

2045 YONGE ST, TORONTO

For Lease | Prime office opportunity in Toronto's sought-after Midtown corridor



VALUE INSIGHT
REALTY
REAL ESTATE ADVISORY GROUP

2045 Yonge Street Toronto



PROPERTY HIGHLIGHTS

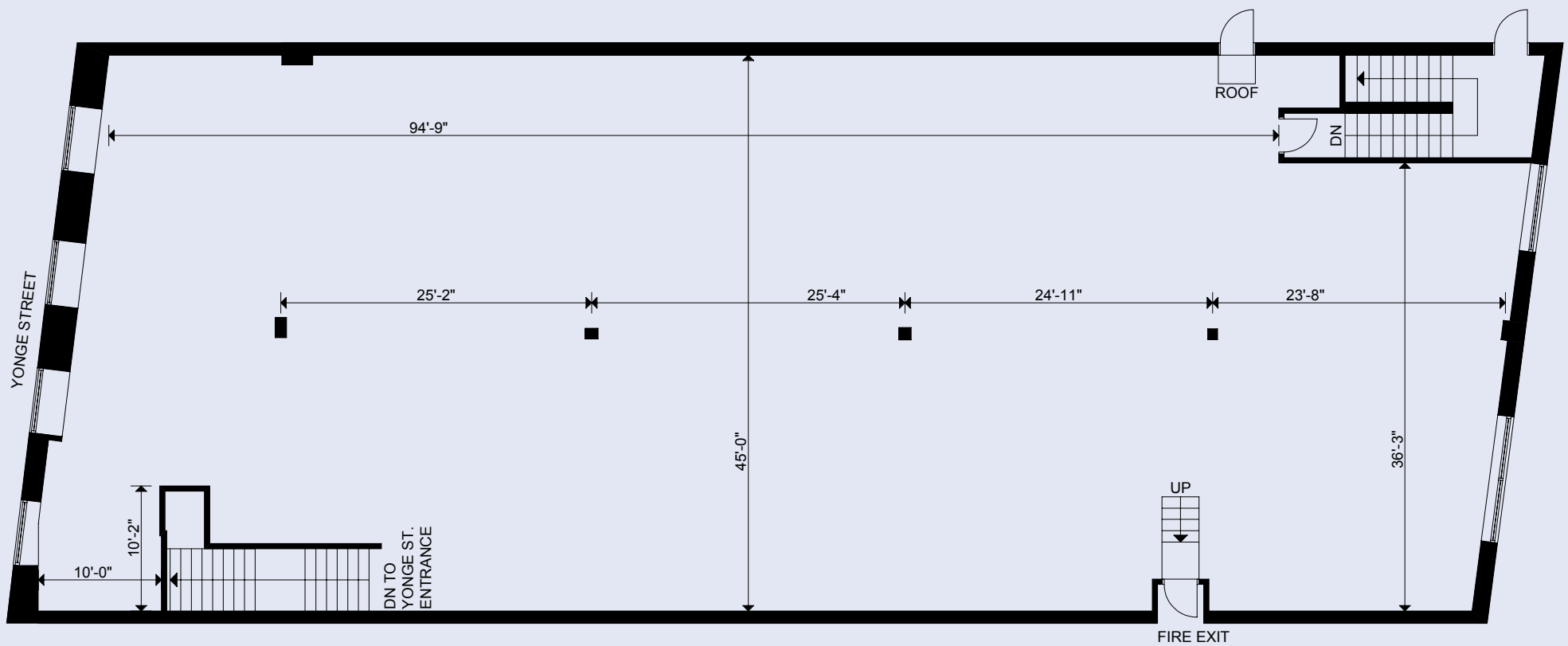
- Prime Yonge Street location in the heart of Midtown Toronto
- Beautifully finished space with high ceilings and bright, inviting interiors
- High-quality existing buildout, offering a turnkey opportunity
- Ideal for professional, creative, medical, educational or corporate users
- Excellent TTC connectivity near Eglinton and Davisville subway stations
- Surrounded by a dense, affluent residential population and strong commercial activity
- Exceptional walkability and amenities, with restaurants, cafés, fitness, retail and everyday services nearby

PROPERTY DETAILS

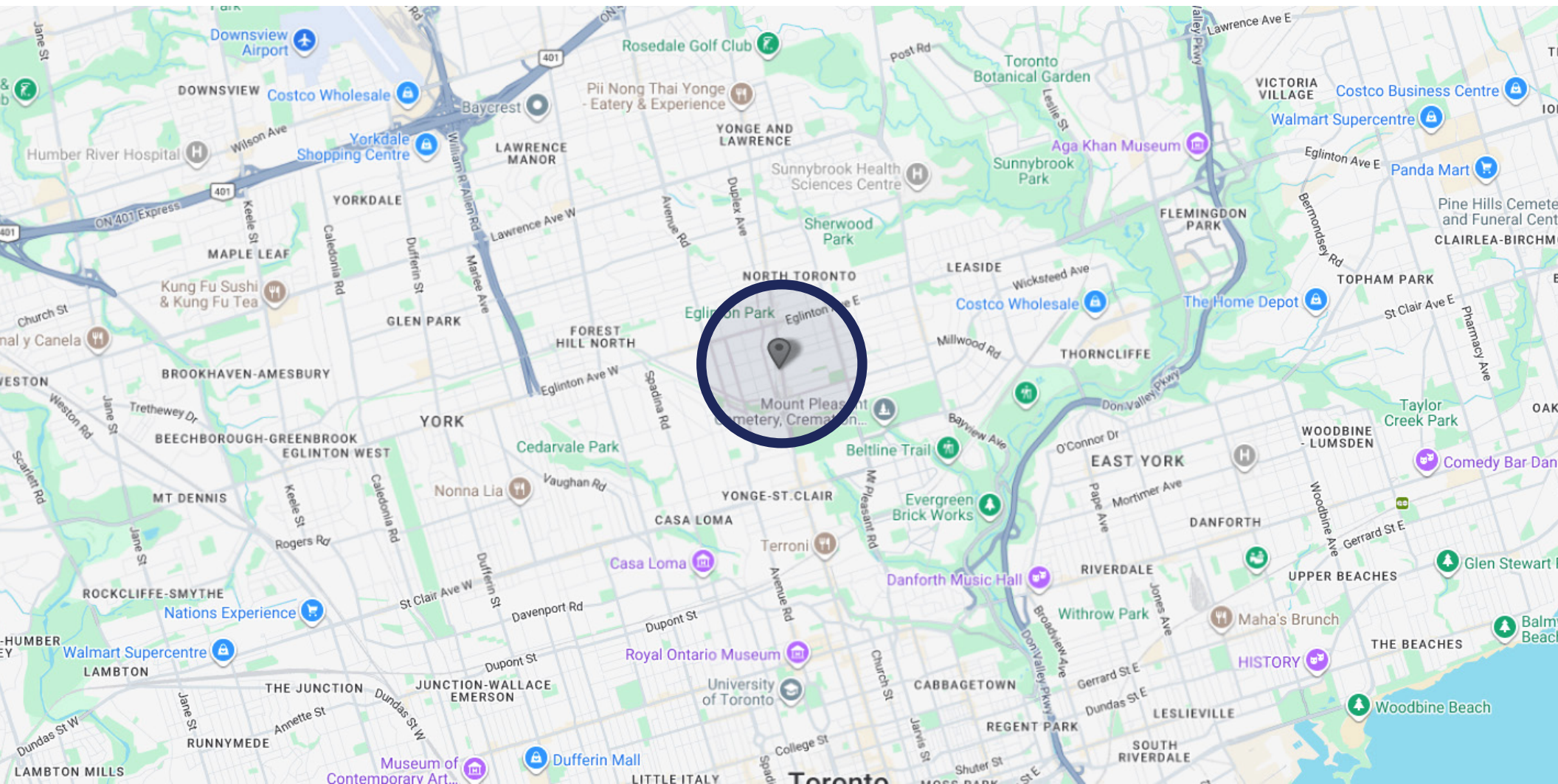
Type:	For lease
2nd floor:	5,999 sq.ft.
Net rent:	\$18/sq.ft.
TMI:	\$17.92/sq.ft.
Availability:	Immediate



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AREA DEMOGRAPHICS

Within 1 km radius of property



POPULATION
58,943



AVERAGE INCOME
\$136,788*

* Annually per household



MEDIAN AGE
36.4

OWNER & PORTFOLIO ADVISORY SERVICES

DANIEL KERSHEN**

Senior Vice President

416.269.6747 x 102

daniel.kershen@valueinsightrealty.com

SARI SAMARAH*

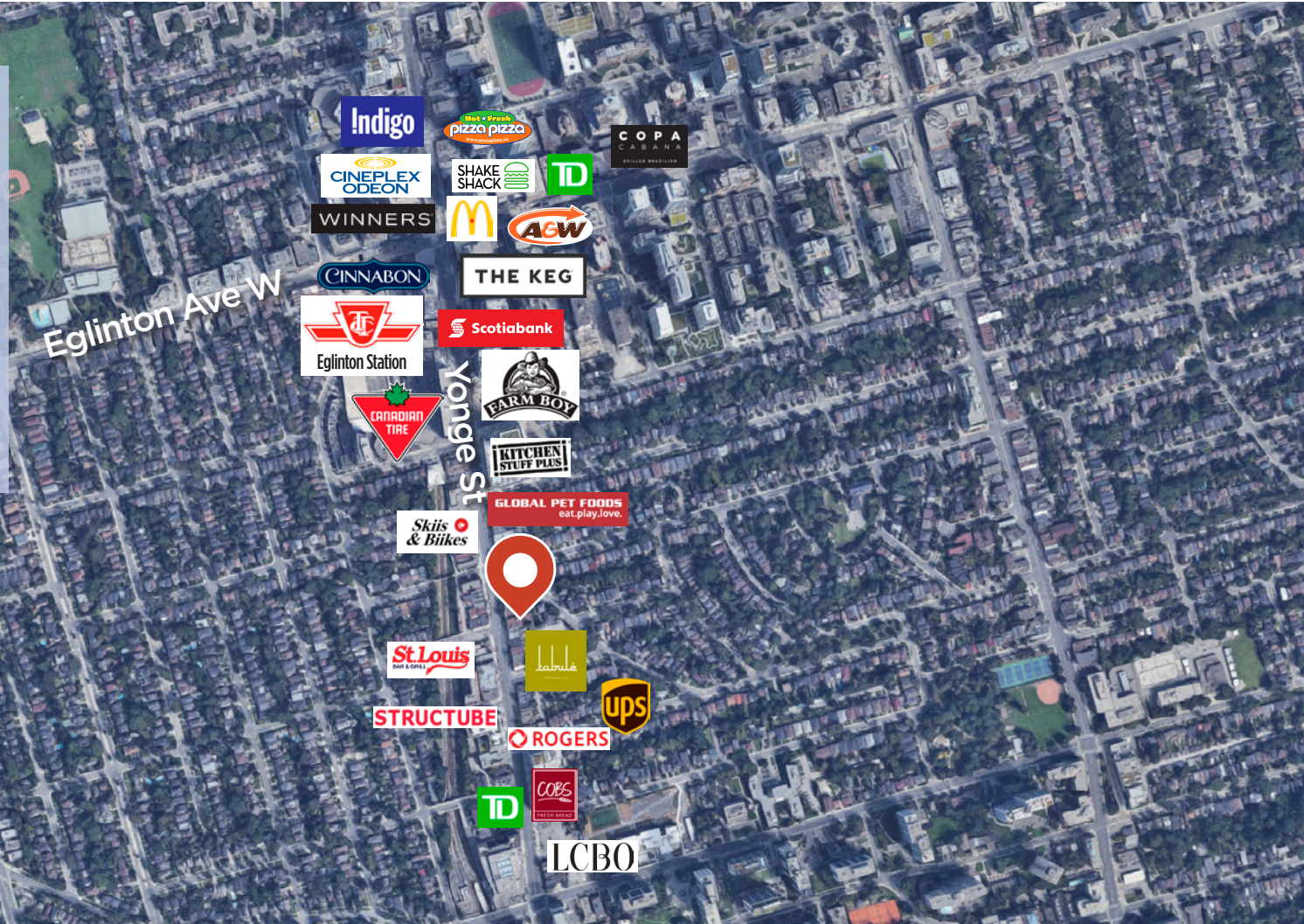
President & CEO

416.269.6747 x 101

sari.samarah@valueinsightrealty.com

valueinsightrealty.com

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