



FOR LEASE | TORONTO | ON

# 4711 YONGE

ACCESSIBLE. ICONIC. SUSTAINABLE.



EXPERIENCE BEFORE YOU VISIT

menkes

CBRE





# WELCOME TO 4711 YONGE

4711 Yonge is a LEED® Platinum certified, Class A office building, standing 16 storeys tall just south of Sheppard Avenue. 4711 Yonge boasts an accessible core location where commuters benefit from being two blocks from Highway 401 and direct underground access to the Sheppard-Yonge subway station. With its central location, leading sustainability successes, 24/7 security services, and local amenities right at its doorstep, 4711 Yonge is a dynamic building that offers more than just office — **realize the prime potential of 4711 Yonge.**





**HIGHWAY ACCESS**  
2 blocks from Hwy 401



**TRANSIT**  
Direct subway connection to 2 lines at Sheppard-Yonge station  
  
6 GO Bus routes within 200M of the building



**CONNECTIVITY**  
Free lobby wi-fi  
  
Fibre + multiple service providers & points of entry



**SUSTAINABILITY**  
LEED® v4.1 O+M: Existing Buildings Platinum Certified  
  
BOMA BEST® Platinum Certified  
  
Fitwel® 3-Star Certified  
  
Energy Star Certified



**BUILDING AMENITIES**  
24/7 manned security, fitness centre, Vanta Coffee Club & Eatery, dentist, and ATM in the building  
  
Concourse level seating and table area with free wi-fi and television  
  
Destination Dispatch elevators  
  
Electric Vehicle charging stations and bike racks available



**PARKING**  
1/1000 RSF unreserved underground parking at the current market rate



**RESTAURANTS**  
Dozens of restaurants within the immediate area



**ENTERTAINMENT**  
Close to the Meridian Arts Centre, Cineplex, and Mel Lastman Square

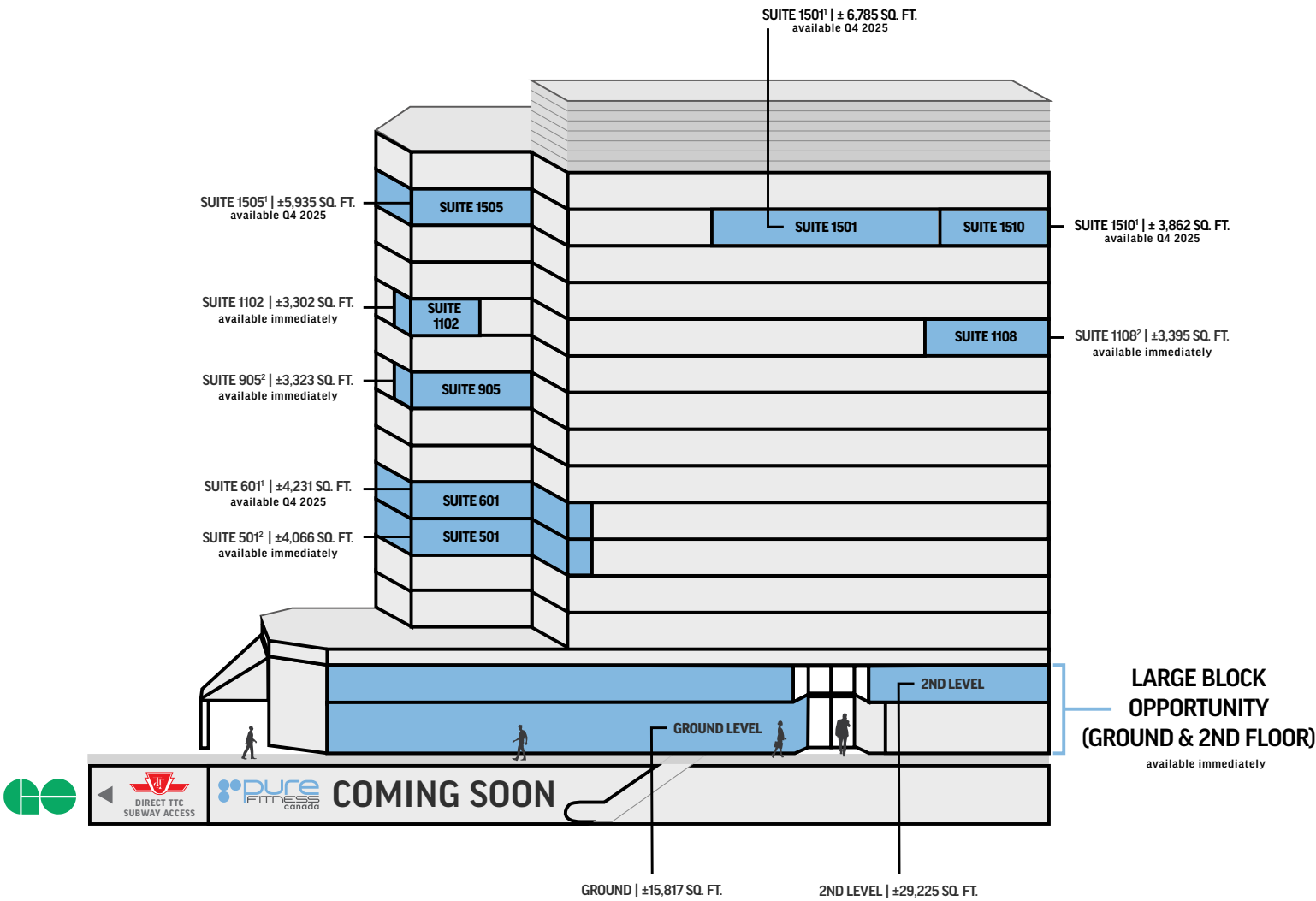


**BANKS**  
BNS, RBC, TD, CIBC, BMO, and Meridian Bank in close proximity



# 4711 YONGE

## AVAILABILITY

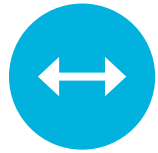


<sup>1</sup>Future Model Suite    <sup>2</sup>Model Suite





# LARGE BLOCK OPPORTUNITY



Part of the ground floor and 2nd floor totals to approximately 45,000 SQ. FT. with a single or 2-floor option.



4711 Yonge offers a great opportunity for corporate branding with podium signage available.



With 25 watts of power per square foot, 4711 Yonge has great potential to cater to Life Sciences or a Data Centre.

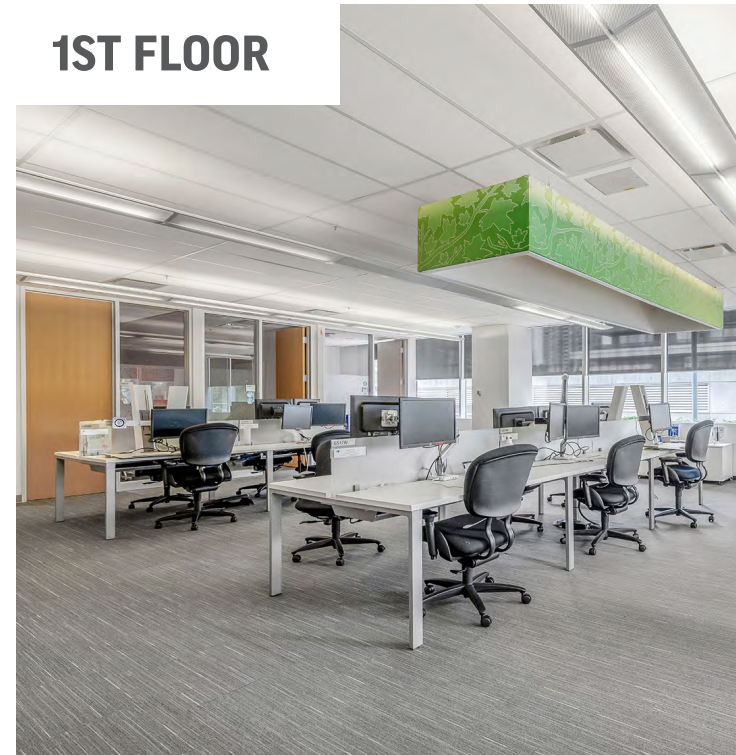
**Tap into the potential of this unique, large block of space at 4711 Yonge Street. Contact our listing team to see how we can tailor an option to suit your needs.**



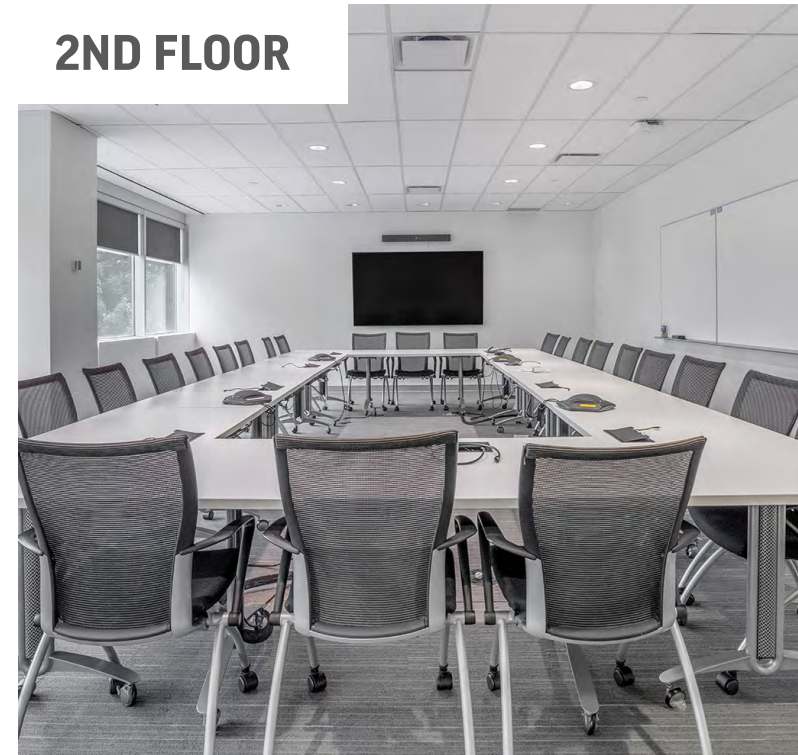
All information contained herein is subject to change without notice. E.&O.E.

# REALIZE THE PRIME POTENTIAL

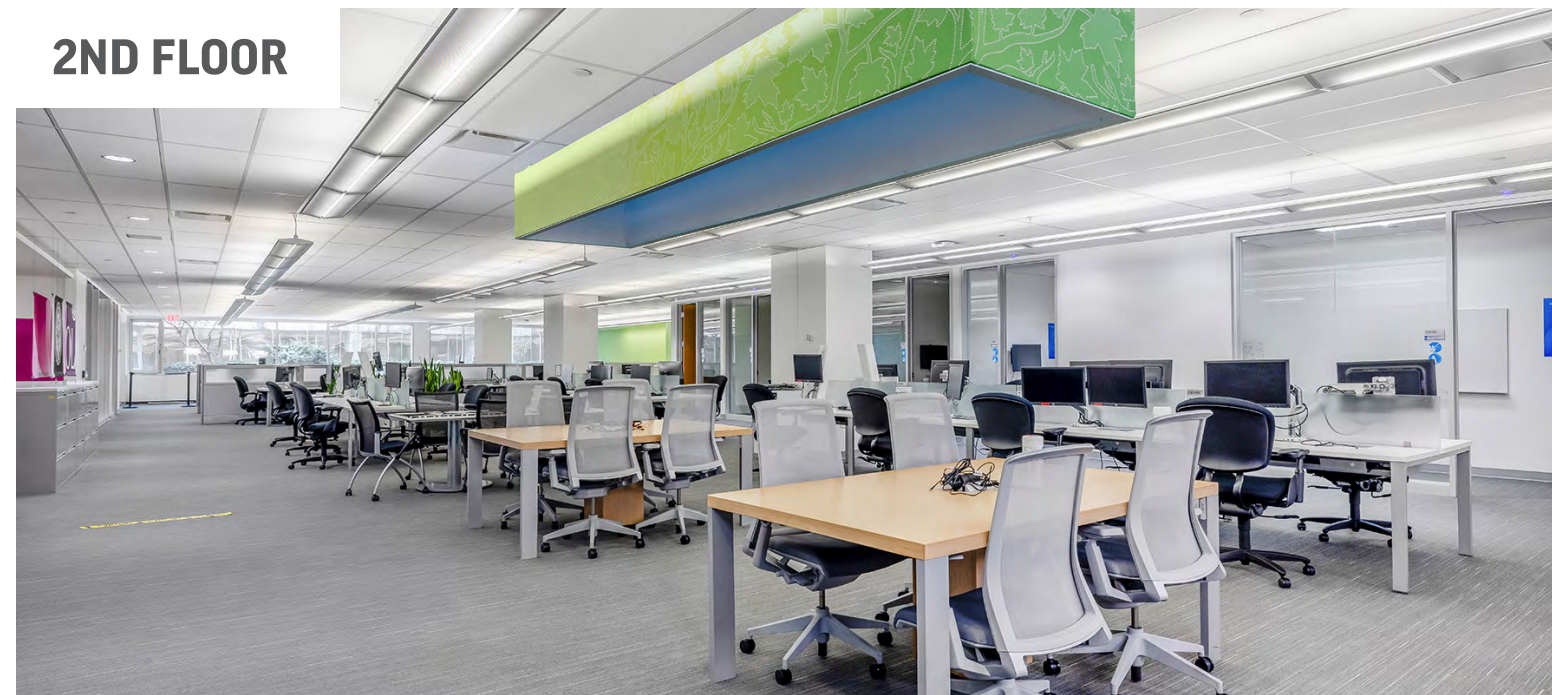
1ST FLOOR



2ND FLOOR



2ND FLOOR



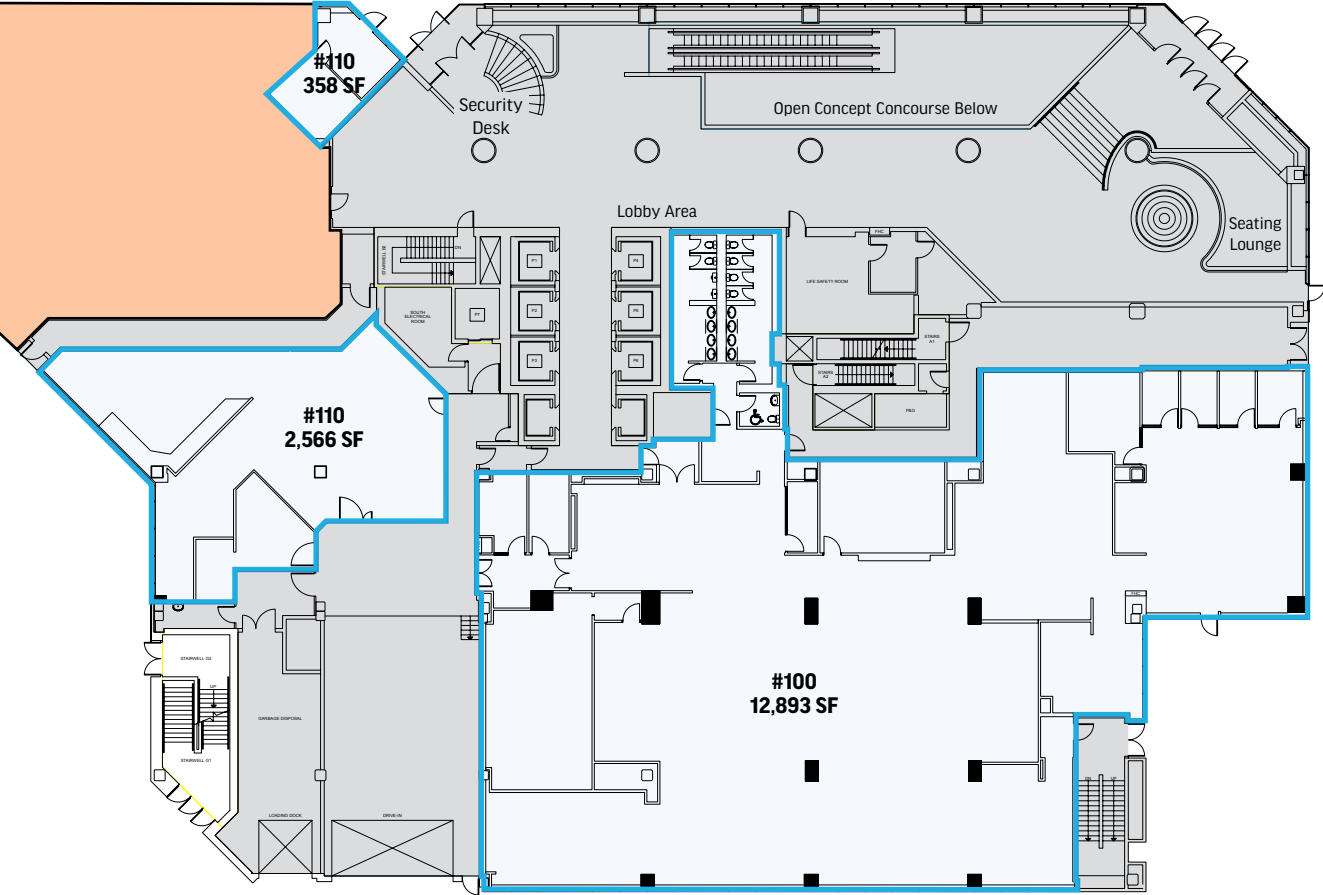
Prior tenant's improvements. Furniture and equipment shown, not included.  
All information contained herein is subject to change without notice. E.&O.E.




# GROUND



AVAILABLE SPACE: ± 15,817 SQ. FT.  
AVAILABLE: IMMEDIATELY

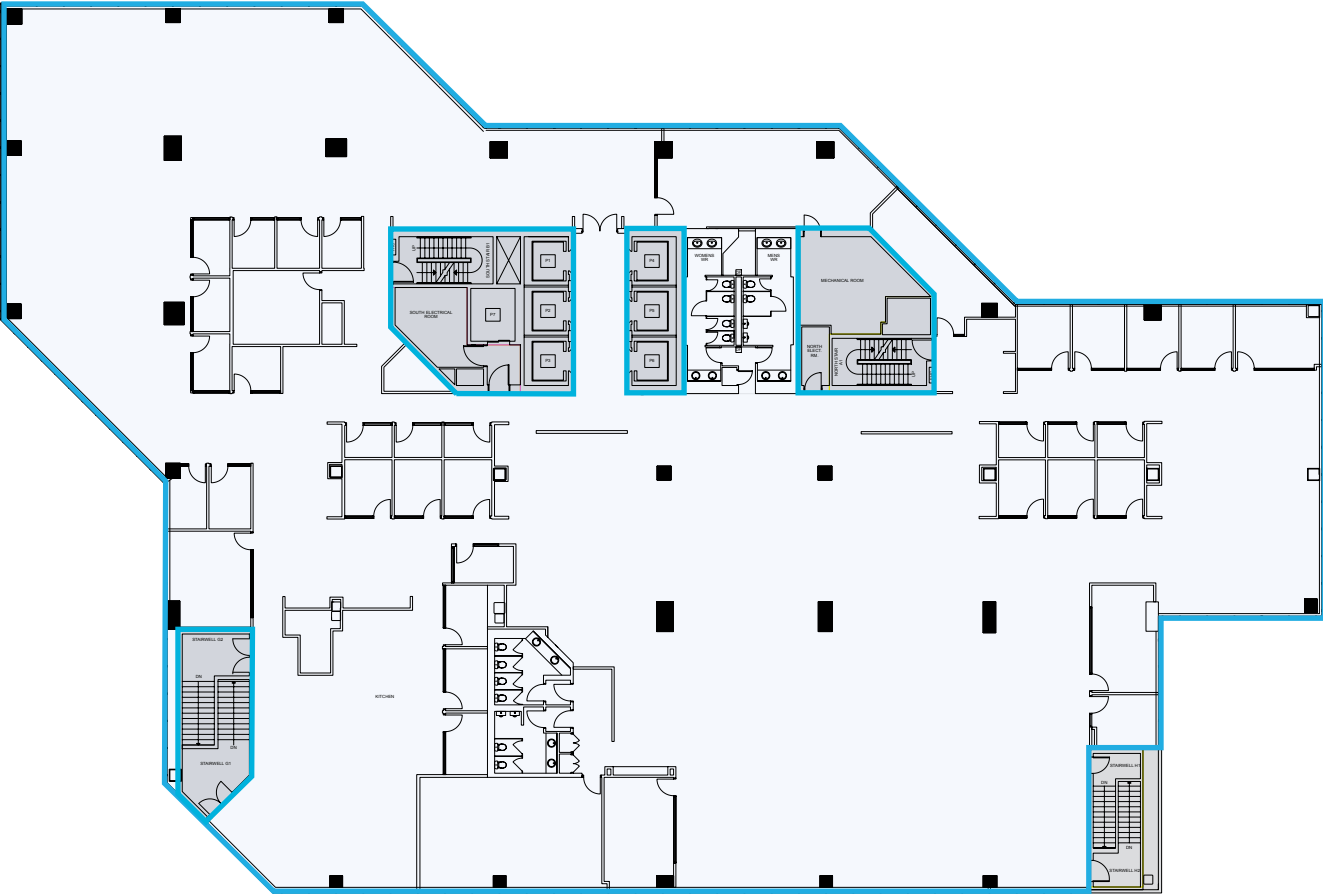



 AVAILABLE FOR LEASE     LEASED     BASE BUILDING CORE + COMMON AREA

# 2ND LEVEL



AVAILABLE SPACE: ± 29,225 SQ. FT.  
AVAILABLE: IMMEDIATELY



 AVAILABLE FOR LEASE     BASE BUILDING CORE + COMMON AREA

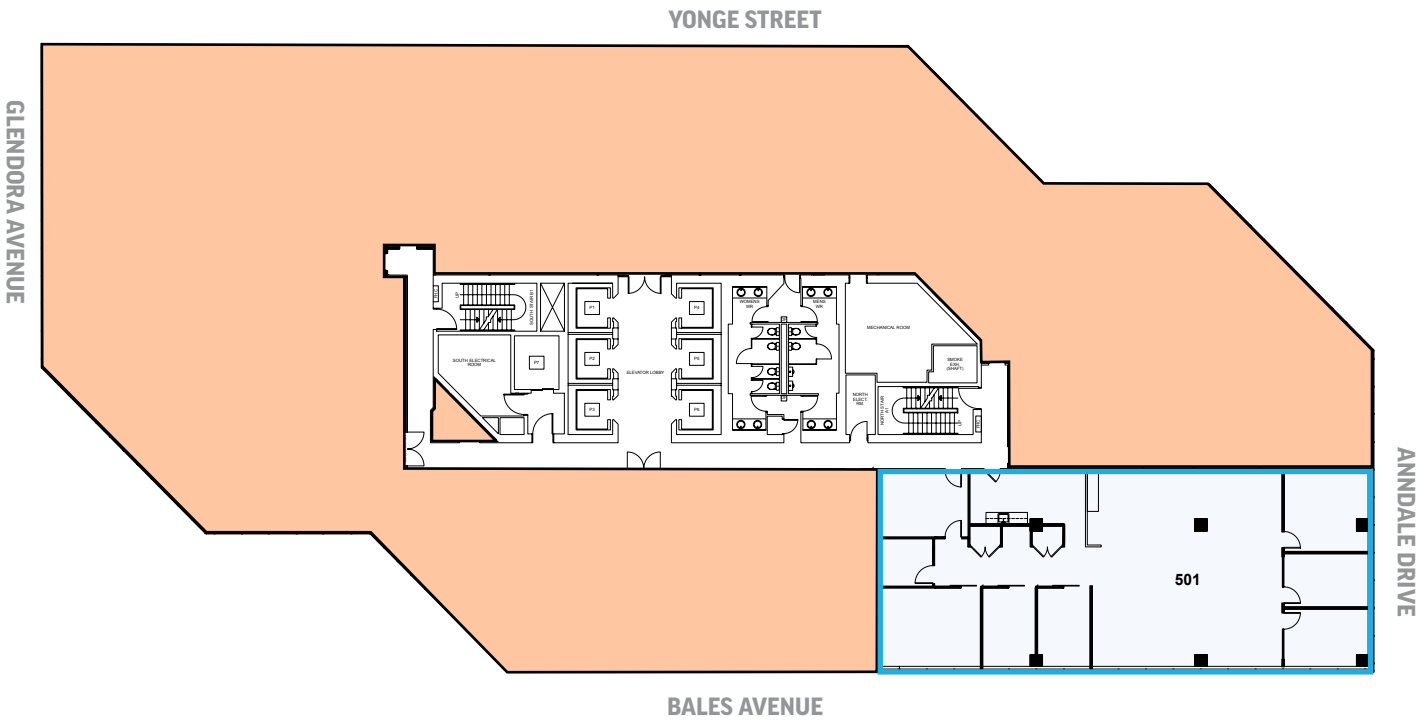
# 5TH FLOOR




AVAILABLE SPACE:  
SUITE 501<sup>2</sup>: ± 4,066 SQ. FT.  
AVAILABLE: IMMEDIATELY



<sup>2</sup>Model Suite



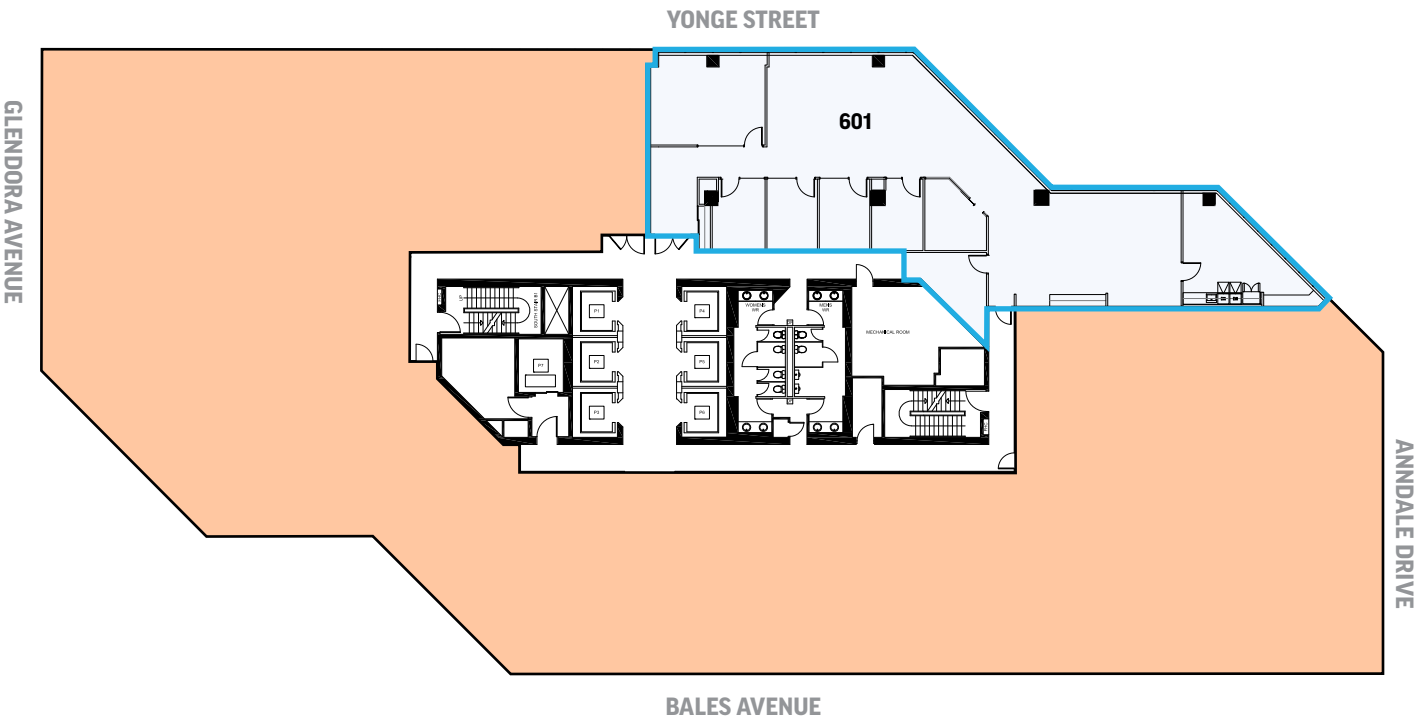
 AVAILABLE FOR LEASE  LEASED


# 6TH FLOOR



AVAILABLE SPACE:  
SUITE 601<sup>1</sup>: ± 4,231 SQ. FT.  
AVAILABLE: Q4 2025

<sup>1</sup>Future Model Suite



 AVAILABLE FOR LEASE  LEASED

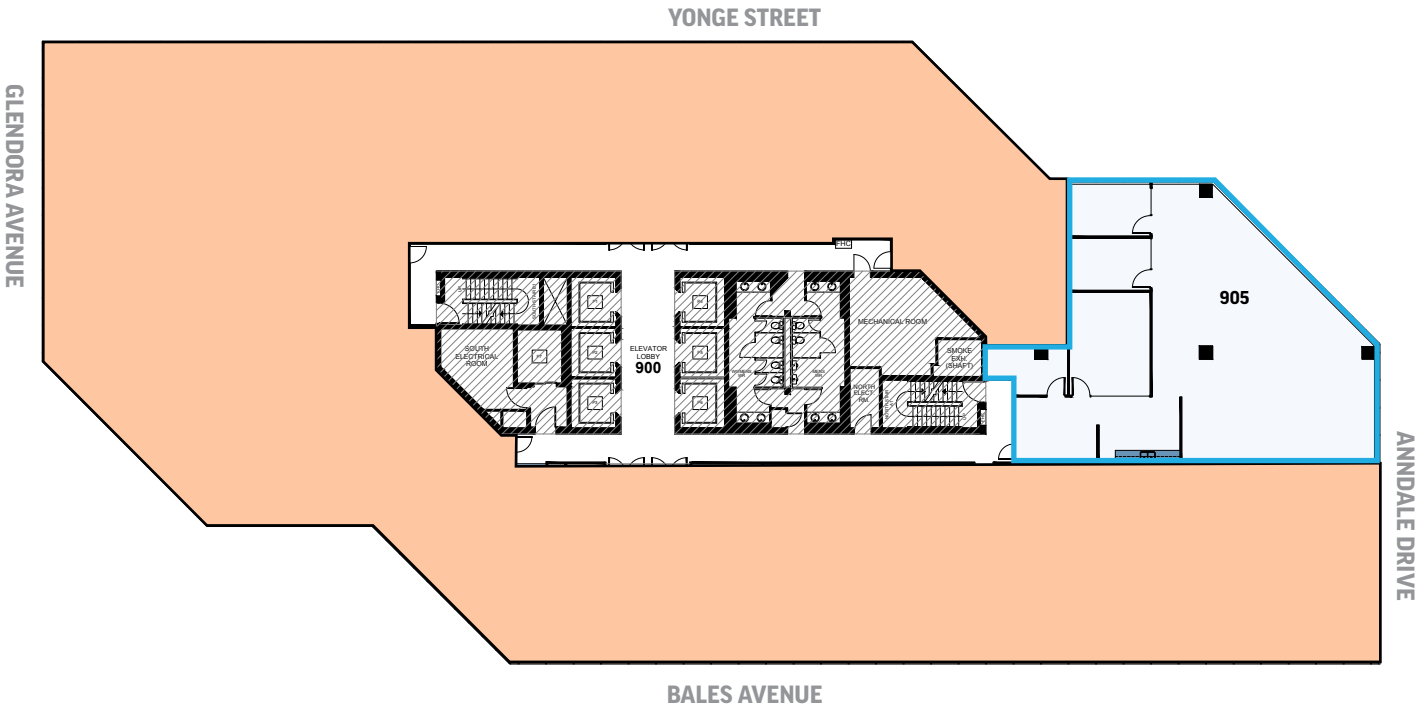
# 9TH FLOOR



AVAILABLE SPACE:  
SUITE 905<sup>2</sup>: ± 3,323 SQ. FT.  
AVAILABLE: IMMEDIATELY



<sup>2</sup>Model Suite



 AVAILABLE FOR LEASE     LEASED

# 11TH FLOOR



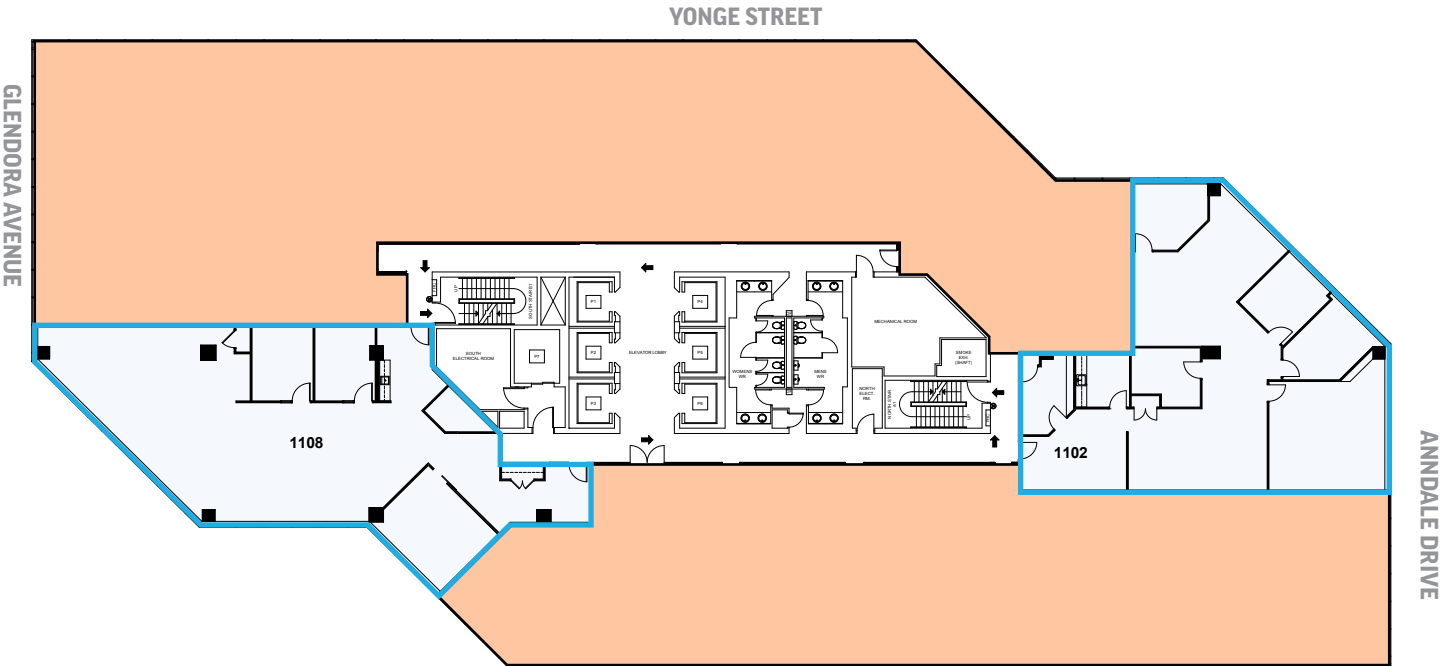
AVAILABLE SPACE:  
SUITE 1102: ± 3,302 SQ. FT.  
AVAILABLE: IMMEDIATELY



SUITE 1108<sup>2</sup>: ± 3,395 SQ. FT.  
AVAILABLE: IMMEDIATELY



<sup>2</sup>Model Suite



 AVAILABLE FOR LEASE     LEASED



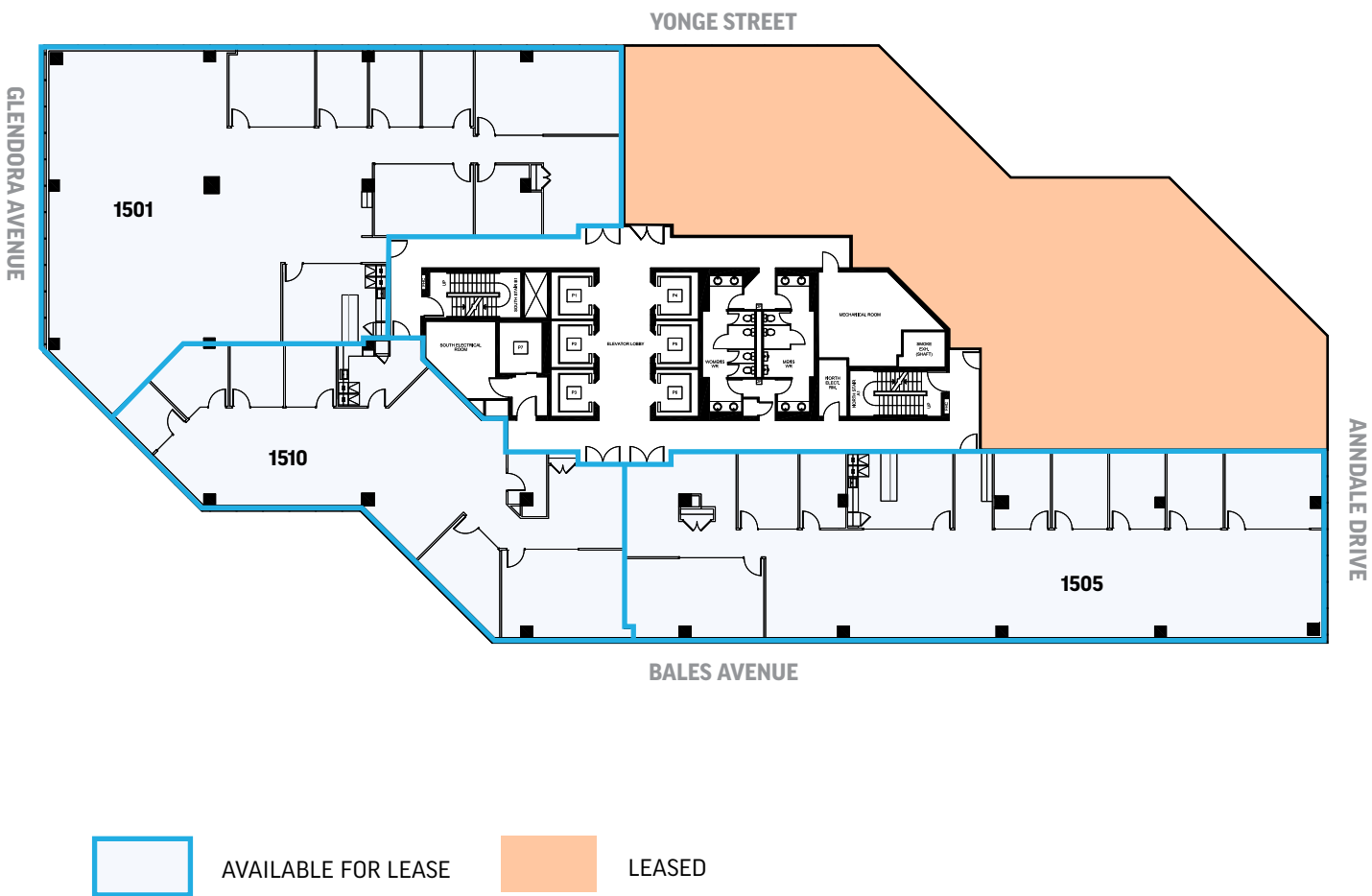
# 15TH FLOOR



AVAILABLE SPACE:  
SUITE 1501<sup>1</sup>: ± 6,785 SQ. FT.  
SUITE 1505<sup>1</sup>: ± 5,935 SQ. FT.  
SUITE 1510<sup>1</sup>: ± 3,862 SQ. FT.

AVAILABLE: Q4 2025

<sup>1</sup>Future Model Suite(s)



## EXAMPLE MODEL SUITE FINISHES



15<sup>th</sup> Floor Model Suites to be similar in quality and style to the 9<sup>th</sup> Floor Model Suites as shown above. Furniture not included.  
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## A collage of three images. The left image shows a group of people laughing and talking at a table with white mugs. The middle image shows the interior of a modern lounge with a bar, stools, and a large screen. The right image shows the exterior of a building entrance with a sign for '4711 YONGE LOBBY' and a 'VANTA COFFEE CLUB &amp; EATERY' sign.



**HULLMARK**  
Kinka Izakaya  
Whole Foods Market  
RBC  
Rexall  
NewDermaMed

EMERALD PARK  
Tim Hortons  
Food Court  
LCBO  
Food Basics

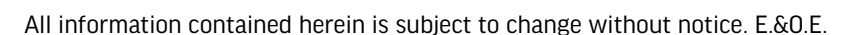
SHEPPARD CENTRE  
Cactus Club  
Jimmy the Greek  
Blaze Pizza  
A&W  
Five Guys  
Real Fruit Bubble Tea  
Subway  
Wikki Hut  
Omni Palace  
imPerfect  
Teriyaki Experience  
What A Bagel  
The Islands  
Villa Madina  
Thai Express  
369 Express  
Mean Poutine  
Popeyes  
Freshii  
Tim Hortons  
Purdy's Chocolatier  
Paris Baguette Bakery C  
Bonjuk  
Freshly Squeezed  
Kin-Kin Bakery  
Second Cup  
Winners  
Sheppard Post Office  
Dollarama  
MiniSo  
BMO  
CIBC  
Meridian Bank  
TD Canada Trust  
Shoppers Drug Mart  
LA Fitness  
Longos  
Carter's | OshKosh B'G  
Reitmans  
The Shoe Company  
Suzy Shier  
EarlyON-Lumenus  
Angus Valley Montessori

ULTIMA GALLERIA  
Menkes Condo Store  
Rogers  
DLK Dental  
Tim Hortons  
Sleep Country  
Chipotle Mexican Grill


**EMPRESS WALK**  
Cineplex  
LCBO  
Loblaws  
Wendy's  
RBC  
Shoppers Drug Mart  
Mumuso  
Petit Potato  
Shinta BBQ & Oyster Bar  
Fitness F45  
PetSmart  
TenRen's Tea  
Marble Slab Creamery

**GIBSON SQUARE**  
Boston Pizza  
Aroma Espresso Bar  
Taya Hair Salon  
Mint 32 Dentistry  
Stylefave  
Twilight Café

- Shell
- Hero Certified Burgers
- Eggsmart
- TD Insurance Auto Centre
- Pizza Nova
- Lansing Early Years Learning
- Parent Relief Daycare
- Taco Bell
- McDonald's
- Goodlife Fitness
- Galleria Supermarket
- Pizzeria Libretto
- Meridian Arts Centre
- Cafe Landwer
- The Keg Steakhouse & Bar
- Mel Lastman Square
- Fit4Less







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