



≈ 1881 ≈

YONGE STREET



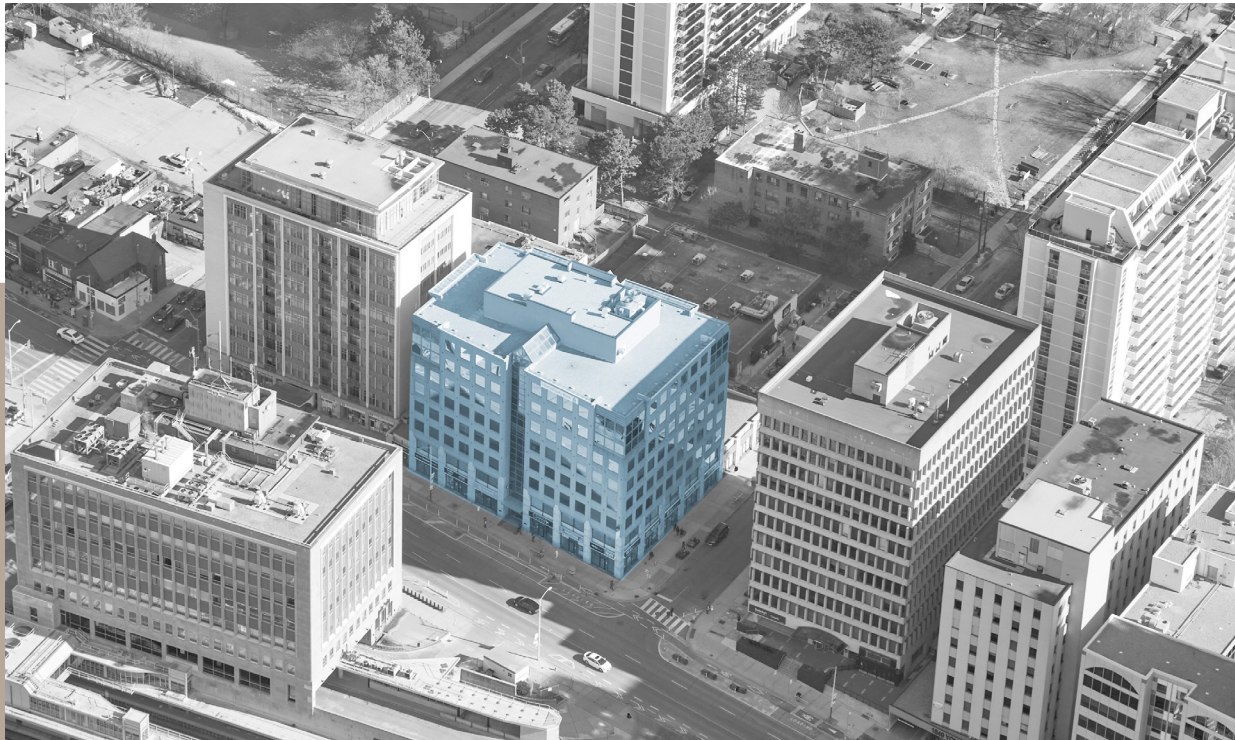
CBRE Limited | REAL ESTATE BROKERAGE | 145 King Street West, Suite 1100 | Toronto, ON M5H 1J8

CBRE

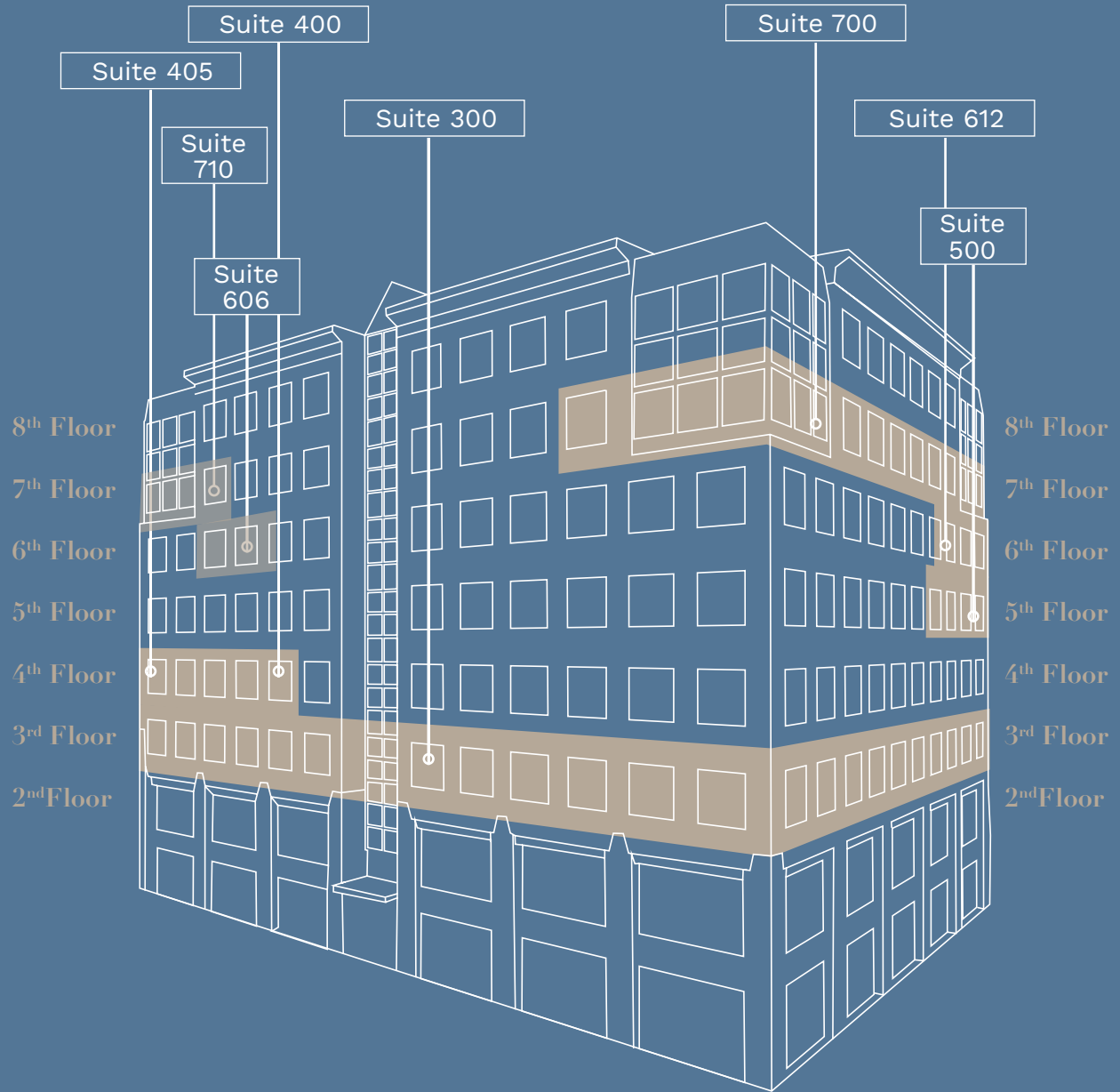
∞ PROPERTY DETAILS ∞

Availability Summary

Suite 300	12,545 sq. ft.	Immediately Available
Suite 405	1,446 sq. ft.	Immediately Available
Suite 500	1,996 sq. ft.	Immediately Available
Suite 606	1,610 sq. ft.	Immediately Available
Suite 612	1,877 sq. ft.	Immediately Available
Suite 700	6,676 sq. ft.	Immediately Available
Suite 710	2,005 sq. ft.	Immediately Available



∞ STACKING PLAN ∞



∞ 1881 ∞
YONGE STREET

∞ PROPERTY DETAILS ∞



NET RENT
Contact Listing Agents



ADDITIONAL RENT
\$27.83 per sq. ft.
(2024 Estimate)



PARKING
Reserved: \$197.75/mth
1:1,700 sq. ft.



BUILDING HOURS
6:00 a.m. to 7:00 p.m.



SECURITY
Card Access



Constructed in 1988, 1881 Yonge Street is located in Midtown Toronto on the northeast corner of Yonge and Balliol Street. Owned by Adgar Canada, the building stands 8-stores tall and offers an average floor plate of 12,200 SF.

The building has achieved a BOMA BEST Silver Certification.

Adgar is firmly committed to environmental responsibility within our portfolio. We are continually seeking ways to efficiently operate the building, reduce our carbon footprint and improve energy performance through energy saving initiatives, our waste reduction initiatives and mechanical improvements.

Completed Projects (2019 - 2022)

Project	Work Description	Building Benefits
Washroom Refreshes	Cosmetic updates and touchless fixtures as part of common washroom upkeep program	Improved tenant and visitor experience
Lobby Heating	Replacement of electric unit heater in building lobby	Improved tenant and visitor comfort
Elevator Modernization	Cosmetic improvements to elevator interiors, touchless buttons and hall stations, new lanterns, updated mechanical controls and related equipment	Improved elevator service experience for tenants and visitors
Exterior Podium and Entranceway Improvements	New podium waterproofing and stone pavers replacement, new revolving doors, new tenant touch directory and new podium sign	Improved tenant and visitor experience
Parking Improvements	Repairs to parking lot ramp, trench drain replacements	Improved tenant and visitor parking experience

∞ THE BUILDING ∞

Located in Midtown, 1881 Yonge Street is surrounded by numerous restaurants and other local amenities that make running everyday errands convenient. Second Cup, Guardian Drug Store and a dry-cleaner are located at the base of the building, in addition to a collection of quick-service lunch options such as Mr. Sub and Thai Express.

Excellent dining amenities also exist in the area surrounding 1881 Yonge Street, including a Fionn MacCool's pub located on the south side of Balliol, and a Sobeys Urban Fresh located just a two-minute walk east on Balliol Street. The greater Davisville area also offers an extensive assortment of sit-down restaurants just a short walk north of the building.

Building & Amenities

- Flexible deal terms; allowance available
- High quality midtown building
- Access to Davisville Subway Station
- Dedicated on-site underground parking
- Access to retail amenities; banking, restaurants, shopping
- Dedicated ownership and building operations

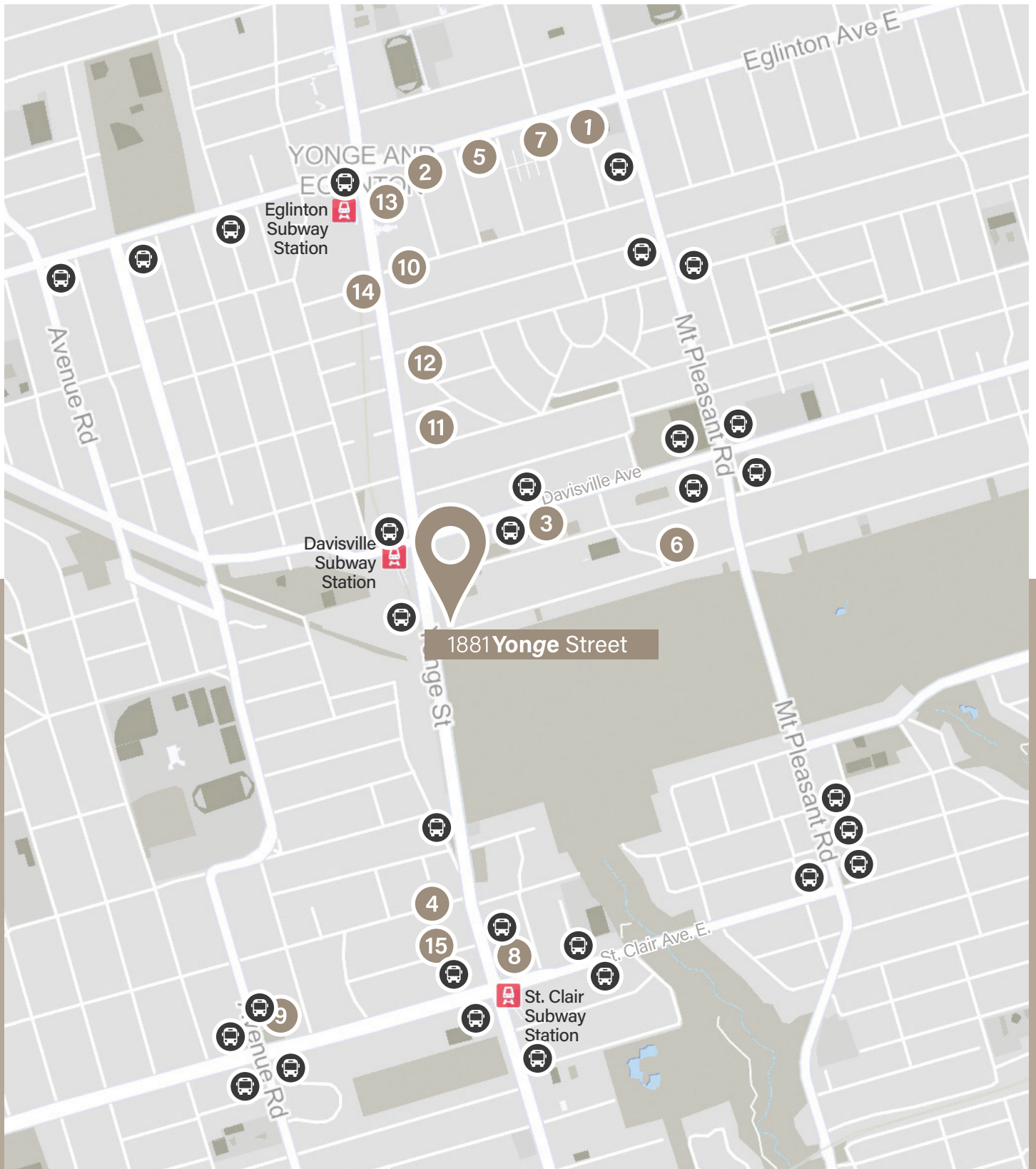
Market Demographics

In 2018, the total population of the Yonge/Eglinton submarket was 102,469; that number is projected to increase by 5.8% in 2023. The submarket at Yonge/Eglinton is a relatively affluent area, with average annual household income of \$194,460 (projected to rise to \$222,269 in 2023). By comparison, average household incomes across Toronto as a whole in 2018 was \$118,346.

The population of the Yonge/Eglinton submarket is slightly younger than Toronto as a whole with the median age at 39.2 years. 25 to 34 year-olds are the largest demographic, comprising 17.7% of the population.



MAP LOCATION



∞ AMENITIES ∞



Fitness Centres

1. Fit Factory Midtown
2. OrangeTheory Fitness
3. Striation 6 Fitness Centre
4. Oxygen Yoga & Fitness
5. F45 Training



Grocery Stores

6. Sobeys Urban Fresh Balliol
7. Loblaws
8. Loblaws
9. The Market by Longo's
10. Farm Boy



Major Restaurants

11. Positano Restaurant
12. Tabule Middle Eastern Cuisine
13. The Keg Steakhouse + Bar
14. Mandarin Restaurant
15. Ambiyon On Yonge



Public Transit

- Yonge Subway Line
- Eglinton Subway Station
- Eglinton Ave W at Duplex Ave
- Eglinton Ave E at Mount Pleasant Rd
- Eglinton Ave E at Bayview Ave
- Davisville Subway Station
- Davisville at Yonge
- Davisville Ave at Mount Pleasant Rd
- St. Clair Subway Station
- St. Clair Ave E at Yonge
- St. Clair Ave W at Yonge



Located in Midtown on the northeast corner of Yonge and Balliol Street, 1881 Yonge Street is conveniently located directly across the street from Davisville Subway Station, which runs between Finch Station to the north, and Union Station to the south – making commuting a breeze no matter where employees are coming from.

The building is also easily accessible by car and offers 76 stalls of dedicated underground on-site parking, as well as four parking stalls at street level.



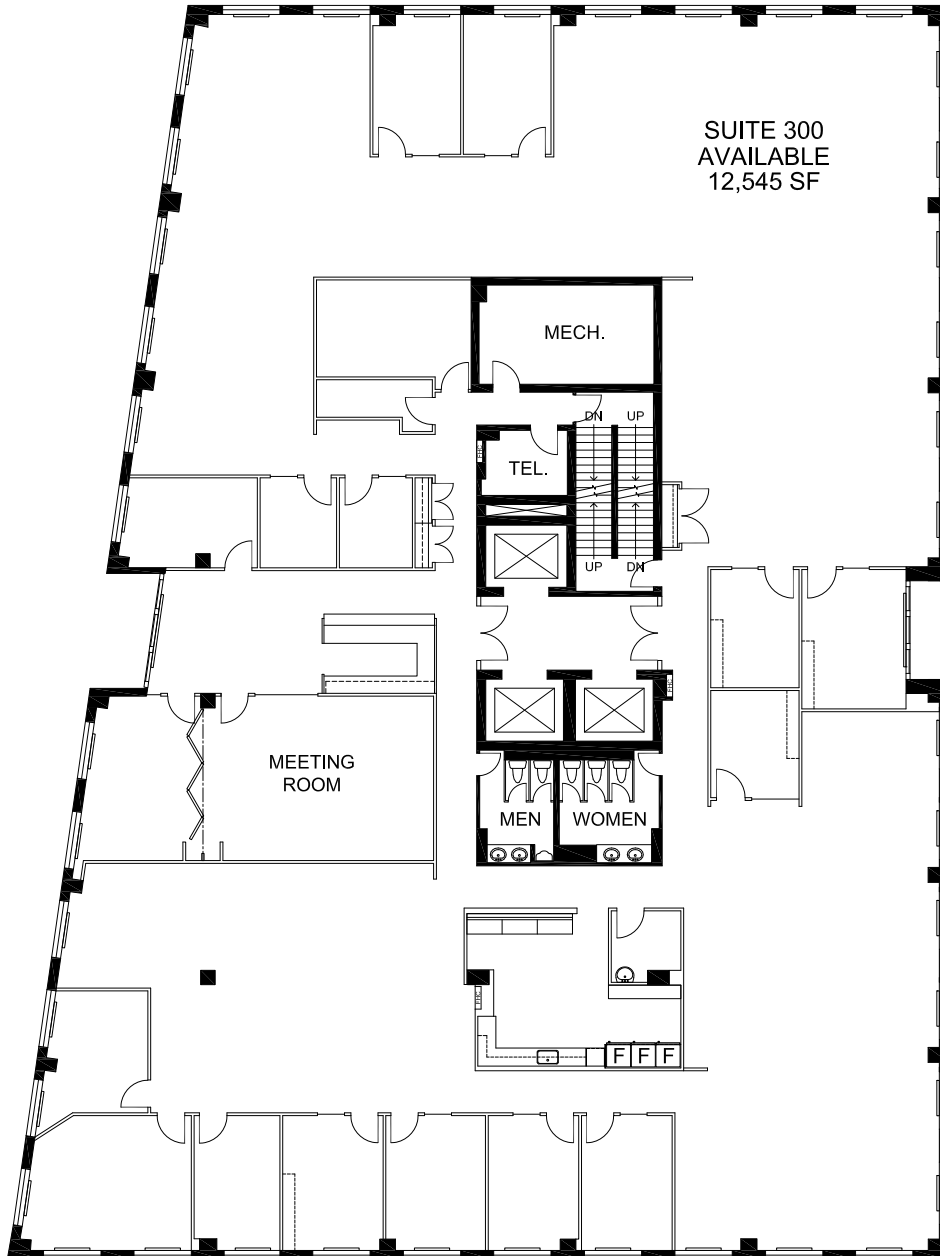
∞ FLOOR PLAN ∞

3rd Floor

Suite 300

12,545 Sq. Ft.

Immediately Available



∞ FLOOR PLAN ∞

4th Floor

Suite 405

1,446 Sq. Ft.

Immediately Available



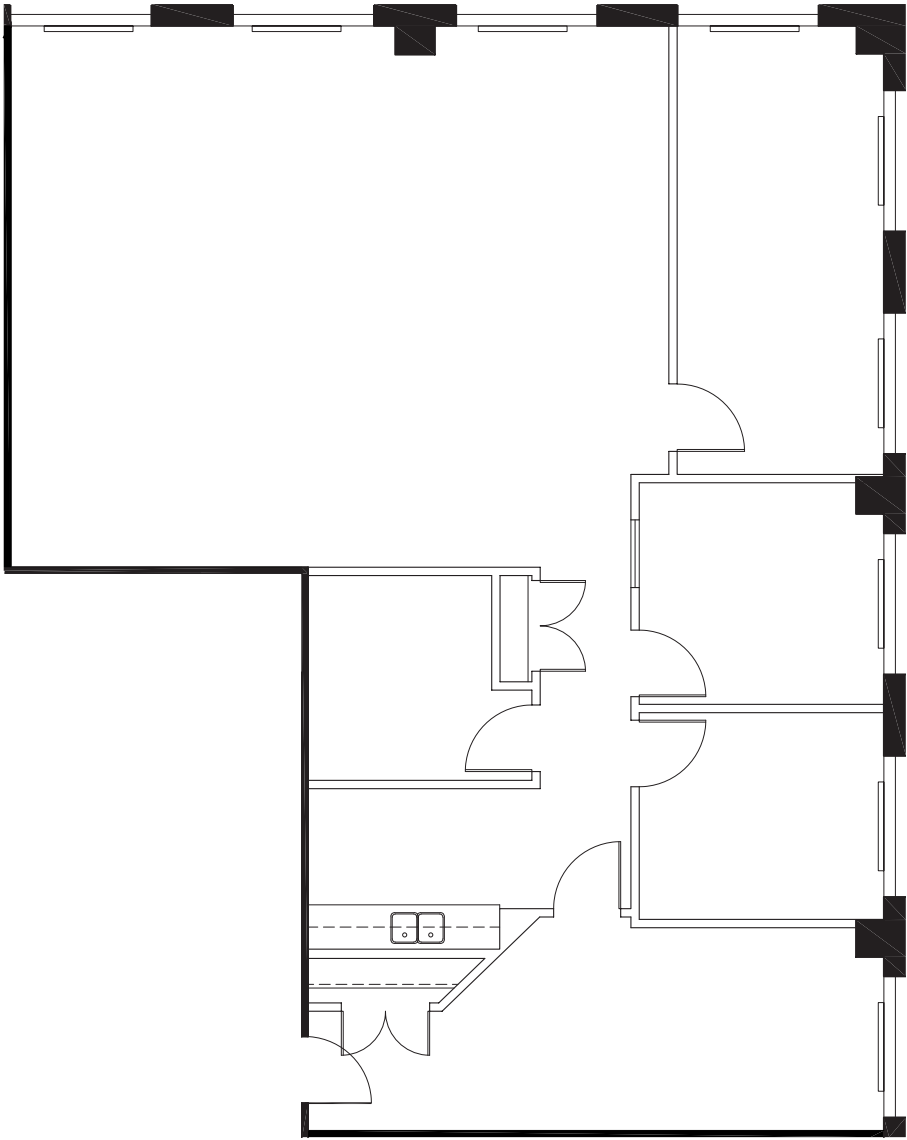
∞ FLOOR PLAN ∞

5th Floor

Suite 500

1,996 Sq. Ft.

Immediately Available



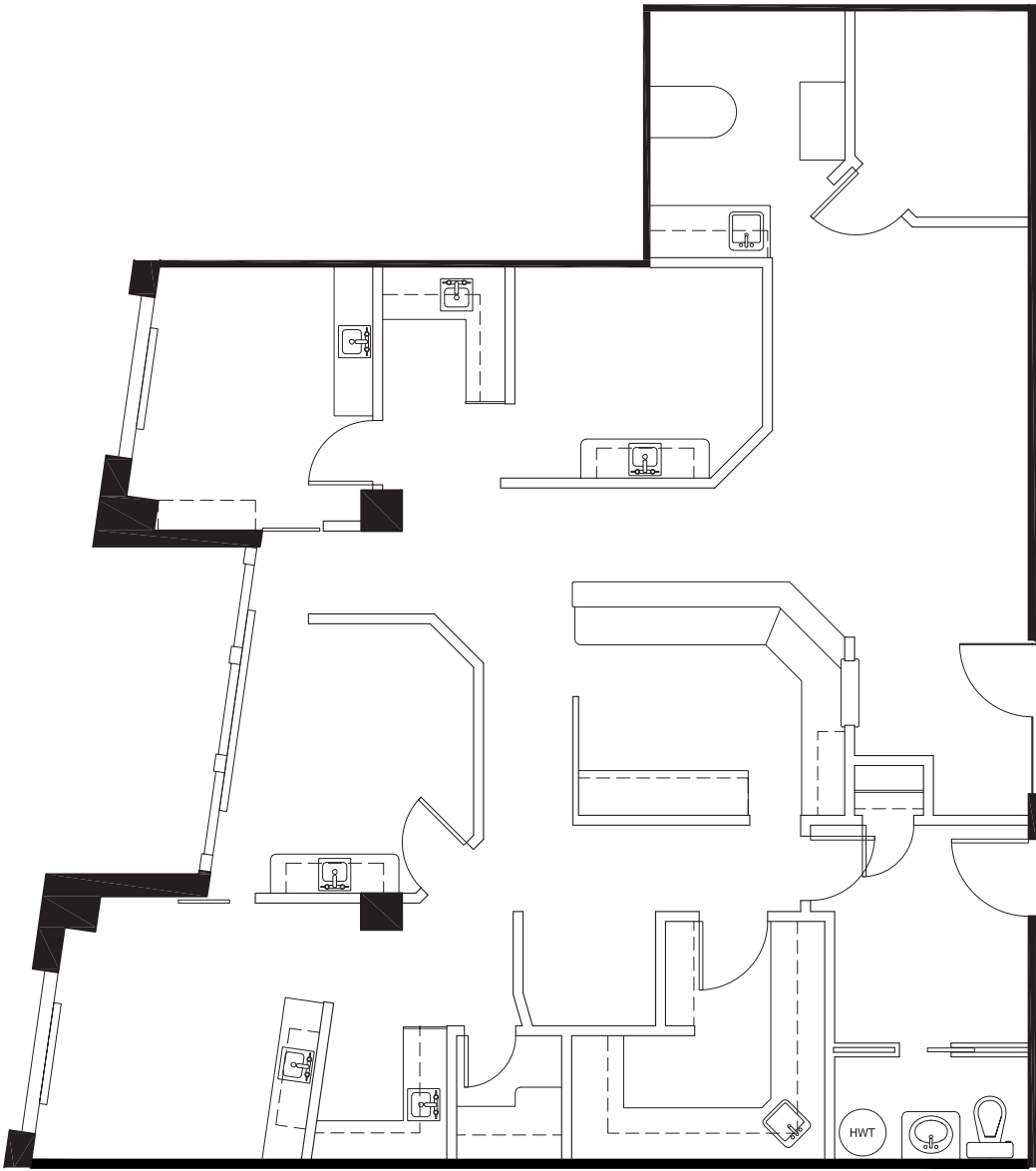
∞ FLOOR PLAN ∞

6th Floor

Suite 606

1,610 Sq. Ft.

Immediately Available



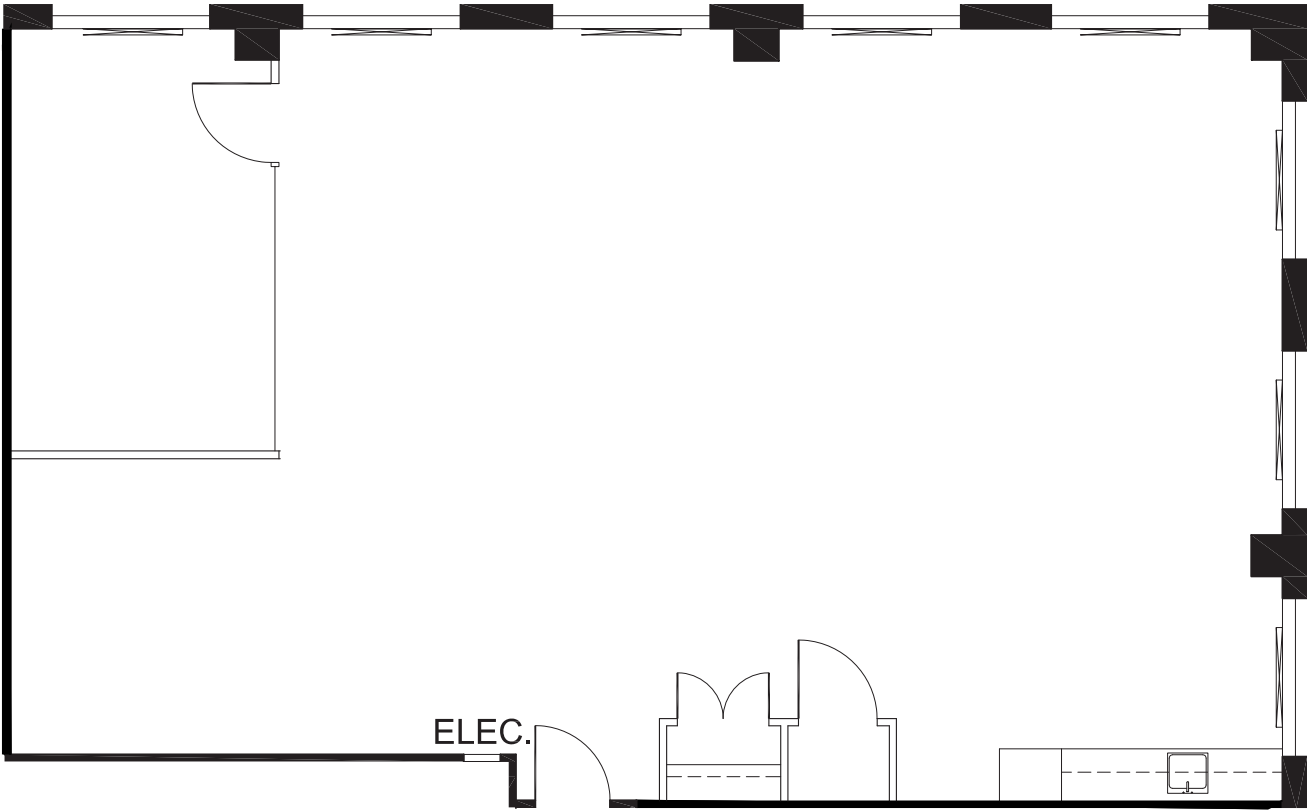
∞ FLOOR PLAN ∞

6th Floor

Suite 612

1,877 Sq. Ft.

Immediately Available



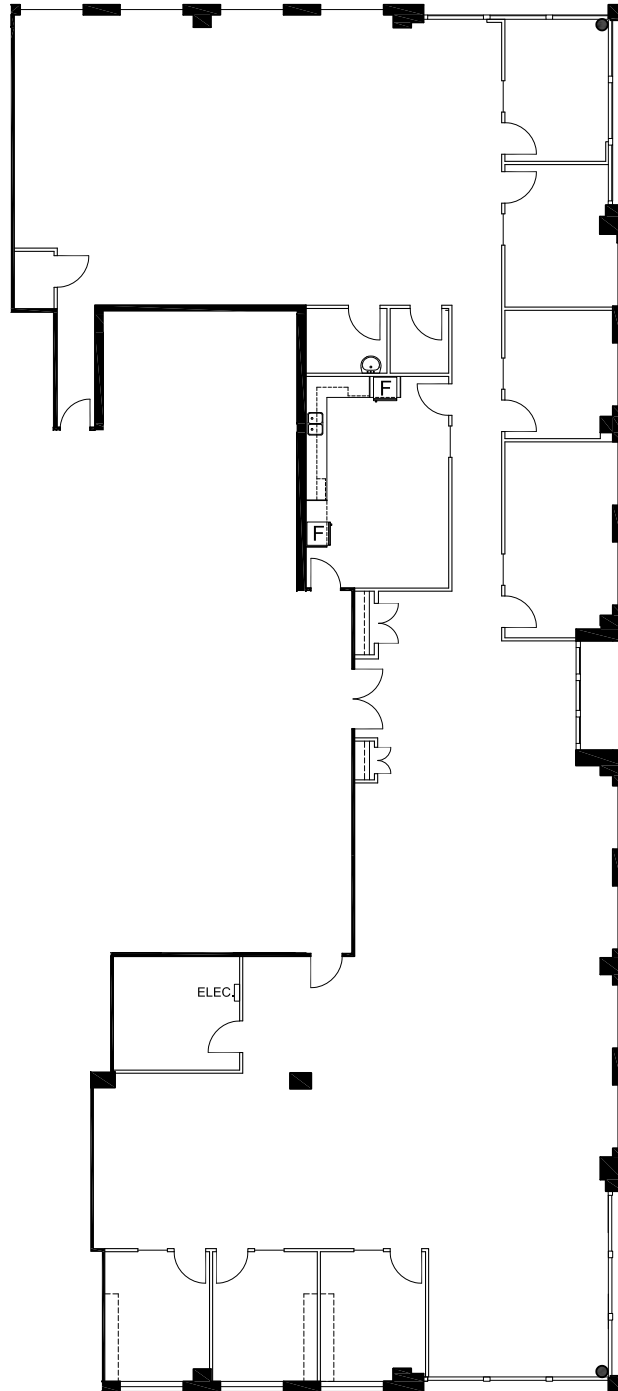
∞ FLOOR PLAN ∞

7th Floor

Suite 700

6,686 Sq. Ft.

Immediately Available



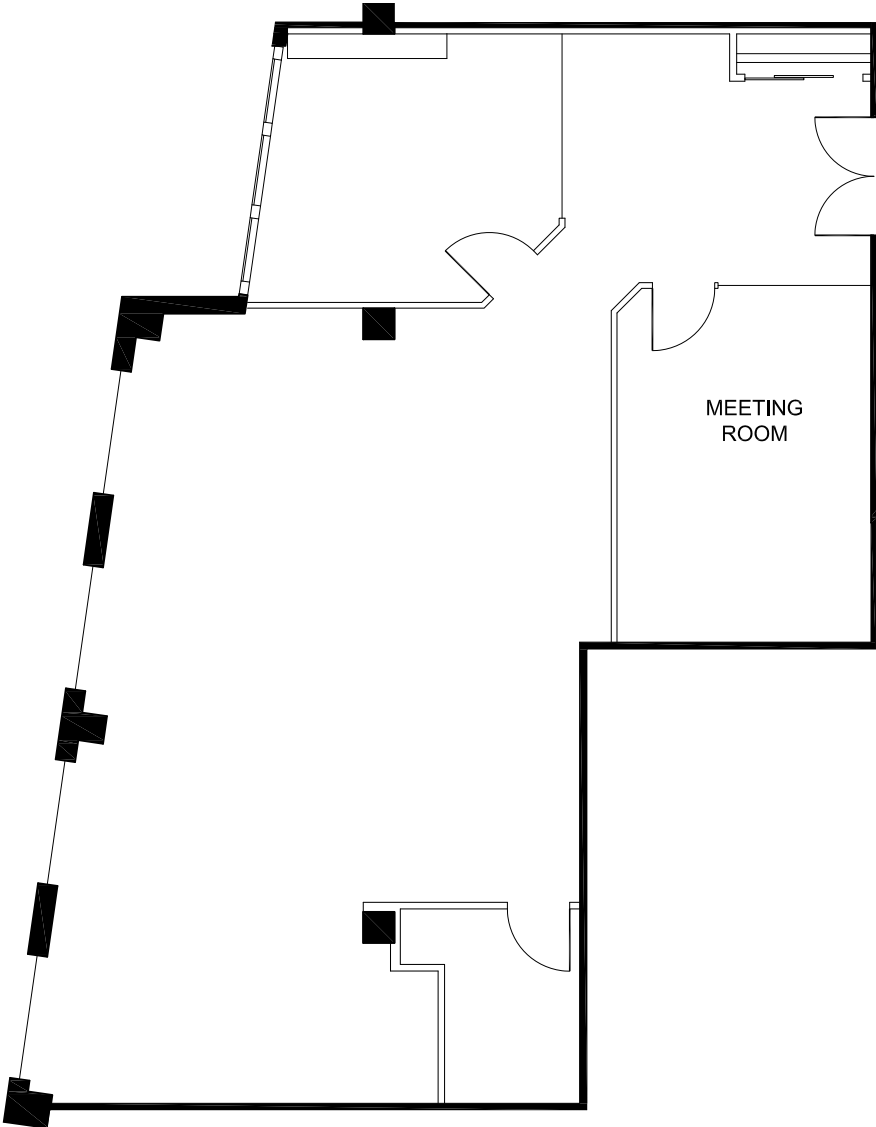
∞ FLOOR PLAN ∞

7th Floor

Suite 710

2,005 Sq. Ft.

Immediately Available





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FOR LEASE



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