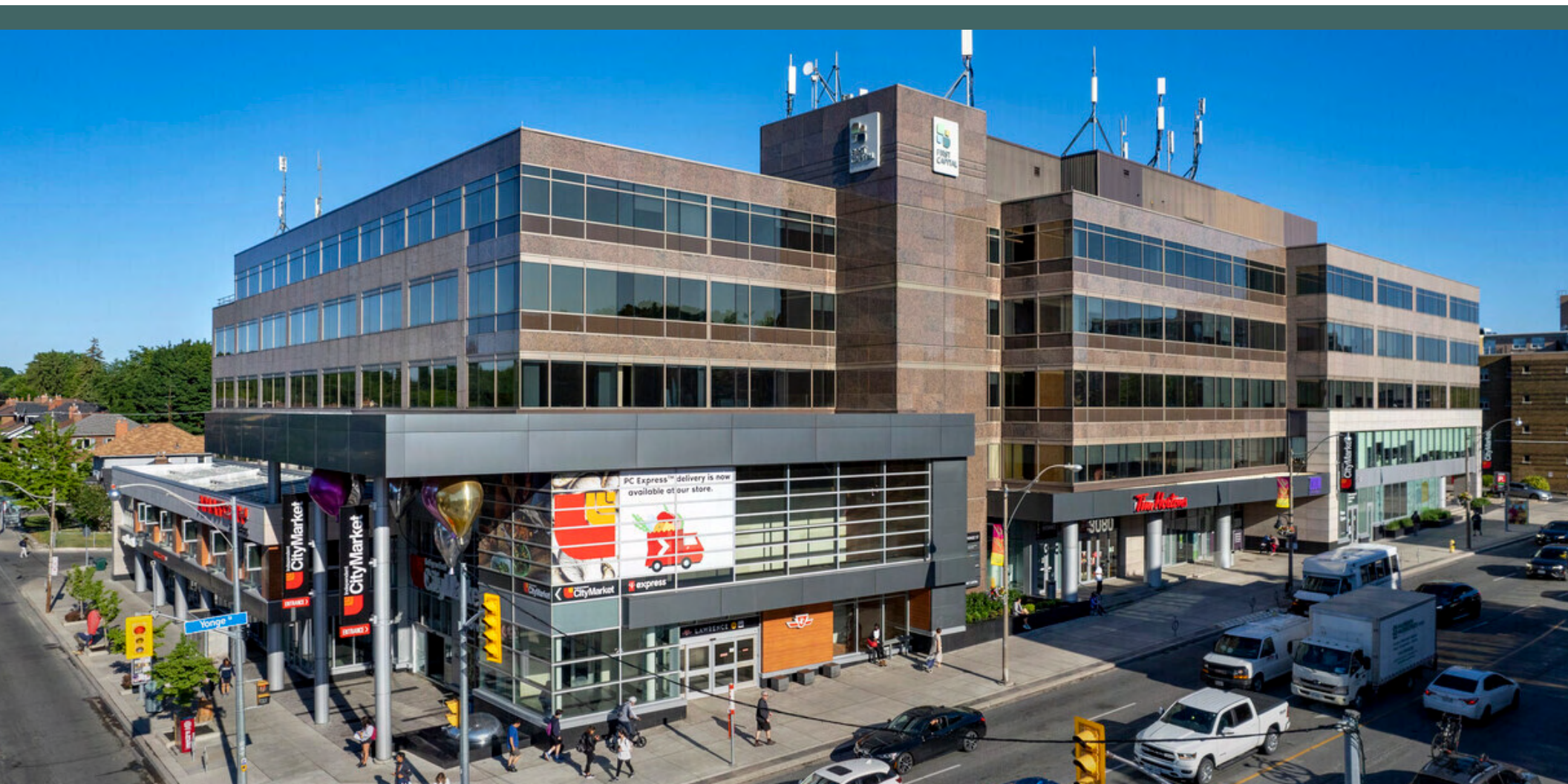


3080 Yonge Street



3080 Yonge Street
Toronto, Ontario, M4N 3N1



3080 Yonge Street

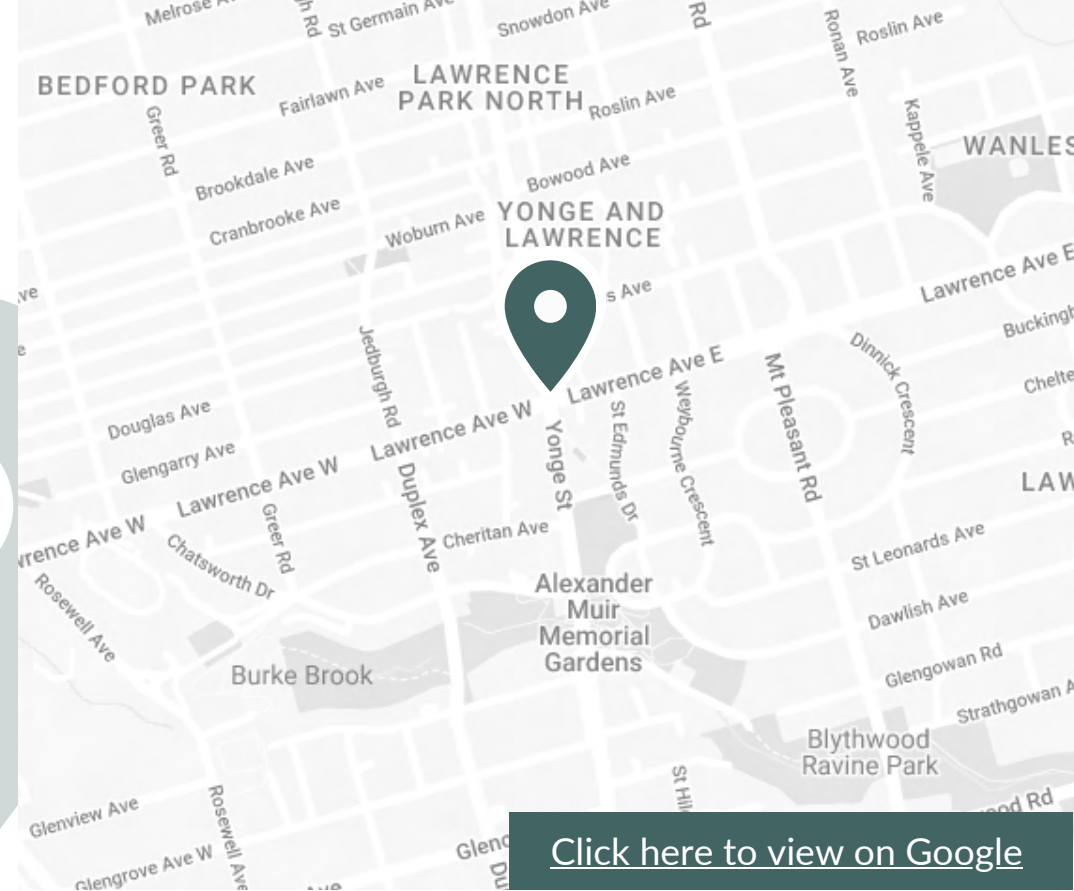
3080 Yonge Street is nestled in the heart of Bedford Park – one of Toronto's most affluent and sought-after communities. Geared towards young families and professionals, this Uptown Toronto neighbourhood has a household income averaging \$240,000.

3080 Yonge Street is conveniently located at the busy intersection of Yonge Street and Lawrence Avenue. It offers direct access to TTC's Lawrence subway station, making it a prime location for commuters. The property is only a five-minute drive to HWY 401 and a 20-minute drive to Toronto's downtown core, ensuring easy accessibility for all.



About the Location

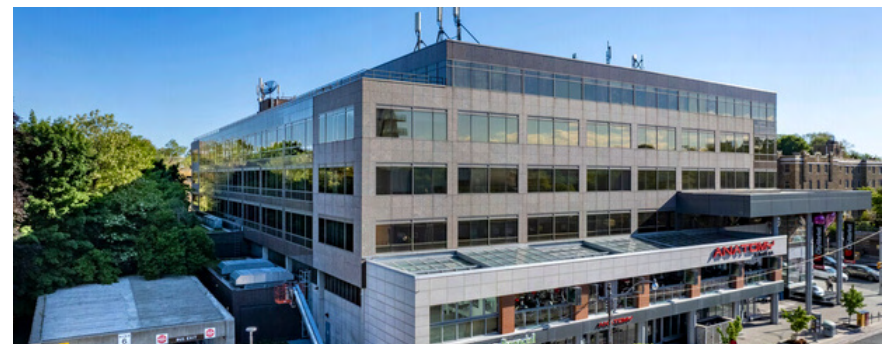
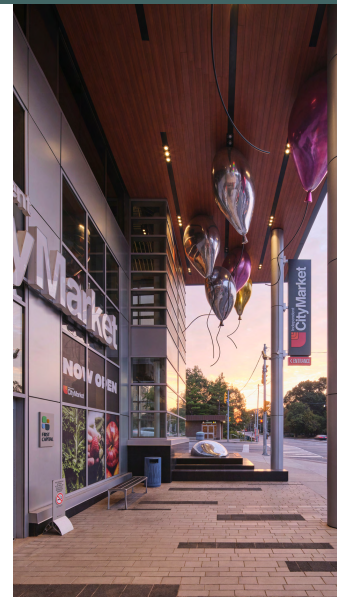
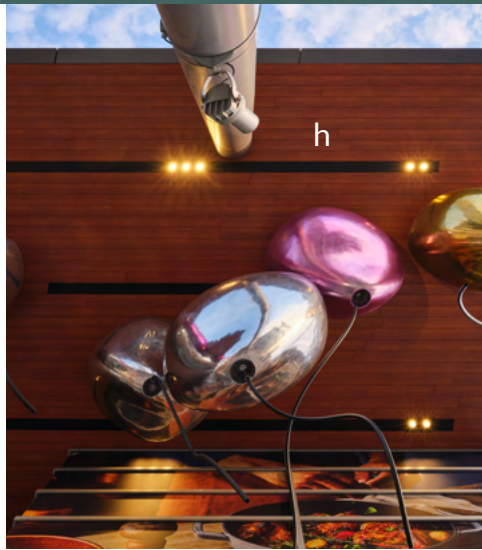
Featuring modern aesthetics and urban flavour, this mixed-use property offers 2 levels of retail, and 4 levels of professional office space with **below-grade parking**. 3080 Yonge Street features FCR's public art installation, "Lighten Up" – 8 cast aluminum balloons with an eye-catching polished mirror finish. This outstanding property features excellent light exposure, with an open courtyard in the centre of the building as well as a rooftop garden and patio. With its many recent renovations and upgrades, 3080 Yonge is the perfect location for your new office.



Demographics & Neighbourhood

3080 Yonge Street includes major tenants like Anatomy Fitness, Tim Hortons and Dollarama and is **anchored by a 25,500 sf Loblaws City Market**, offering the convenience of a full-service grocery store, with a distinctive market-style layout appealing to the local urban demographic.

With a surrounding population of over **400,000 people in just a five-kilometre radius**, this property is part of a bustling and ever-growing community. In addition to the wide variety of amenities in close proximity, this property is located right next to **Yonge and Lawrence TTC subway station** (Averaging 25,000 daily passengers) providing easy access to 3080 Yonge from anywhere in the city.



Neighborhood Features



1-MINUTE WALK TO YONGE AND
LAWRENCE TTC SUBWAY
STATION



5-MINUTE DRIVE TO
HIGHWAY 401



20-MINUTE DRIVE TO
DOWNTOWN CORE



Population (5km)
413,053



Household Income (5km)
\$209,323



Households (5km)
179,732



Walk Score
95



Transit Score
81



Traffic count
54,796 (ADDT)



Nearest Bus line
Lawrence Ave at Yonge St - 50m



Nearest Rail line
Lawrence Subway Station - 50m

Nearby amenities and tenants

easyfinancial



Tim Hortons



metro

Notable Locations

metro

Scotiabank

3080 Yonge Street

Loblaws

Lawrence Ave E

tpl toronto
public library

Glenview Senior
Public School

Chatsworth Ravine
Park

Lawrence Park
South

Yonge St

Leasing Opportunities

Suite Number	Unit Number	Floor	SF	*Additional Rent (PSF)	Availability
1010	AO1010B	1	2,792	\$47.71	Immediately Available - Ground floor retail
4068	AO4007A	4	1,112	\$21.92	Immediately Available - Built out
4076	AO4009C	4	1,922	\$21.92	TBD
5004	AO5003A	5	1,204	\$21.92	Immediately Available - Built out
5010	AO5005A	5	2,378	\$21.92	TBD
5027	AO5009A	5	906	\$21.92	TBD
5032	AO5011A	5	949	\$21.92	Available November 1, 2023 - Built out
5050	AO5019C	5	1,507	\$21.92	Immediately Available - Built out
5055	AO5021A	5	1,662	\$21.92	Immediately Available - Built out
5060	AO5022A	5	3,740	\$21.92	Immediately Available - Built out

Site Plan

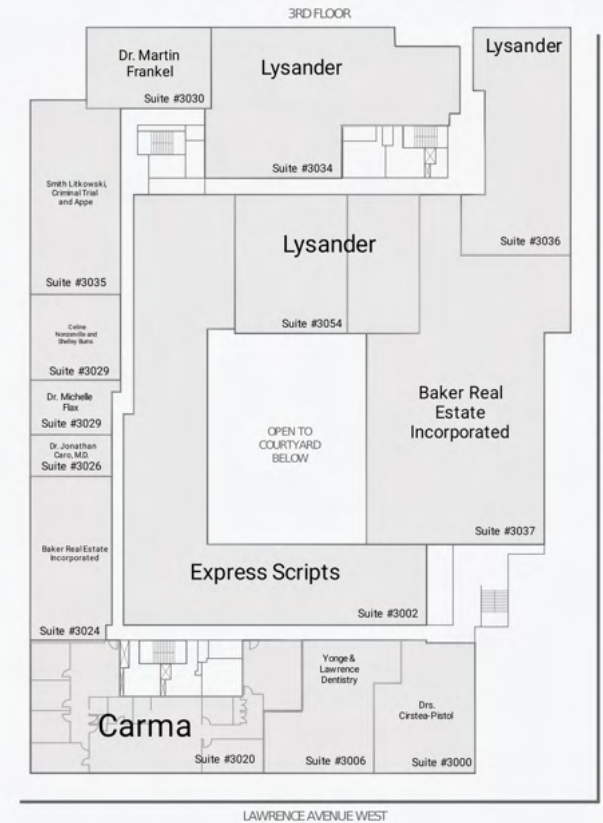
Ground Floor



Ground & Second Floor

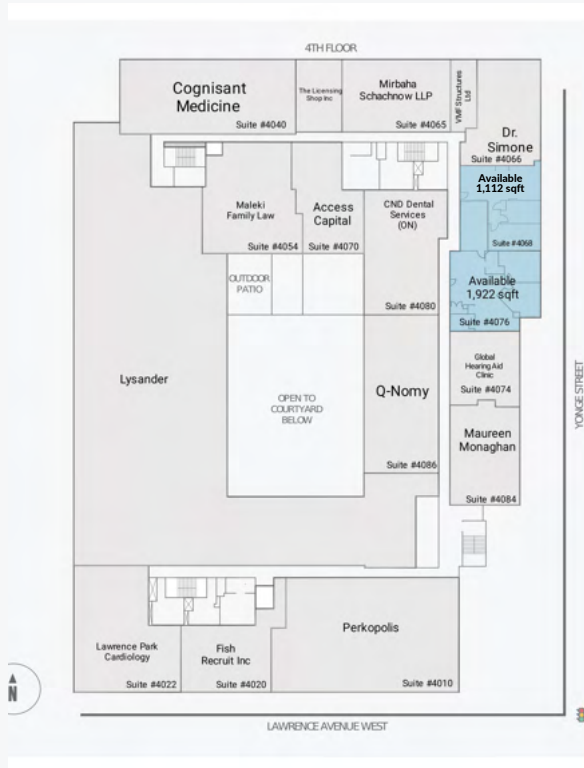


Third Floor



Site Plan

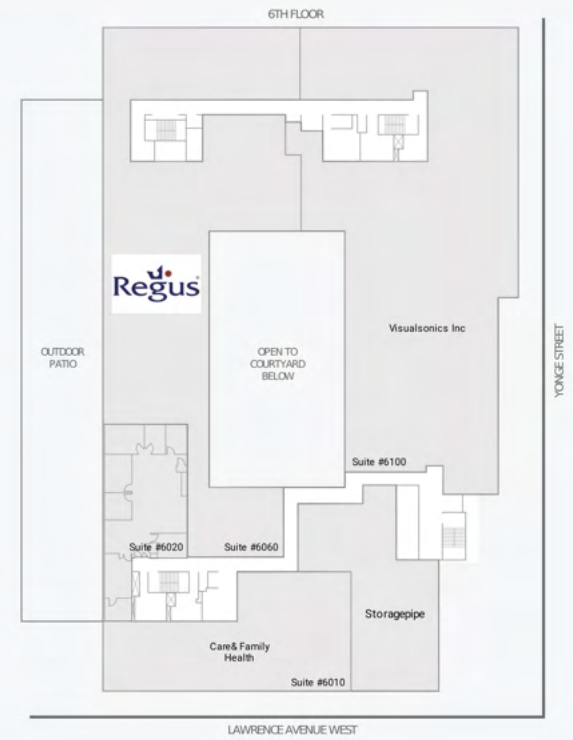
Fourth Floor



Fifth Floor

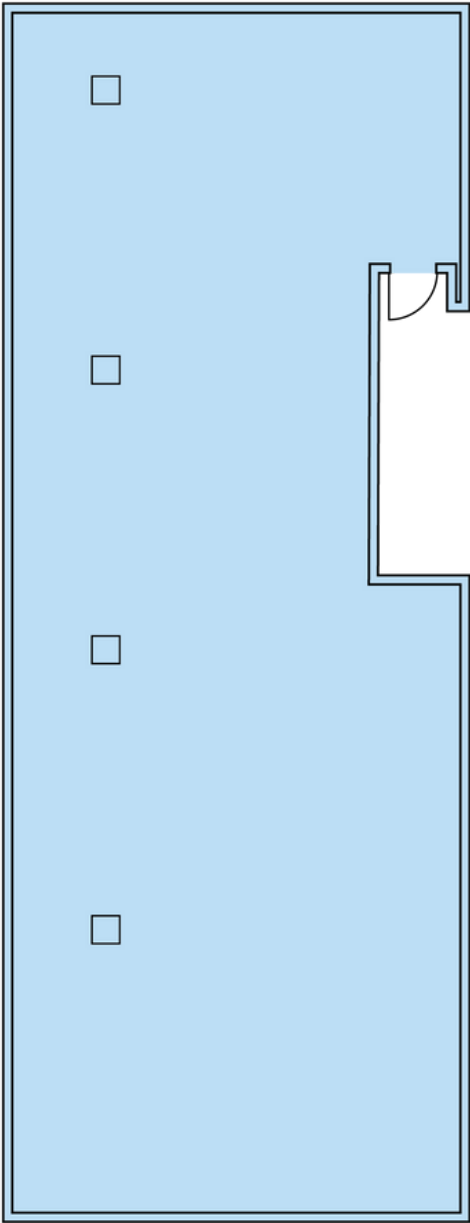


Sixth Floor



Suite 1010

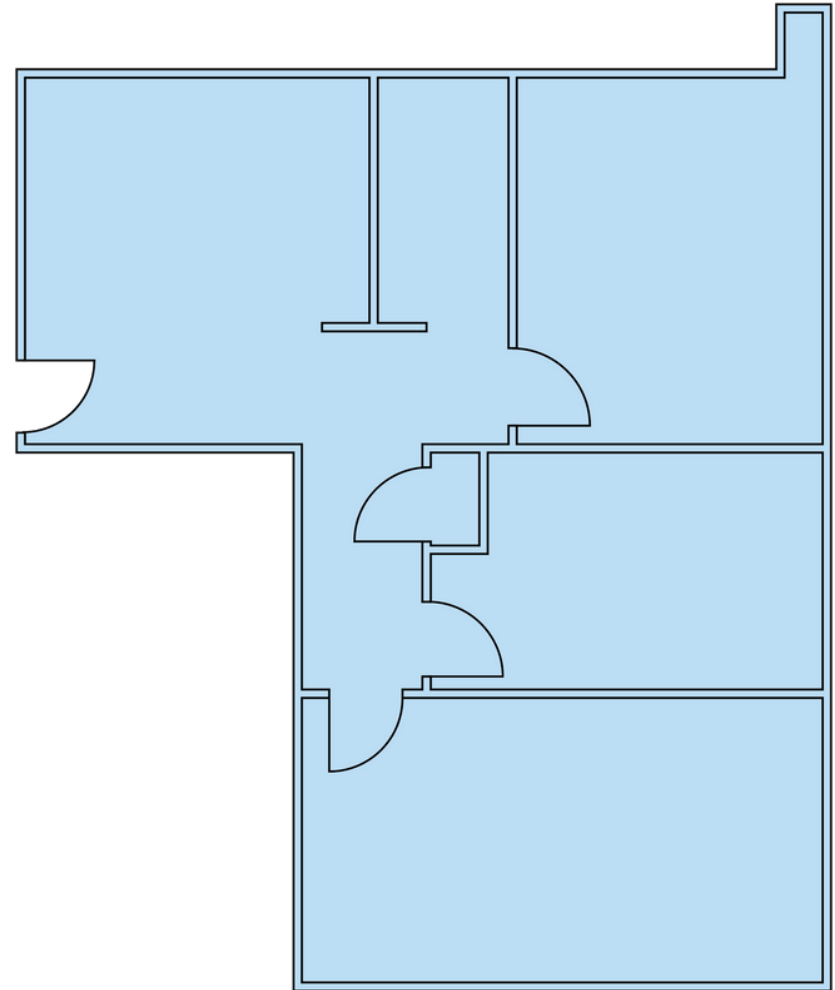
SF	2,792 SF
Floor	1
Unit Number	AO1010B
Additional Rent (psf)*	\$47.71
Availability	Immediately Available
Additional Information	Ground floor retail



Suite 4068

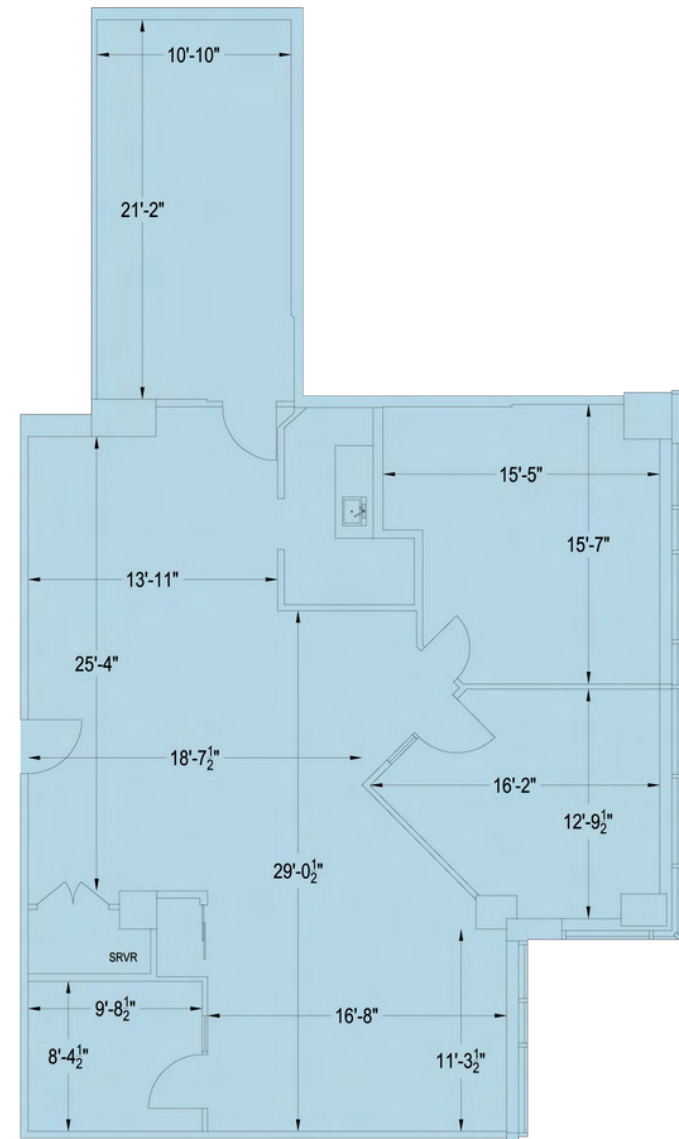
[Click Here for Virtual Tour](#)

SF	1,112 SF
Floor	4
Unit Number	AO4007A
Additional Rent (psf)*	\$21.92
Availability	Immediately Available
Additional Information	Built out office



Suite 4076

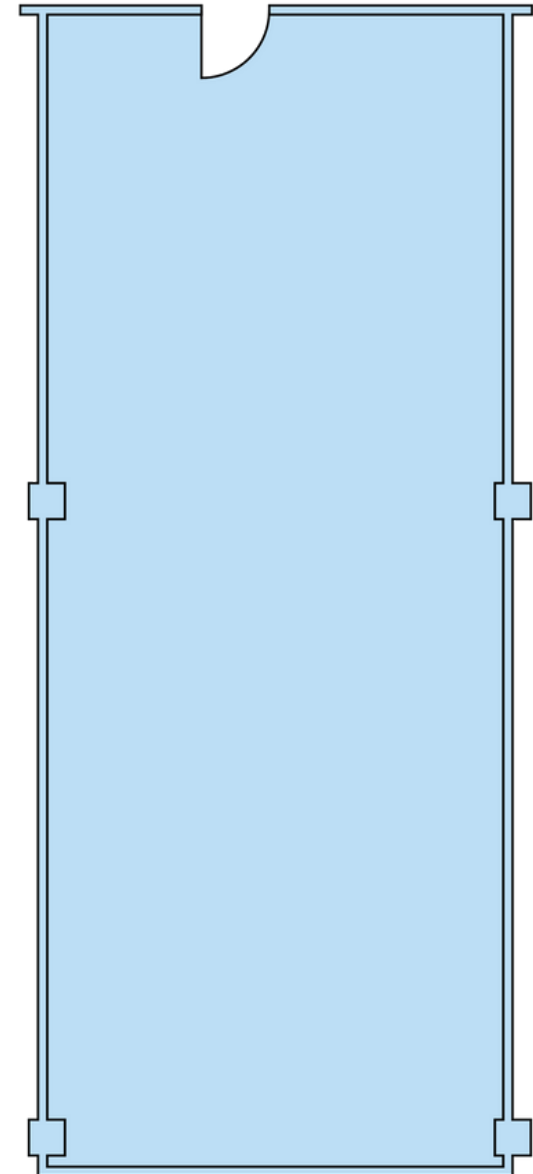
SF	1,922 SF
Floor	4
Unit Number	AO4009C
Additional Rent (psf)*	\$21.92
Availability	TBD
Additional Information	Built out office



Suite 5004

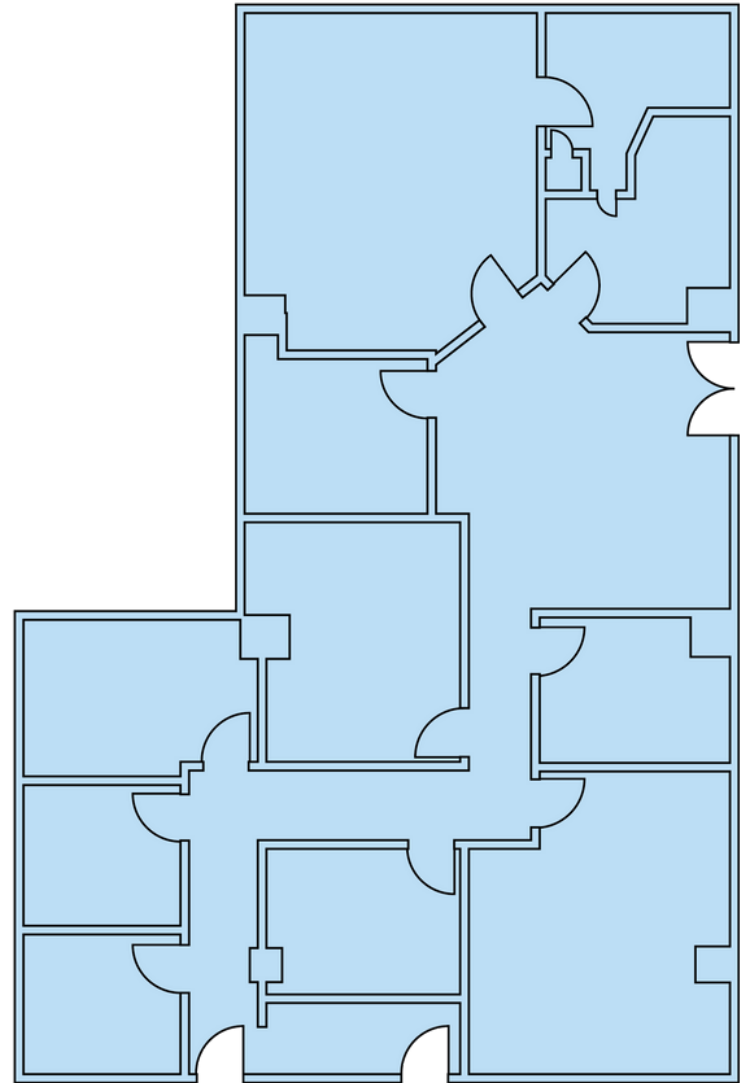
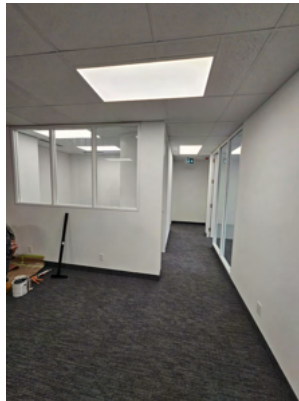
[Click Here for Virtual Tour](#)

SF	1,204 SF
Floor	5
Unit Number	AO5003A
Additional Rent (psf)*	\$21.92
Availability	Immediately Available
Additional Information	Built out office



Suite 5010

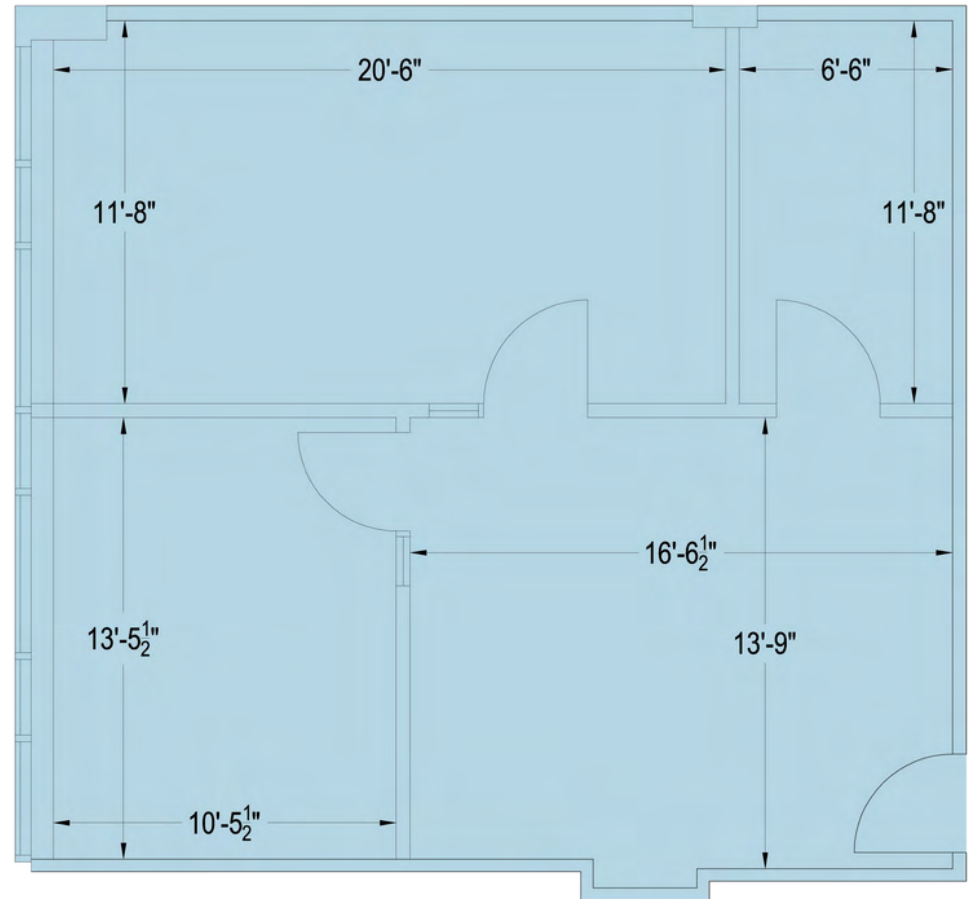
SF	2,378 SF
Floor	5
Unit Number	AO5005A
Additional Rent (psf)*	\$21.92
Availability	TBD
Additional Information	Built out office



*2023 Estimates

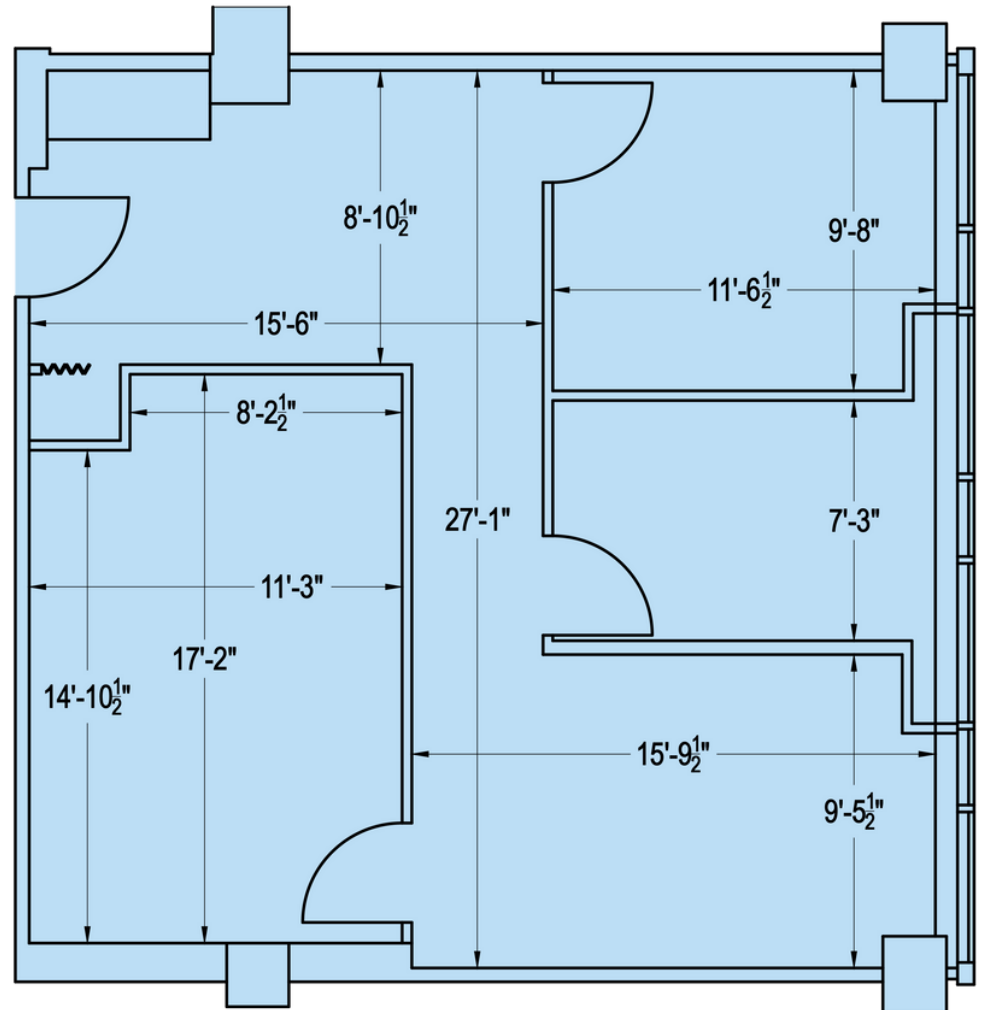
Suite 5027

SF	906 SF
Floor	5
Unit Number	AO5009A
Additional Rent (psf)*	\$21.92
Availability	TBD
Additional Information	Built out office



Suite 5032

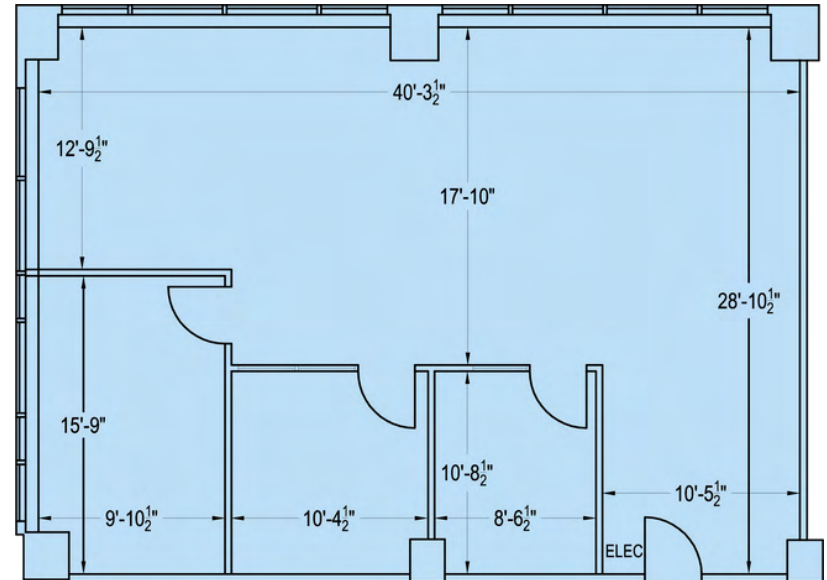
SF	949 SF
Floor	5
Unit Number	AO5011A
Additional Rent (psf)*	\$21.92
Availability	Available November 1, 2023
Additional Information	Built out office



Suite 5050

[Click Here for Virtual Tour](#)

SF	1,507 SF
Floor	5
Unit Number	AO5019C
Additional Rent (psf)*	\$21.92
Availability	Immediately Available
Additional Information	Built out office

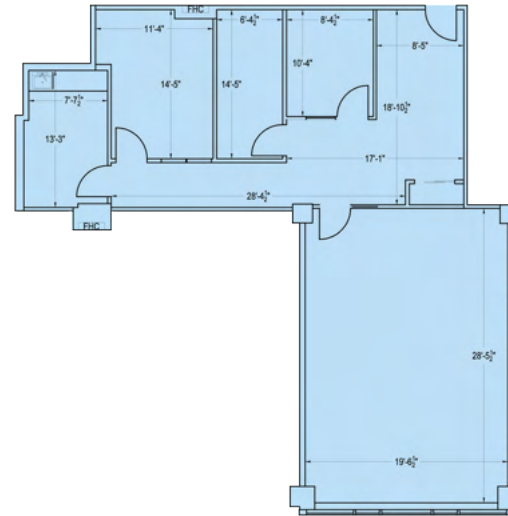


Suite 5055 & 5060

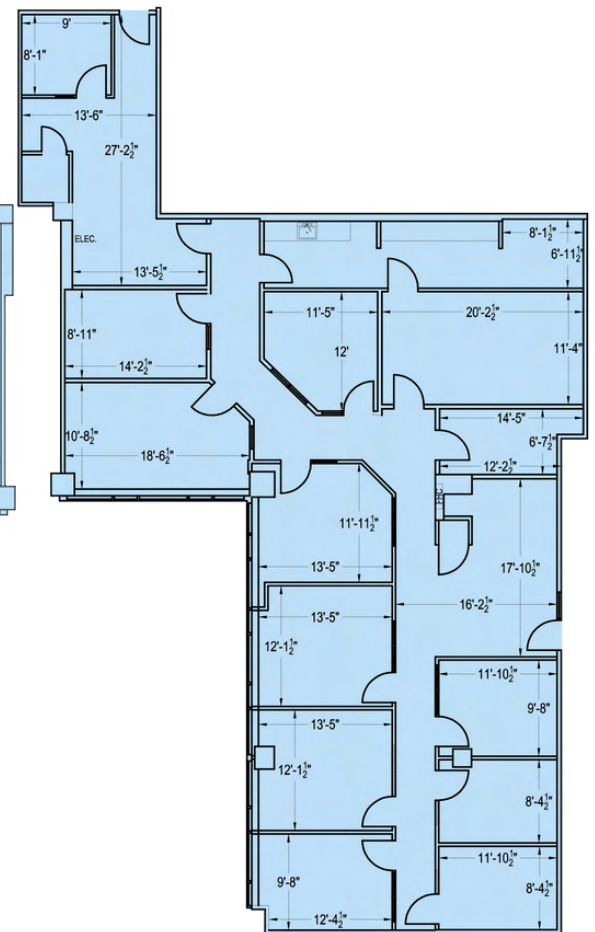
Suite	5055
SF	1,662 SF
Floor	5
Unit Number	AO5021A
Additional Rent (psf)*	\$21.92
Availability	Immediately Available
Additional Information	Built out office

Suite	5056
SF	3,740 SF
Floor	5
Unit Number	AO5022A
Additional Rent (psf)*	\$21.92
Availability	Immediately Available
Additional Information	Built out office

Suite 5055



Suite 5060





Jon Gauntlett
Leasing Manager
First Capital REIT
jon.gauntlett@fcr.ca
(416) 481-3584

Daniel Baxa
Broker
Intercity Realty Inc.
www.danielbaxa.ca
(416)-899-6515

Lou Grossi
Broker of Record
Intercity Realty Inc.
lougrossi@intercityrealty.com
(416)-732-5733