

# PRIME MIDTOWN FLAGSHIP FOR LEASE

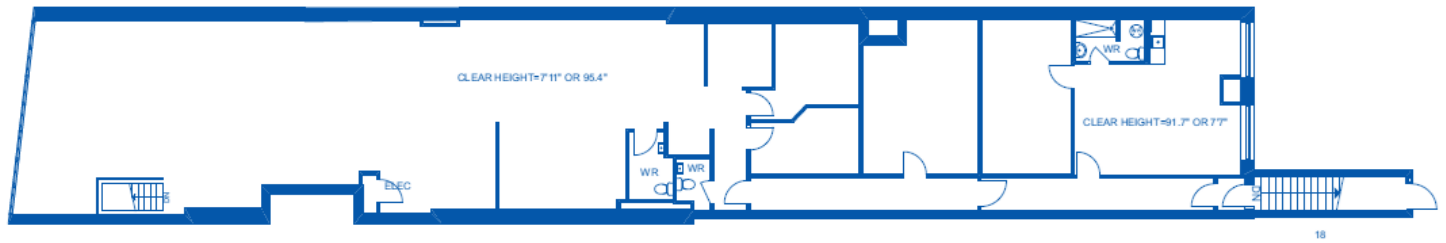


Q5 Capital Group

ASSET MANAGEMENT · ADVISORY SERVICES · FINANCING

# AVAILABLE FOR LEASE

## OPPORTUNITY



Jencel Properties Inc. c/o Q5 Capital Group, and Morcap Corporation, as the Listing Brokerage, is proud to present a rare, unique, modern leasing opportunity. 2245 Yonge Street is a sparkling gem in the heart of midtown Toronto at the Yonge and Eglinton Junction. Steps from the bustling Eglinton TTC subway station and within the densest intensification neighbourhood in Toronto, the subject property benefits enormously from the daily 128,000 pedestrian and vehicular foot traffic volume. For more information please contact Morcap Corporation.

### PROPERTY DETAILS

<b>NET RENT:</b>	Please Contact for More Information
<b>Additional Rent:</b>	\$9.50 per sq. ft. (2020 Estimate)
<b>Gross Floor Area:</b>	3,810 sq. ft.
<b>Additional GFA:</b>	Please Contact for More Information
<b>POSSESSION DATE:</b>	Q4 2020

### HIGHLIGHTS

- Flagship Property at Yonge & Eglinton Junction
- High Vehicular & Pedestrian Traffic
- Major Gentrification & Intensification of Surrounding Area
- Major Commercial & Business Corridor
- Excellent Brand Exposure on 25' of Frontage
- Additional Space Storage Space Available
- Prime Location – Steps to Public Transportation and New Eglinton LRT, Universities, Colleges, Eaton Centre, Tourism Centre, Hotels, Hospitals, Museums, Shopping Attractions and More.



98 Walk Score



91 Transit Score



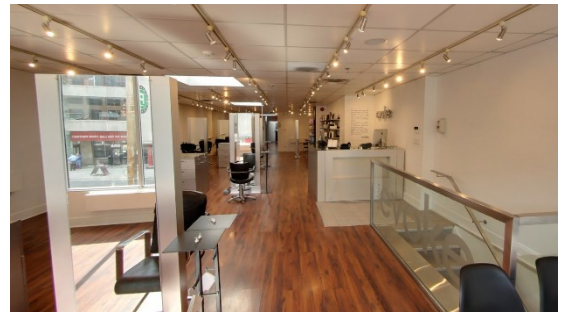
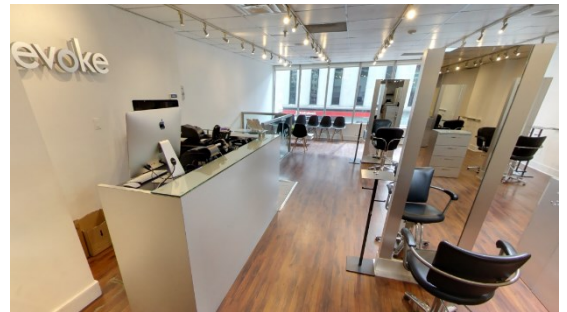
91 Ride Score



72 Bike Score

### Ideal Uses:

Dental Clinic, Medical Services, Legal Services, Health & Wellness, Real Estate Services, Mortgage Brokerage, Financial Services, Private School, Hair Salon and Fitness Gym and many more!



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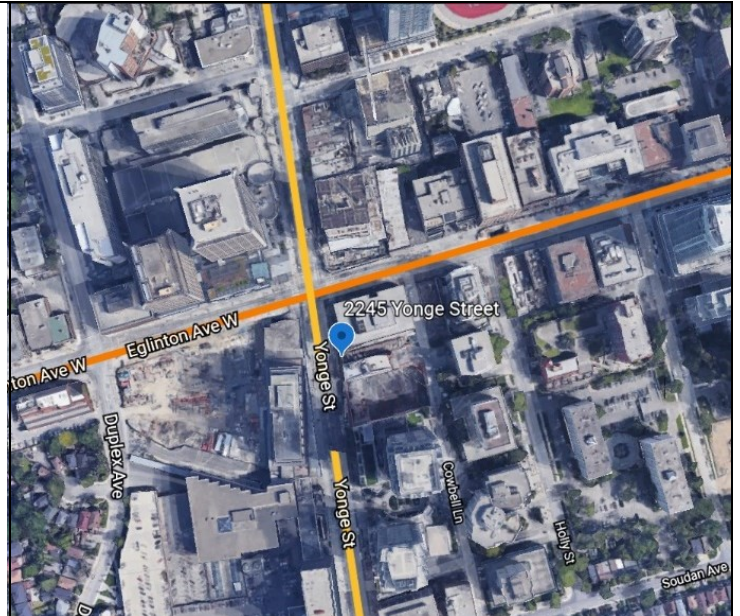
## LOCATION OVERVIEW

2245 Yonge Street is strategically located just in the heart of Midtown Toronto, just south of the Yonge and Eglinton intersection. Being along the Yonge Street thoroughfare makes this location exceptionally convenient as it has immediate excess to the Eglinton TTC subway station and the future Eglinton Crosstown LRT Station. It is also just minutes away from Gardiner Expressway and Don Valley Parkway highway network.

### ACCESSIBILITY

Walking distance to all modes of transportation:

- SUBWAY
  - 110m – Eglinton Station
  - 750m – \*NEW\* Mount Pleasant Station
  - 900m – \*NEW\* Avenue Station
- BUS
  - Multiple bus stops located 1-3 mins away
- Bike Share Toronto
  - 8 docking stations within 850m (10 mins walk away)





## YONGE AND EGLINTON

- Yonge and Eglinton set to become one of the best locations to live, work, and entertain
- Irreplaceable location, situated at one of the most densely populated and well-connected urban centres in Canada
- Immediate access to the Eglinton TTC Subway Station and surrounded by an abundance of amenities
- Significant amount of high-density development projects underway in the area
- Upon completion of the Eglinton Crosstown LRT the intersection will become a major transportation hub and experience tremendous pedestrian traffic growth

The Yonge and Eglinton intersection is the crossroads of two of the Toronto's most important east-west and north-south arteries. The intersection is undergoing significant gentrification and re-development, with numerous government initiatives, infrastructure projects, private commercial and residential developments that will completely change the landscape of the area. There are over 30 development projects and 12,500 residential units currently under construction or proposed in the immediate vicinity of the intersection which will transform Yonge and Eglinton to become one of the densest neighbourhoods in Canada.

Some of the most significant development/infrastructure projects in the area include Metrolinx Eglinton-Crosstown LRT; revitalization and expansion of Yonge Eglinton Centre, and the E Condos development. All of those will significantly improve the attractiveness of the neighbourhood.



*Designated Anchor Hub and Urban Growth Centre*



*Influx of over 20,000 new residents over next 10 years*



*Over 128,000 pedestrian and vehicular daily traffic volume*



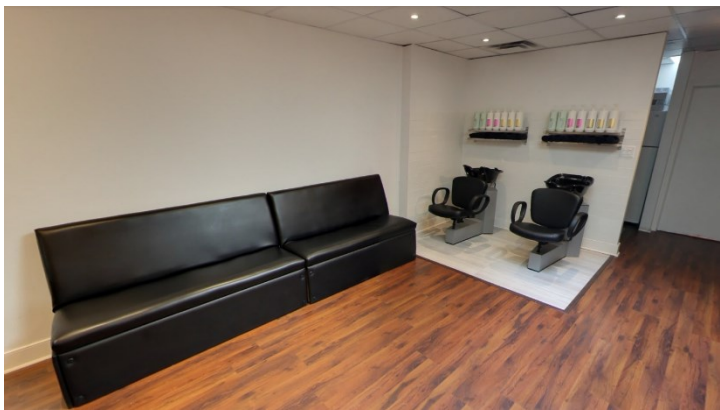
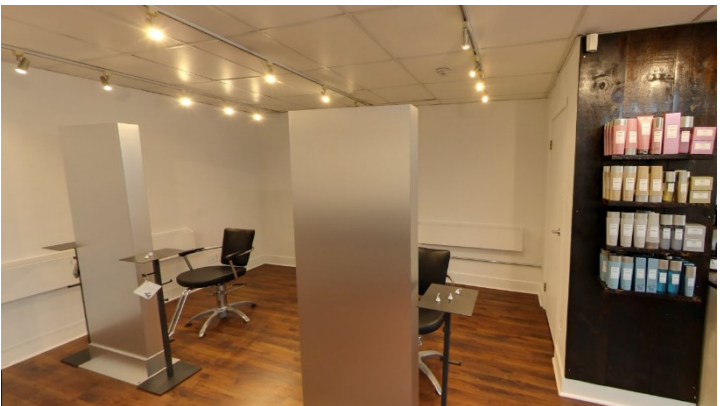
*Average household income 2 times the City's average*



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For more information, please contact:



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