



RETAIL

144 YONGE STREET

Financial Core Retail for Lease

CBRE Limited, Real Estate Brokerage | 145 King Street West, Suite 1100 | Toronto | www.cbre.ca



PROPERTY DETAILS

Ground Floor: ~~2,335 sq. ft.~~ **LEASED!**

Second Floor: 2,655 sq.ft.

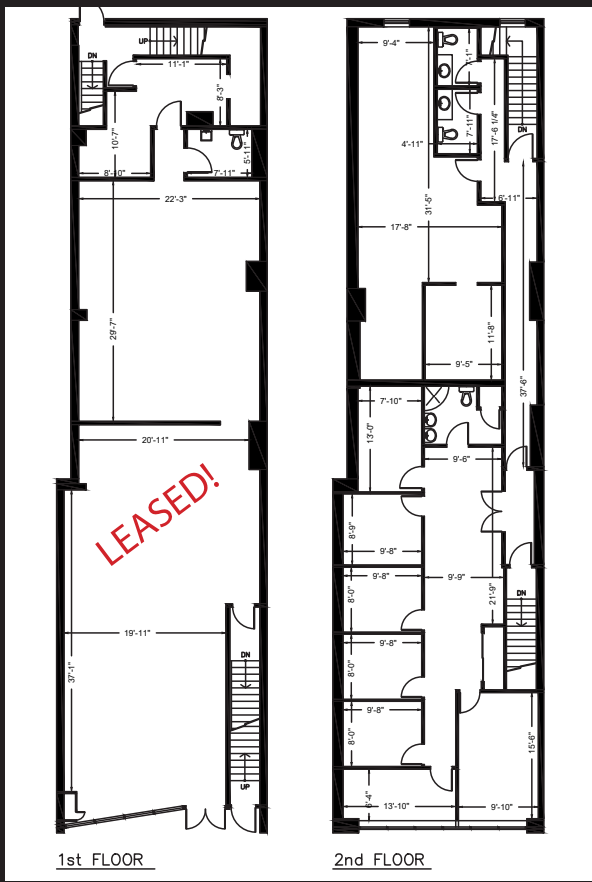
Net Rent: \$40.00 per sq.ft.

TMI: \$20.00 per sq.ft.

- Extremely High Vehicular and Pedestrian traffic
- Next door to Dineen Coffee, the Chase Restaurant and the new Bay-Adelaide Center at the corner of Yonge and Temperance Street
- Very close proximity to The Eaton Center, Yonge and Dundas, Nordstrom, Saks Fifth Avenue, Union Station, The Air Canada Center and Ryerson University



FLOOR PLAN



144 YONGE STREET



Interior Images

CITY OF TORONTO



MAJOR ATTRACTIONS



Exciting tourist attractions including Ripley's Aquarium, The CN Tower, Air Canada Centre and Rogers Centre drive an influx of consumer traffic downtown from throughout the GTA. These attractions are all within a short walking distance of the Property. Toronto is also a hotbed for culture with events such as The Toronto International Film Festival drawing 480,000+ attendees and Nuit Blanche drawing over 1 Million people, including 205,000 out of town visitors annually.

WORLD CLASS HOTELS



With the recent development of numerous 5-star hotels in downtown Toronto including the Shangri La, Trump Hotel and Ritz Carlton as well as notable boutique hotels such as The Thompson Hotel, Le Germain Hotel and SoHo Metropolitan Hotel, Toronto has become an exciting tourist destination for both domestic and international travelers attracting upscale clientele and increasing retail expenditures.

POPULAR SPORTS TEAMS



Toronto has some of the most popular and profitable sports teams in the major leagues. The Air Canada Centre, Rogers Centre and BMO Field where majority of these teams play, draws many locals and visitors to the area and are all within walking distance of 144 Yonge Street.



