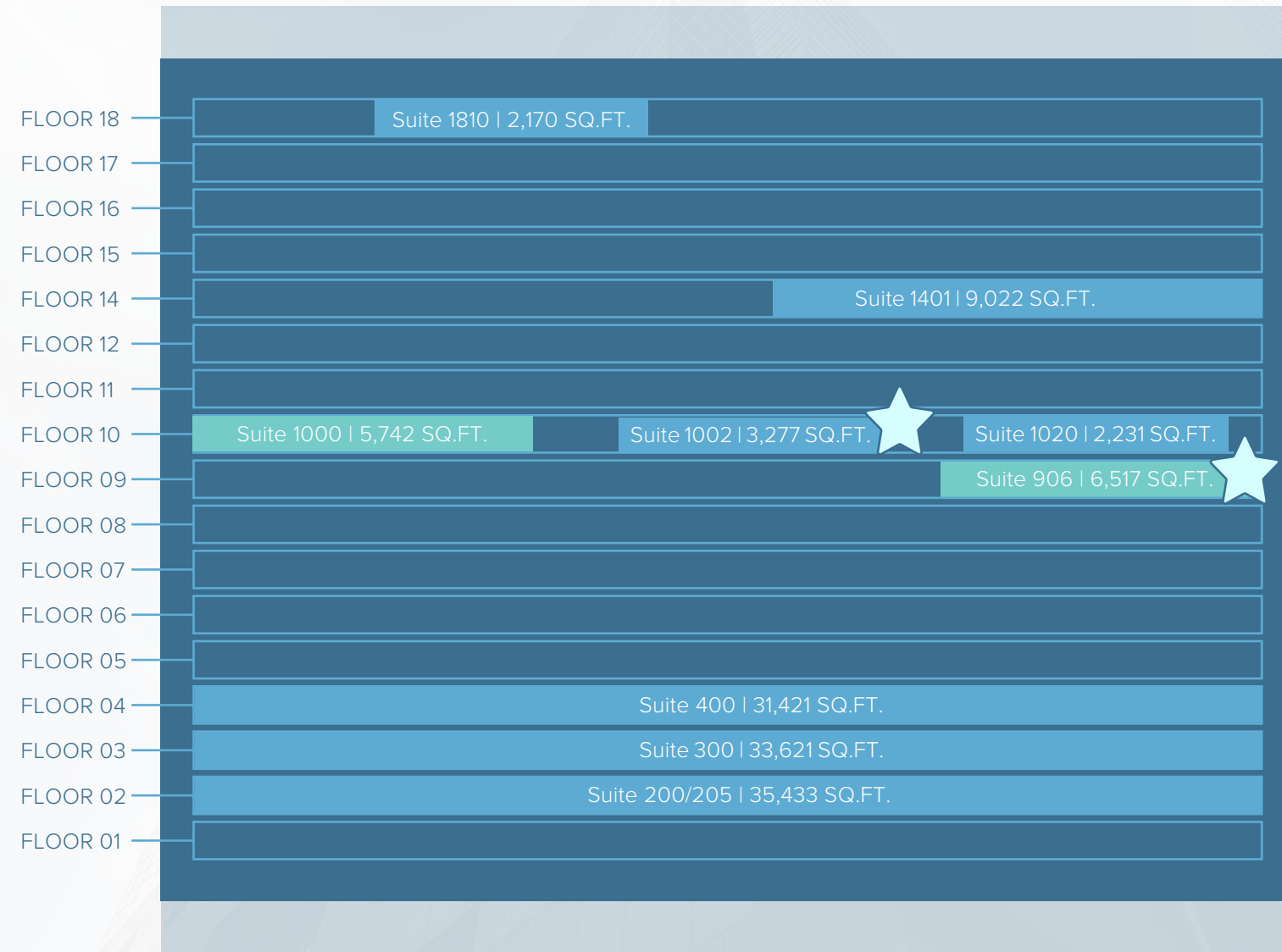
*Salesperson

GWL Realty Advisors Inc.

Brokerage

www.gwlra.com

AVAILABLE SUITES | 5160 YONGE STREET



LEGEND

- AVAILABLE IMMEDIATELY
- FUTURE AVAILABILITY
- MODEL SUITE

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.

- DIRECT SUBWAY ACCESS**
- FOOD COURT & STARBUCKS ON-SITE**
- FIT 4 LESS ON-SITE**
- CONFERENCE CENTRE AVAILABLE TO TENANTS**
- ACCESS TO TORONTO PUBLIC LIBRARY**
- UNDERGROUND PARKING, EV CHARGING STATIONS, AND BIKE RACKS ON-SITE**
- CONNECTED TO THE NOVOTEL HOTEL**

NORTH YORK IS A HUB FOR COMMERCE & INNOVATION...

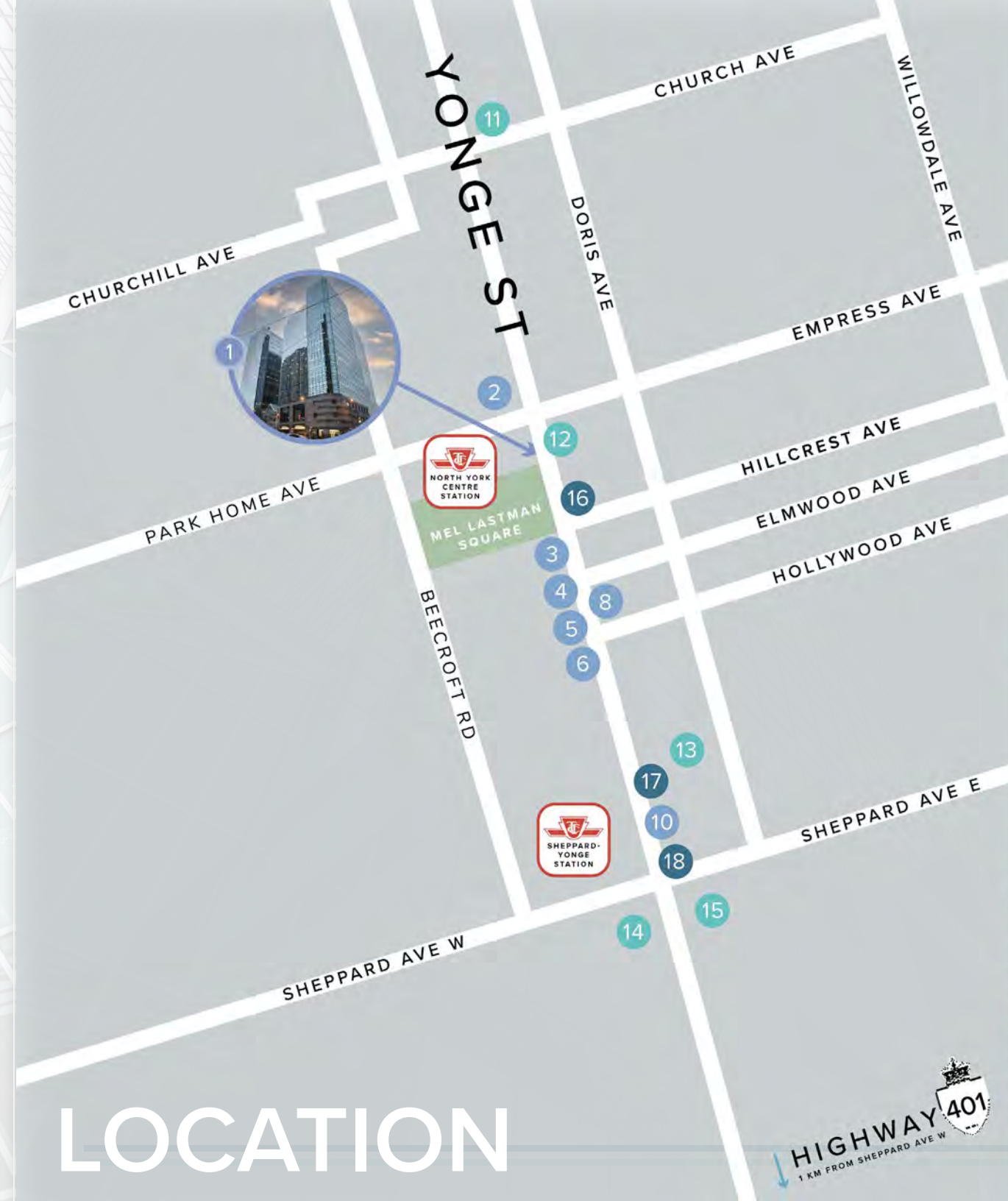
Awards & Designations

- 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 fitness center, a 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.



NORTH YORK CENTRE



- 1 NORTH YORK CENTRE AMENITIES**
 NOVOTEL'S TRIO RESTAURANT & BAR
 SULTAN'S MEDITERRANEAN GRILL
 Z-TECA MEXICAN EATERY
 CALIFORNIA THAI
 BOOSTER JUICE
 STARBUCKS
 LA PREP
 SUBWAY
 BMO
 TD ATM
 REXALL
 ENTERPRISE RENT-A-CAR
 THE NORTH YORK CENTRAL LIBRARY

- 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
 17. BMO
 18. CIBC

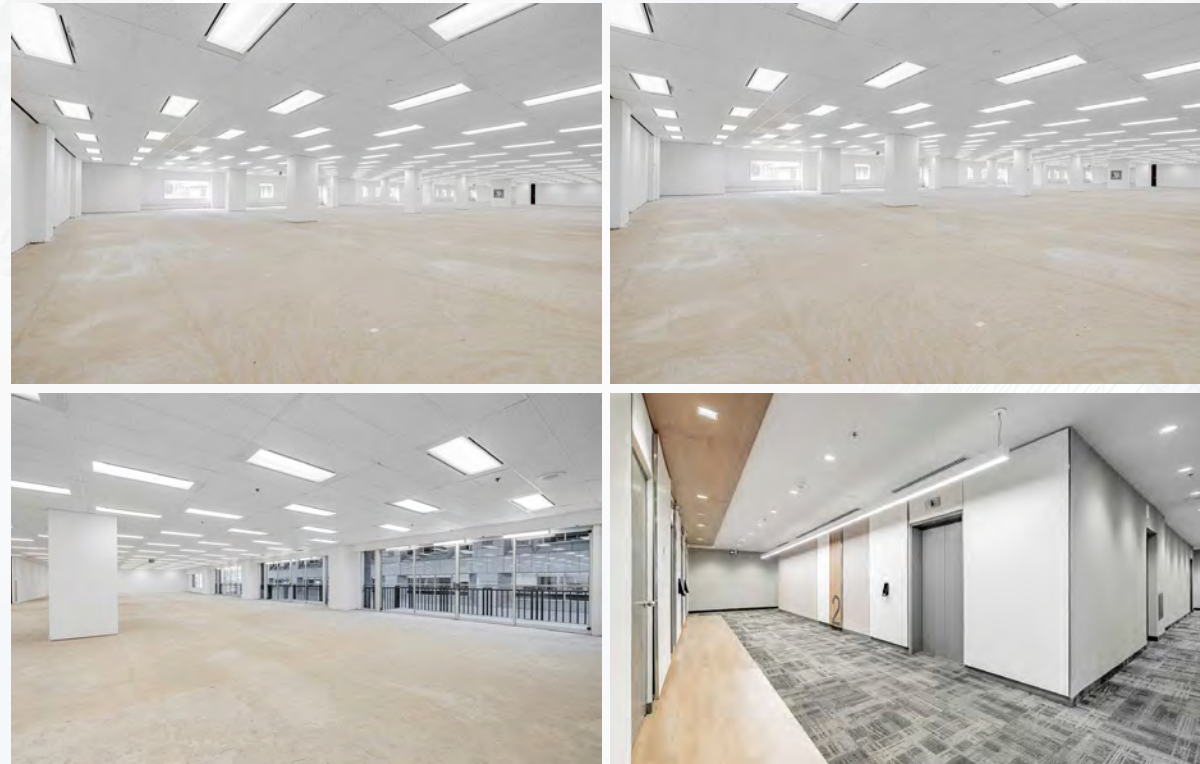


LOCATION

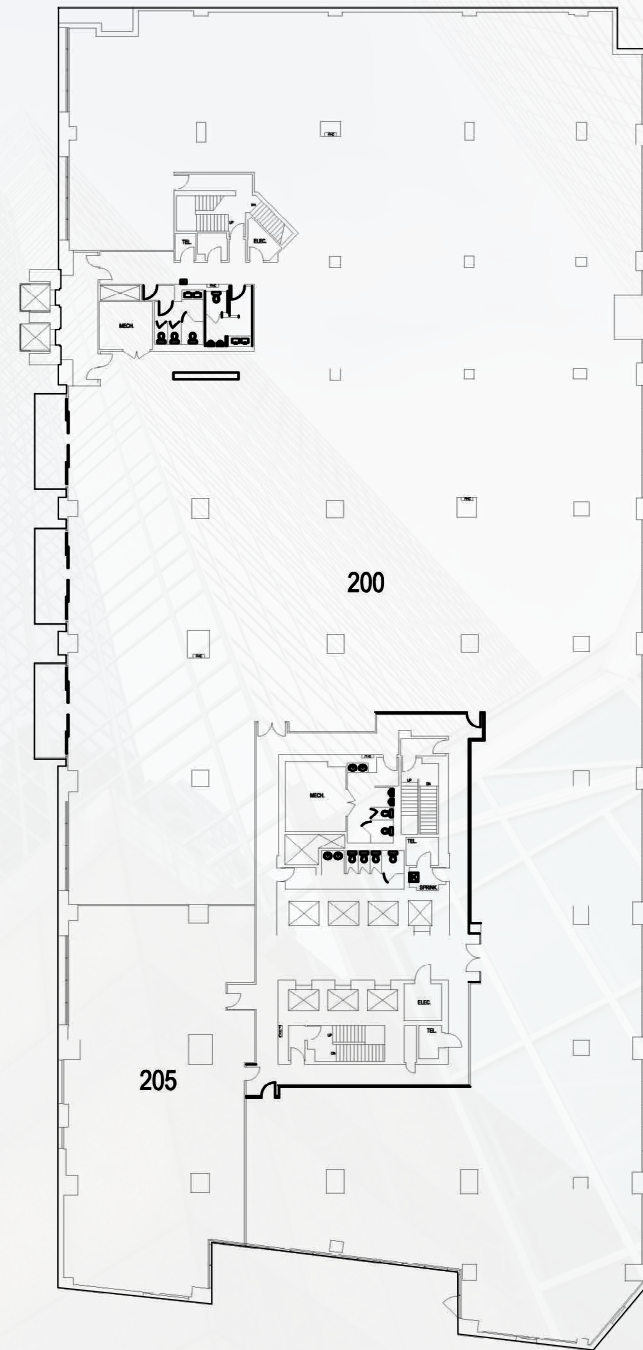


SUITE 200/205 - 35,433 SQ.FT.

AVAILABLE IMMEDIATELY



- Full floor opportunity, contiguous with Suite 300 (with interconnecting staircase) for a total of 69,064 sq. ft.
- Majority of suite is in base building condition, and features double glass door entrance off elevators
- Interior balconies overlooking atrium and secondary elevator bank accessible from atrium



[VIRTUAL TOUR](#)

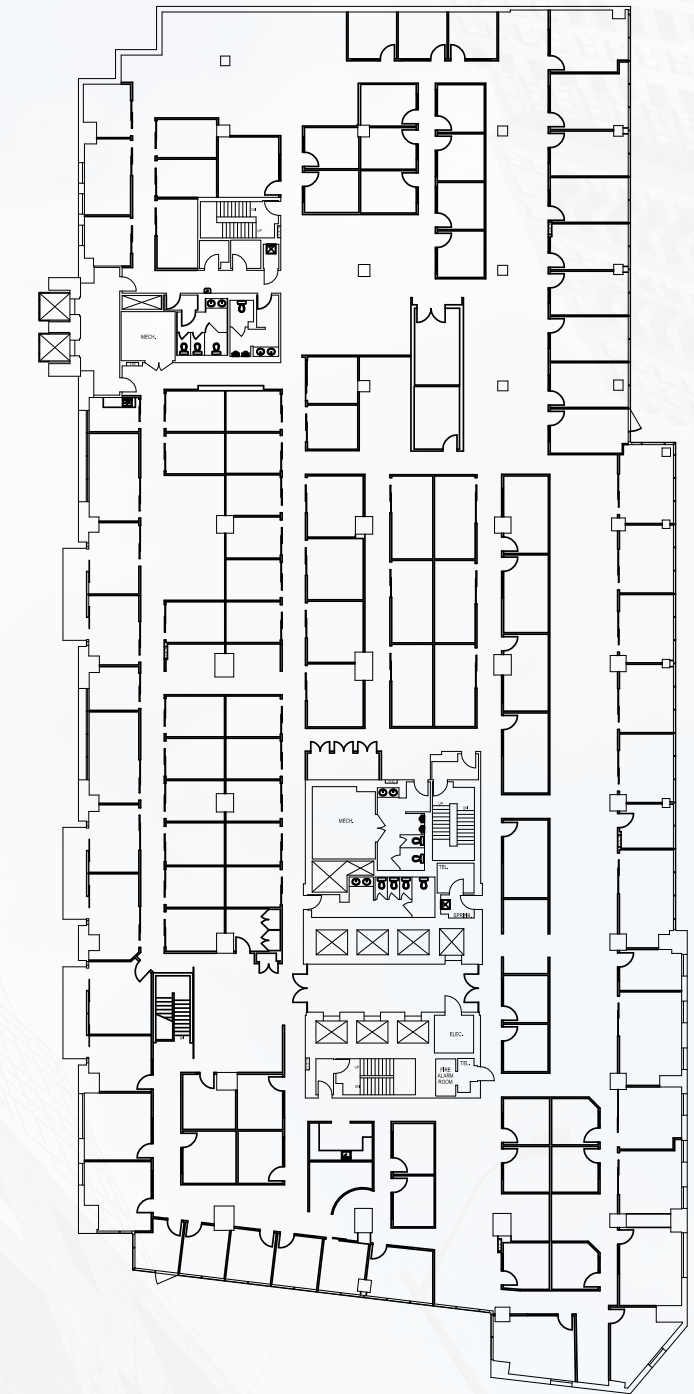
NORTH YORK CENTRE

SUITE 300 - 33,621 SQ.FT.

AVAILABLE IMMEDIATELY



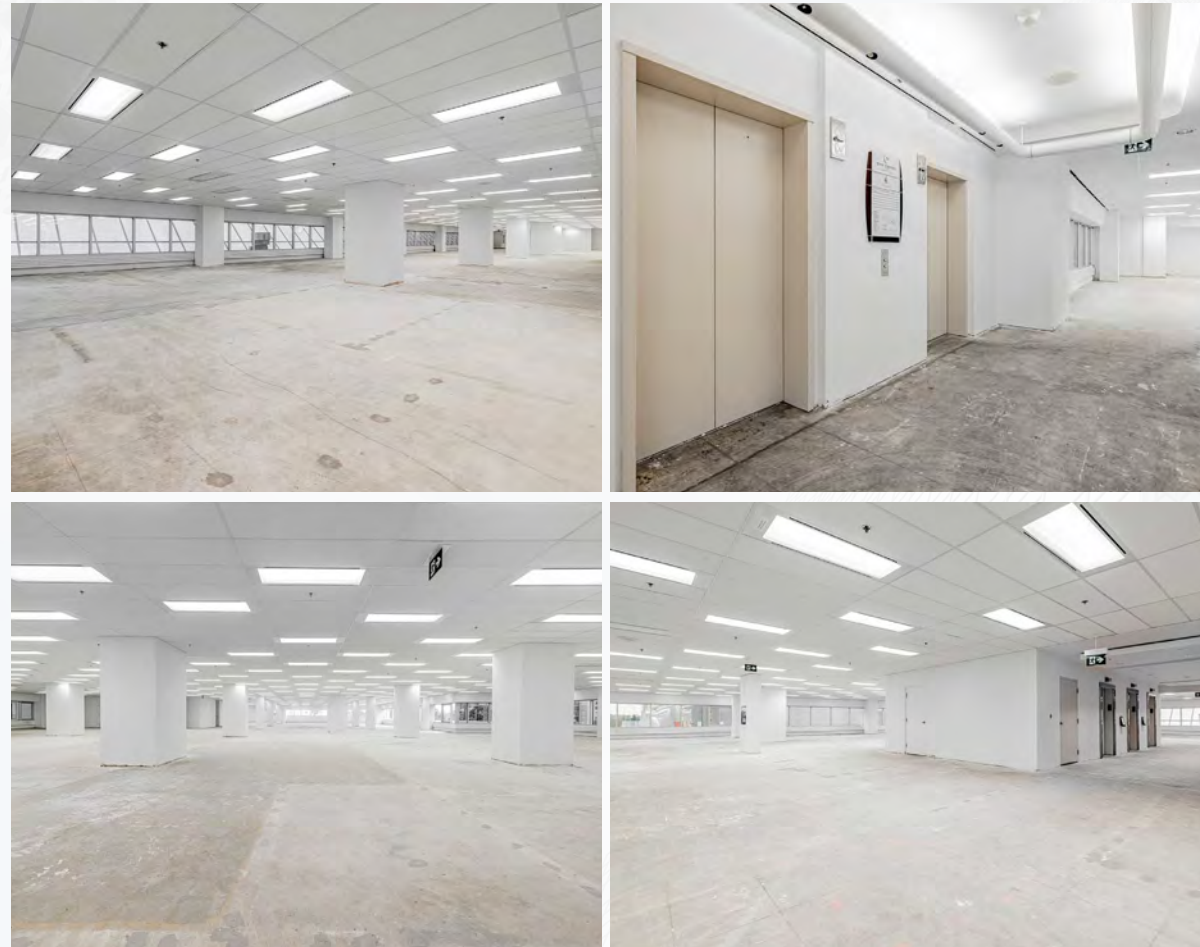
- Full floor opportunity, contiguous with Suite 200 (with interconnecting staircase) for a total of 69,064 sq. ft.
- Heavily built out suite featuring double glass door entrance off elevators
- Interior balconies overlooking atrium and secondary elevator bank accessible from atrium



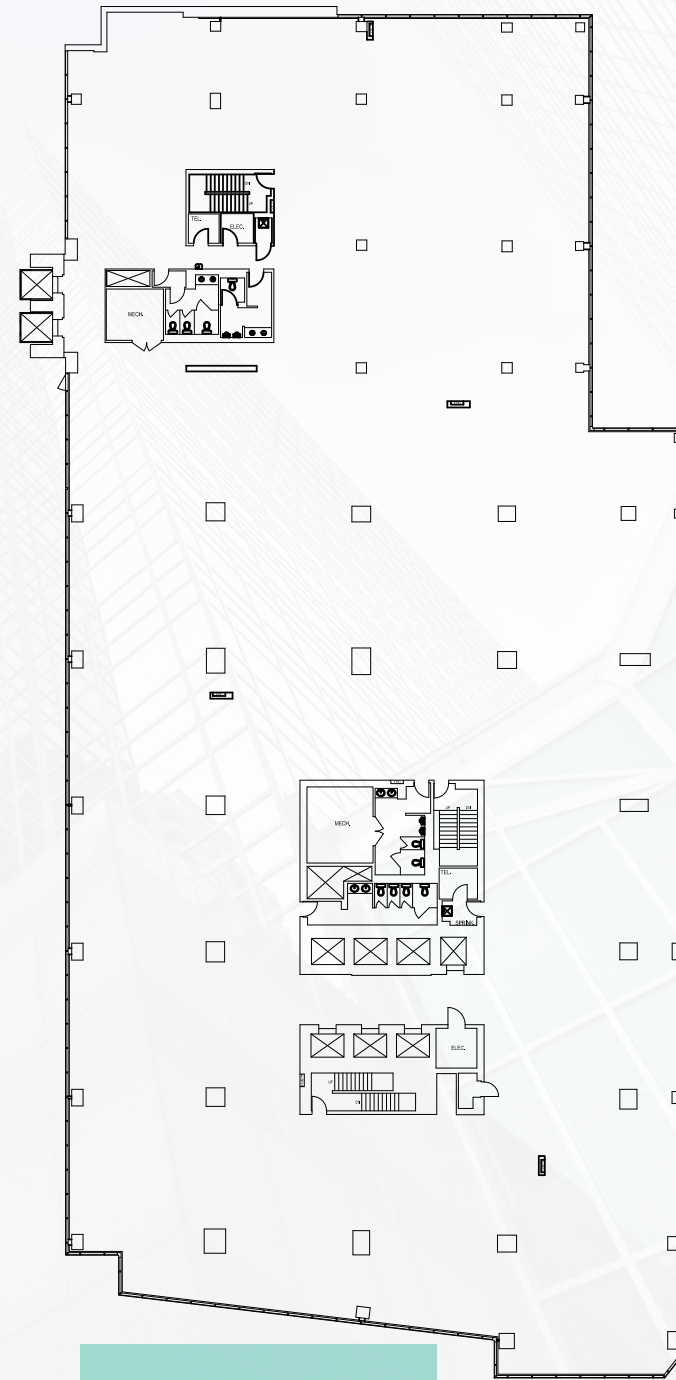
NORTH YORK CENTRE

SUITE 400 - 31,421 SQ.FT.

AVAILABLE IMMEDIATELY



- Full floor opportunity in base building condition
- Secondary elevator bank into complex atrium

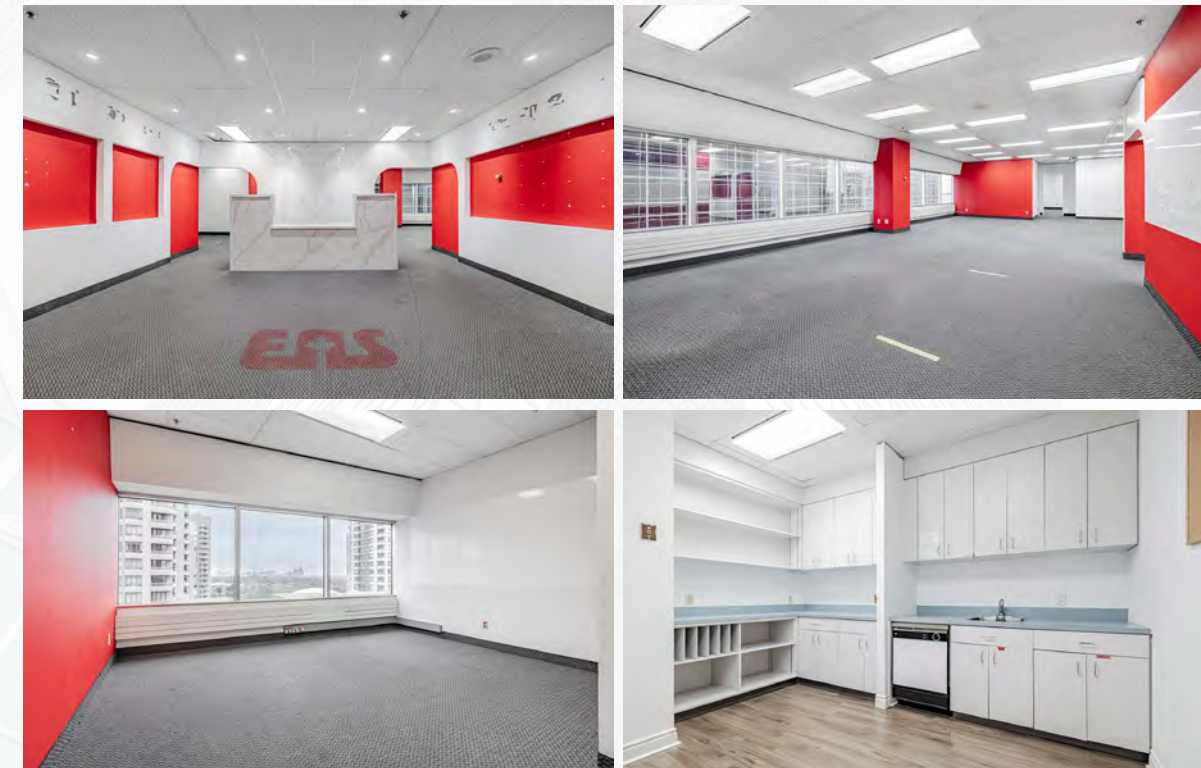
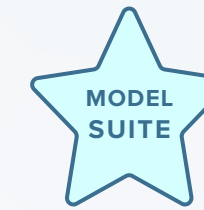


VIRTUAL TOUR

NORTH YORK CENTRE

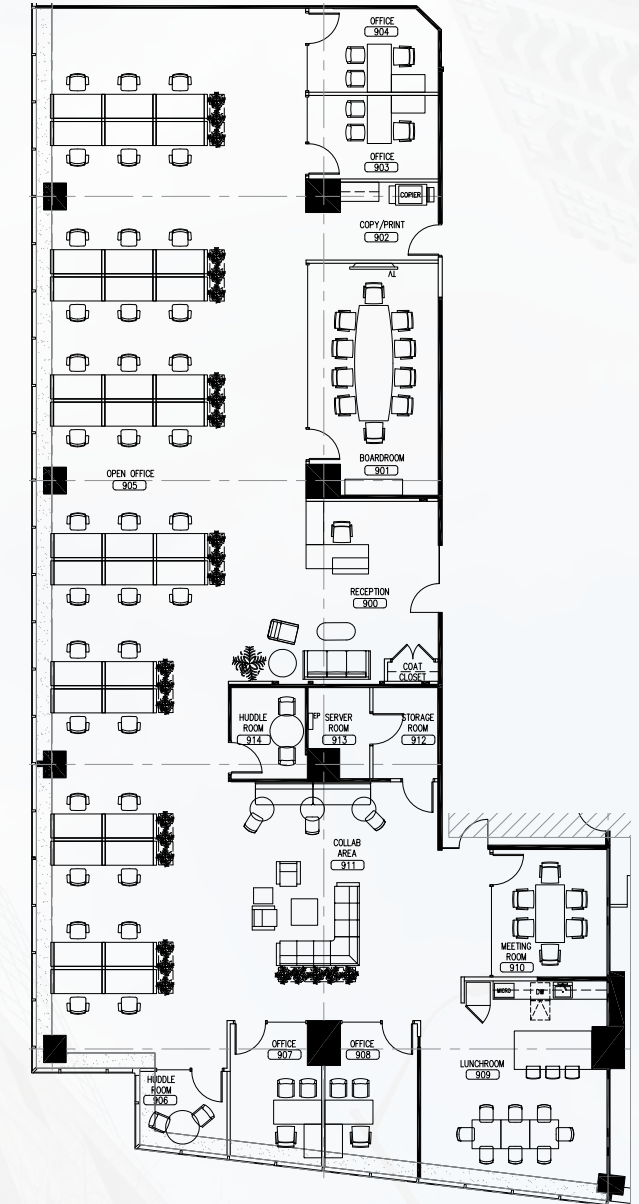
SUITE 906 - 6,517 SQ.FT.

AVAILABLE JUNE 1, 2026



*Photos are representative of current improvements, not of model suite

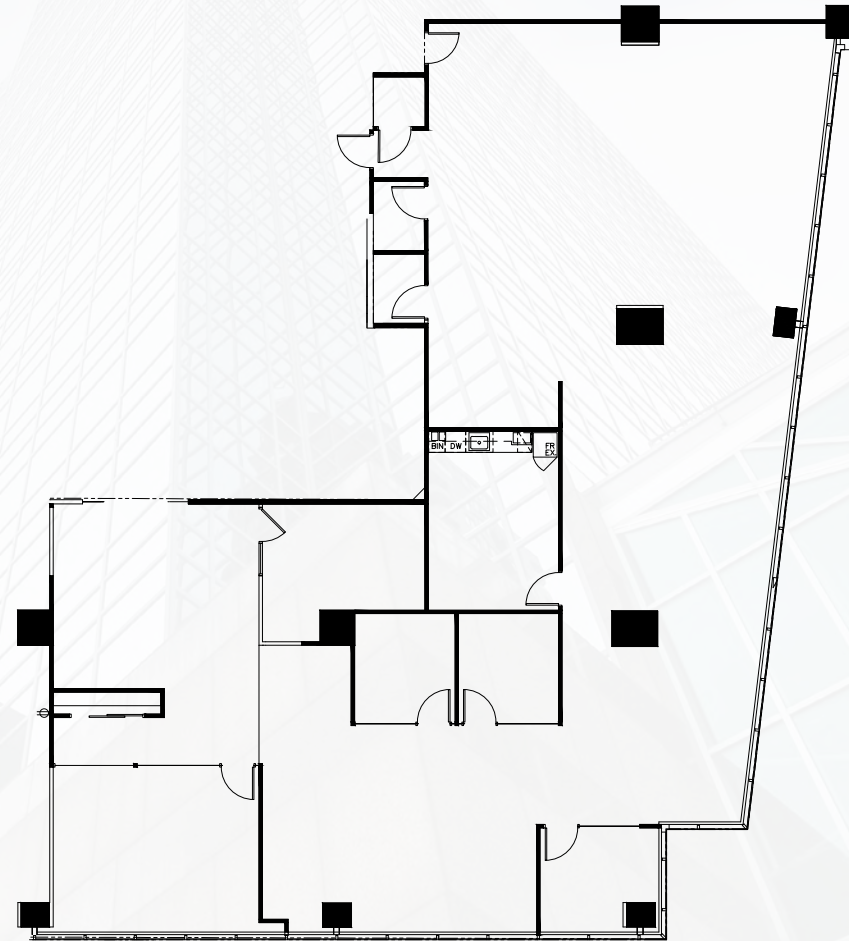
- Model Suite Coming Soon
- Build out includes reception area with seating, large boardroom, 7 meeting rooms/ offices, open area with 36 desks, a large kitchen, print area, and server/storage room
- Fully Furnished



NORTH YORK CENTRE

SUITE 1000 - 5,742 SQ.FT.

AVAILABLE MARCH 1, 2026

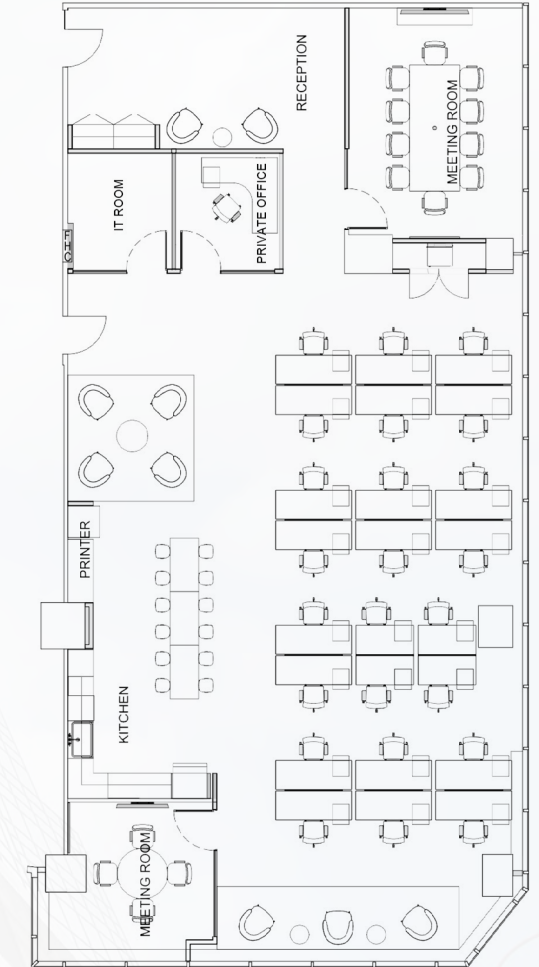


- Build out includes large reception area, 2 meeting rooms, 3 offices, 3 call rooms, kitchen, and open area
- Double glass entry door with elevator exposure

NORTH YORK CENTRE

SUITE 1002 - 3,277 SQ.FT.

AVAILABLE IMMEDIATELY



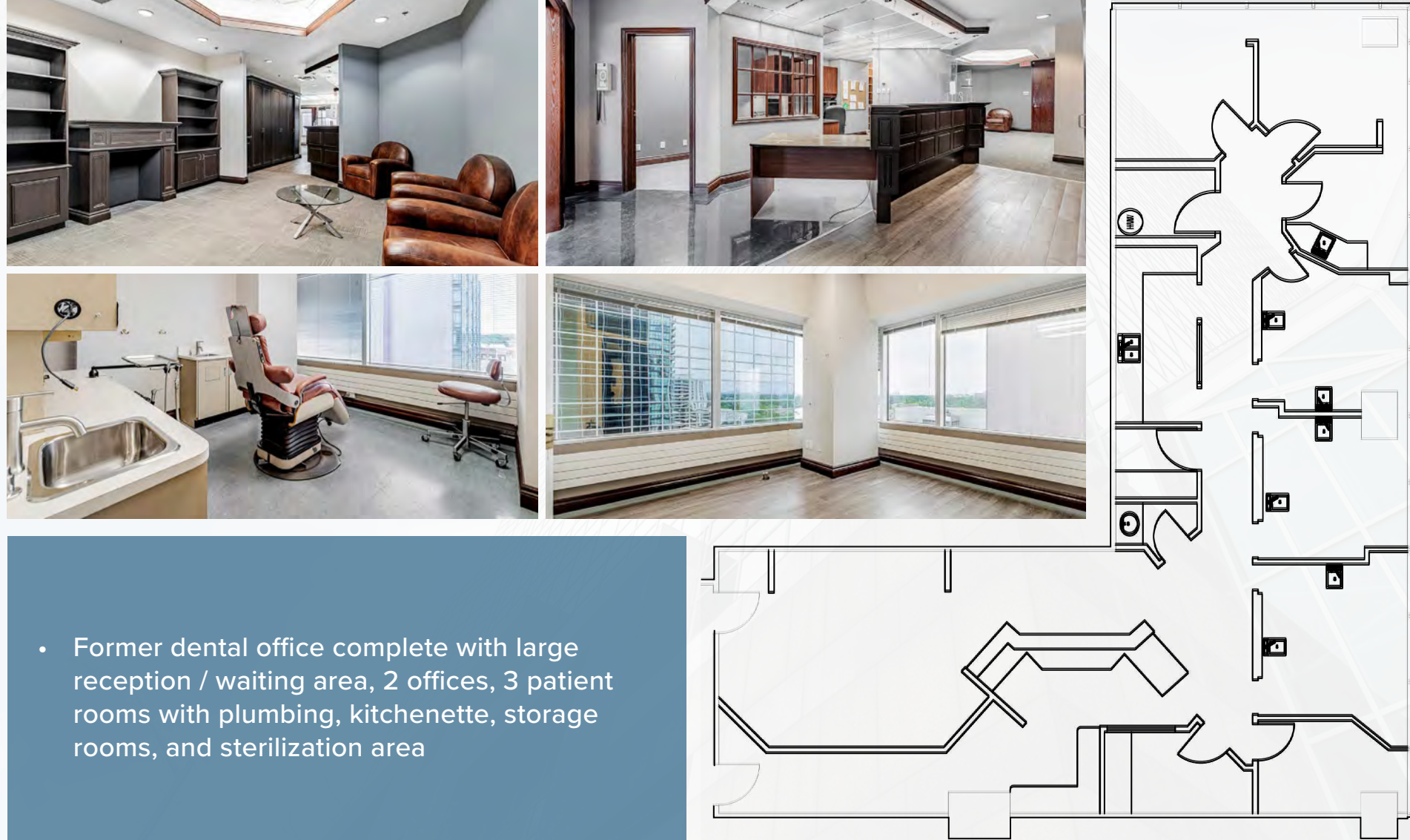
- Model Suite
- The build-out features a reception area with seating, a boardroom, meeting room, private office, an open workspace with 24 desks, a kitchen, and a dedicated IT/server room
- Fully Furnished

[VIRTUAL TOUR](#)

NORTH YORK CENTRE

SUITE 1020 - 2,231 SQ.FT.

AVAILABLE IMMEDIATELY



- Former dental office complete with large reception / waiting area, 2 offices, 3 patient rooms with plumbing, kitchenette, storage rooms, and sterilization area

NORTH YORK CENTRE

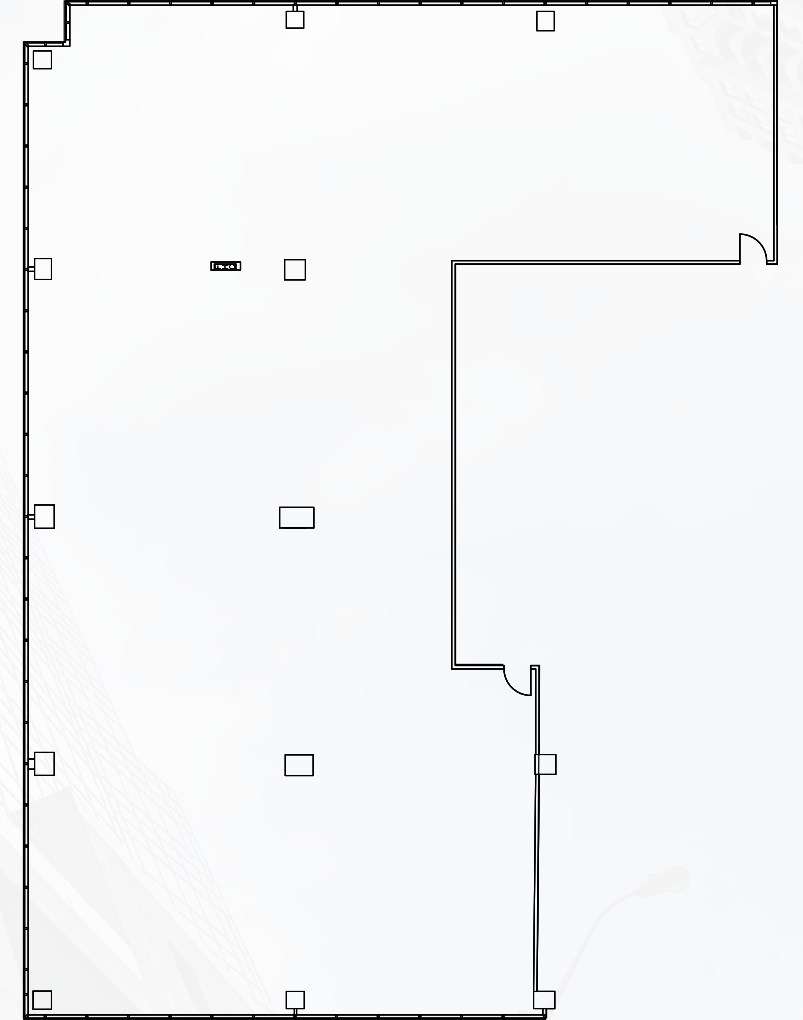
SUITE 1401 - 9,022 SQ.FT.

AVAILABLE IMMEDIATELY



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

- Base building condition

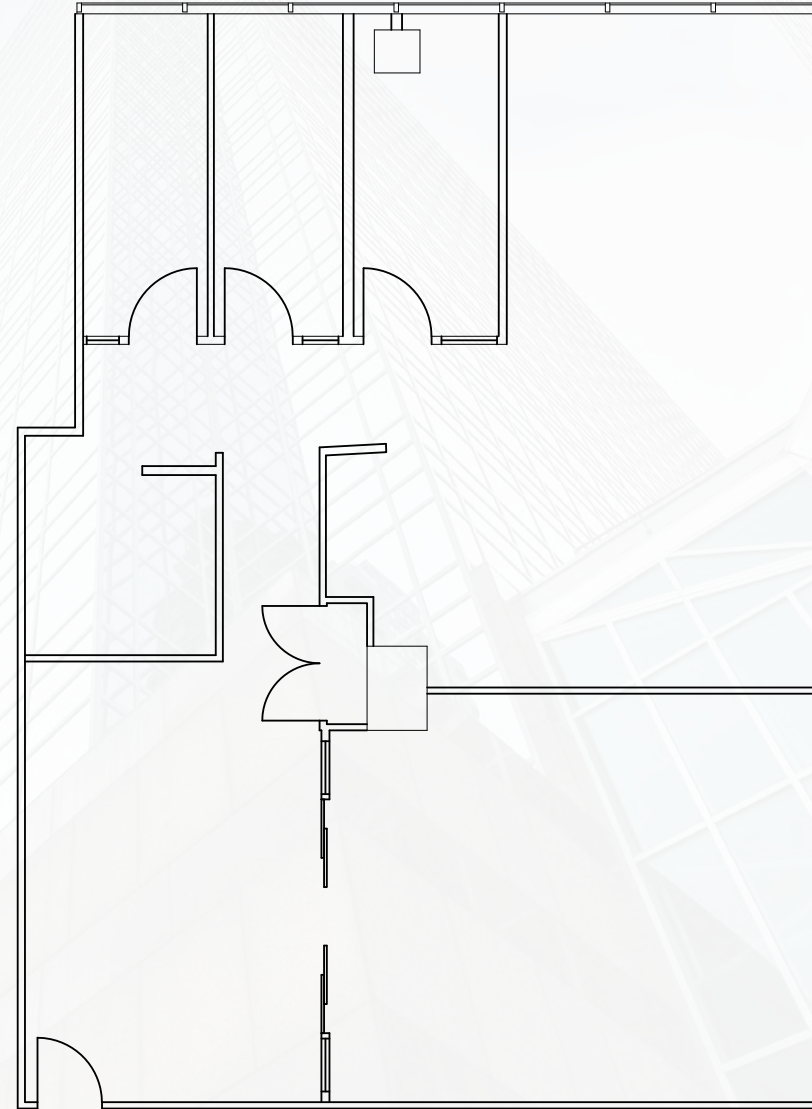


NORTH YORK CENTRE

SUITE 1810 - 2,170 SQ.FT.

AVAILABLE IMMEDIATELY

- Build out includes reception, 3 offices / meeting rooms, and open area.



NORTH VIEW





BUILDING OVERVIEW | 5160 YONGE



TOTAL RENTABLE AREA:
403,400 sq. ft.



NUMBER OF STORIES:
24



YEAR BUILT
1989

PROPERTY DESCRIPTION

- Posted Net Rate: Negotiable
- Typ. High-Rise Floor Plate: 20,000 sq ft
- Typ. Low-Rise Floor Plate: 24,000 sq ft
- Typ. % Gross Up: 13.4%
- PSF Realty Tax: \$7.05
- PSF Utilities: \$1.50
- PSF Operating Costs: \$15.80
- PSF Additional Rent Total: \$24.35 (2025 est.)

ELEVATORS

- High rise: 3 (Floors 10-18)
- Mid rise: 0
- Low rise: 2 (Floors G-6)
- Freight: 1
- Parking: 2

PARKING

- Below ground # stalls: 1,794
- Monthly parking cost: \$190/mth tenant unreserved
\$305/mth tenant reserved
- Parking description: Five (5) levels of conditioned parking with charging stations

SAFETY AND SECURITY

- Fire detection system: Yes
- Sprinkler system: Yes
- Manned 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: 8.9 ft.
Slab to Slab: 11.3 ft.
- Wall Type: Window glazing
- Washrooms per floor: 2M/2F (Floors 2-6)
1M/1F (Floors 7-18)
- Satellite dish capability: YES
- Fibre optic capability: YES
- Shipping receiving: YES
- Emergency generator: YES

AWARDS & DESIGNATIONS

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