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**

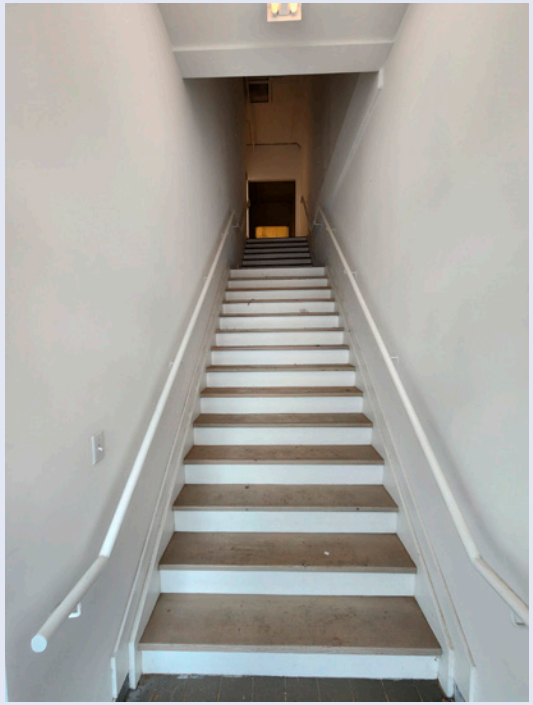
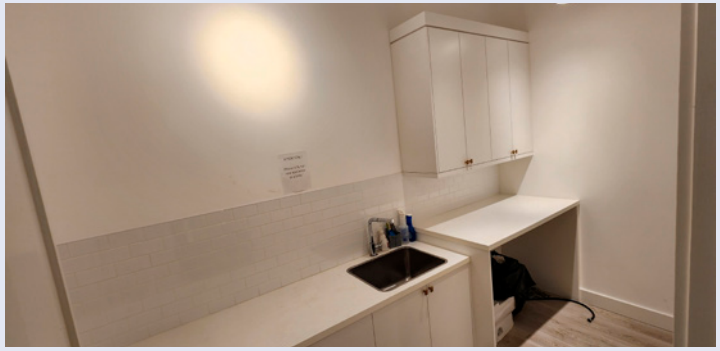
Type:	**For lease**
2nd floor:	**5,999 sq.ft.**
Net rent:	**$18/sq.ft.**
TMI:	**$17.92/sq.ft.**
Availability:	**Immediate**



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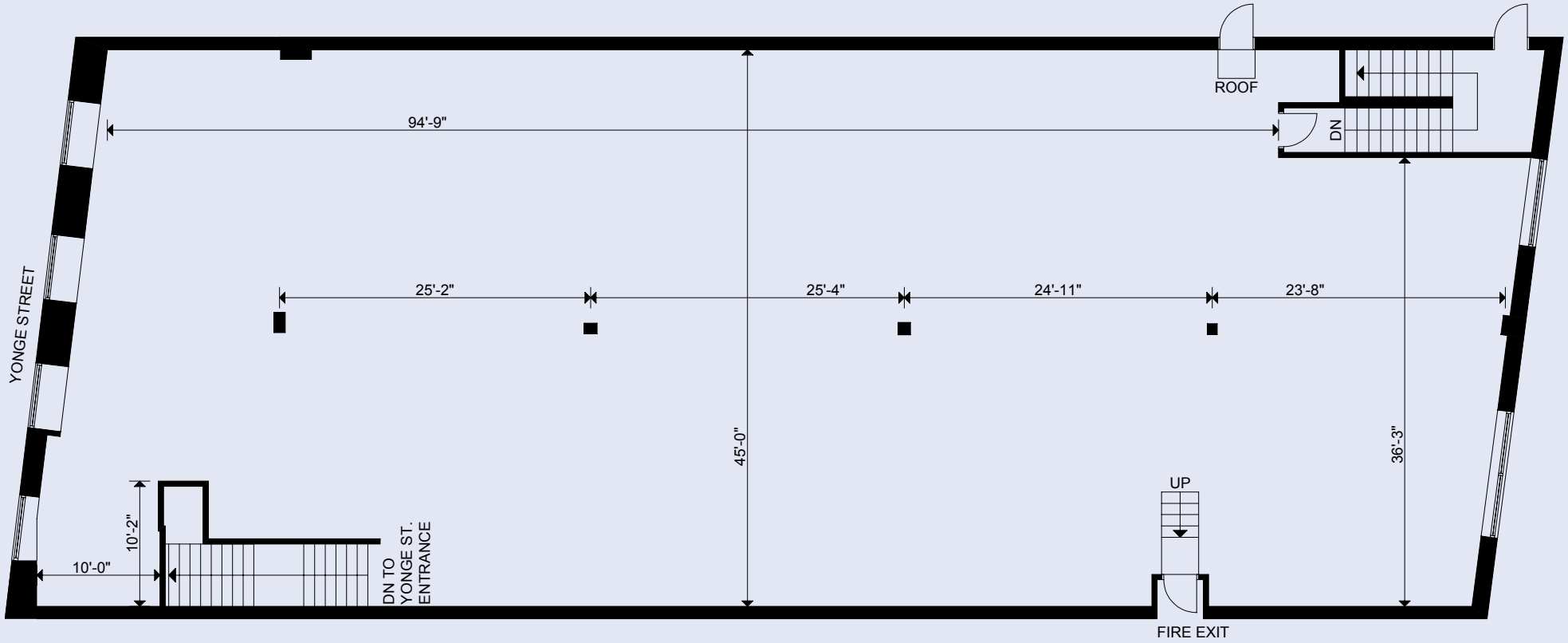




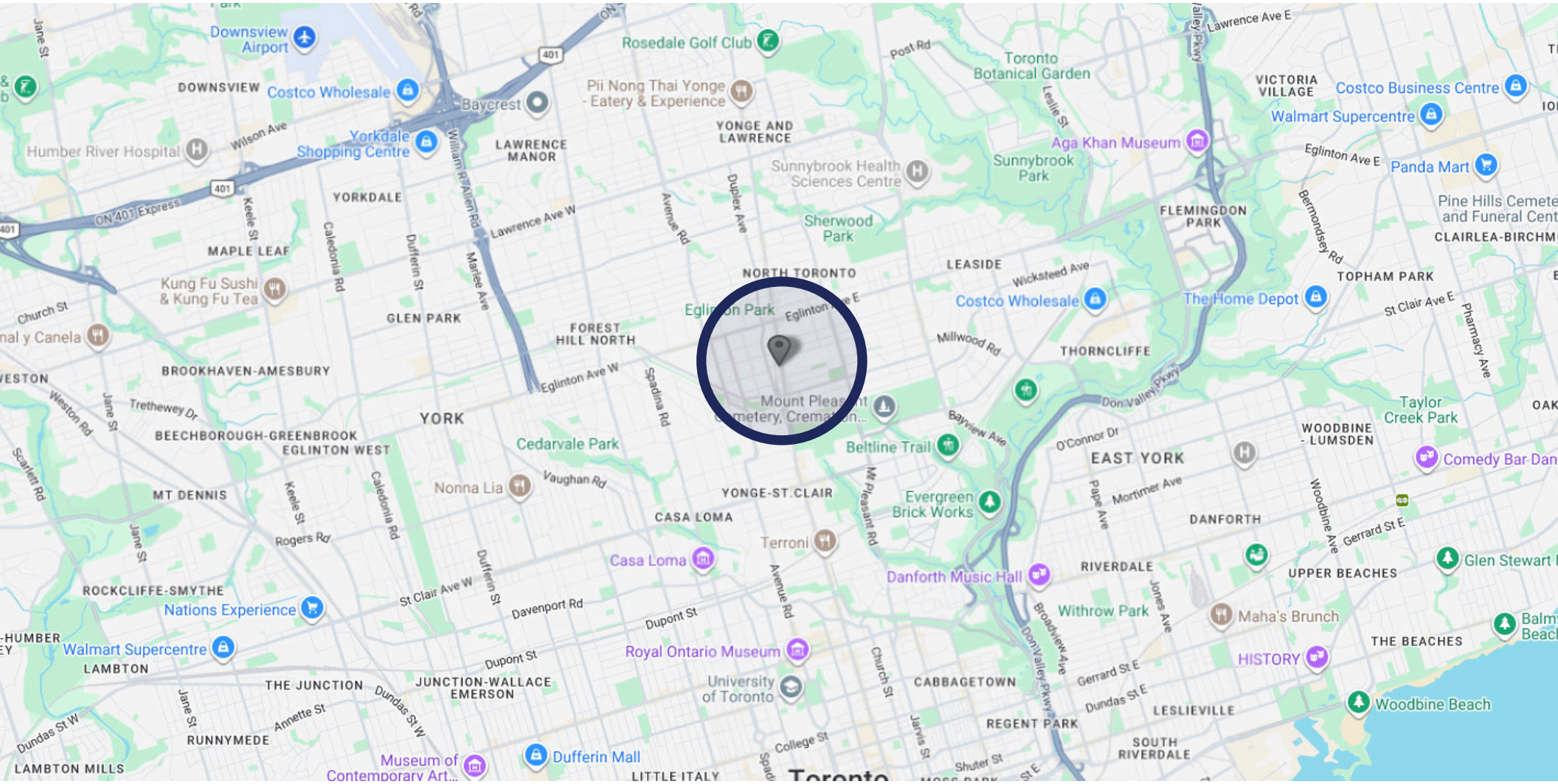





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AREA DEMOGRAPHICS

Within 1 km radius of property

POPULATION
58,943

AVERAGE INCOME
$136,788*

* Annually per household

MEDIAN AGE
36.4

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