

# 3080 Yonge Street

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Toronto, Ontario, M4N 3N1



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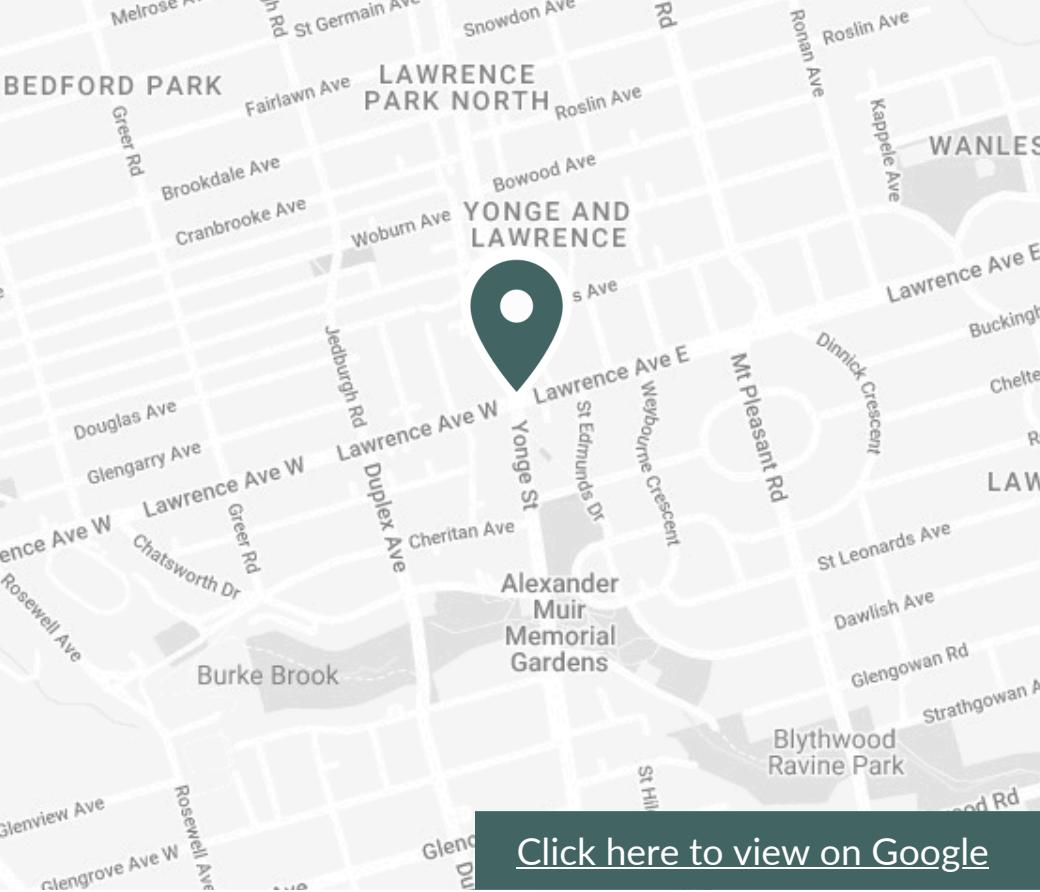
3080 Yonge Street is nestled in the heart of Bedford Park – one of Toronto's most affluent and sought-after communities. Geared towards young families and professionals, this Uptown Toronto neighbourhood has a household income averaging \$240,000.

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.

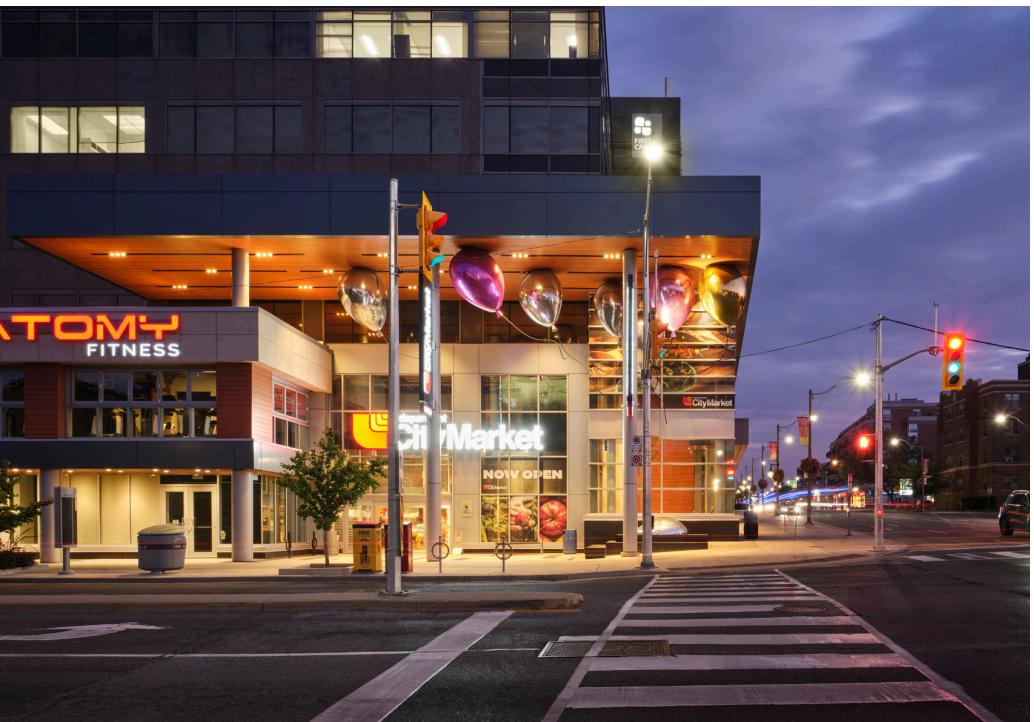


# About the Location

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.



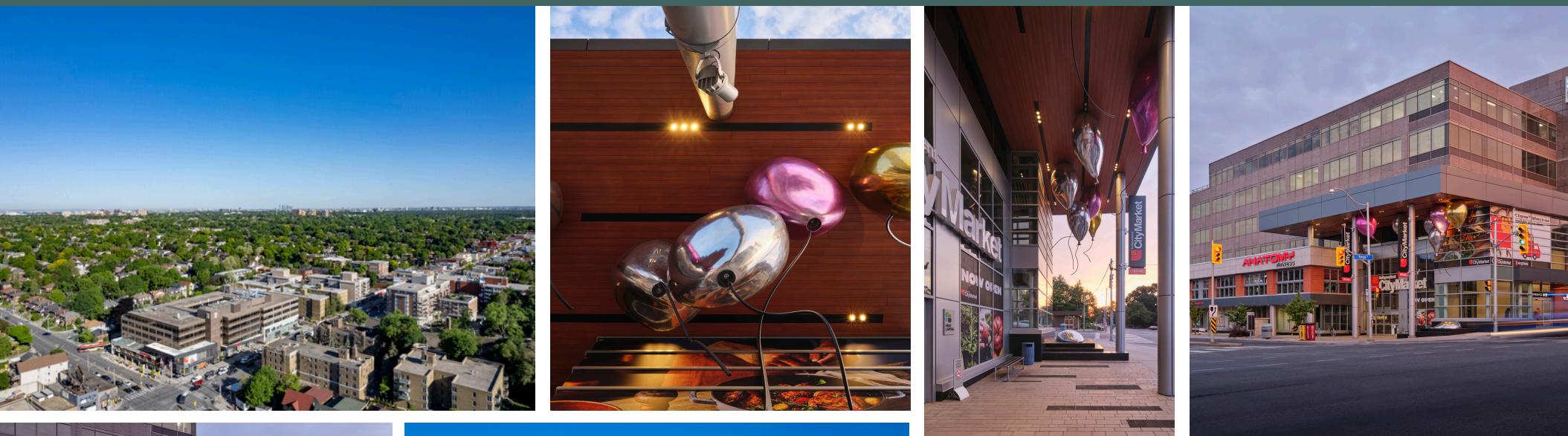
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# Demographics & Neighbourhood

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



Walk Score  
95



Household Income (5km)  
\$209,323



Transit Score  
81



Households (5km)  
179,732



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

 **Loblaw**

 **Tim Hortons**

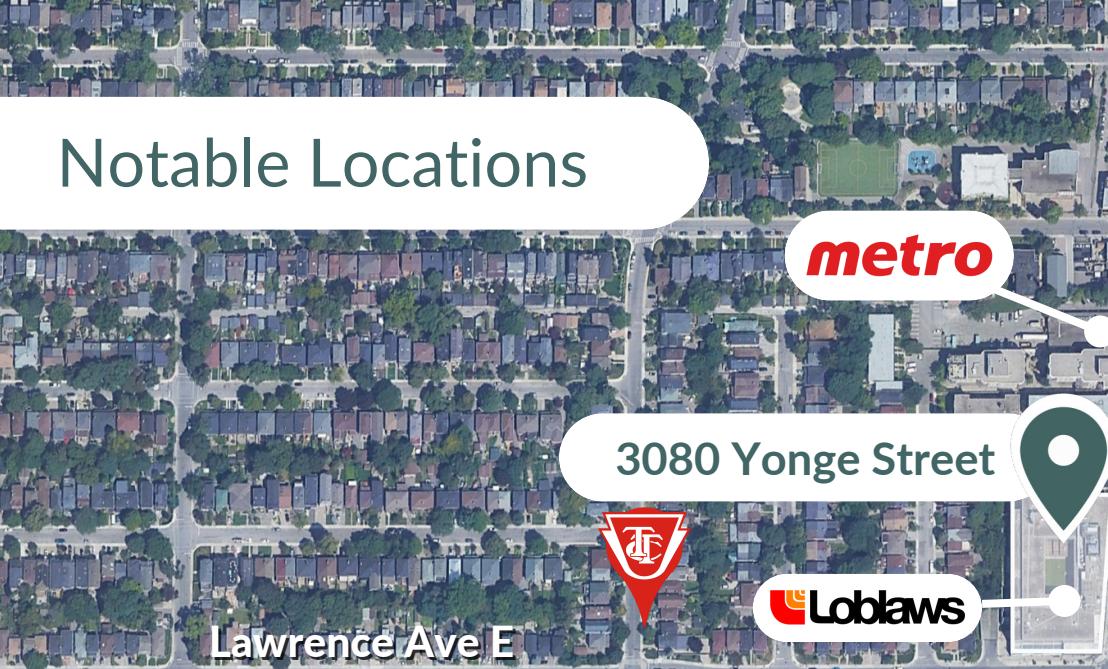
 **metro**

 **DOLLARAMA** 

 **TTC**

 **tpi** • toronto  
• public library

# Notable Locations

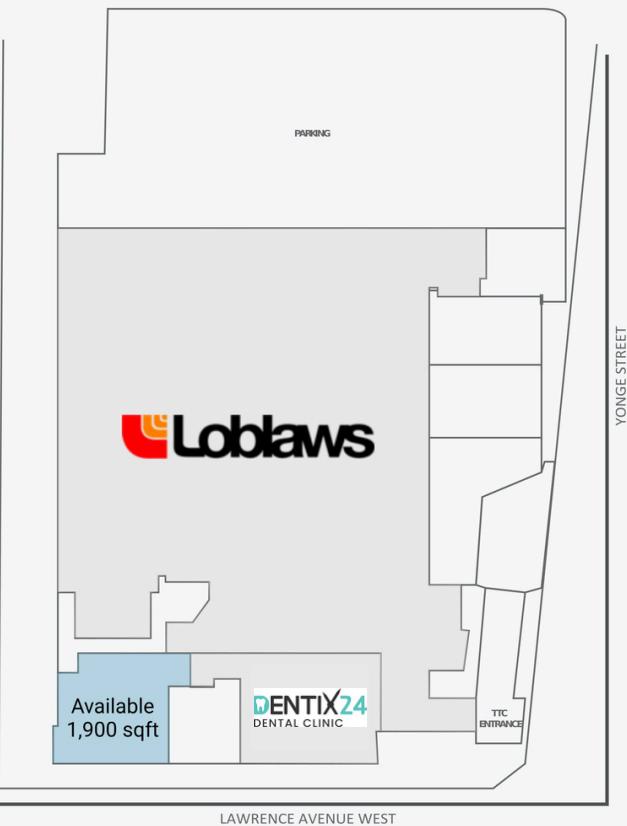


# Leasing Opportunities

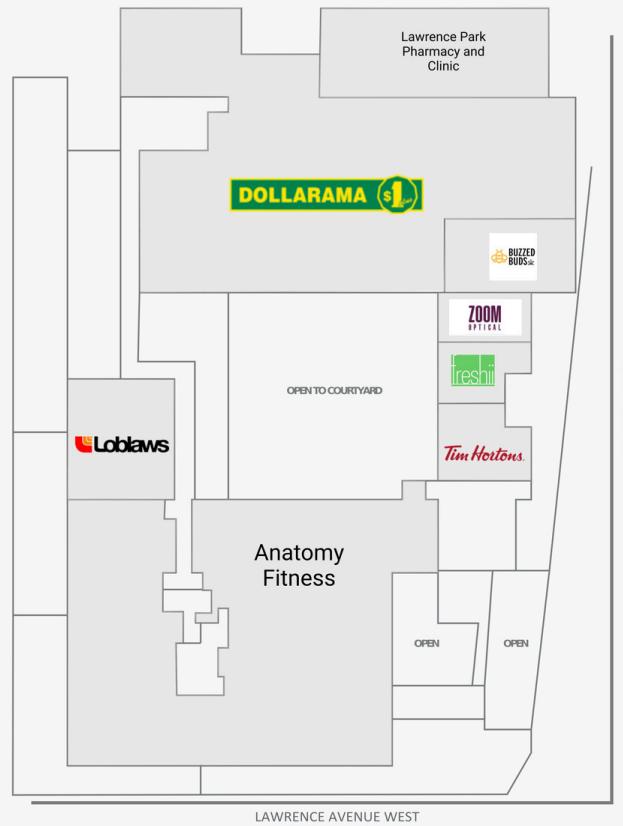
<b>Suite Number</b>	<b>Unit Number</b>	<b>Floor</b>	<b>SF</b>	<b>*Additional Rent (PSF)</b>	<b>Availability</b>
H	A01002B	1	1,900	\$25.60	Immediately Available - Built out
5055	AO5021A	5	1,662	\$25.60	Immediately Available - Built out
5060	AO5022A	5	3,740	\$25.60	Immediately Available - Built out
5008	AO5004A	5	1,211	\$25.60	05/01/2026 - Built out

# Site Plan

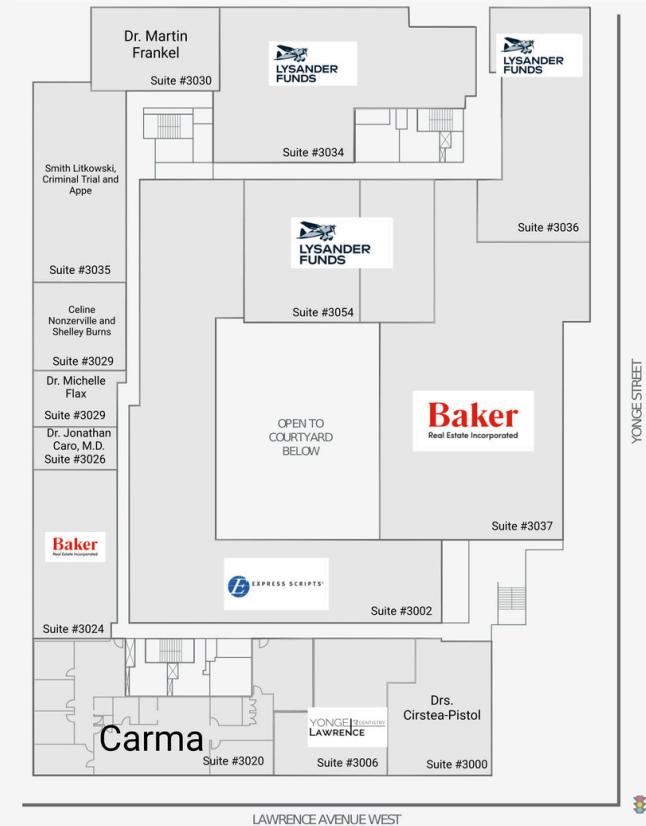
Ground Floor



Ground & Second Floor

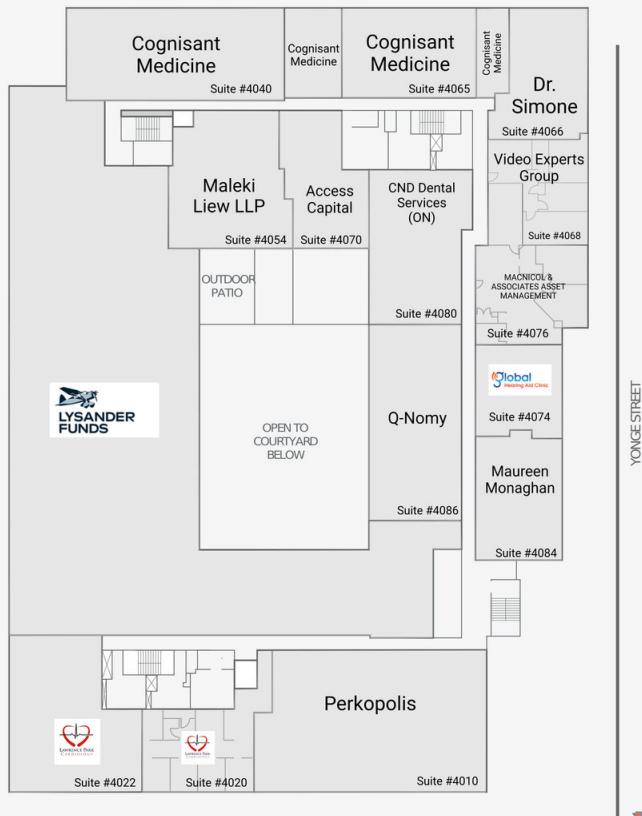


Third Floor

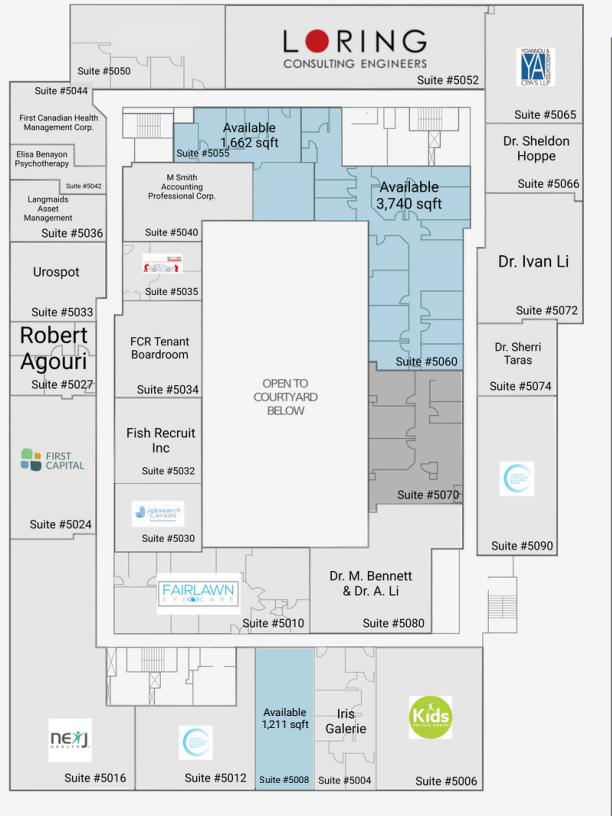


# Site Plan

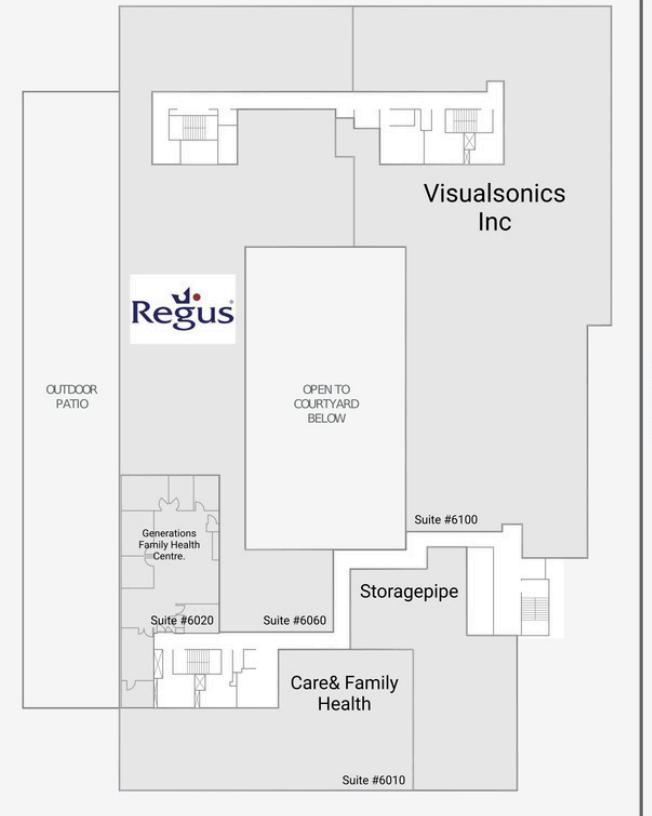
Fourth Floor



Fifth Floor



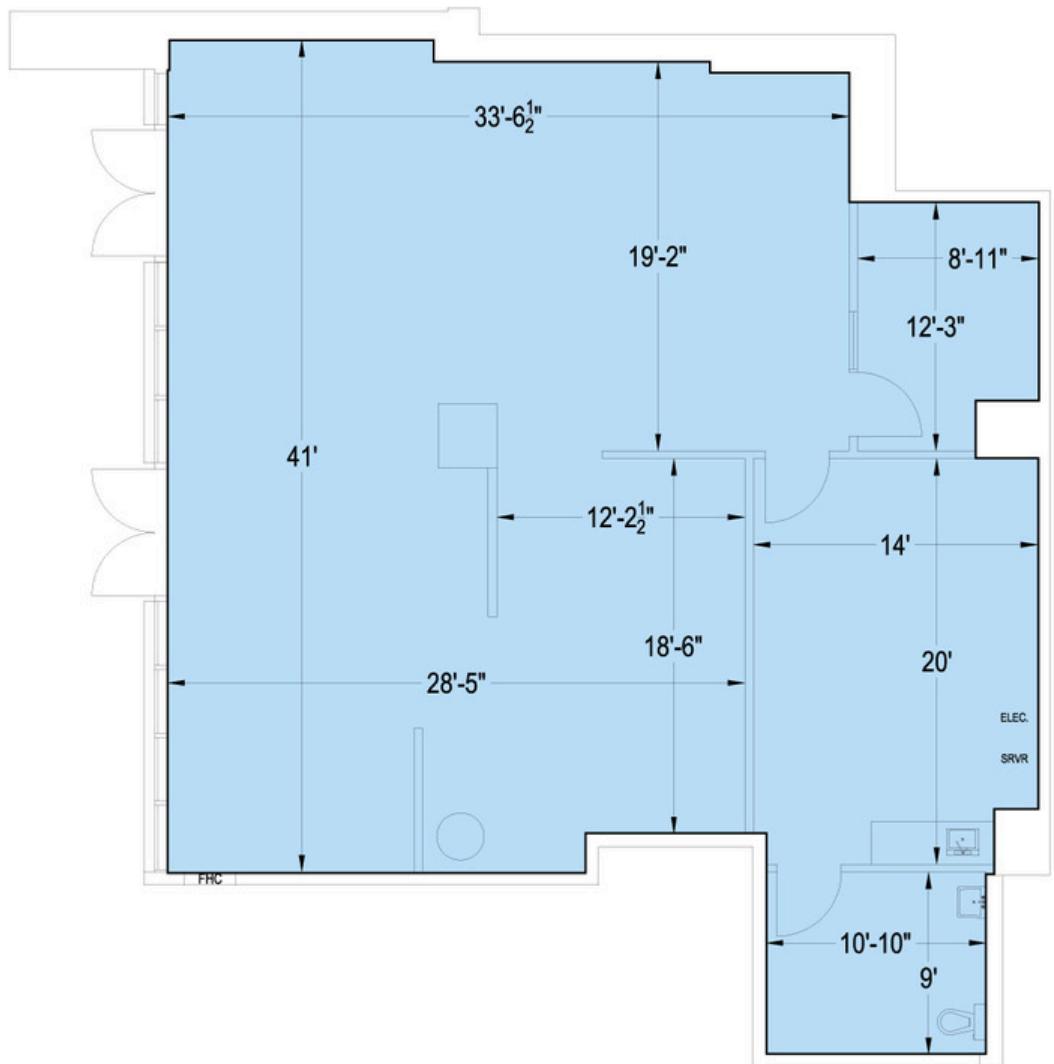
Sixth Floor



# Suite H

SF	1,900 SF
Floor	1
Unit Number	A01002B
Additional Rent (psf)*	\$25.60
Availability	Immediately Available
Additional Information	Retail

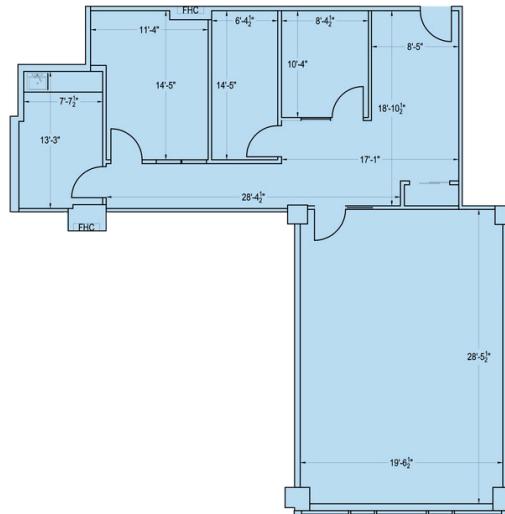
**CAM (psf):** \$14.45  
**RTax (psf):** \$13.73



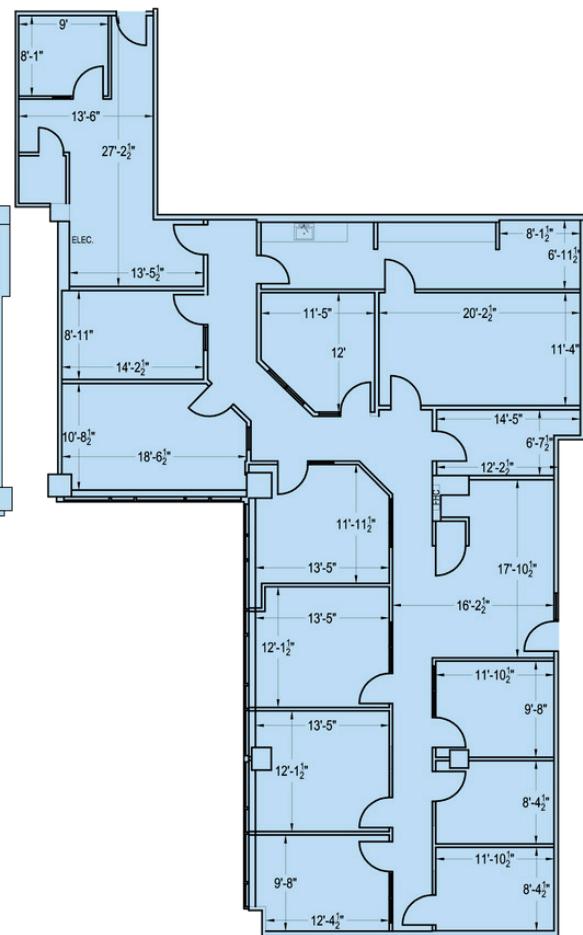
# Suite 5055 & 5060

<b>Suite</b>	5055
<b>SF</b>	1,662 SF
<b>Floor</b>	5
<b>Unit Number</b>	AO5021A
<b>Additional Rent (psf)*</b>	\$25.60
<b>Availability</b>	Immediately Available
<b>Additional Information</b>	Built out office
<b>Suite</b>	5060
<b>SF</b>	3,740 SF
<b>Floor</b>	5
<b>Unit Number</b>	AO5022A
<b>Additional Rent (psf)*</b>	\$25.60
<b>Availability</b>	Immediately Available
<b>Additional Information</b>	Built out office

**Suite 5055**

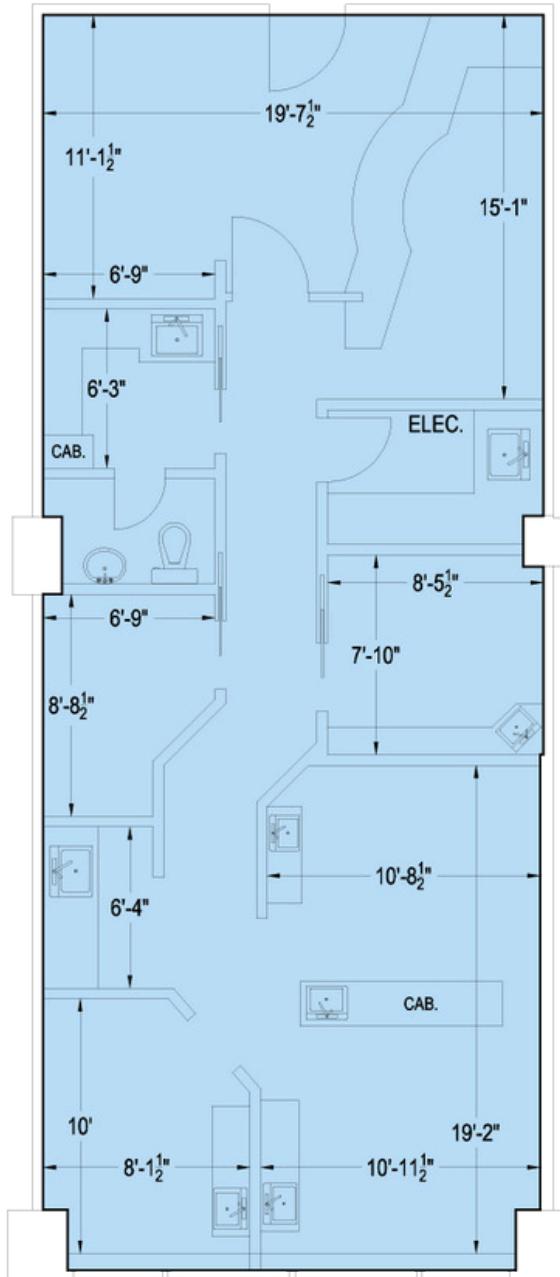


**Suite 5060**



# Suite 5008

SF	1,211 SF
Floor	5
Unit Number	AO5004A
Additional Rent (psf)*	\$25.60
Availability	05/01/2026
Additional Information	Built out office





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