

3080 YONGE STREET



3080 Yonge Street

Toronto, ON

Senior Director, Leasing
Matt Ashton
matt.ashton@fcr.ca
416.216.4203

FCR Leasing
fcr.ca
leasing@fcr.ca
403.257.6888



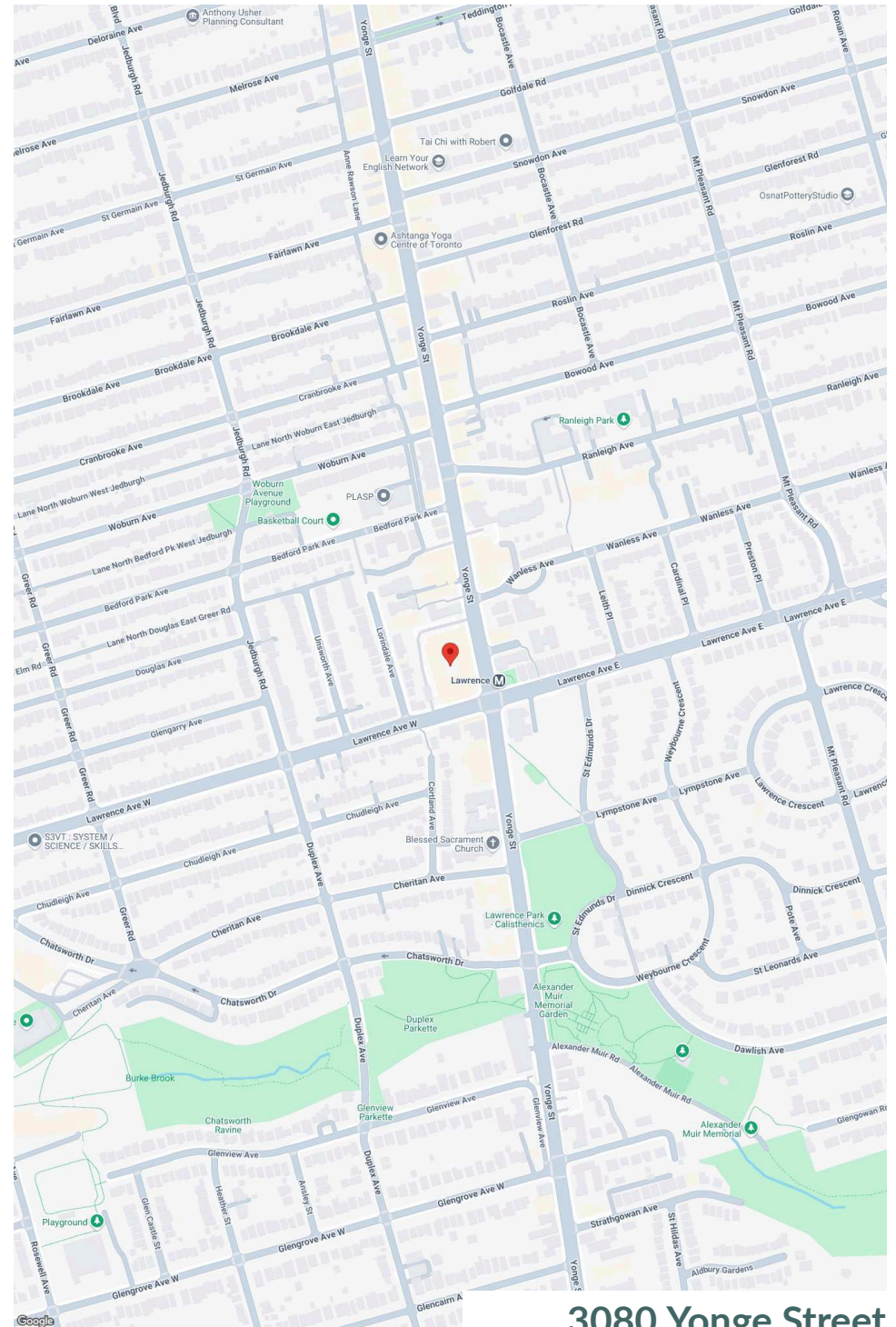
3080 Yonge Street

Toronto, ON

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 - 3,070 sf



3080 Yonge Street



3080 Yonge Street

Demographics



Traffic
Count

Yonge St / Lawrence Ave W
: 54,796






Walk
Score

96

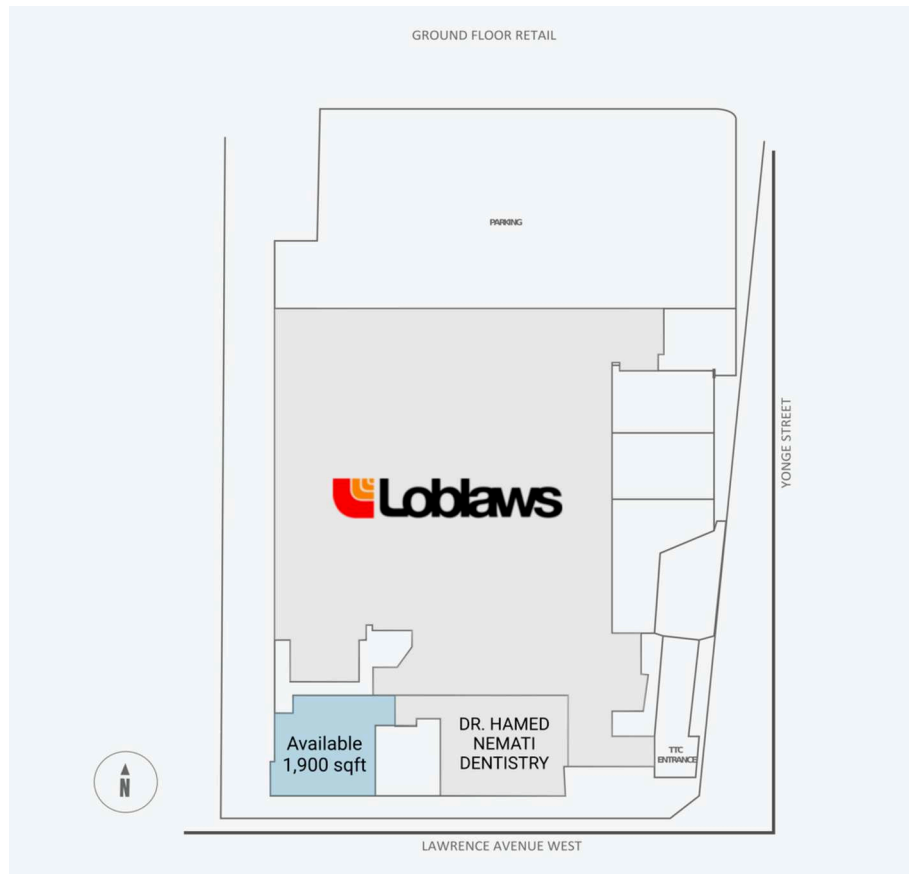


Transit
Score

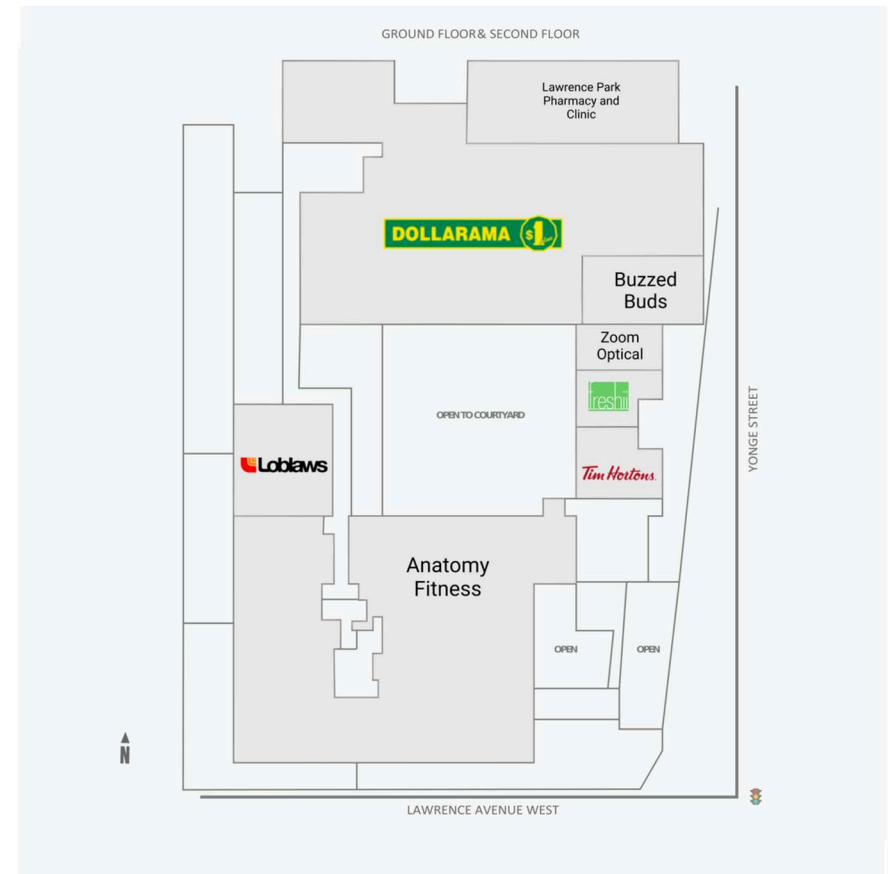
93

	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

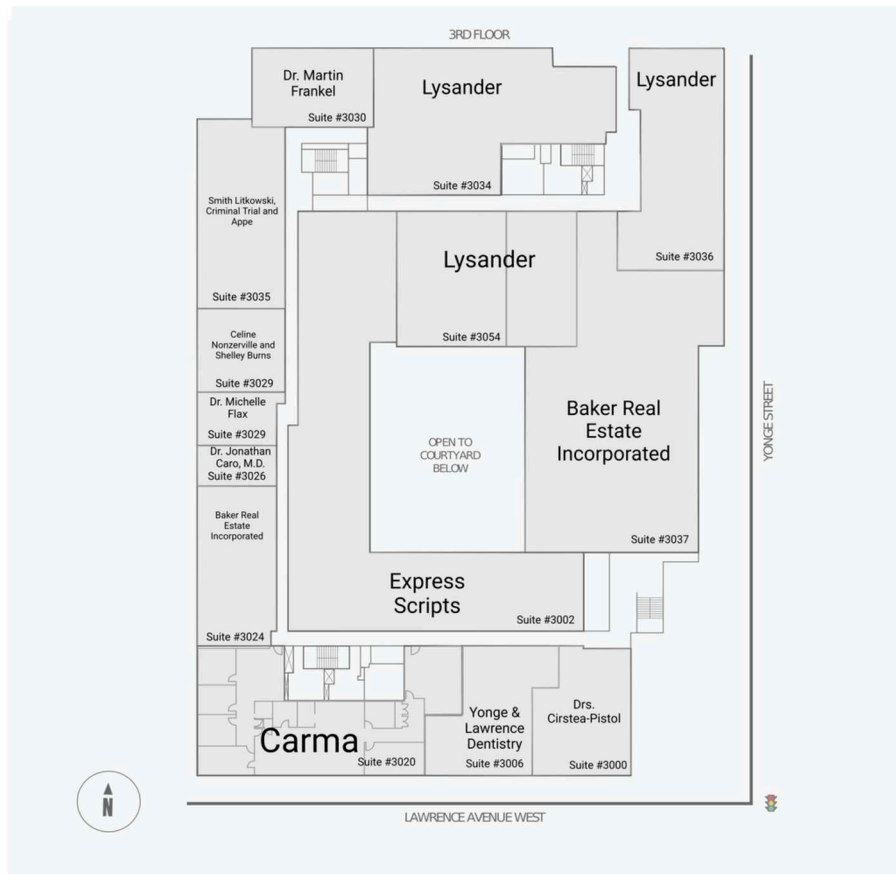
Ground Floor



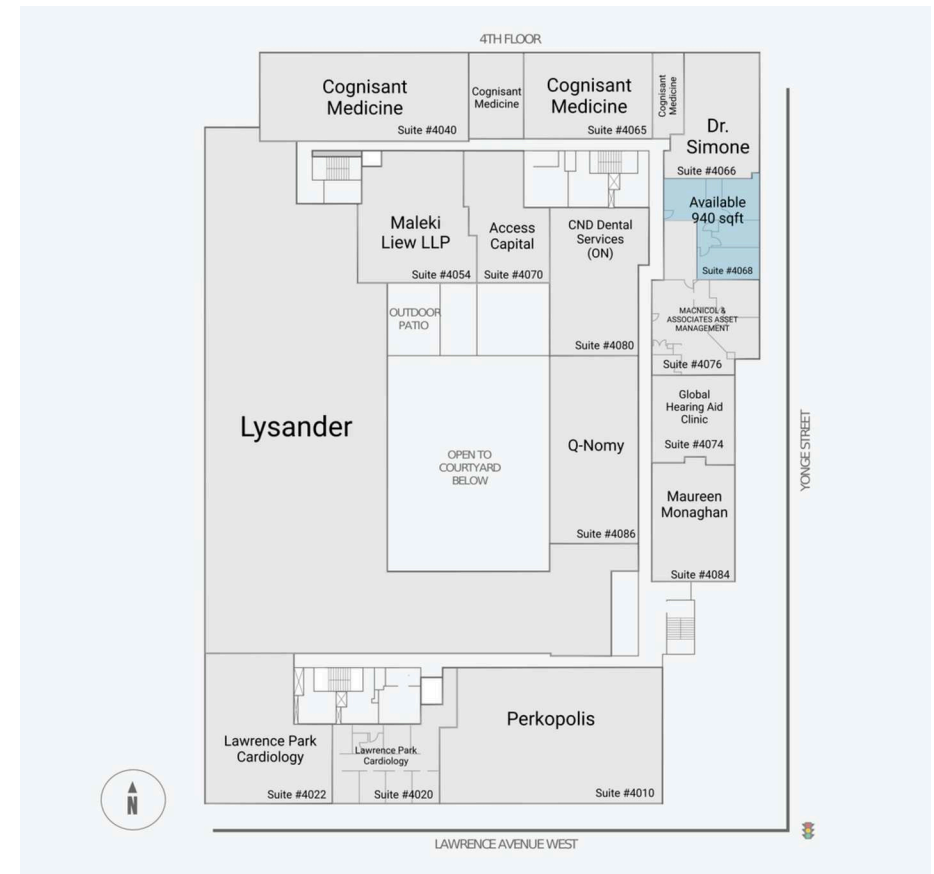
Ground Floor & Second Floor



3rd Floor



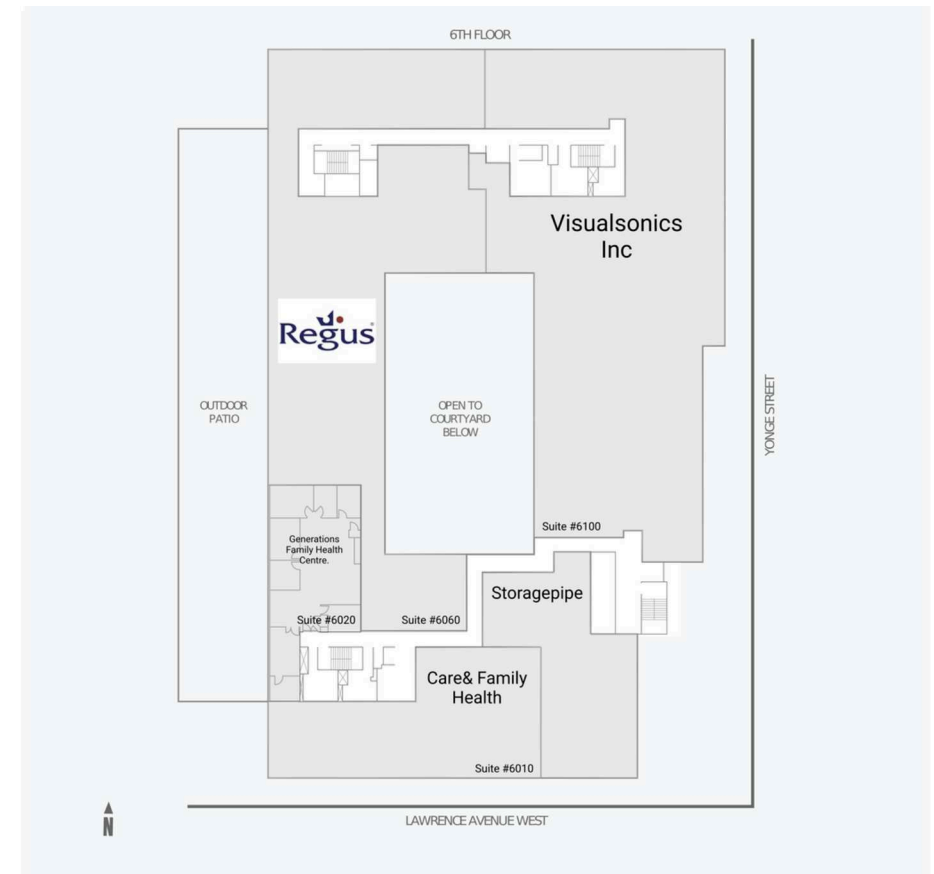
4th Floor



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
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
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

3080 Yonge Street

Current Availability

Current Availability

1,900 sf	20860-A01002B	906 sf	20860-AO5009A
1,507 sf	20860-A05019A	1,237 sf	20860-AO5019C
940 sf	20860-AO4007A	1,364 sf	20860-AO5021A

3,070 sf	20860-AO5022A
1,806 sf	20860-AO5027A

Contact



Matt Ashton
Senior Director, Leasing
matt.ashton@fcr.ca
416.216.4203