



YORK MILLS
CENTRE

Office Spaces for Lease

10 / 20 / 36 York Mills Road 4025 / 4101 Yonge Street

Proudly managed by:



office. transit. dining. daycare. health. fitness. green space.

ACCESS YOUR DAY

Built for today and for the future, York Mills Centre has everything you need.



York Mills Centre

Make York Mills Centre your new home and enjoy convenient access to essential amenities within the complex. The robust retail mix, direct connection to major transit stations and highways, and refreshing outdoor green space enrich tenant and visitor experiences. Built for today and for the future, take advantage of everything this LEED Gold and BOMA BEST Gold complex has to offer.

- » Located on the TTC Yonge line, with the station entrance in the complex
- » GO Transit station located on site
- » Easy and direct access to Highway 401
- » Access to numerous restaurants and cafés
- » On-site green space, plus walking and cycling trails nearby
- » City of Toronto’s Garden / Landscaping Award
- » Beyond Earth Hour Challenge (2022 Finalist)



YORK MILLS CENTRE RETAILERS



PROPERTY HIGHLIGHTS

		
Lush private garden area	TTC and GO Transit access on site	Fitness facility on site
		
24/7 on-site security	Sunlit glass top atrium	Under-floor heating and A/C systems
		
On-site property management	Four office towers with a robust retail mix	LEED Gold and BOMA BEST Gold Certified
		
700 parking spaces (1:1000 SF) leased	Safety features – heat/smoke detectors, sprinkler system, fire hose cabinets	EV charging and designated carpool parking spaces
		
		Major capital investment to the complex

The Area

Ideally located in a well-established neighbourhood, York Mills Centre is conveniently connected and highly accessible to a thriving population.



Education

61%

hold a university degree; higher than Toronto at 44%



Population

64%

of the population are aged between 15 and 59

28%

millennials (born between 1981 and 1996)



Income

14.7%

earn \$200,000+

20.3%

earn between \$100,000 and \$200,000



Top Three Occupations



Professional, scientific, and technical services

15.3%



Health care and social services

11.4%



Finance and insurance

10.6%



Transportation

49.1%

Car, as driver



39.5%

Public transportation

20 MINS

to Union Station

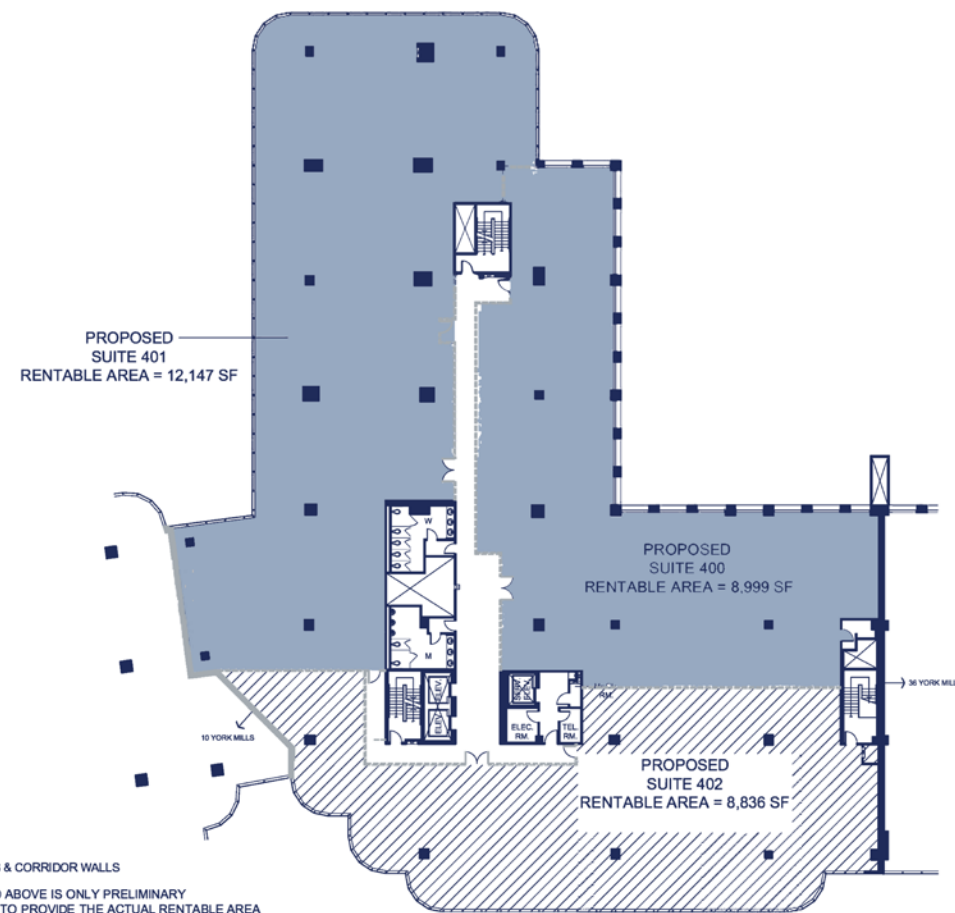


* Transit times are approximate and are relative to the time of day.

Office Space For Lease

20 YORK MILLS ROAD | FOURTH FLOOR

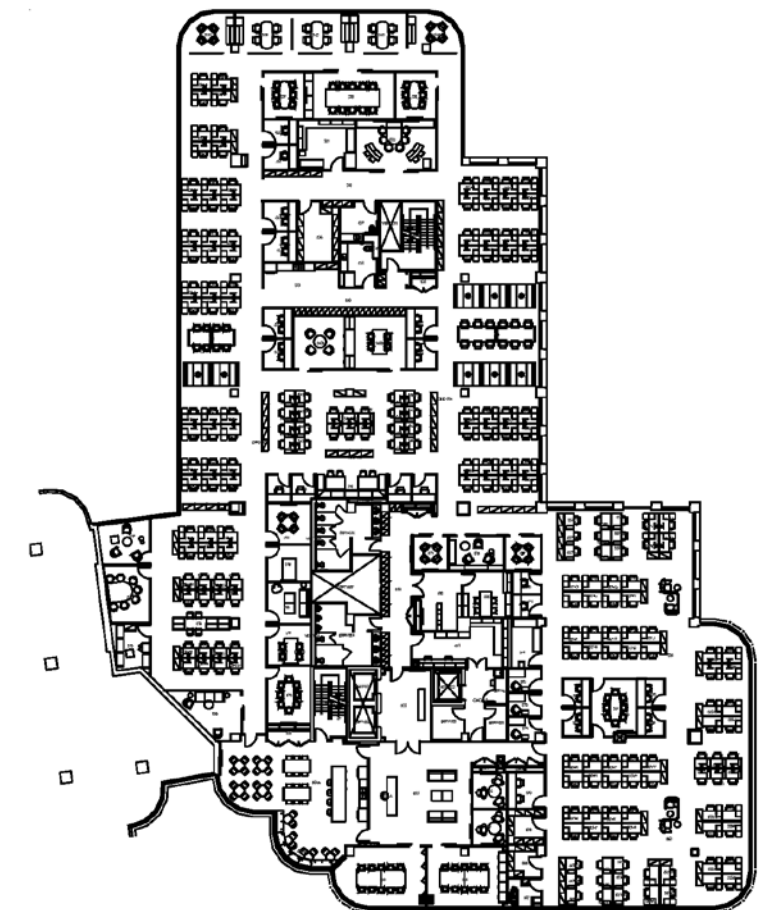
Area	29,982 SF (divisible)
Net Rent	Contact Listing Agents
Additional Rent	\$23.47 PSF (2024 estimate)
Allowance	Negotiable
Availability	Immediate



Office Space for Lease

20 YORK MILLS ROAD | FIFTH FLOOR

Area	28,268 SF (contiguous block of approximately 58,250 SF)
Net Rent	Contact Listing Agents
Additional Rent	\$23.47 PSF (2024 estimate)
Allowance	Negotiable
Availability	Immediate



Office Space For Lease

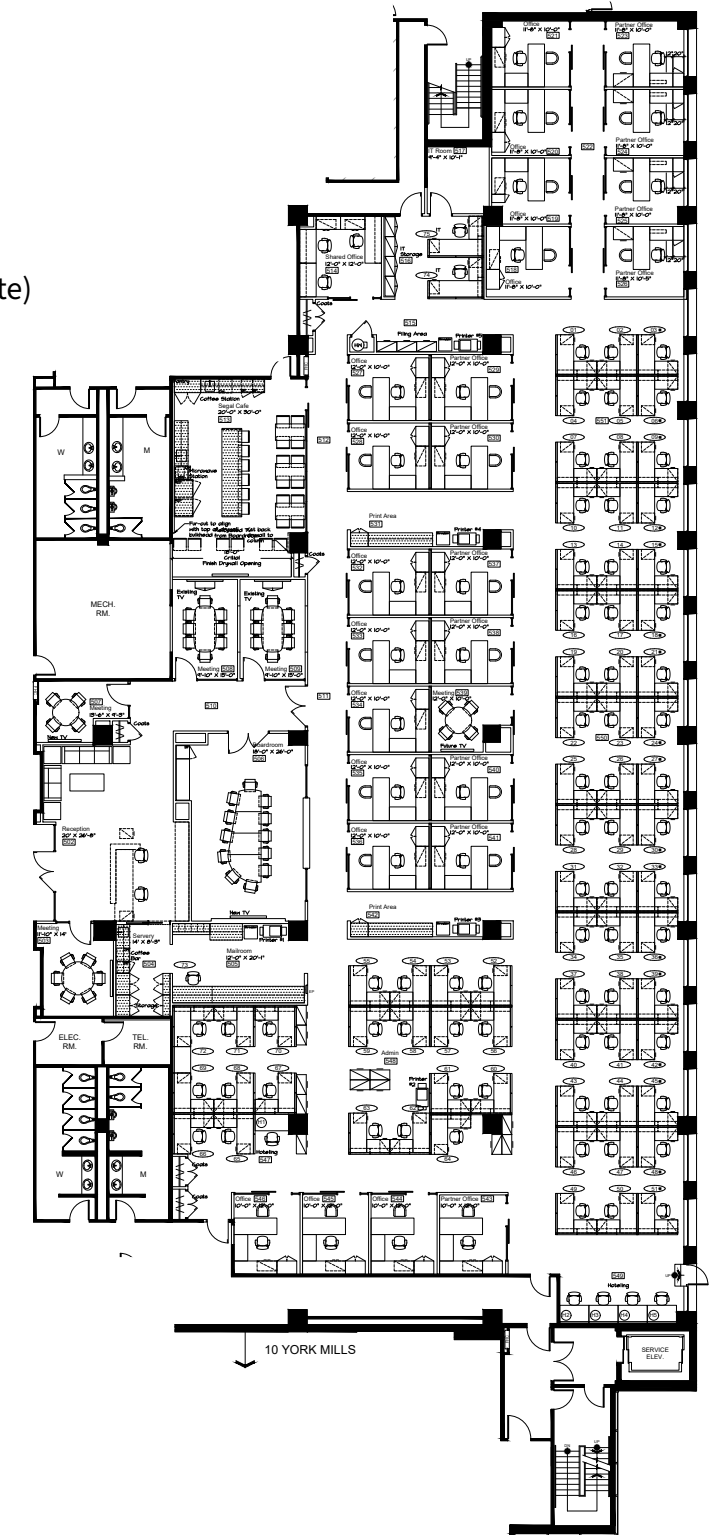
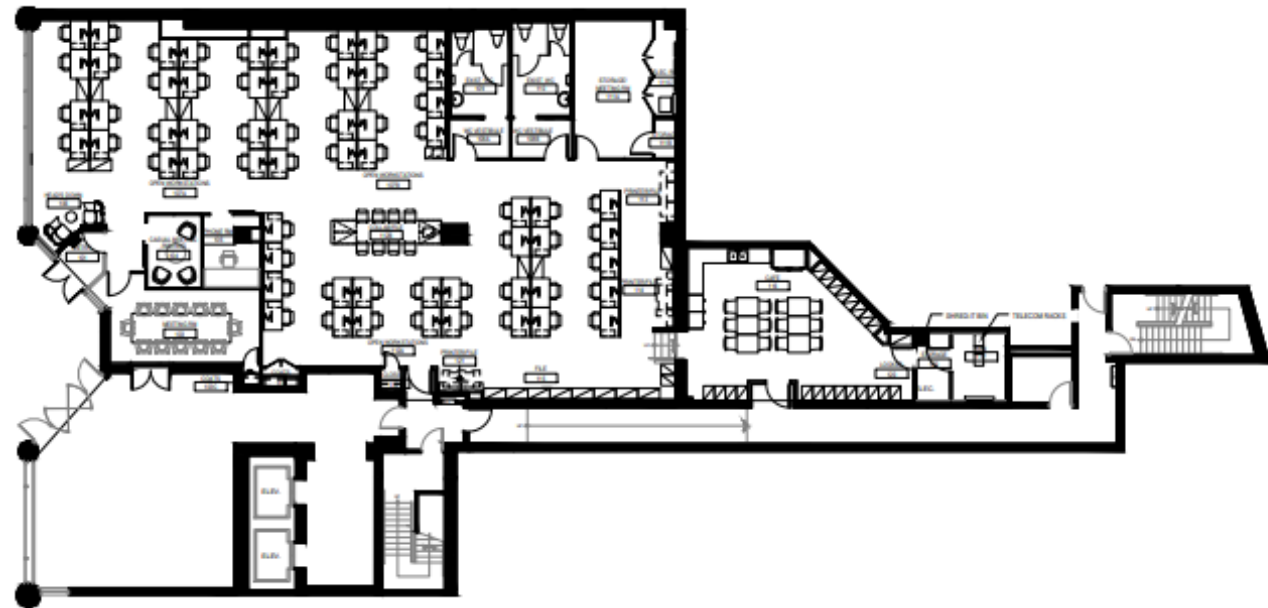
Office Space For Lease

4101 YONGE STREET | SUITE 101

4101 YONGE STREET | SUITE 502

Area	5,235 SF
Net Rent	Contact Listing Agents
Additional Rent	\$23.47 PSF (2024 estimate)
Allowance	Negotiable
Availability	Immediate

Area	17,038 SF
Net Rent	Contact Listing Agents
Additional Rent	\$23.47 PSF (2024 estimate)
Allowance	Negotiable
Availability	Immediate



Office Space for Lease

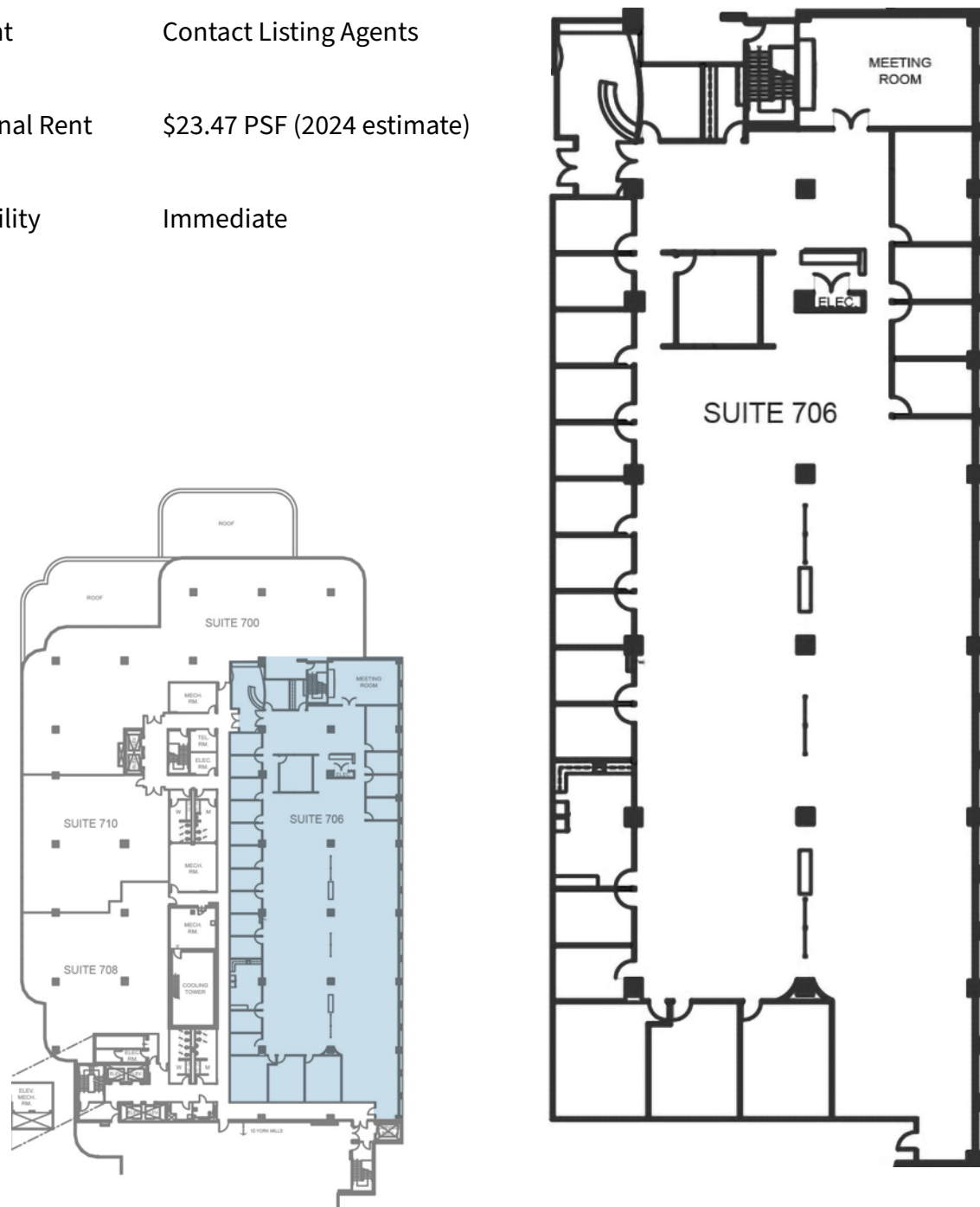
4101 YONGE STREET | SUITE 706

Area 16,706 SF

Net Rent Contact Listing Agents

Additional Rent \$23.47 PSF (2024 estimate)

Availability Immediate



Office Space for Lease

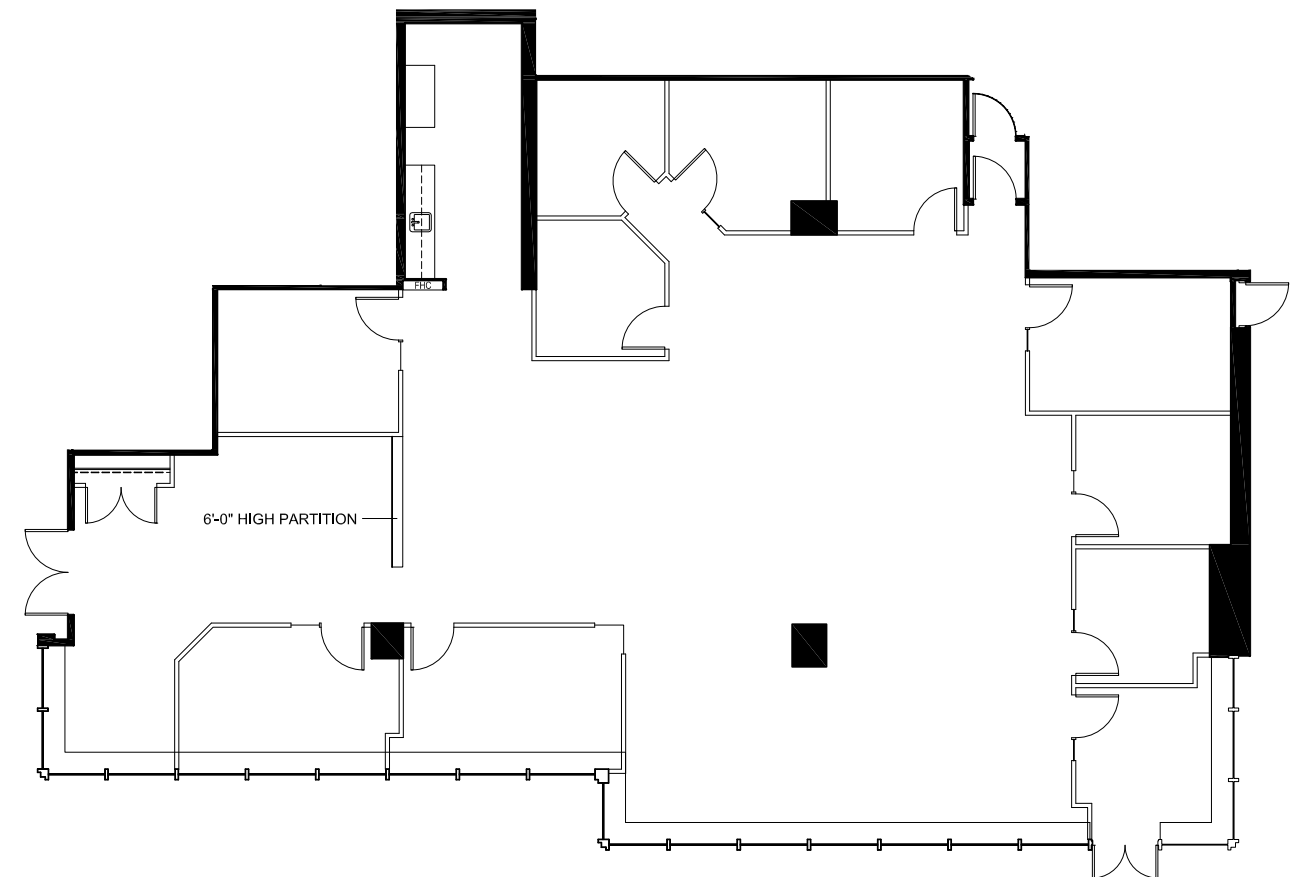
36 YORK MILLS | SUITE 110

Area 4,208 SF

Net Rent Contact Listing Agents

Additional Rent \$23.47 PSF (2024 estimate)

Availability Immediate





Capital Investments

Close to \$16 million has been invested into refreshing the retail areas and common spaces of York Mills Centre in the past seven years. These revitalizations are further enhanced by recent strategic additions to the retail mix within the complex, ensuring the best amenities are available to tenants and visitors.

IMPROVEMENTS

- » Retail renovations to add convenient amenities
- » Building system improvements geared towards sustainability, energy efficiency, waste diversion, tenant comfort, health and well-being
- » Elevator controls and cab upgrades
- » Common area finishes, furniture and lighting
- » New security cameras, card access systems and parking intercom
- » Parking facility improvements
- » Wayfinding and signage improvements in parking, exterior building entrances and interior retail areas



ON-SITE RETAIL & SERVICES

- » Food court and eateries (Subway, Bento Box, Chicken Quarter, Freshii, Tim Horton's)
- » 24-hour GoodLife Fitness
- » Daycare facility for infants to children aged up to 5 years old
- » Dental and optometry services
- » Copy centre
- » ATM
- » Car wash facilities



Sustainability

York Mills Centre is committed to helping protect and sustain the world's natural environment for the generations to come. Significant upgrades have been made in line with this commitment.

- » HVAC and boiler improvements for energy efficiency and operation
- » Comprehensive waste management system
- » Electric vehicle charging stations
- » Designated carpool and electric vehicle parking spaces
- » Secure bicycle racks



York Mills Centre is certified as LEED® Gold and BOMA BEST® Gold. These certifications reward best practices and recognize reduction in energy and water consumption, minimization of waste generation and improvement of health and well-being.





YORK MILLS CENTRE

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