



4576 YONGE STREET
Toronto, ON

OFFICE SPACE FOR LEASE



WELCOME TO 4576 YONGE STREET

Vacancy Opportunity

SUITE 400	1,569 rentable SF
SUITE 510	3,387 rentable SF
SUITE 603	1,086 rentable SF
SUITE 605	1,044 rentable SF
SUITE 702	2,038 rentable SF

Details

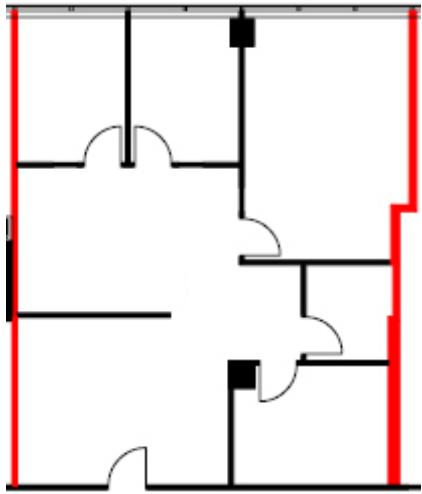
LOCATION	Just north of Hwy 401 on the west side of Yonge Street
ASKING NET RENT	\$16.50 PSF
ADDITIONAL RENT	\$21.36 PSF/Annum
TENANT INDUCEMENT	Landlord will provide full allowance for renovations or build outs as required

Highlights

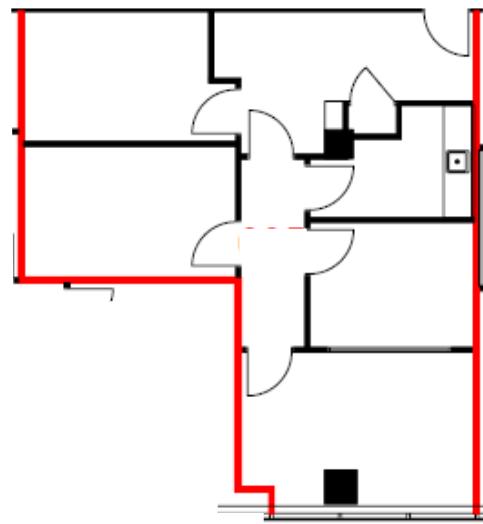
- Parking Ratio: 1.5 / 1,000 SF (All underground)
- Immediate access to Hwy 401
- Most suites are built out & ready for immediate occupancy

Floor Plans

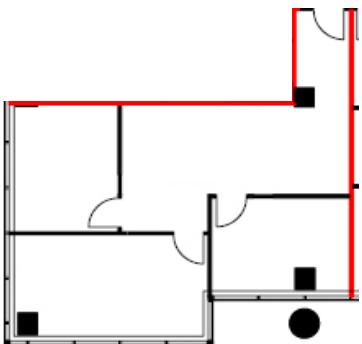
Suite 400 - 1,569 SF



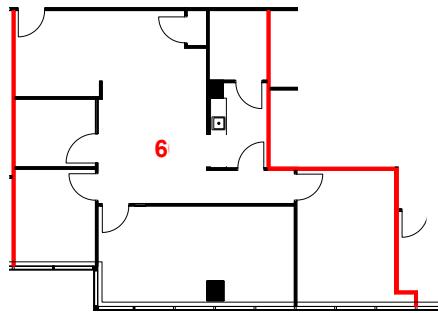
Suite 605 - 1,044 SF



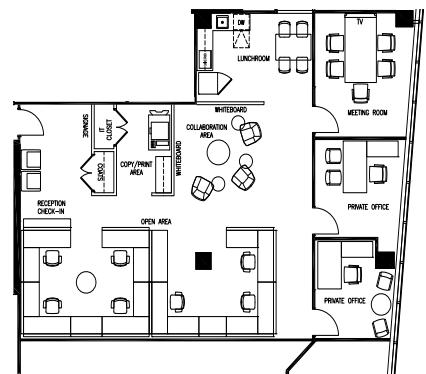
Suite 603 - 1,086 SF



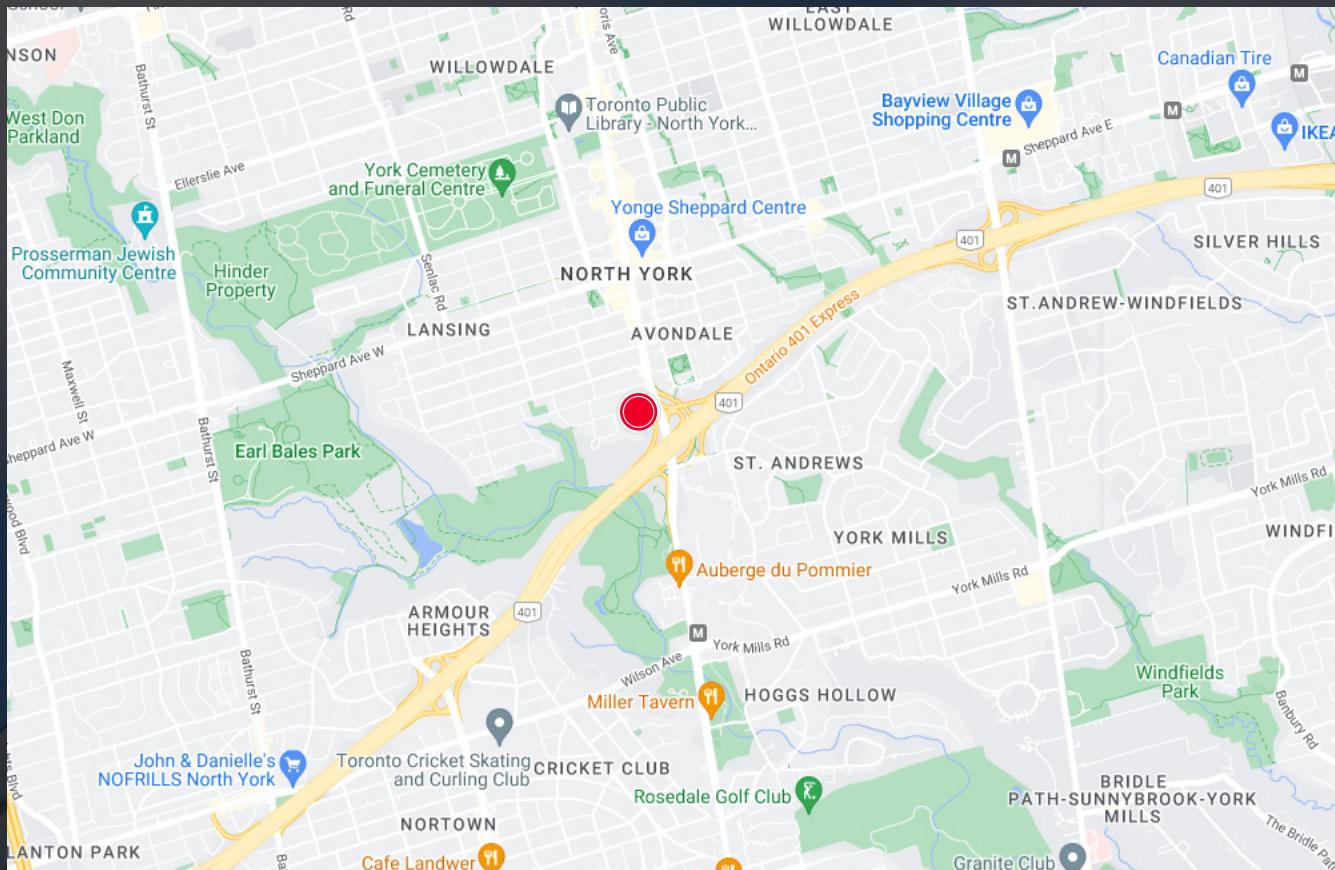
Suite 604 - 1,044 SF



Suite 702 - 2,038 SF



4575 YONGE STREET



1100-3100 Steeles Avenue E
Markham, Ontario L3R 8T3

For more information
or to book a tour:

KEN KARULAS*

Vice President

416 756 5406

ken.karulas@cushwake.com

©2023 Cushman & Wakefield ULC. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.*Sales Representative *Broker