

3080 YONGE STREET



3080 Yonge Street

Toronto, ON

Leasing Manager
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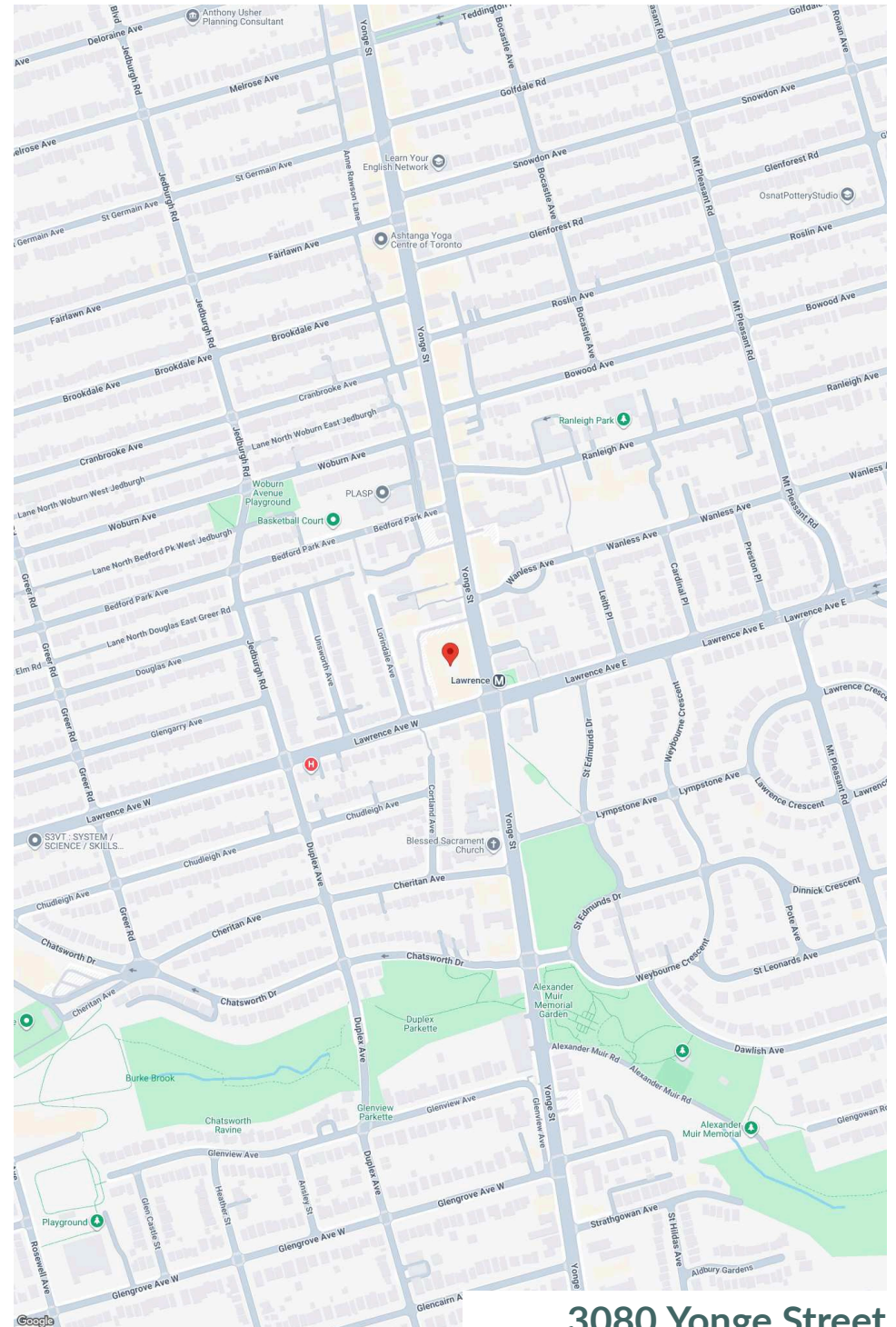
3080 Yonge Street

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sf: 219,780

3080 Yonge Street is a newly redeveloped building in Bedford Park, one of Toronto's most desirable and high-income neighbourhoods. Located at the busy corner of Yonge Street and Lawrence Avenue, it offers direct access to Lawrence subway station, is five minutes from Highway 401, and just twenty minutes from downtown. The building features two levels of retail, four levels of office space, and underground parking. It's anchored by a 25,500 SF Loblaws City Market and includes a striking public art piece called "In n Out." With strong foot traffic, high visibility, and a modern design, 3080 Yonge Street is a great place to grow your business.

Availability: 906 - 5,053 sf






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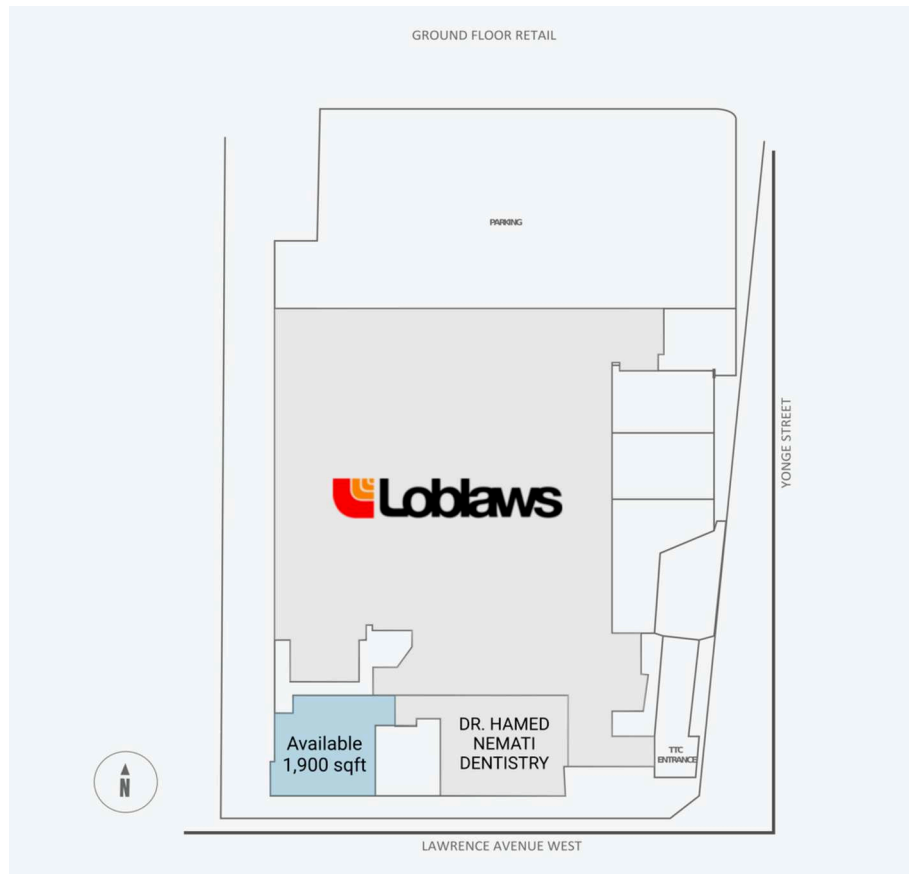
Demographics



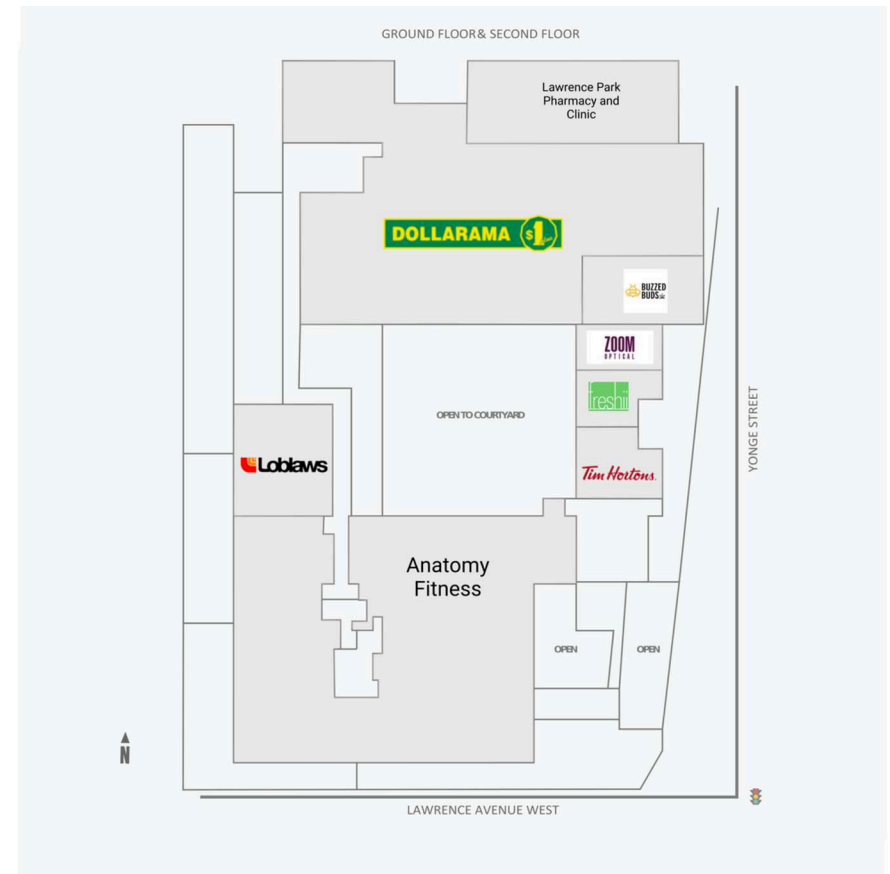
	Traffic Count	Yonge St / Lawrence Ave W : 54,796
	Walk Score	96
	Transit Score	93

	1km	3km	5km
 Household Income	\$307,022	\$251,341	\$209,323
 Households	7,983	66,565	179,732
 Population	20,365	155,444	413,053

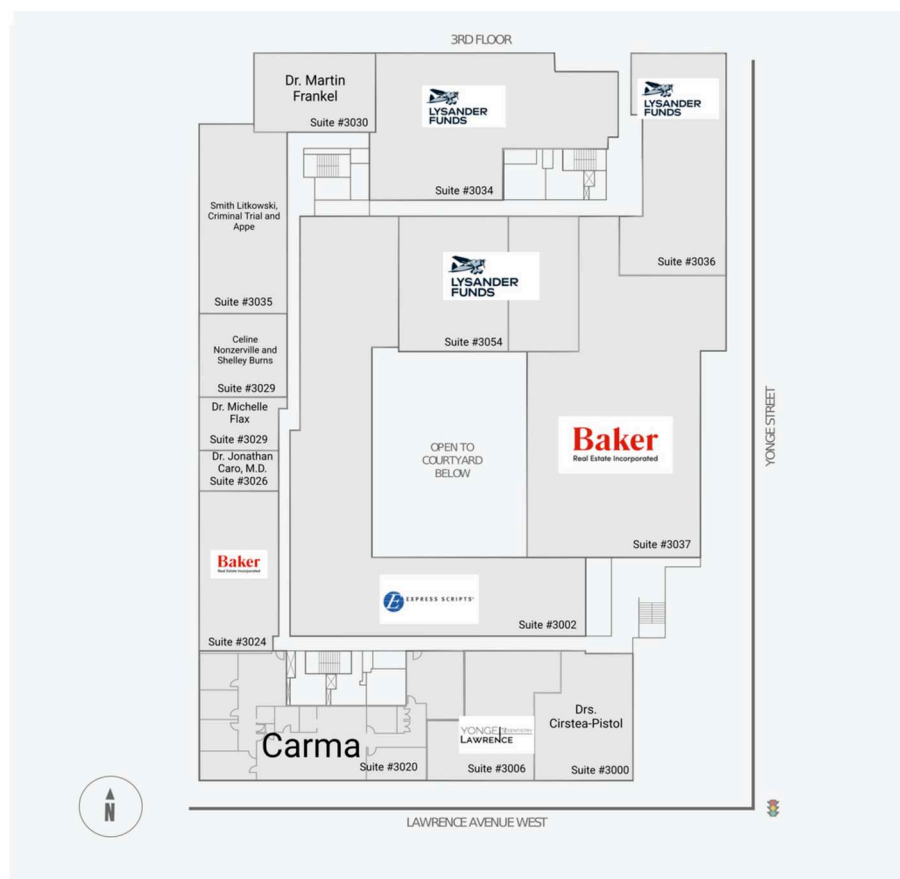
Ground Floor



Ground Floor & Second Floor



3rd Floor



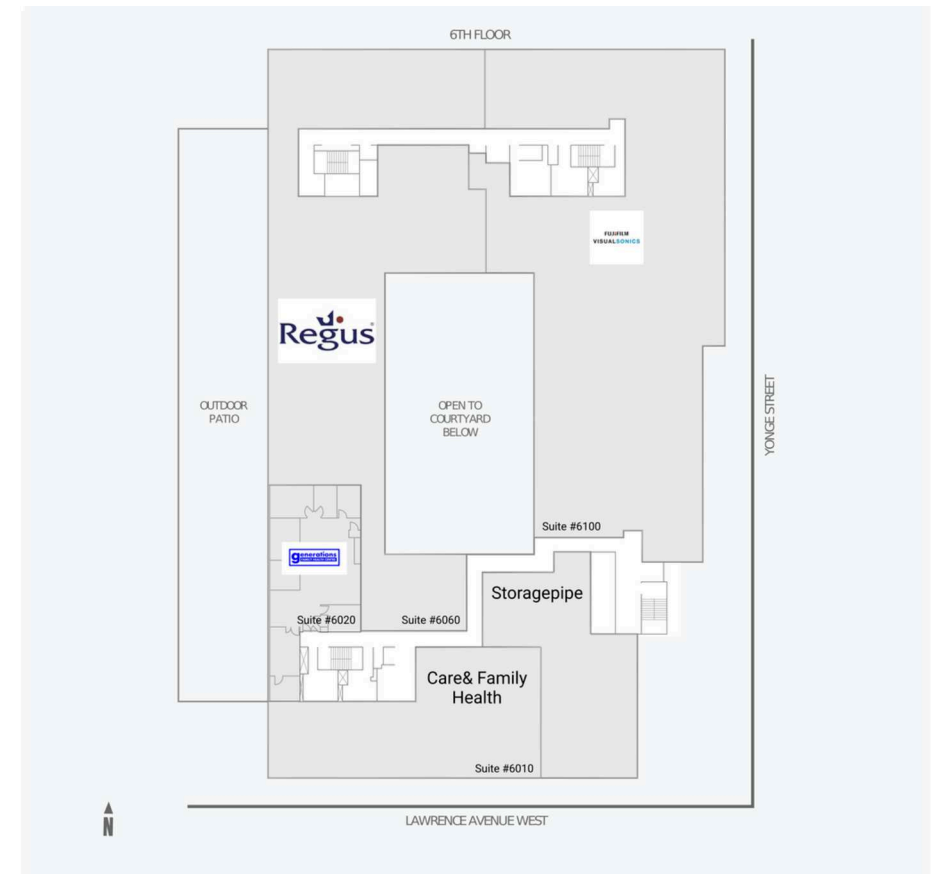
4th Floor



5th Floor



6th Floor



Current Tenants

Loblaws
 Dentix 24 Dental Clinic
 DR. HAMED NEMATI
 DENTISTRY
 Tim Hortons
 Freshii
 Zoom Optical
 Buzzed Buds
 Dollarama
 Lawrence Park Pharmacy and
 Clinic
 Anatomy Fitness
 Leased
 Drs. Cirstea-Pistol
 Express Scripts
 Yonge & Lawrence Dentistry
 Carma
 Baker Real Estate Incorporated

Dr. Jonathan Caro, M.D.
 Dr. Michelle Flax
 Celine Nonzerville and Shelley
 Burns
 Smith Litkowski, Criminal Trial
 and Appe
 Dr. Martin Frankel
 Lysander
 Lawrence Park Cardiology
 Perkopolis
 Cognisant Medicine
 OceanMD
 Maleki Liew LLP
 VMF Structures Ltd
 Dr. Simone
 Video Experts Group
 Access Capital
 CND Dental Services (ON)

Global Hearing Aid Clinic
 MACNICOL & ASSOCIATES
 ASSET MANAGEMENT
 Maureen Monaghan
 Q-Nomy
 Kids Physio Group Toronto
 Dr. M. Bennett & Dr. A. Li
 Iris Galerie
 Iris Galerie Canada Inc
 EllisDon
 Fairlawn Eye Care
 Toronto Psychology & Wellness
 NexJ Health Inc.
 FCR Management Services
 Robert Agouri
 JobSearch Canada
 Fish Recruit Inc

Urospot
 FCR TENANT
 BOARDROOM(50909)
 Boost Motor Group Inc
 Langmaids Asset Management
 M Smith Accounting
 Professional Corp.
 Elisa Benayon Psychotherapy
 First Canadian Health
 Management Corp.
 Loring Consulting Engineers
 St. Clairwest Physiotherapy
 Yoannou & Associates
 Dr. Sheldon Hoppe
 Dr. Ivan Li
 Dr. Sherri Taras

Storagepipe
 Care& Family Health
 Generations Family Health
 Centre.
 Generations Family Health
 Clinic
 Unavailable
 Regus
 Visualsonics Inc
 MTS Allstream Inc
 Beanfield Fibre 1 L.P.
 Lawrence Park Premium Dry
 Cleaner
 Sleep Country Canada
 Dr. Robert Nevin



FIRST
CAPITAL

3080 Yonge Street

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Current Availability

Current Availability

1,900 sf	20860-A01002B	1,364 sf	20860-AO5021A
940 sf	20860-AO4007A	3,070 sf	20860-AO5022A
906 sf	20860-AO5009A	1,806 sf	20860-AO5027A

5,053 sf 20862-A01001A

Contact



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