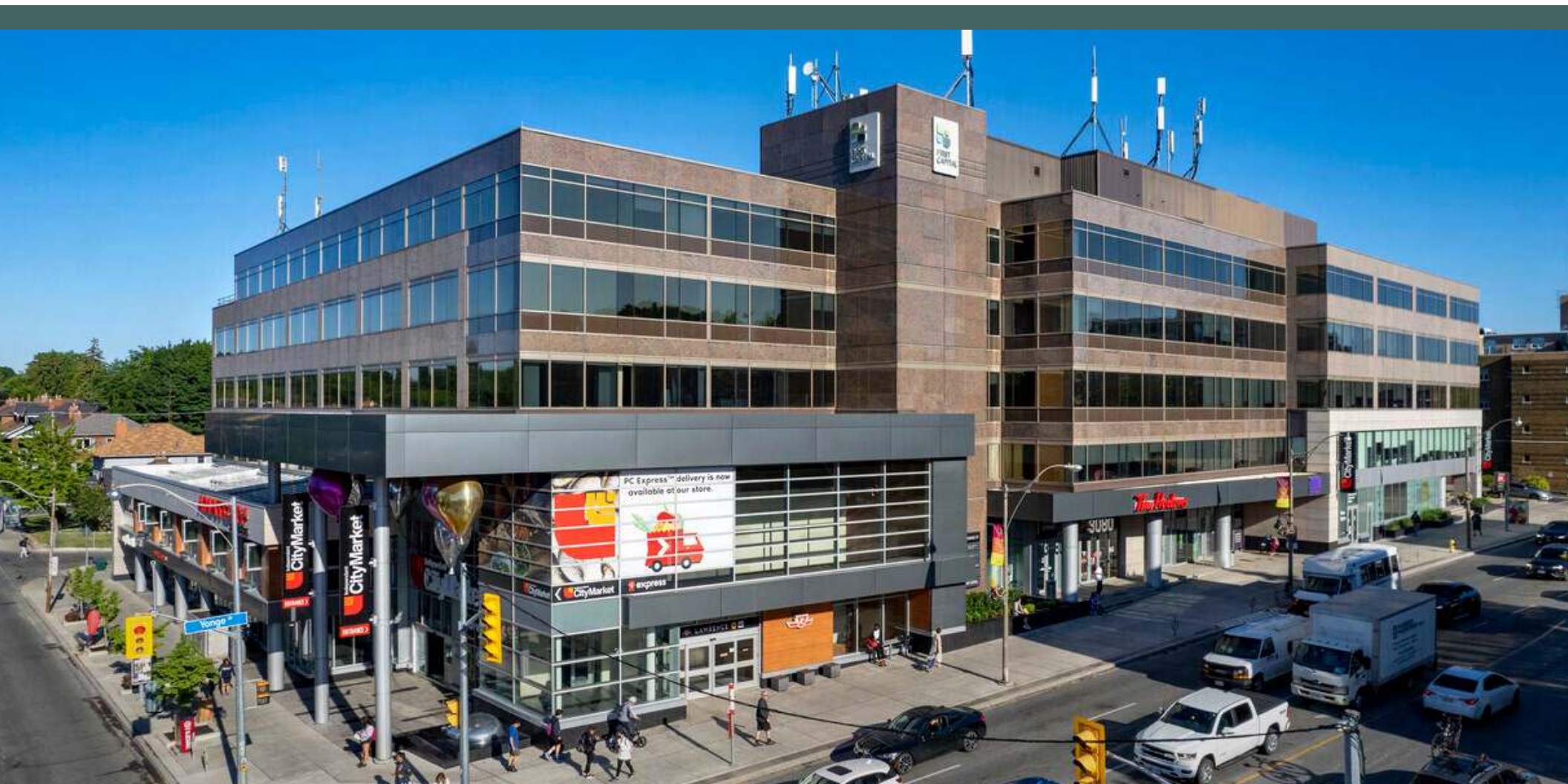


3080 Yonge Street



3080 Yonge Street
Toronto, Ontario, M4N 3N1



3080 Yonge Street

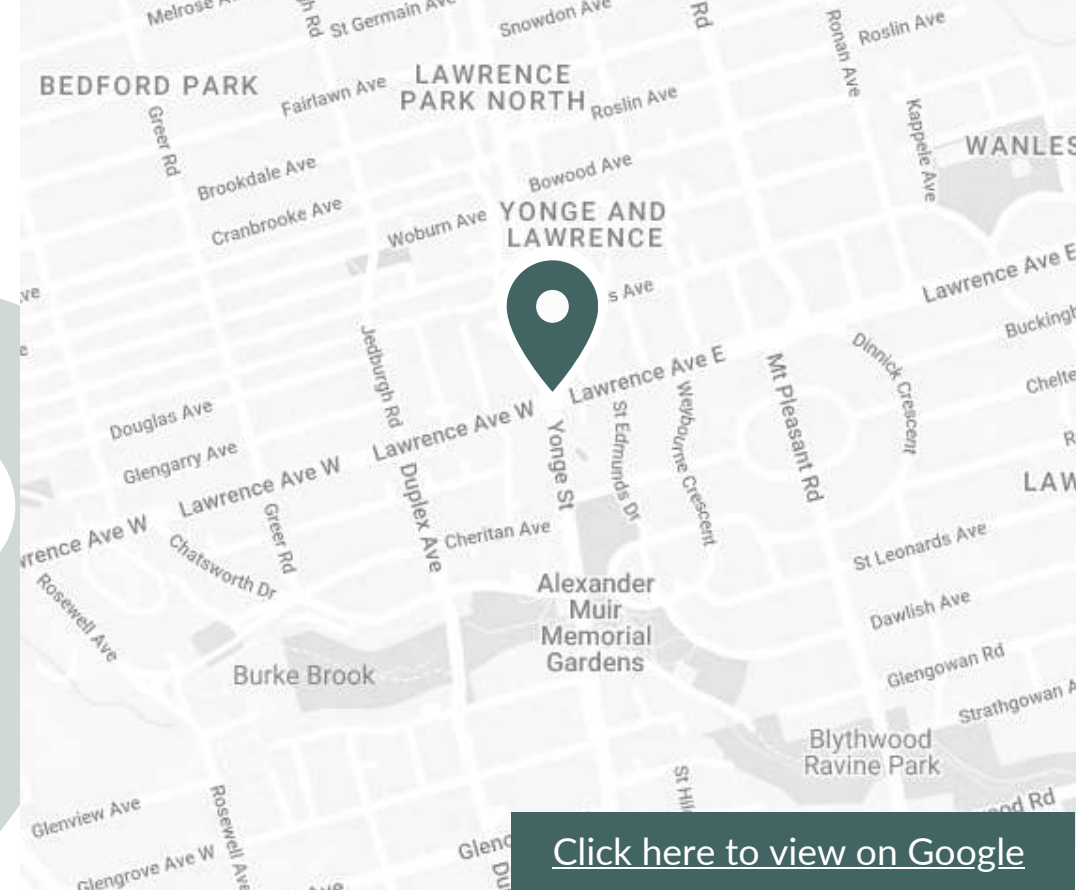
3080 Yonge Street is nestled in the heart of Bedford Park – one of Toronto’s most affluent and sought-after communities. Geared towards young families and professionals, this Uptown Toronto neighbourhood has a household income averaging \$240,000.

3080 Yonge Street is conveniently located at the busy intersection of Yonge Street and Lawrence Avenue. It offers direct access to TTC's Lawrence subway station, making it a prime location for commuters. The property is only a five-minute drive to HWY 401 and a 20-minute drive to Toronto's downtown core, ensuring easy accessibility for all.



About the Location

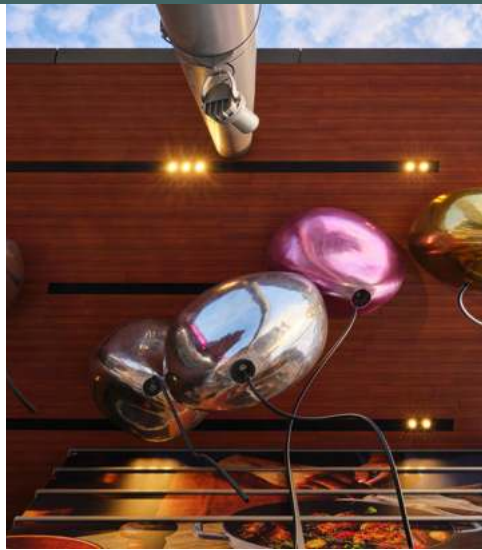
Featuring modern aesthetics and urban flavour, this mixed-use property offers 2 levels of retail, and 4 levels of professional office space with **below-grade parking**. 3080 Yonge Street features FCR's public art installation, "Lighten Up" – 8 cast aluminum balloons with an eye-catching polished mirror finish. This outstanding property features excellent light exposure, with an open courtyard in the centre of the building as well as a rooftop garden and patio. With its many recent renovations and upgrades, 3080 Yonge is the perfect location for your new office.



Demographics & Neighbourhood

3080 Yonge Street includes major tenants like Anatomy Fitness, Tim Hortons and Dollarama and is **anchored by a 25,500 sf Loblaws City Market**, offering the convenience of a full-service grocery store, with a distinctive market-style layout appealing to the local urban demographic.

With a surrounding population of over **400,000 people in just a five-kilometre radius**, this property is part of a bustling and ever-growing community. In addition to the wide variety of amenities in close proximity, this property is located right next to **Yonge and Lawrence TTC subway station** (Averaging 25,000 daily passengers) providing easy access to 3080 Yonge from anywhere in the city.



Neighborhood Features



1-MINUTE WALK TO YONGE AND LAWRENCE TTC SUBWAY STATION



5-MINUTE DRIVE TO HIGHWAY 401



20-MINUTE DRIVE TO DOWNTOWN CORE



Population (5km)
413,053



Household Income (5km)
\$209,323



Households (5km)
179,732



Walk Score
95



Transit Score
81



Traffic count
54,796 (ADDT)



Nearest Bus line
Lawrence Ave at Yonge St - 50m



Nearest Rail line
Lawrence Subway Station - 50m

Nearby amenities and tenants

easyfinancial



Tim Hortons



metro

Notable Locations

metro

Scotiabank

3080 Yonge Street



Loblaws

Lawrence Ave E



Glenview Senior
Public School

Chatsworth Ravine
Park

Yonge St

tpl toronto
public library

Lawrence Park
South



Leasing Opportunities

Suite Number	Unit Number	Floor	SF	*Additional Rent (PSF)	Availability
1010	AO1010B	1	2,792	\$47.71	Immediately Available - Ground floor retail
4068	AO4007A	4	1,112	\$24.17	Immediately Available - Built out
4076	AO4009C	4	1,922	\$24.17	TBD
5055	AO5021A	5	1,662	\$24.17	Immediately Available - Built out
5060	AO5022A	5	3,740	\$24.17	Immediately Available - Built out
5070	AO5027A	5	1,807	\$24.17	12/01/2024

Site Plan

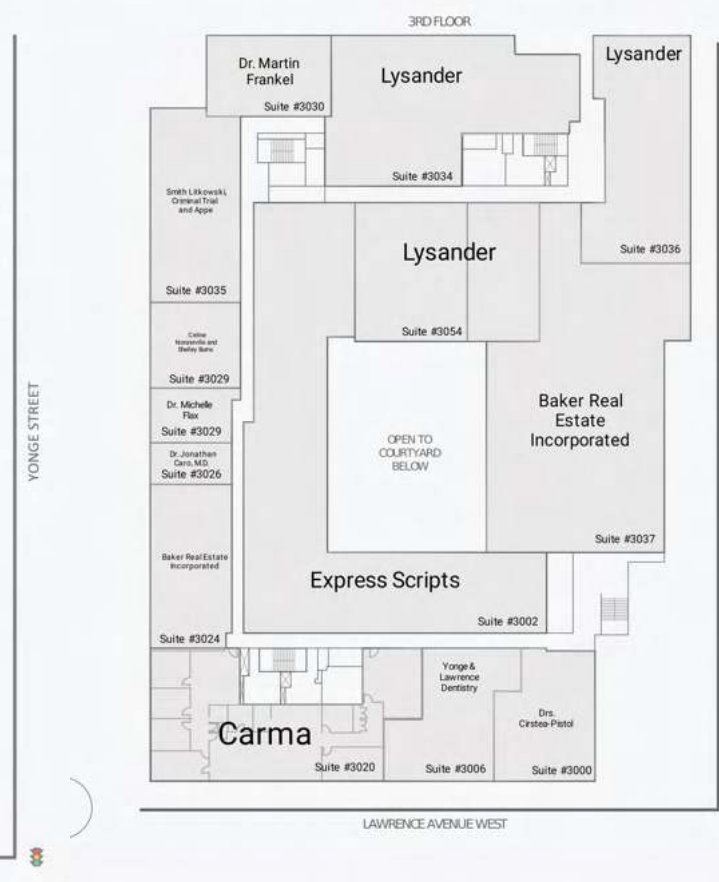
Ground Floor



Ground & Second Floor

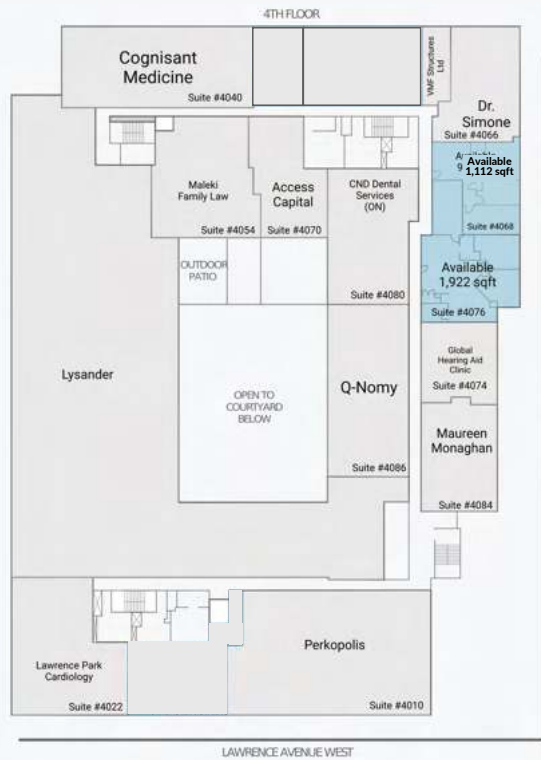


Third Floor

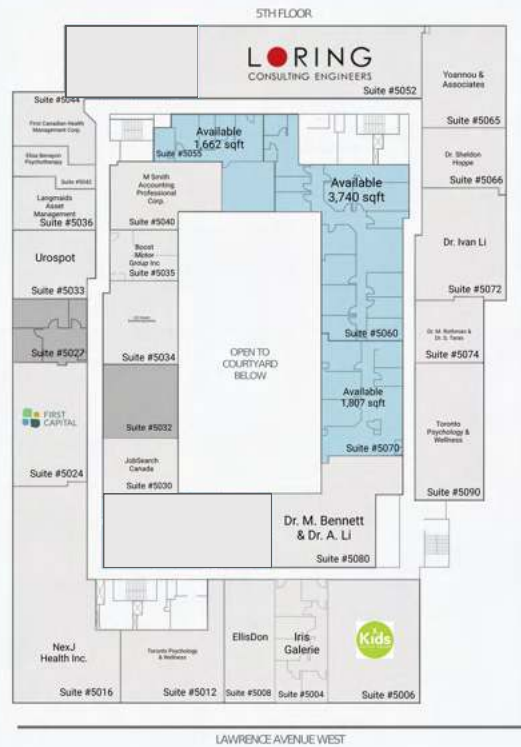


Site Plan

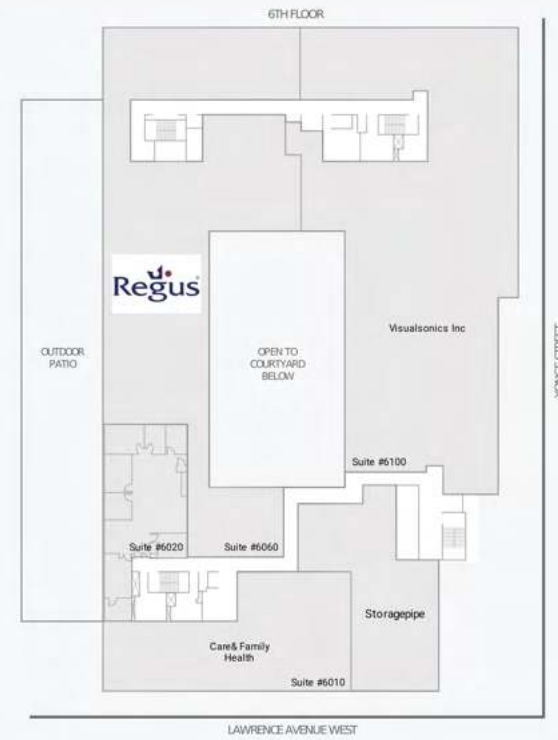
Fourth Floor



Fifth Floor

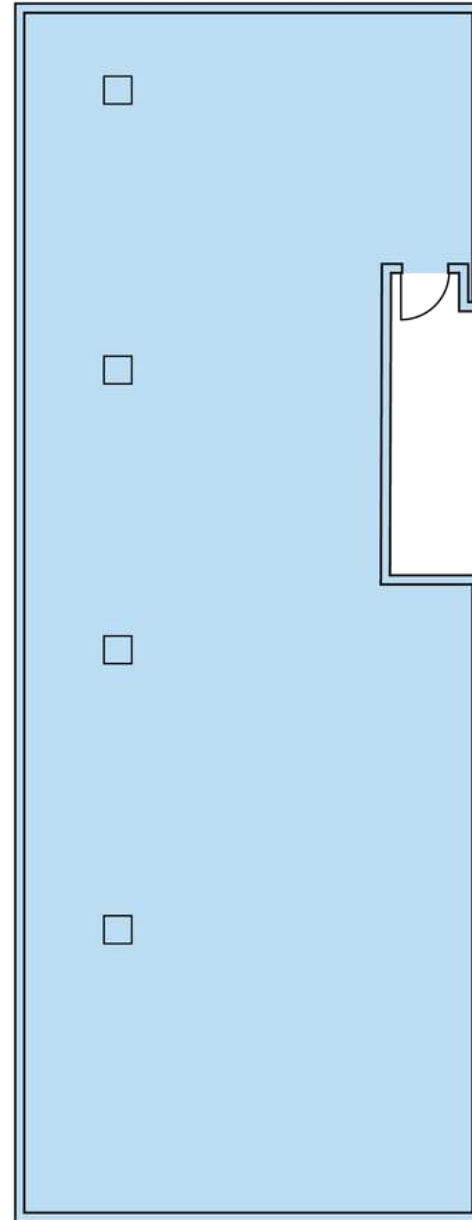


Sixth Floor



Suite 1010

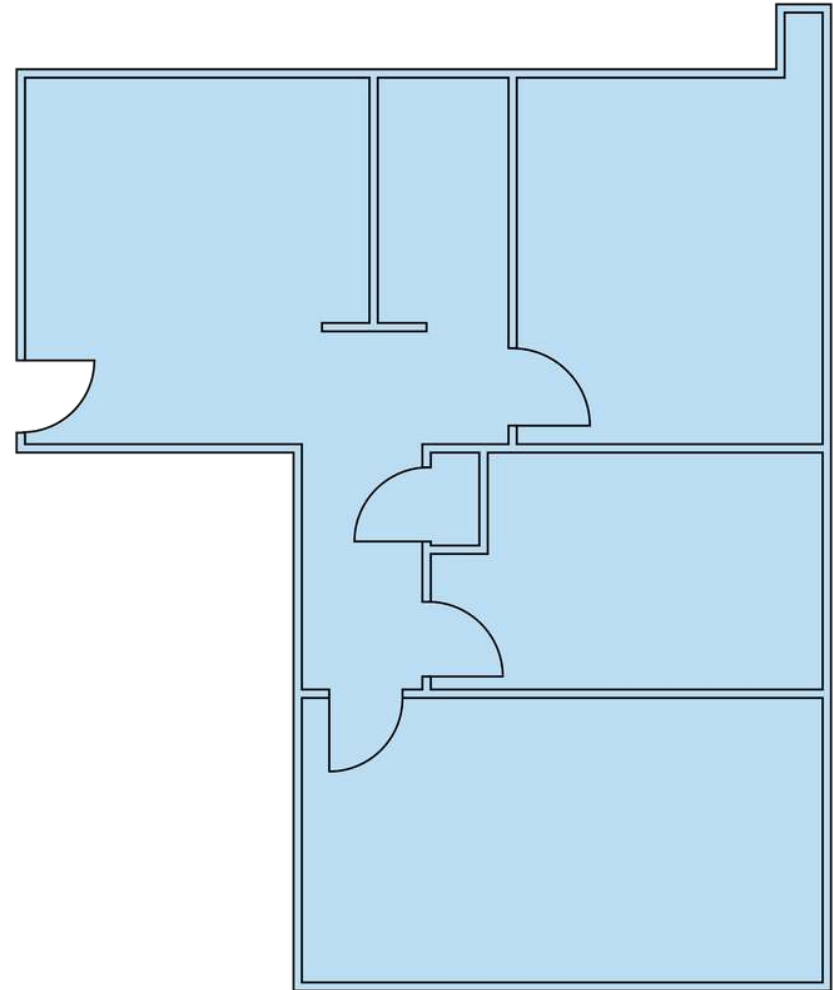
SF	2,792 SF
Floor	1
Unit Number	AO1010B
Additional Rent (psf)*	\$47.71
Availability	Immediately Available
Additional Information	Ground floor retail



Suite 4068

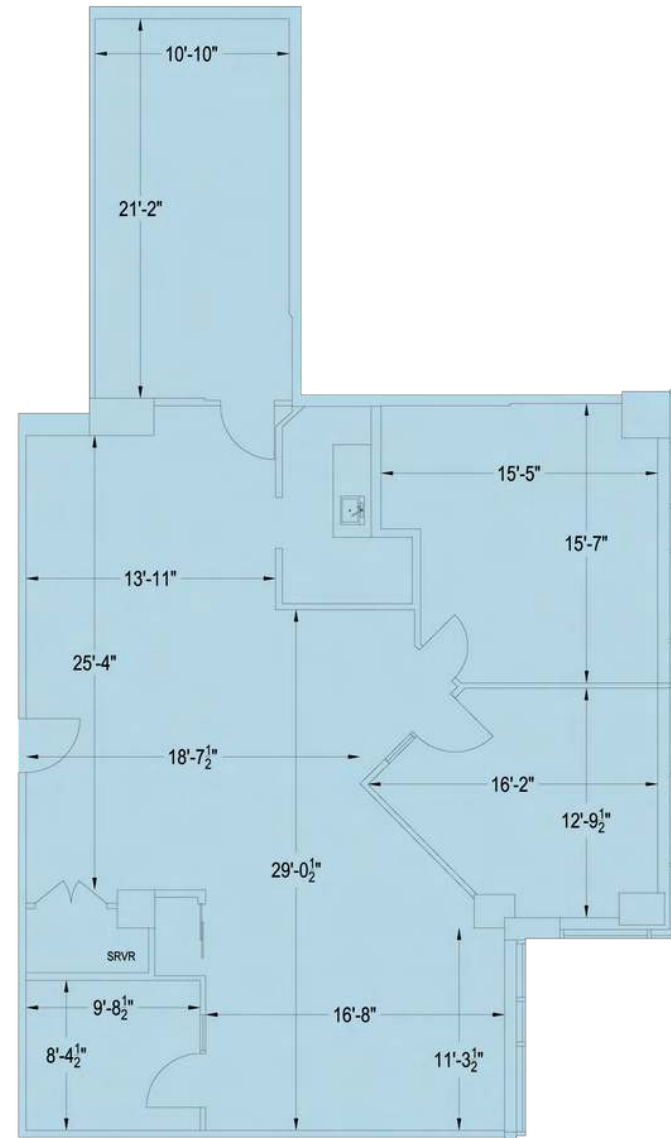
[Click Here for Virtual Tour](#)

SF	1,112 SF
Floor	4
Unit Number	AO4007A
Additional Rent (psf)*	\$24.17
Availability	Immediately Available
Additional Information	Built out office



Suite 4076

SF	1,922 SF
Floor	4
Unit Number	AO4009C
Additional Rent (psf)*	\$24.17
Availability	TBD
Additional Information	Built out office

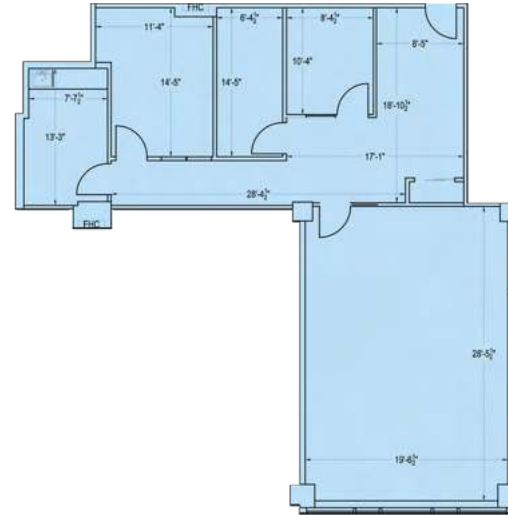


Suite 5055 & 5060

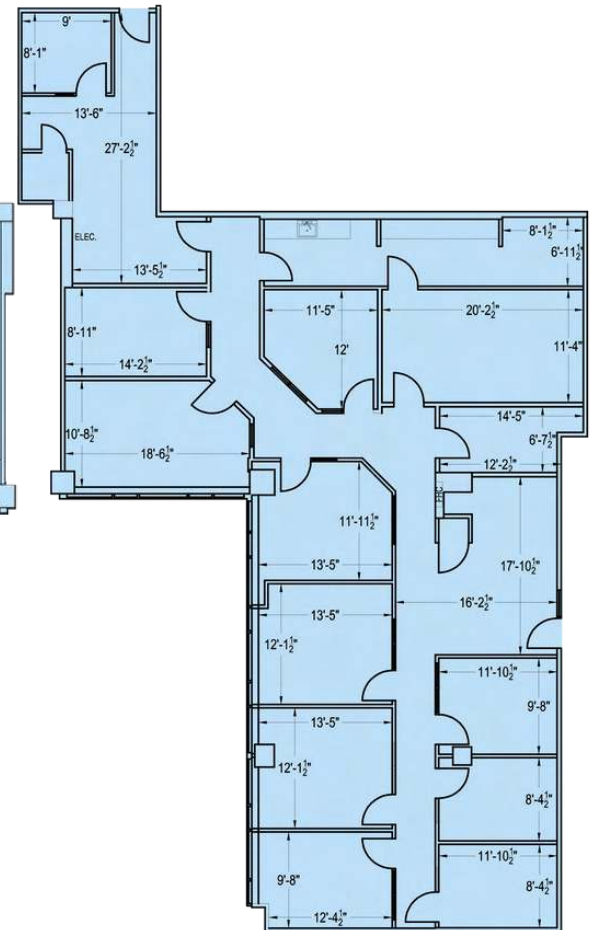
Suite	5055
SF	1,662 SF
Floor	5
Unit Number	AO5021A
Additional Rent (psf)*	\$24.17
Availability	Immediately Available
Additional Information	Built out office

Suite	5060
SF	3,740 SF
Floor	5
Unit Number	AO5022A
Additional Rent (psf)*	\$24.17
Availability	Immediately Available
Additional Information	Built out office

Suite 5055

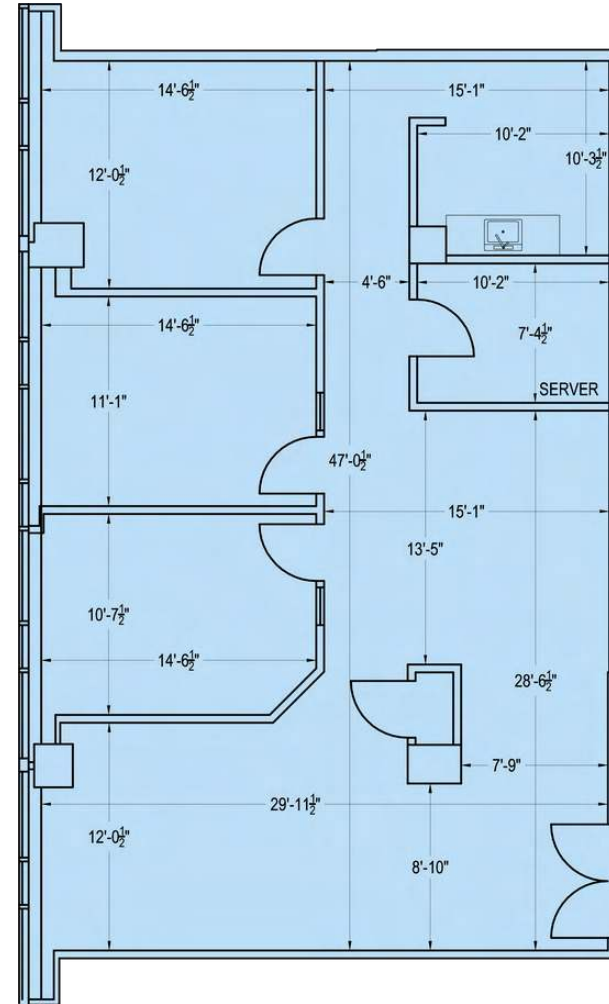


Suite 5060



Suite 5070

SF	1,807 SF
Floor	5
Unit Number	AO5027A
Additional Rent (psf)*	\$24.17
Availability	12/01/2024
Additional Information	Built out office





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