

Y&S

YONGE & SOUDAN

FOR SALE

NEWLY CONSTRUCTED
CLASS A OFFICE SPACE
UP TO 86,763 SF

2161 YONGE STREET, TORONTO
YONGE & EGLINTON

Tribute
communities **35**
years



TENBLOCK



CUSHMAN &
WAKEFIELD

Y&S YONGE & SOUDAN

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UNPARALLELED ACCESSIBILITY & AMENITIES

The project is located steps from the Yonge-Eglinton intersection in the heart of Toronto's vibrant Midtown neighbourhood. Known for its exceptional urban amenities and lifestyle, Midtown offers walkable access to multiple transit, dining, retail and recreational amenities for businesses and residents alike. The subject Property is positioned less than 100 metres from Eglinton station on TTC Subway Line 1, as well as Yonge station on the upcoming Eglinton Crosstown LRT (targeted opening in September 2025), providing efficient commuting options for employees and visitors. A Farm Boy grocery store and Staples are located directly across the street, as well as a comprehensive range of amenities are accessible within 10 minutes walking distance, including fine dining, quick service restaurants, business services, professional services, fitness, retail, medical and dental practitioners, financial institutions as well as 13 parks and trails nearby. Yonge Eglinton Centre is a short walk north of the property and has the LCBO, Cineplex Theatres, Indigo, Rexall and over 60 additional shops and restaurants.



ARTISTS RENDERING



EGLINTON PARK



YONGE EGLINTON CENTRE



NORTH TORONTO COMMUNITY CENTRE



SPORTING LIFE FLAGSHIP



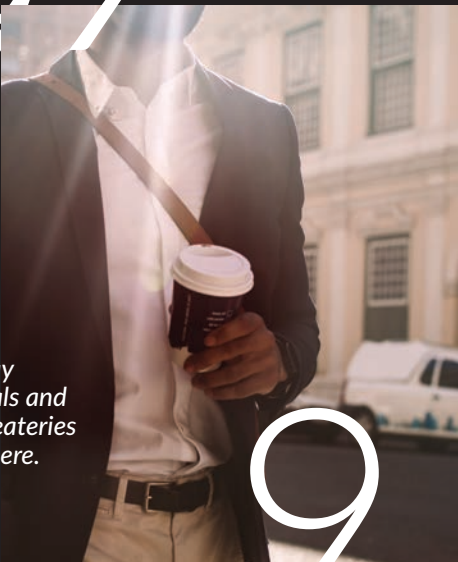
STOCK



SUBWAY & LRT

Line 1 subway just steps from your door. Enjoy rapid access to downtown shopping, universities, the Financial District and more. Plus, when the new Eglinton Crosstown LRT opens, you'll have even more access to rapid, reliable transit just steps away.

99 WALK SCORE



Everyday essentials and trendy eateries are all here.

95 TRANSIT SCORE

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IT'S ALL RIGHT HERE

SHOPS & DINING

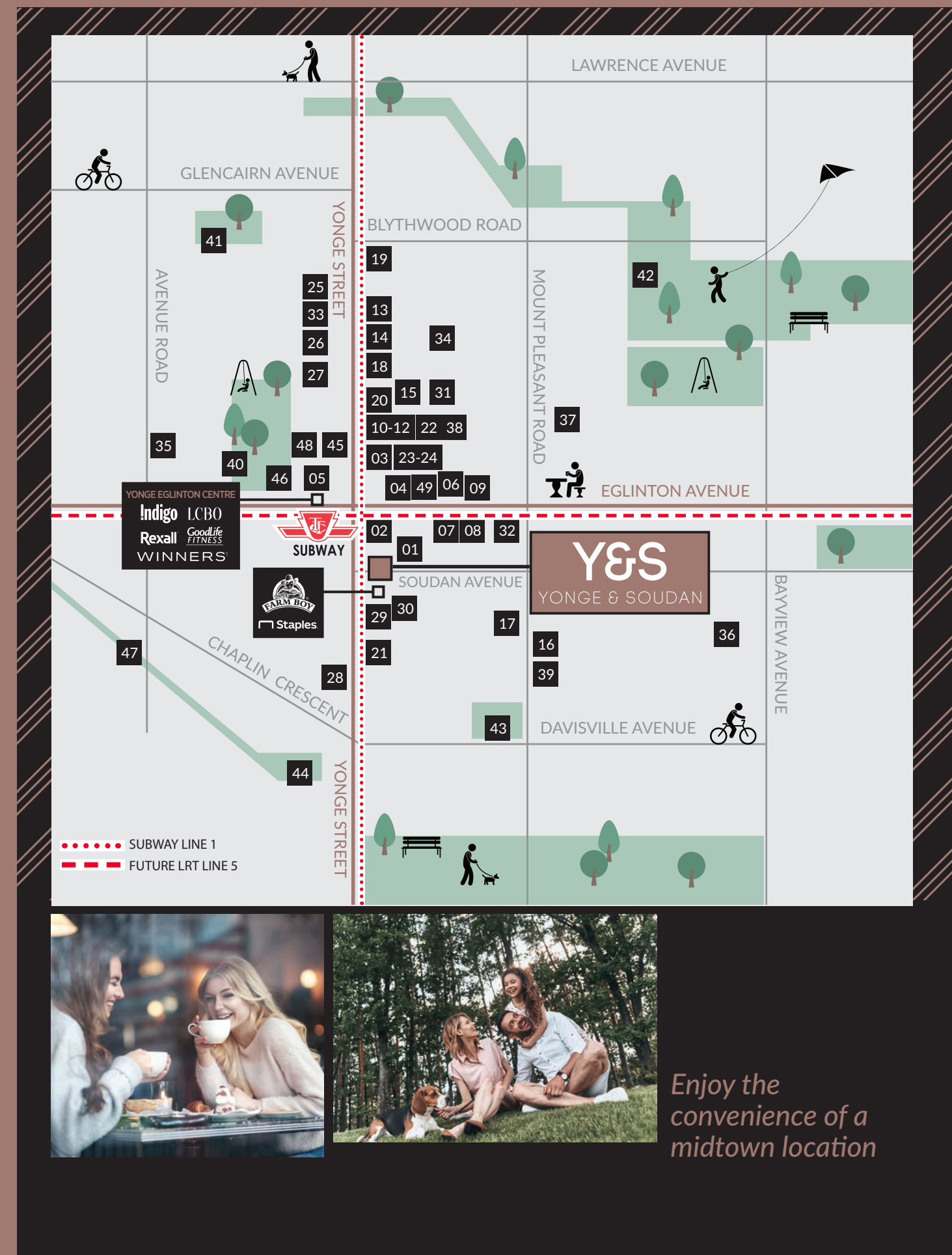
- | | | |
|------------------------------------|-------------------------------------|----------------------------------|
| 01 Starbucks | 12 Grazie Ristorante | 23 Burger's Priest |
| 02 The Keg Steakhouse + Bar | 13 De Mello Palheta Coffee Roasters | 24 Playa Cabana |
| 03 Duke of Kent | 14 La Bohème Café Patisserie | 25 Pet Valu |
| 04 Fresh on Eglinton | 15 Shoppers Drug Mart | 26 Lululemon |
| 05 Yonge Eglinton Centre | 16 Viva Napoli Pizzeria | 27 Stock TC |
| 06 La Carnita | 17 Starbucks | 28 Dave's Hot Chicken |
| 07 Loblaws | 18 Impact Kitchen | 29 Oretta Midtown |
| 08 LCBO | 19 Sporting Life flagship | 30 Farm Boy + Staples + West Elm |
| 09 Copacabana Brazilian Steakhouse | 20 Paris Baguette | |
| 10 Chipotle Mexican Grill | 21 Skiis & Bikes | |
| 11 The Rose and Crown | 22 Absolute Comedy | |

SCHOOLS & SERVICES

- | | | |
|----------------------------------|---|---------------------------------------|
| 31 St. Monica Catholic School | 34 John Fisher Junior Public School | 36 Maurice Cody Junior Public School |
| 32 Eglinton Junior Public School | 35 Marshall McLuhan Catholic Secondary School | 37 Northern Secondary School |
| 33 Saint Clements School | | 38 North Toronto Collegiate Institute |

PARKS & RECREATION

- | | |
|---------------------------|--|
| 39 Mount Pleasant Theatre | 46 North Toronto Memorial Community Centre |
| 40 Eglinton Park | 47 Kay Gardner Beltline Trail |
| 41 Lytton Park | 48 Goodlife Yonge & Eglinton Centre |
| 42 Sherwood Park | 49 Goodlife Dunfield Club |
| 43 June Rowlands Park | |
| 44 Oriole Park | |
| 45 Cineplex Odeon | |



Enjoy the
convenience of a
midtown location

BEST-IN-CLASS DEVELOPMENT

Y&S Condos is a development by Tribute Communities and Tenblock Developments. Designed by Graziani + Corazza Architects, the project is a 36-storey mixed use building with retail space at grade, office space on levels two through six, and 304 residential units on floors seven and above. Y&S condos has been designed with modern, high-end finishes throughout as well as first class building amenities including a fitness centre, yoga studio, catering kitchen with adjacent meeting room, co-working space with a coffee bar, party rooms and a children's playroom. The commercial space has a dedicated entrance and elevators, distinguishing it from the residential portion of the complex and allowing prospective occupants to have control over their space. The entire building benefits from a 24-hour concierge and security.



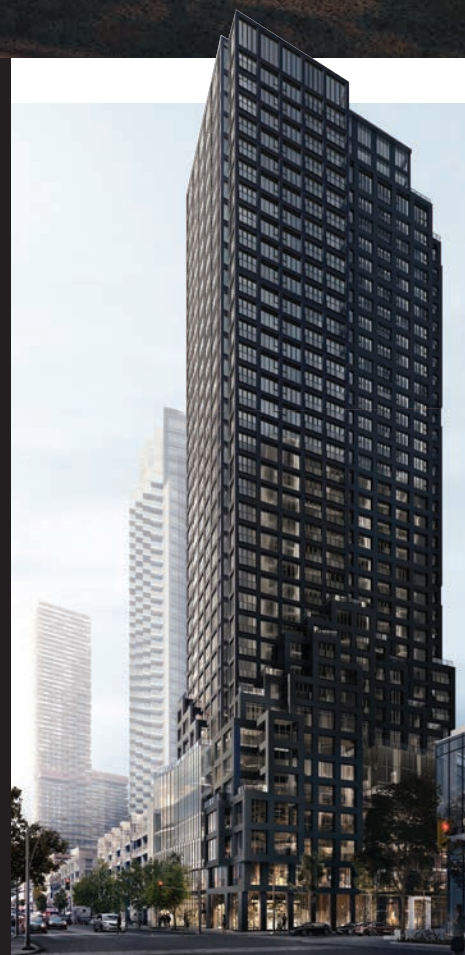
OPERABLE WINDOWS

The project presents a rare opportunity to acquire newly constructed commercial space that has operable windows above grade level. This provides occupants with superior ventilation and fresh air at work, something that is not widely available in the City of Toronto.



BOLD & CONTEMPORARY INTELLIGENT

These are the words that come to mind when you first lay eyes upon the remarkable architecture of yss. Large windows, captivating architectural details and beautiful geometry set the tone for an experience of home that transcends the ordinary.

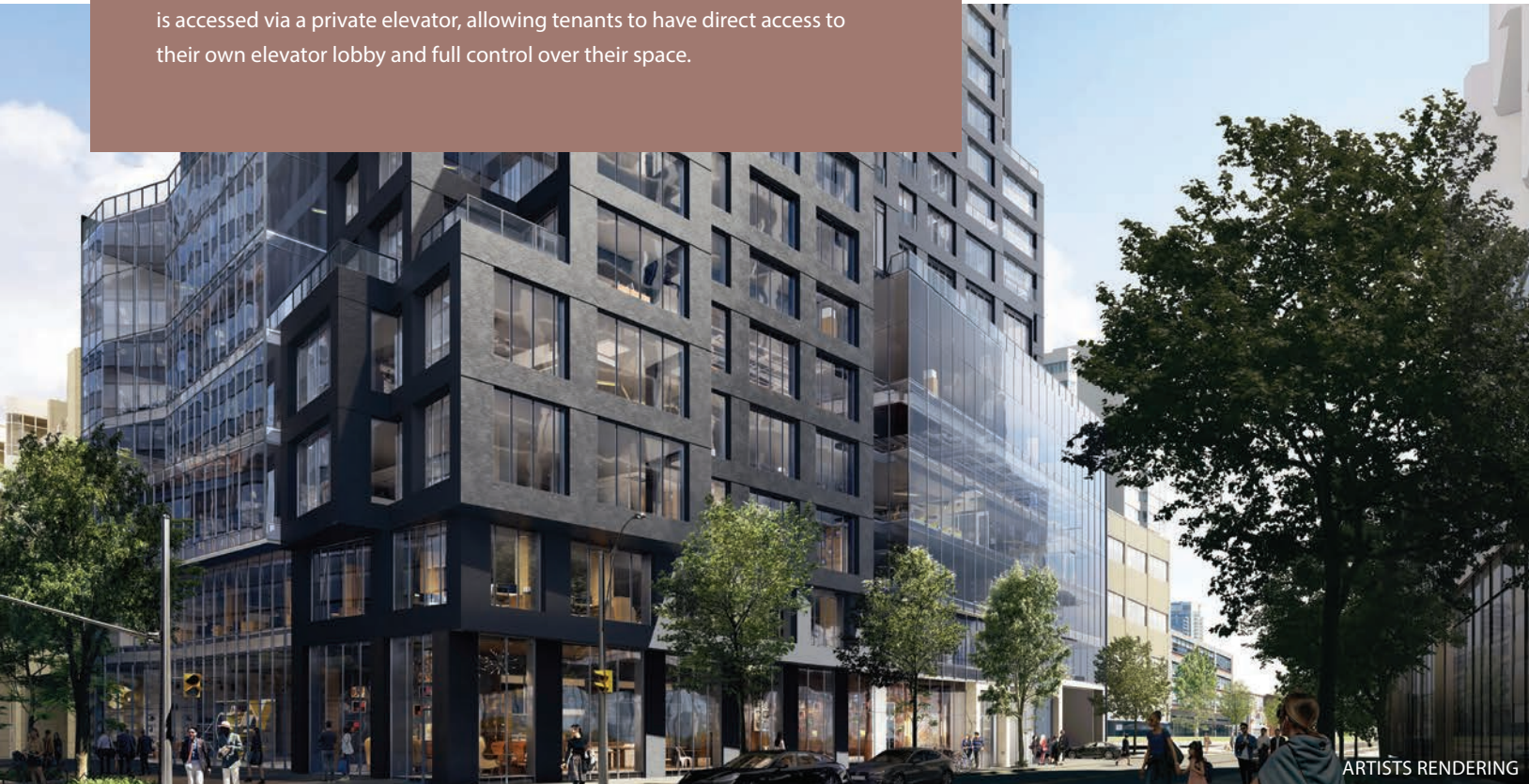


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FLEXIBLE OCCUPANCY OPTIONS

Up to 86,763 sf are available over five levels, as well as full floors of approximately 17,300 sf each providing options for a wide range of occupiers. Dedicated onsite parking is also available for up to 40 vehicles which can be negotiated as part of a unit purchase. The commercial space is accessed via a private elevator, allowing tenants to have direct access to their own elevator lobby and full control over their space.



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WIDE RANGE OF USES PERMITTED

The property benefits from a flexible CR zoning which permits a wide range of commercial uses as-of-right, as well as many others subject to conditions.

Commercial Uses

- Art Gallery
- Artist Studio
- Community Centre
- Courts of Law
- Education Use
- Financial Institution
- Fire Hall
- Massage Therapy
- Medical Office
- Museum
- Office
- Performing Arts Studio
- Personal Service Shop
- Pet Services
- Post-Secondary School
- Production Studio
- Religious Education Use
- Software Development & Processing
- Veterinary Hospital
- Wellness Centre

Commercial Uses with Conditions

- Club (1)
- Custom Workshop (16)
- Day Nursery (27)
- Eating Establishment (1,33)
- Entertainment Place of Assembly (1, 46)
- Hotel (4)
- Laboratory (15)
- Nightclub (2)
- Place of Assembly (1, 29)
- Place of Worship (40)
- Private School (28)
- Public School (28)
- Recreation Use (1, 46)
- Retail Service (17)
- Retail Store (5)
- Service Shop (6)

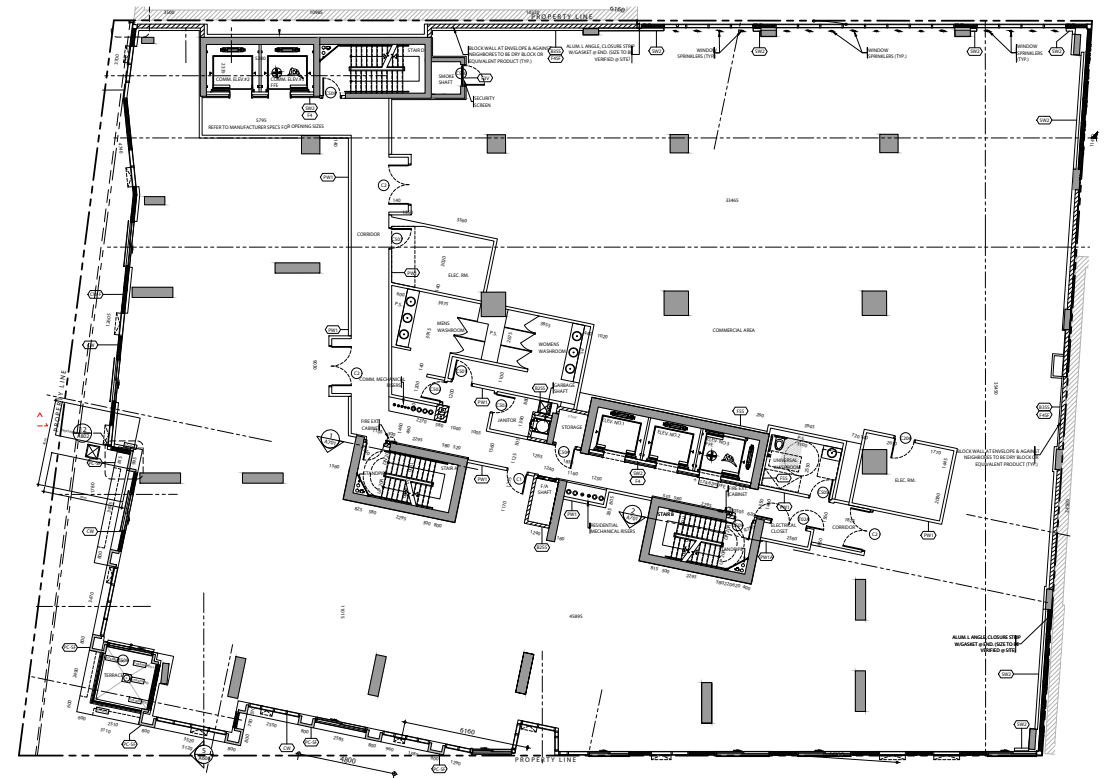


Total Rentable Area	86,763 sf
Floor Area Breakdown	2nd Floor – 17,356 sf 3rd Floor – 17,411 sf 4th Floor – 17,411 sf 5th Floor – 17,273 sf 6th Floor – 17,312 sf
Timing	Estimated Occupancy Q3 2025
Ceiling Height	12 feet
Windows	Mix of Operable & Fixed Throughout
Elevators	2 passenger elevators servicing ground to 6th floor
Available Vehicle Parking	40 spaces
Available Bicycle Parking	20 short term, 17 long term
Zoning	CR 5.0 (c4.0; r3.0) SS2 (x253)



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TYPICAL FLOOR PLAN

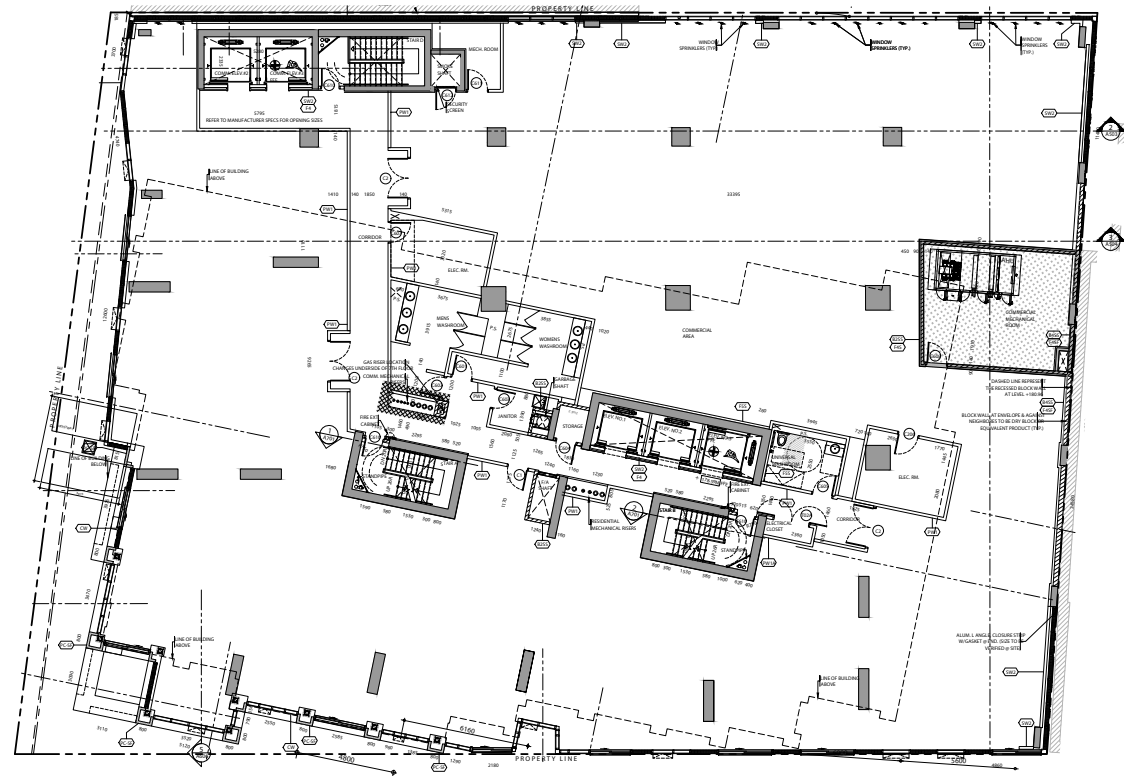


17,411 sf
Floors 2-5

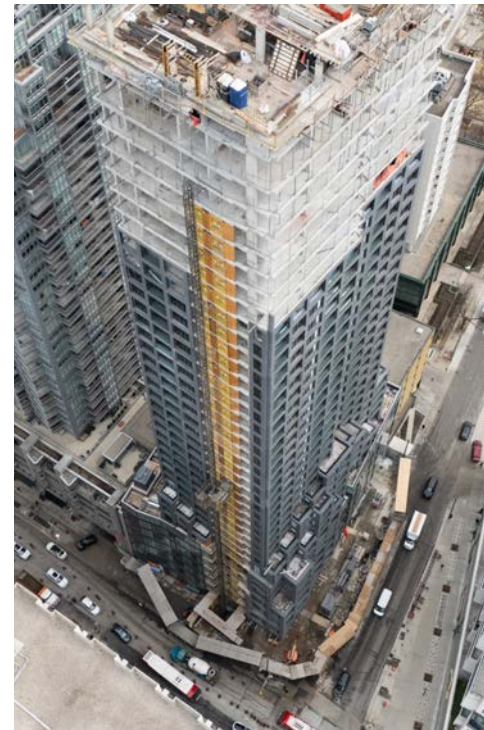
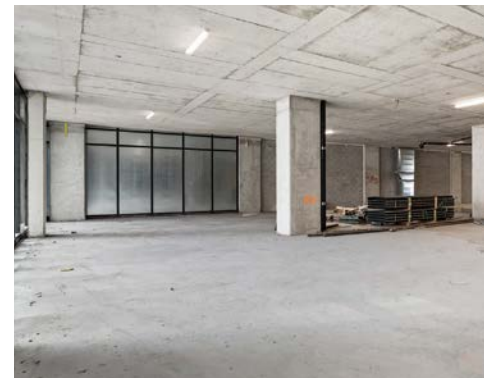


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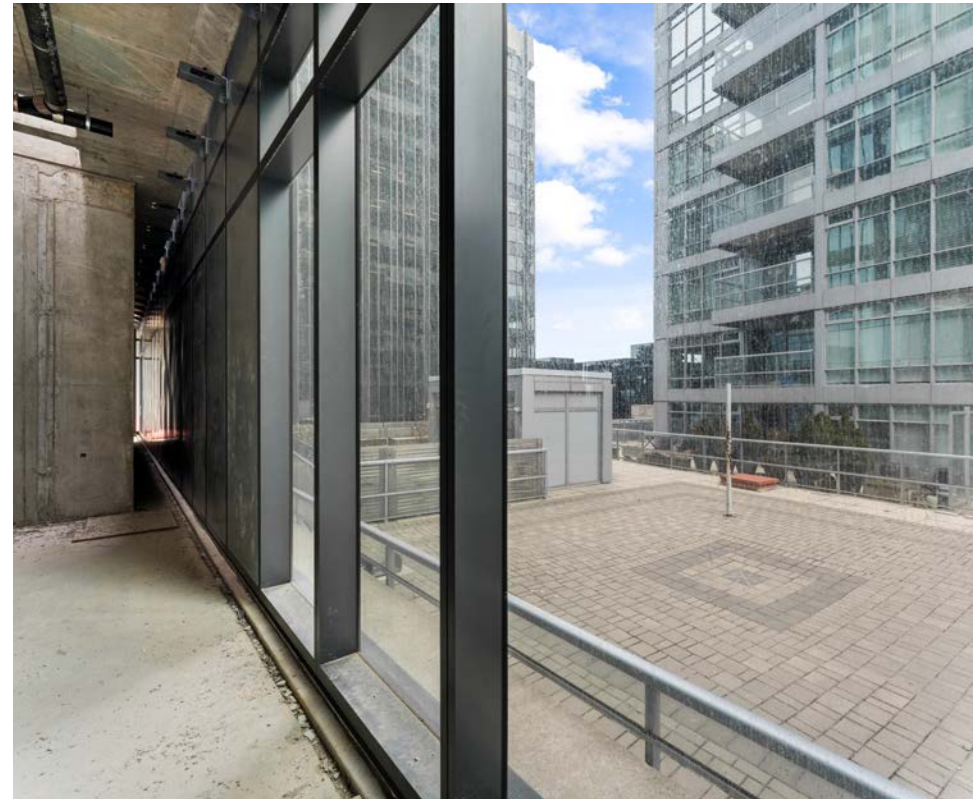
FLOOR PLAN - LEVEL 6



17,312 sf



Y&S CONSTRUCTION PROGRESS



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