

CBRE

2581
Yonge
RETAIL FOR LEASE
MIDTOWN TORONTO



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Property Overview

Size:	1,249 sq. ft. + 1,177 sq. ft. basement
Rent:	\$7,000 per month
TMI:	\$3,000 per month
Available:	Immediately

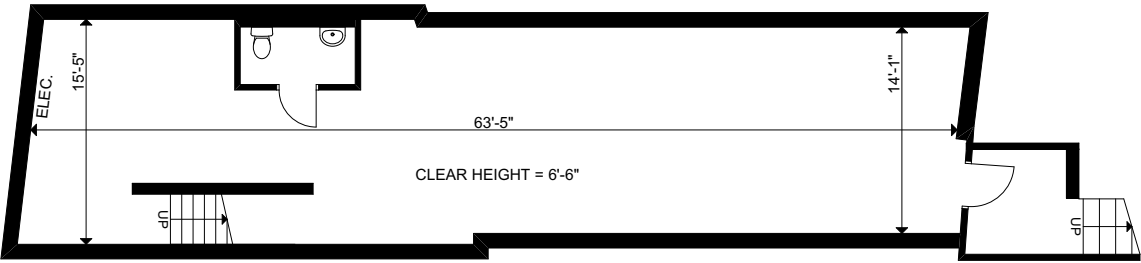
- Beautiful turn-key space located in the heart of Midtown Toronto, between Eglinton and Lawrence Avenue
- Rear parking available
- Neighbouring retailers include Aēsop, L'Occitane, Lululemon, Club Monaco and many more

Floor Plans

Ground Floor: 1,249 sq. ft.



Basement: 1,177 sq. ft.



the neighbourhood

Yonge and Eglinton is a popular midtown hub for young professionals and families. It is home to plenty of bars, restaurants, boutiques and national retailers.

The area is surrounded by some of the most affluent residential neighbourhoods in Toronto. Developers continue to build in and around the streets that surround Yonge & Eglinton, adding density to any already bustling well-established community.

shop

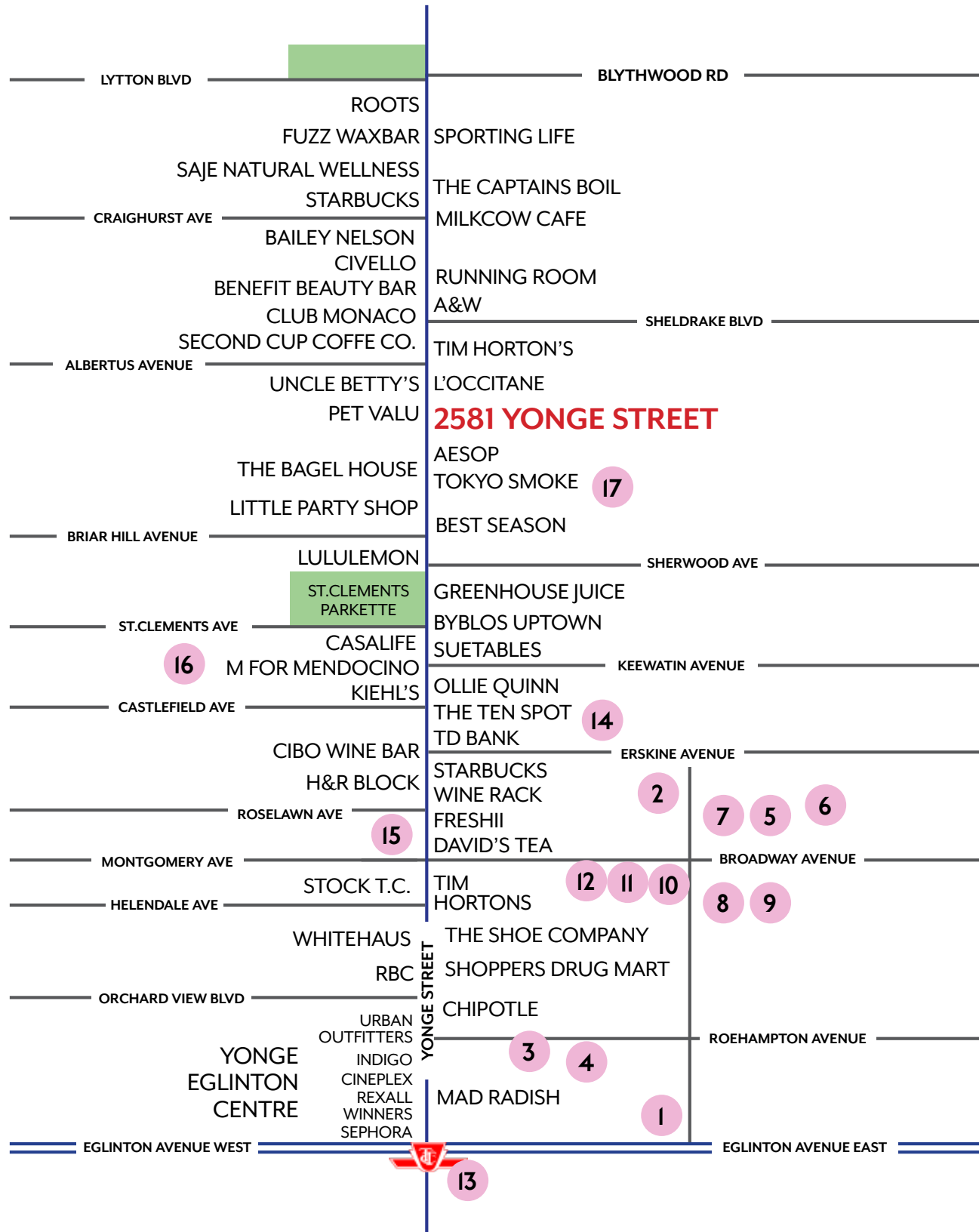
Yonge and Eglinton is one of the best shopping nodes within Toronto. People are drawn from neighbouring areas and from all over the city to shop at retailers such as Club Monaco, Aesop, Sephora, Urban Outfitters, Indigo, Swarovski, Lululemon, Benefit Cosmetics Boutique and Kiehl's.

eat & drink

Some of Toronto's best restaurants and bars are found at Yonge & Eglinton. Little Sister, Stock T.C., Tabülè, Fresh, Bar Buca, Byblos Uptown and The Keg are just a few of the popular restaurants in the neighbourhood.



Neighbouring Tenants



The Parker



The Capitol

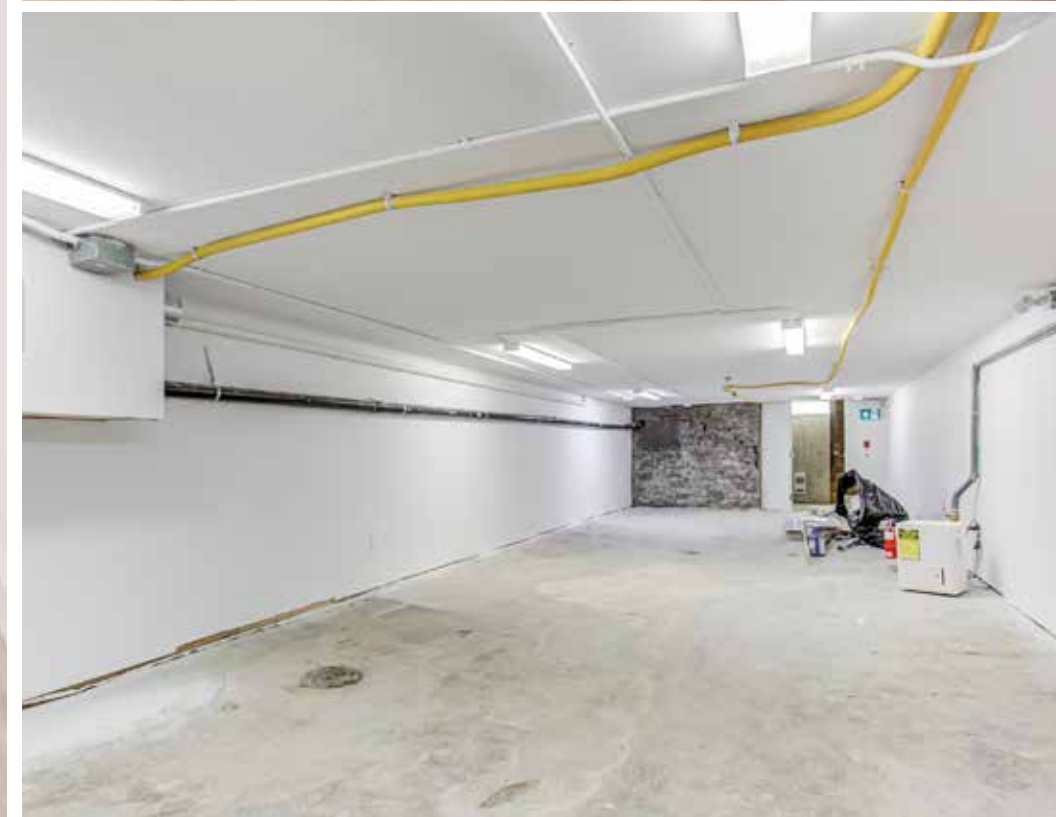


100 Broadway

NOTABLE AREA DEVELOPMENTS

	Development	Units	Status
1	150 Eglinton Ave E	429	Pre-Construction
2	109 Erskine	217	Pre-Construction
3	E2 at E Place	440	Construction
4	89 Roehampton Ave	225	Construction
5	Untitled Toronto	751	Pre-Construction
6	124 Broadway	546	Pre-Construction
7	100 Broadway Ave	412	Pre-Construction
8	CityLights on Broadway	769	Construction
9	Line 5 Condos	932	Construction
10	The Parker	349	Construction
11	75 Broadway Avenue	336	Pre-Construction
12	Sixty Five Broadway	778	Pre-Construction
13	1 Eglinton East	660	Pre-Construction
14	18 Erskine Avenue	315	Construction
15	2444 Yonge Street	637	Pre-Construction
16	The Capitol	146	Pre-Construction
17	2577 Yonge Street	13	Pre-Construction

Total New Units: ~7,955



CBRE



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