



YORK MILLS
CENTRE

Office Spaces for Lease

10 / 20 / 36 York Mills Road 4025 / 4101 Yonge Street

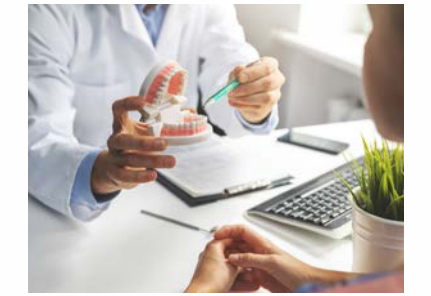
Proudly managed
by:



office. transit. dining. daycare. health. fitness. green space.

ACCESS YOUR DAY

Built for today and for the future, York Mills Centre has everything you need.



York Mills Centre

Make York Mills Centre your new home and enjoy convenient access to essential amenities within the complex. The robust retail mix, direct connection to major transit stations and highways, and refreshing outdoor green space enrich tenant and visitor experiences. Built for today and for the future, take advantage of everything this LEED Gold and BOMA BEST Gold complex has to offer.

- » Located on the TTC Yonge line, with the station entrance in the complex
- » GO Transit station located on site
- » Easy and direct access to Highway 401
- » Access to numerous restaurants and cafés
- » On-site green space, plus walking and cycling trails nearby
- » City of Toronto’s Garden / Landscaping Award
- » Beyond Earth Hour Challenge (2022 Finalist)



PROPERTY HIGHLIGHTS

 Lush private garden area	 TTC and GO Transit access on site	 Under-floor heating and A/C systems	 24/7 on-site security
 On-site property management	 Sunlit glass top atrium	 Four office towers with a robust retail mix	 EV charging and designated carpool parking spaces
 700 parking spaces (1:1000 SF) leased	 Safety features – heat/smoke detectors, sprinkler system, fire hose cabinets	 Fitness facility on site	 Major capital investment to the complex

AWARDS



YORK MILLS CENTRE RETAILERS



The Area

Ideally located in a well-established neighbourhood, York Mills Centre is conveniently connected and highly accessible to a thriving population.



Education

61%

hold a university degree; higher than Toronto at 44%



Population

64%

of the population are aged between 15 and 59

28%

millennials (born between 1981 and 1996)



Income

14.7%

earn \$200,000+

20.3%

earn between \$100,000 and \$200,000



Top Three Occupations



Professional, scientific, and technical services

15.3%



Health care and social services

11.4%



Finance and insurance

10.6%



Transportation

49.1%

Car, as driver

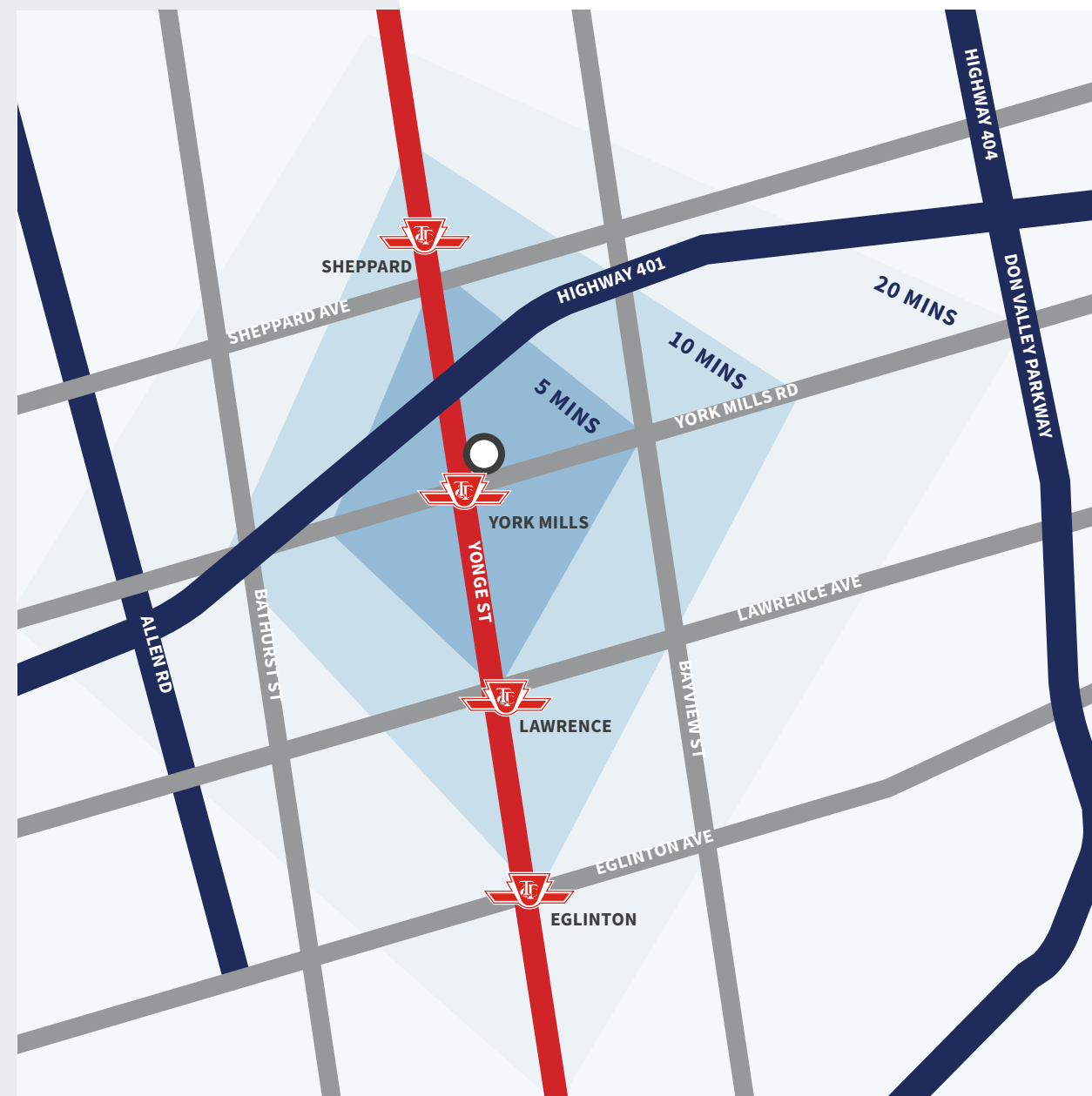


39.5%

Public transportation

20 MINS

to Union Station



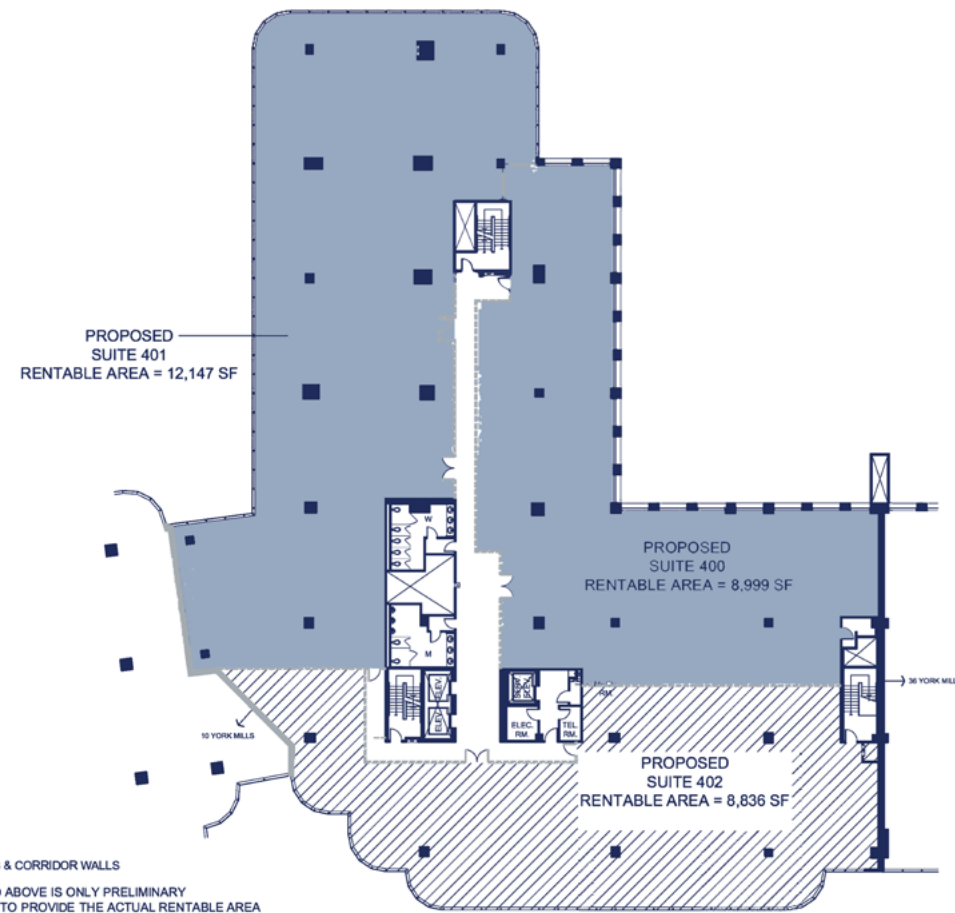
* Transit times are approximate and are relative to the time of day.

Office Space For Lease

20 YORK MILLS ROAD | FOURTH FLOOR

Area	29,982 SF (divisible)
Net Rent	Contact Listing Agents
Additional Rent	\$24.02 PSF (2025 estimate)
Allowance	Negotiable

VIRTUAL TOUR

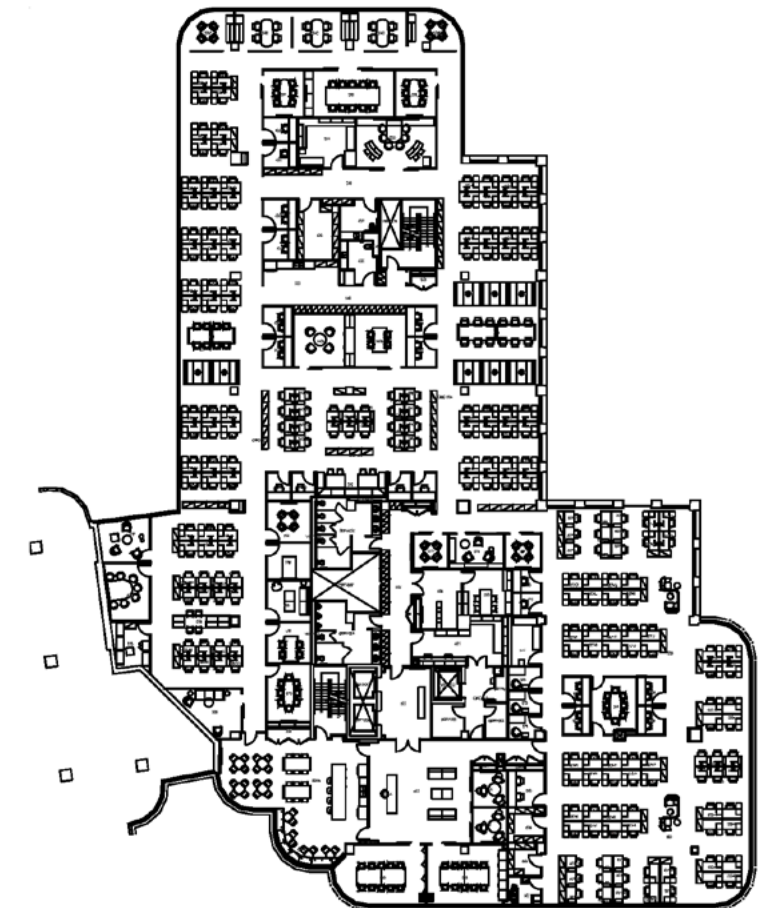


Office Space For Lease

20 YORK MILLS ROAD | FIFTH FLOOR

Area	28,268 SF (contiguous block of approximately 58,250 SF - furnished)
Net Rent	Contact Listing Agents
Additional Rent	\$24.02 PSF (2025 estimate)
Allowance	Negotiable

VIRTUAL TOUR



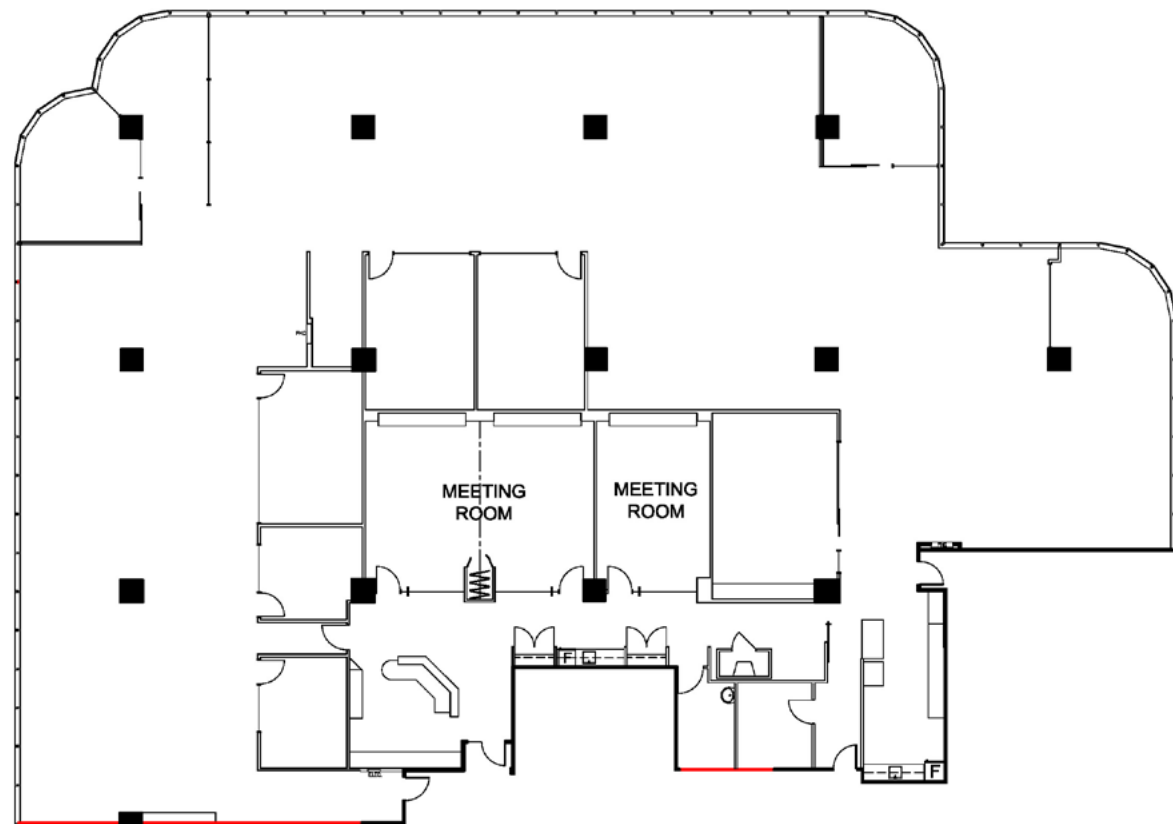
Office Space For Lease

4101 YONGE STREET | SUITE 501

Area	15,074 SF (furnished)
Net Rent	Contact Listing Agents
Additional Rent	\$24.02 PSF (2025 estimate)
Allowance	Negotiable
Available	December 1, 2025

***Suites 501 and 502 can be combined for contiguous 32,112 SF*

VIRTUAL TOUR Coming soon

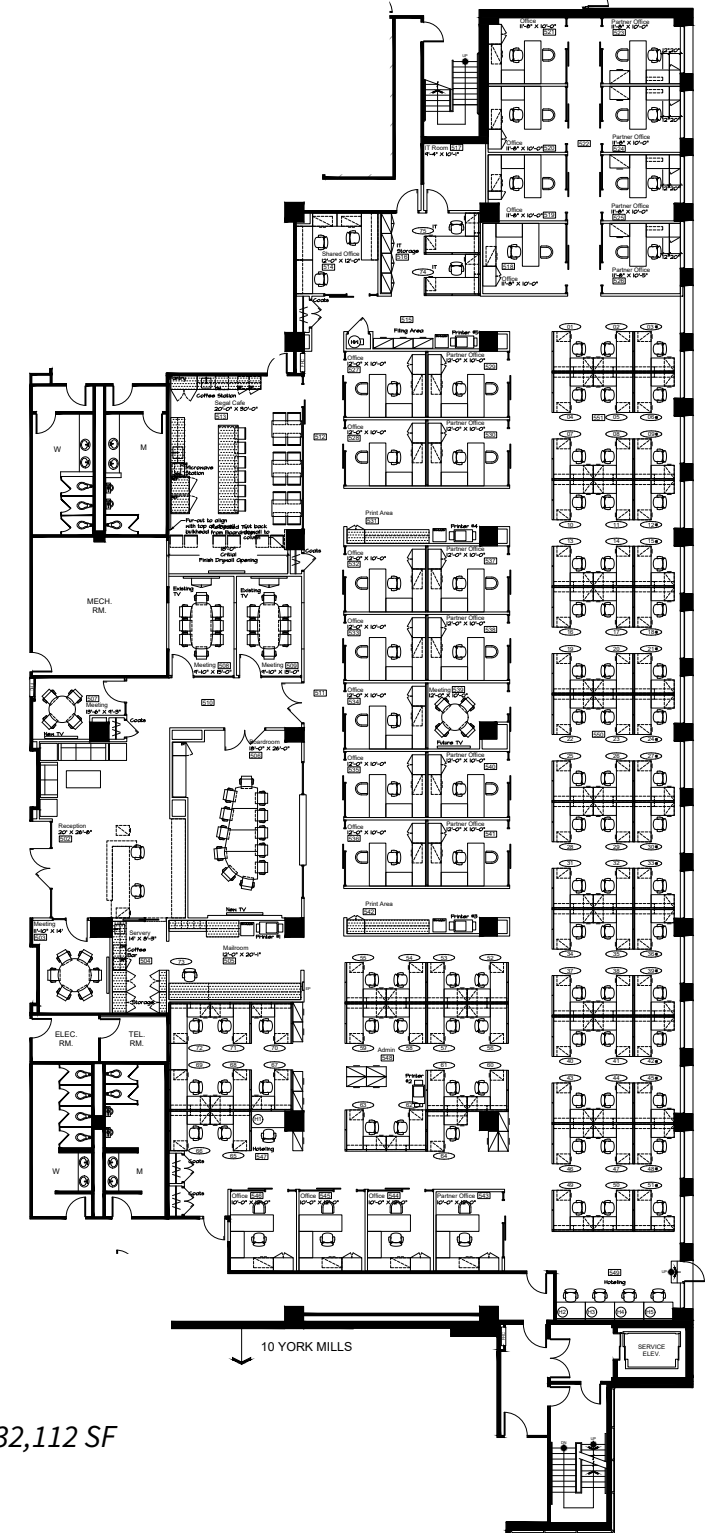


Office Space For Lease

4101 YONGE STREET | SUITE 502

Area	17,038 SF (furnished)
Net Rent	Contact Listing Agents
Additional Rent	\$24.02 PSF (2025 estimate)
Allowance	Negotiable

VIRTUAL TOUR



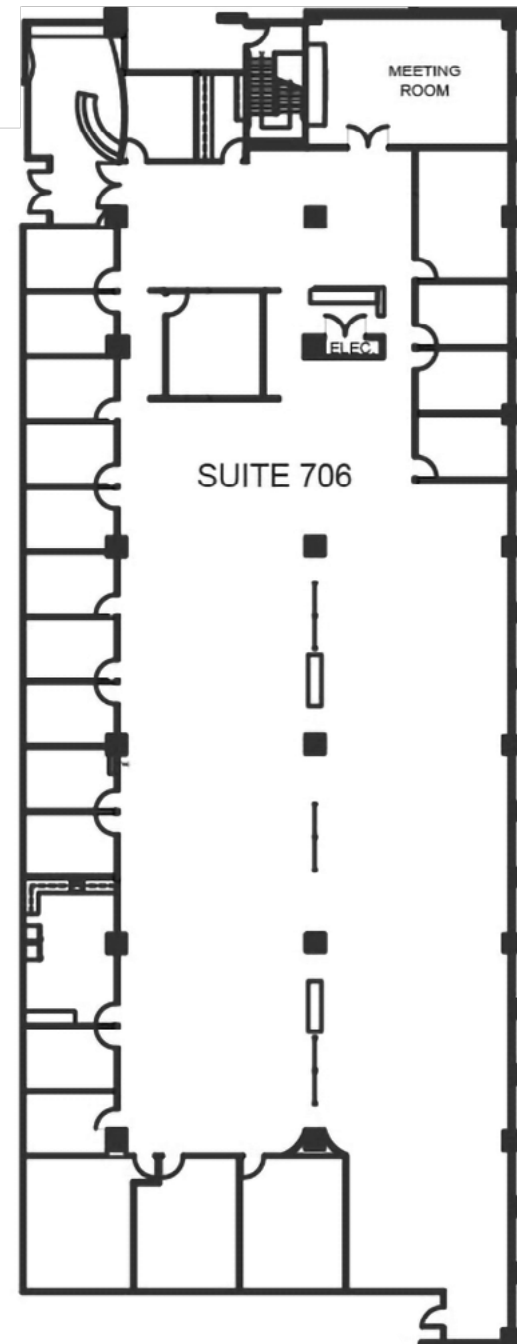
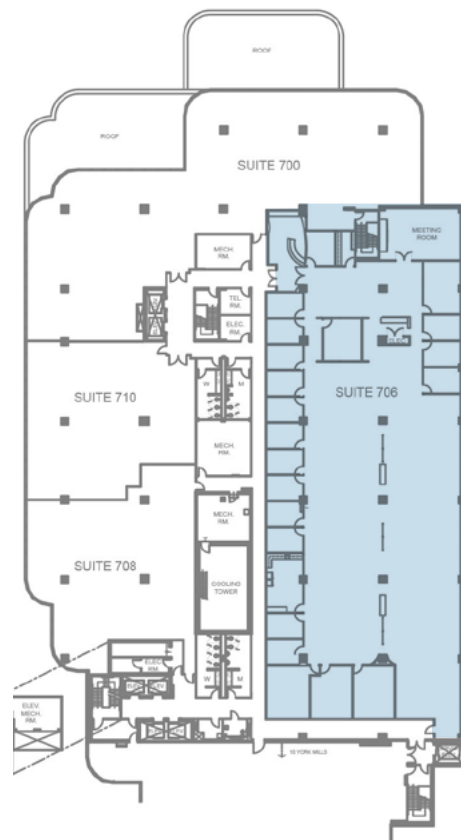
***Suites 501 and 502 can be combined for contiguous 32,112 SF*

Office Space For Lease

4101 YONGE STREET | SUITE 706

Area 16,706 SF
 Net Rent Contact Listing Agents
 Additional Rent \$24.02 PSF (2025 estimate)

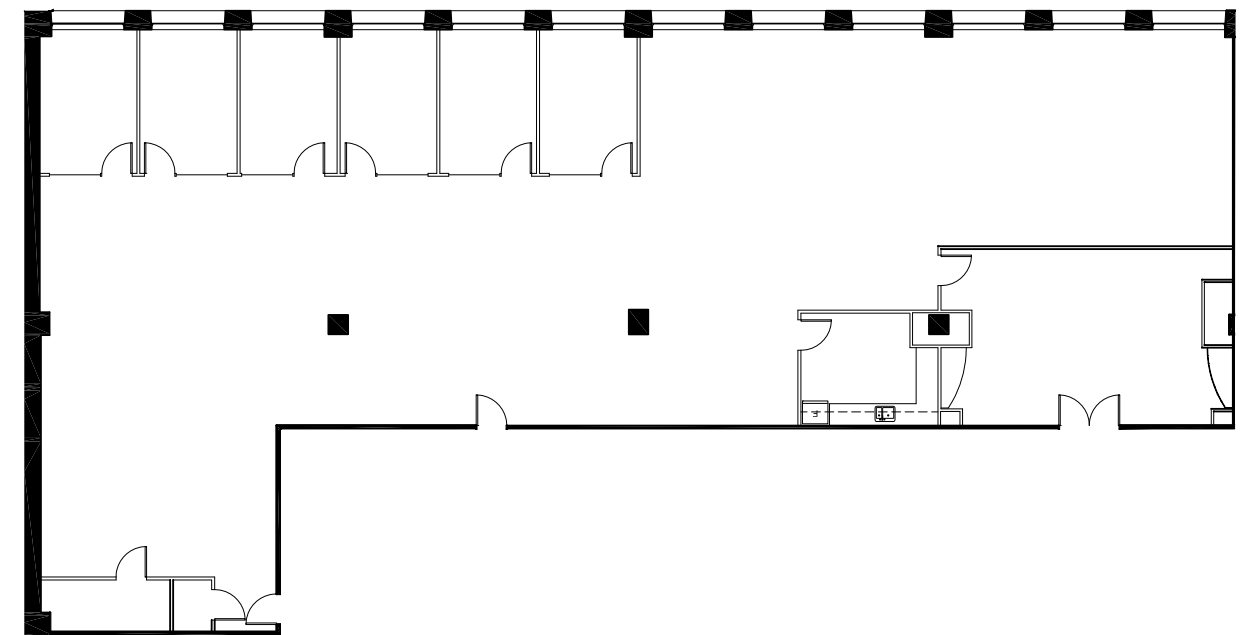
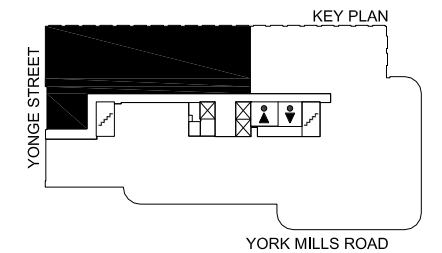
VIRTUAL TOUR



Office Space For Lease

36 YORK MILLS ROAD | SUITE 302

Area 6,173 SF
 Net Rent Contact Listing Agents
 Additional Rent \$24.02 PSF (2025 estimate)
 Availability February 2025



Capital Investments

Close to \$16 million has been invested into refreshing the retail areas and common spaces of York Mills Centre in the past seven years. These revitalizations are further enhanced by recent strategic additions to the retail mix within the complex, ensuring the best amenities are available to tenants and visitors.

IMPROVEMENTS

- » Retail renovations to add convenient amenities
- » Building system improvements geared towards sustainability, energy efficiency, waste diversion, tenant comfort, health and well-being
- » Elevator controls and cab upgrades
- » Common area finishes, furniture and lighting
- » New security cameras, card access systems and parking intercom
- » Parking facility improvements
- » Wayfinding and signage improvements in parking, exterior building entrances and interior retail areas



ON-SITE RETAIL & SERVICES

- » Food court and eateries (Subway, Bento Box, Chicken Quarter, Freshii, Tim Horton's)
- » 24-hour GoodLife Fitness
- » Daycare facility for infants to children aged up to 5 years old
- » Dental and optometry services
- » Copy centre
- » ATM
- » Car wash facilities



Sustainability

York Mills Centre is committed to helping protect and sustain the world's natural environment for the generations to come. Significant upgrades have been made in line with this commitment.

- » HVAC and boiler improvements for energy efficiency and operation
- » Comprehensive waste management system
- » Electric vehicle charging stations
- » Designated carpool and electric vehicle parking spaces
- » Secure bicycle racks



York Mills Centre is certified as LEED® Gold and BOMA BEST® Gold.

These certifications reward best practices and recognize reduction in energy and water consumption, minimization of waste generation and improvement of health and well-being.

The building is also certified by The Outstanding Building of the Year (TOBY) Awards, the most prestigious and comprehensive program of its kind in the commercial real estate industry recognizing quality in commercial real estate buildings and rewarding excellence in building management.





YORK MILLS CENTRE

RYAN MCIVER

Vice President, Broker

Ryan.McIver@colliers.com

Direct: +1 416 643 3749

Mobile: +1 416 270 9766

HEATHER WILLIAMS

Senior Sales Representative

Heather.Williams@colliers.com

Direct: +1 416 791 7219

Mobile: +1 416 566 0025

GRAHAM TRUSLER

Sales Representative

Graham.Trusler@colliers.com

Direct: +1 416 620 6160

COLLIERS | TORONTO

181 Bay Street, Suite 1400

Toronto, Ontario M5J 2V1

+1 416 777 2200

collierscanada.com

Proudly managed
by:



This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc., Brokerage