

3080 Yonge Street

Toronto, ON

Leasing Manager
Sophie Dionne
sophie.dionne@fcr.ca

FCR Leasing
fcr.ca
leasing@fcr.ca
403.257.6888

FIRST CAPITAL

3080 Yonge Street

Toronto, ON

sf: 216,466

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: 501 - 3,070 sf



3080 Yonge Street

Demographics

BOMA BEST®

LEED

WELL HEALTH-SAFETY RATED

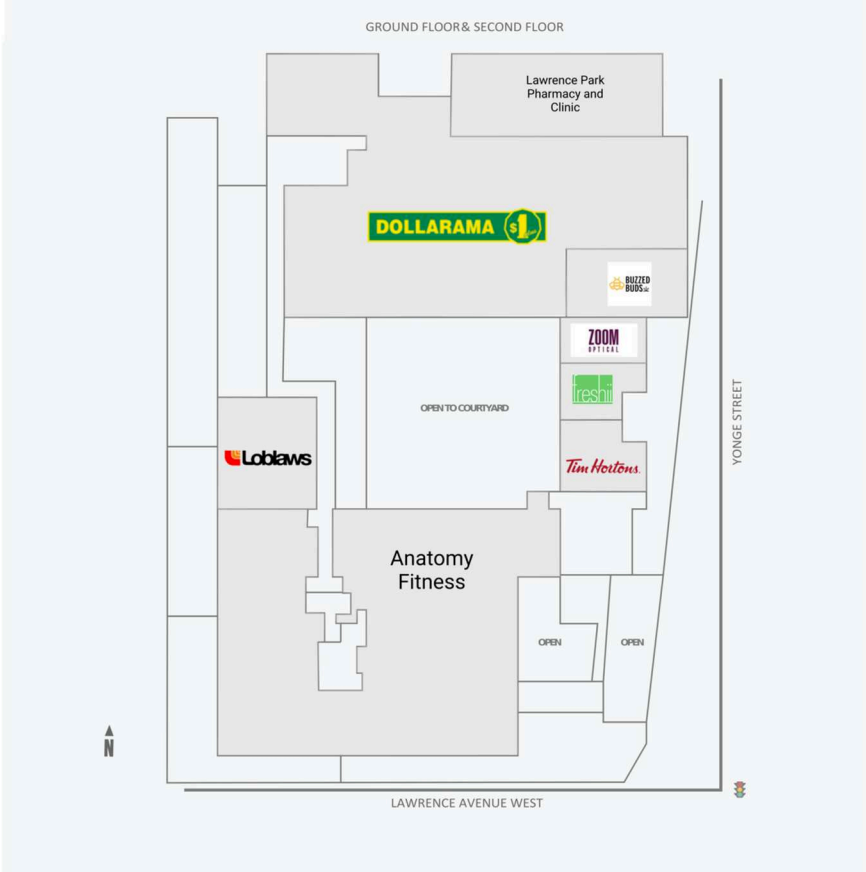
Traffic Count	Yonge St / Lawrence Ave W : 54,796
Walk Score	96
Transit Score	93

	1km	3km	5km
Household Income	$368,205	$267,042	$228,169
Households	8,115	71,076	187,263
Population	21,396	173,174	446,690

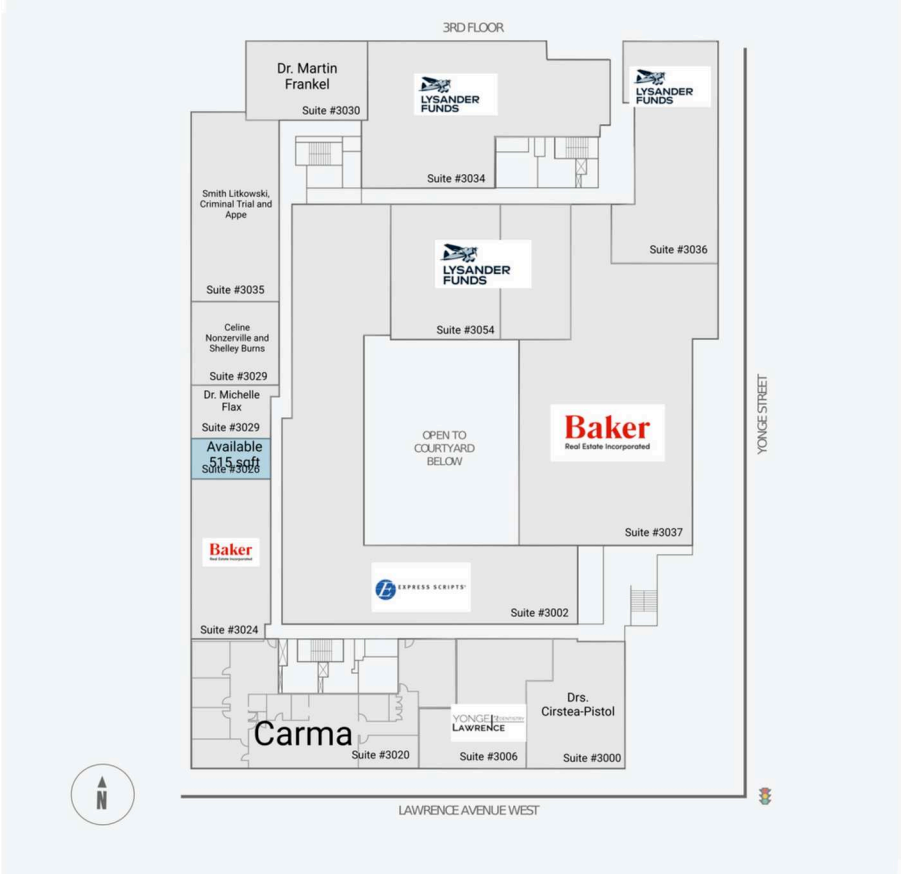
Ground Floor



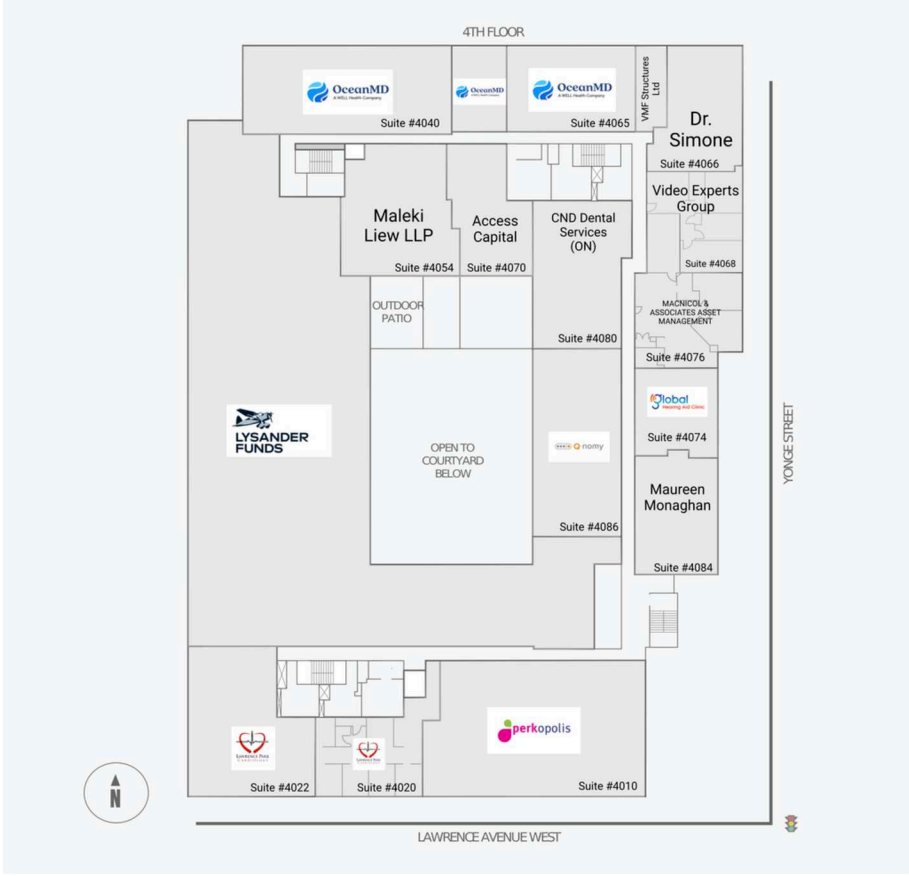
Ground Floor & Second Floor



3rd Floor



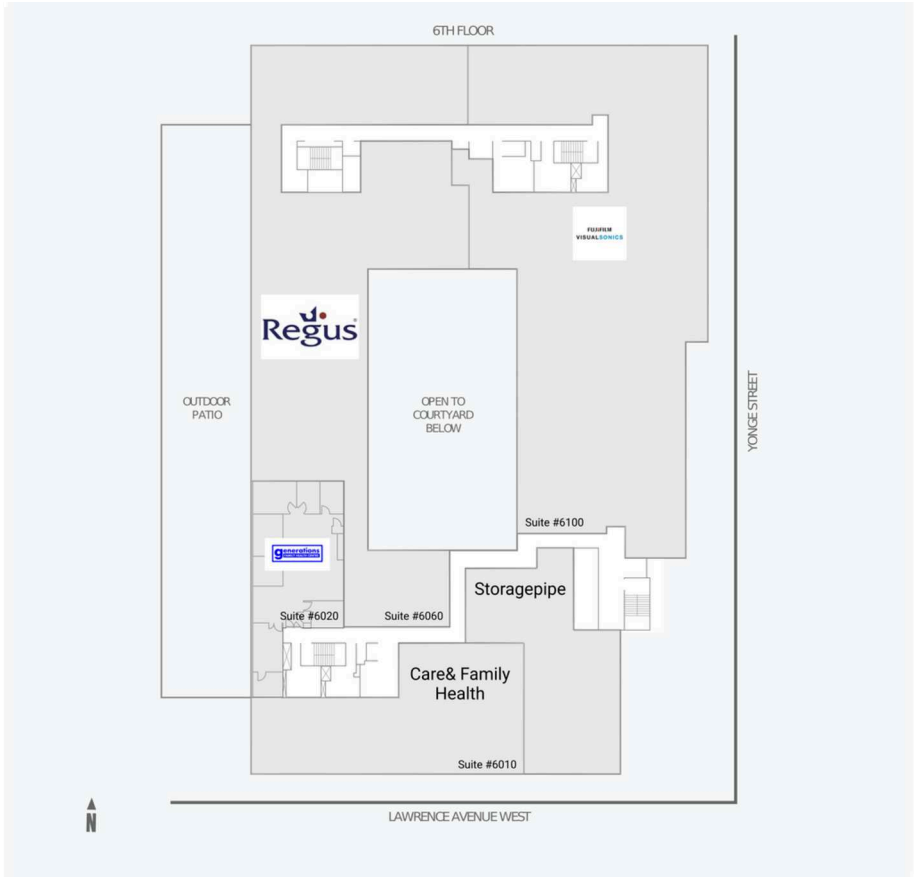
4th Floor



5th Floor



6th Floor



Current Tenants

Loblaws
Dentix 24 Dental Clinic
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. Michelle Flax
Celine Nonzerville and Shelley Burns
Smith Litkowski, Criminal Trial and Appe
Dr. Martin Frankel
Lysander
Lawrence Park Cardiology
Perkopolis
OceanMD
Maleki Liew LLP
VMF Structures Ltd
Dr. Simone
Unavailable
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
Dr. R. Payne Medicine Professional Corp
Fairlawn Eye Care
Toronto Psychology & Wellness
NexJ Health Inc.
FCR Management Services
Robert Agouri
JobSearch Canada
Fish Recruit Inc
Urospot
FCR Tenant Boardroom
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
North Toronto RMT Clinic
Dr. Sherri Taras
Storagepipe
Care& Family Health
Generations Family Health Centre.
Generations Family Health Clinic
Regus
Visualsonics Inc
MTS Allstream Inc
Beanfield Fibre 1 L.P.
Lawrence Park Premium Dry Cleaner
Sleep Country Canada
Dr. Robert Nevin

Current Availability

1,900 sf	20860-A01002B	501 sf	20860-AO5014A	3,070 sf	20860-AO5022A
515 sf	20860-AO3007A	1,662 sf	20860-AO5021A		

Contact



Sophie Dionne
Leasing Manager
sophie.dionne@fcr.ca