



7191 YONGE STREET, MARKHAM | YONGE – STEELES CORRIDOR

FOR LEASE

High-Exposure
Ground Floor Corner

2,907 SF AVAILABLE

Demising Potential to 1,437 SF or 1,490 SF

Exceptional Natural Light • 17'8" Clear to Deck • Generous On-Site Parking

Exclusive Leasing Representatives:

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AVAILABILITY & PRICING

AVAILABLE CONFIGURATIONS

SPACE OPTION	APPROX. LEASABLE AREA*	BASE RENT (PSF)*	ADDITIONAL RENT** (TMI)
Full Existing Premises (Units 106 & 107)	2,907 SF	\$33.00	\$29.81
Unit 106 (Demised)	1,437 SF	\$35.00	\$29.81
Unit 107 (Demised)	1,470 SF	\$35.00	\$29.81

*Rates are calculated on the above-stated leasable basis and include a building gross-up of approximately 20.6%. Demised space sizing is approximate.

**Additional Rent Estimated for 2026. Includes parking and heat. Taxes extra. Hydro and water are separately metered and billed directly to the tenant.

PROPERTY HIGHLIGHTS

Prime Street Frontage: Prominent ground-floor corner unit with over 50 feet of high-visibility frontage and dual-signage exposure along high-traffic Yonge Street.

Yonge Street Dual Entrance: Dedicated walk-in entrance directly from Yonge Street & interior door connecting to the main building lobby and parking elevators.

Covered Parking Included: Direct lobby elevator access to a multi-level covered parking structure. Abundant visitor and employee parking is included in the additional rent.

Demising Support: Landlord will construct the required demising wall and separate core utilities for approved demised tenancies.

Ceiling Height: 17'8" clear-to-deck height with expansive glazing and exceptional natural light.

Vanilla Shell: Clean, vacant, open-concept shell—ready for immediate custom tenant build-out and fixturing.

World on Yonge Community: Located within the World on Yonge mixed-use condominium community, benefiting from a built-in customer base generated by three residential towers, on site office population, retail amenities and the Liberty Suites Hotel.

Zoning & Use Restrictions: CA1 Zoning permits a broad range of uses.

Examples include:

COMMON

PERMITTED USES

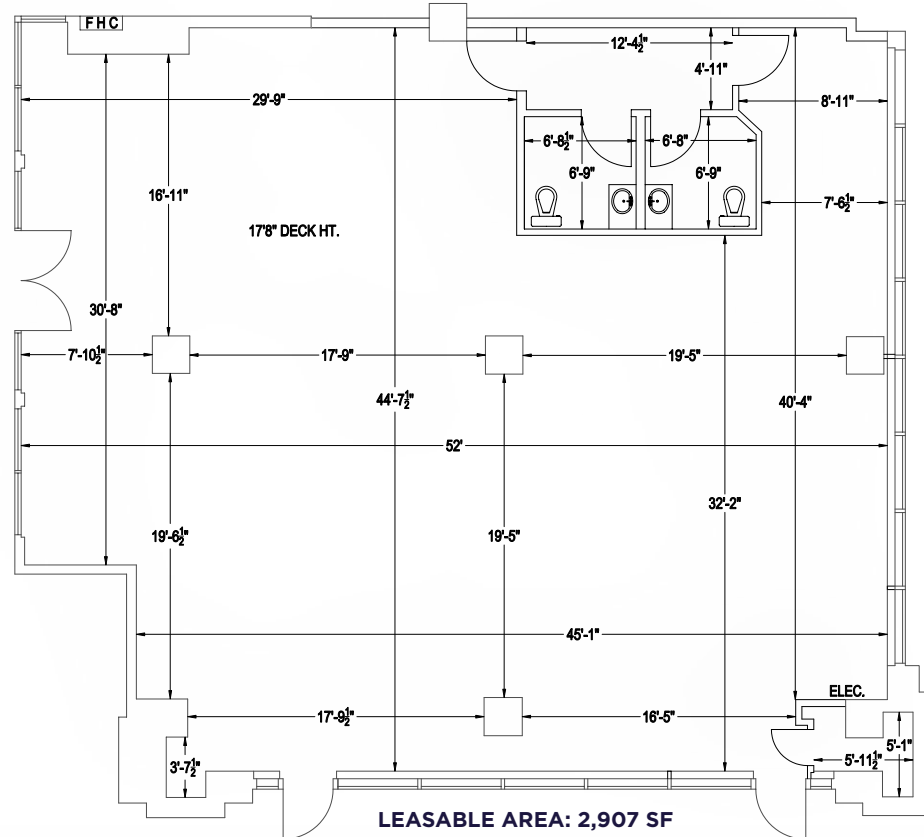
- ✓ Medical
- ✓ Wellness
- ✓ Specialty Retail
- ✓ Professional Office
- ✓ Commercial Services

NOT PERMITTED

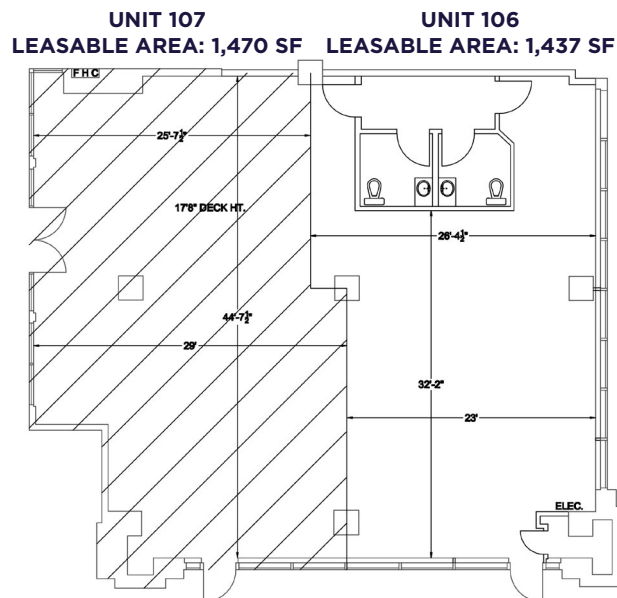
- ✗ Restaurant
- ✗ Café / Food Service
- ✗ Pharmacy
- ✗ Veterinary / Pet Uses
- ✗ Cannabis
- ✗ Perishable Food

FLOOR PLANS AND CONFIGURATION OPTIONS

FULL EXISTING PREMISES PLAN



OPTIONAL SUBDIVIDING PLAN

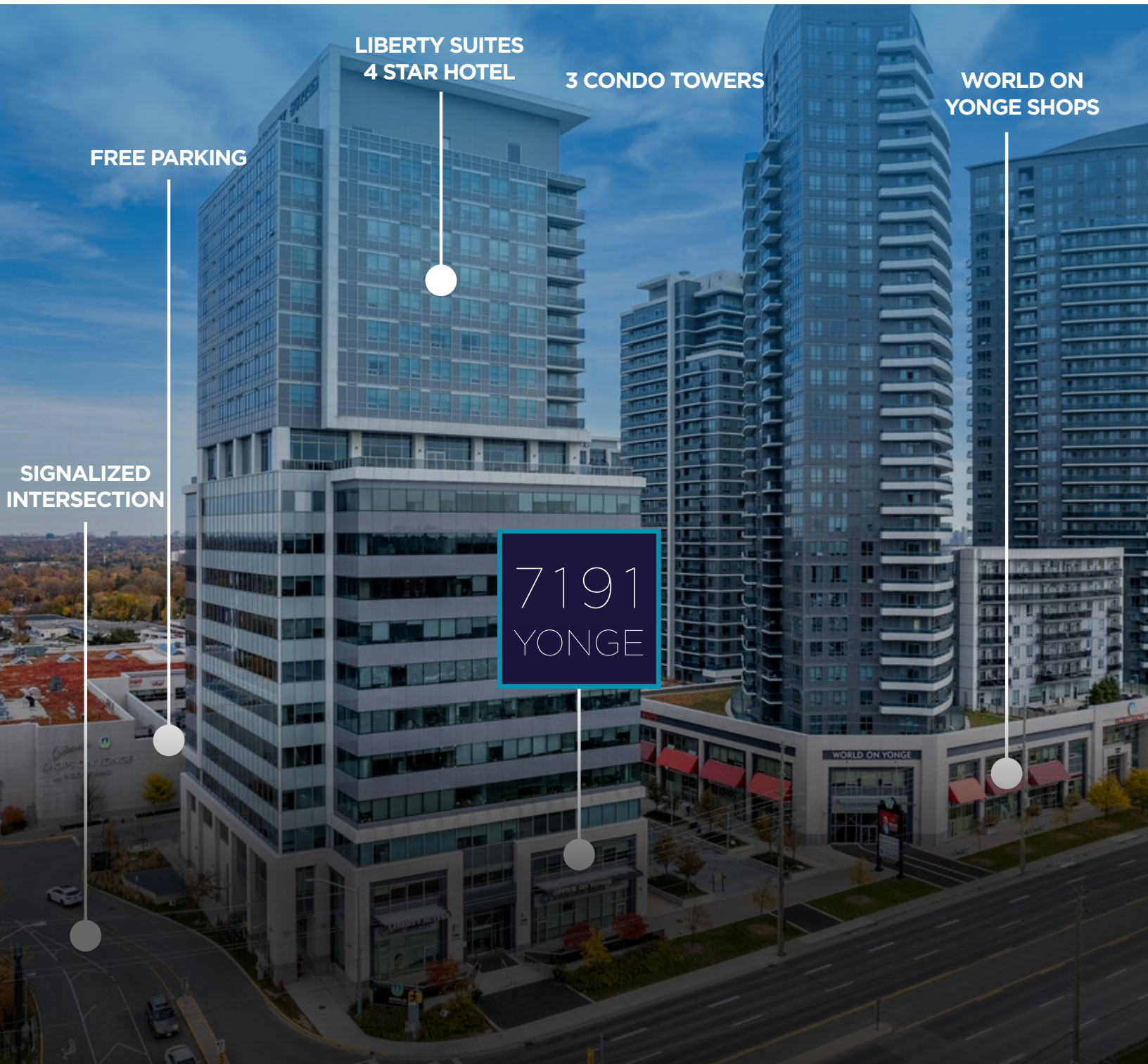


Leasing Options

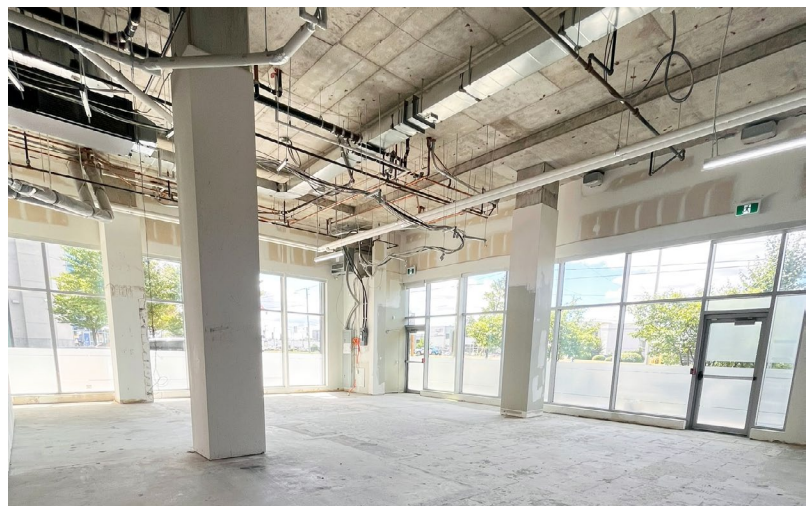
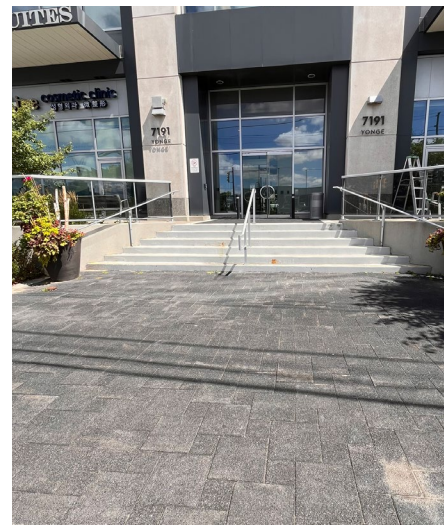
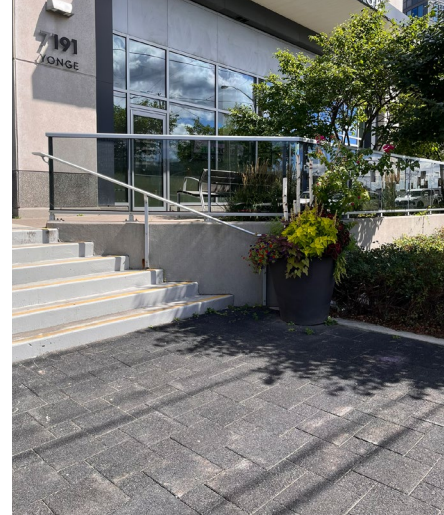
Available as a full 2,907 SF leasable premises. Conceptual demising options of approximately 1,470 SF and 1,437 SF may be considered, subject to landlord approval*.

*Conceptual demising plan shown for illustration purposes only. Final leasable areas are subject to verification, measurement, and landlord approval.

WORLD ON YONGE COMMUNITY



Strategically positioned at the signalized entrance to World on Yonge, with direct exposure to three residential towers, Liberty Suites Hotel, and significant daily vehicular and pedestrian traffic.



For more information, or to schedule a tour please contact:

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