



Colliers

FOR LEASE

# Class A Office Opportunity in the Heart of Midtown!

## 2345 Yonge Street, Toronto, ON

TOUR TODAY  
AND GET  
A \$100  
GIFT CARD!!

**Chris Fyvie\***

Vice President  
+1 416 643 3713  
chris.fyvie@colliers.com

**Toby Tobiason\***

Senior Vice President  
+1 416 643 3459  
toby.tobiason@colliers.com

**Taylor Tobiason**


Senior Sales Representative  
+1 416 643 3429  
taylor.tobiason@colliers.com



# Property Overview

2345 Yonge Street is a Class A office building conveniently located in Midtown Toronto, just north of the Eglinton Subway Station and the new Eglinton Crosstown LRT. The building offers exceptional parking, including high-speed charging stations, and boasts an abundance of retail and restaurant options.

**Address:** 2345 Yonge Street, Toronto, ON

**Available Space:** Suite 405 : 6,798 SF  
(Available immediately - Divisible)   
• Suite 405A: 4,238 SF  
• Suite 405B: 2,560 SF

Suite 600: 13,744 SF - Full Floor  
Loft Style (Available July 1, 2026) 

Suite 1000: 13,702 SF - Full Floor  
(Available July 1, 2026)

**Net Rent:** \$23.00 Net

**Additional Rent:** \$24.51 PSF (2025)

**Parking Ratio:** 6:1,000 SF  
Reserved: \$200  
Unreserved: \$160



## Carbon Neutral

2345 Yonge Street offsets its energy consumption through renewable energy sources and sustainable practices.



## Energy Star Score Top Decile

Rated #1 neighbourhood (of 140) by Toronto Life

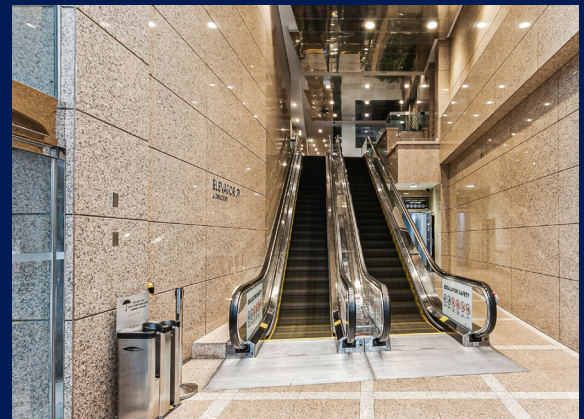
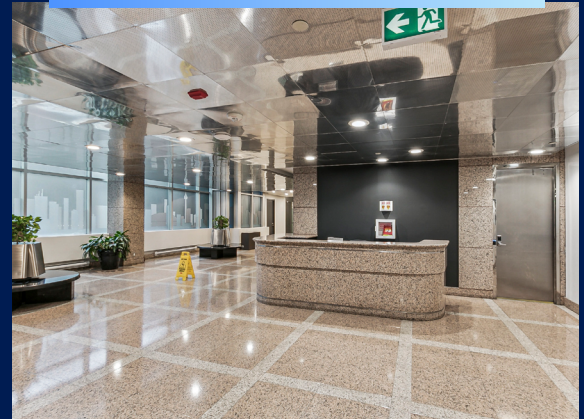


**WiredScore**  
PLATINUM

## Wired Score Platinum

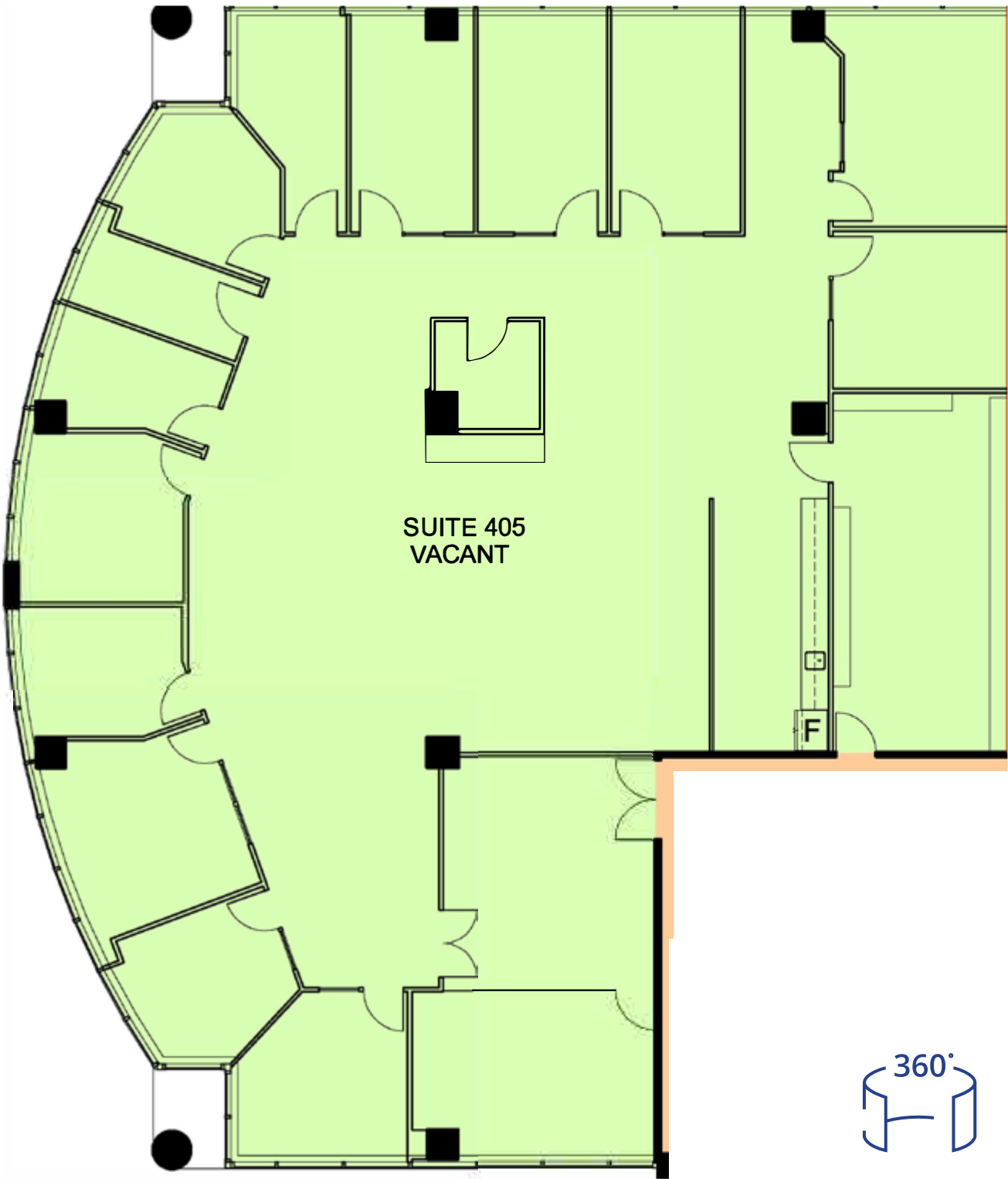
2345 Yonge Street provides tenants with access to fiber connectivity as well as choice of internet service providers to support diverse connections.

## BUILDING PHOTOS

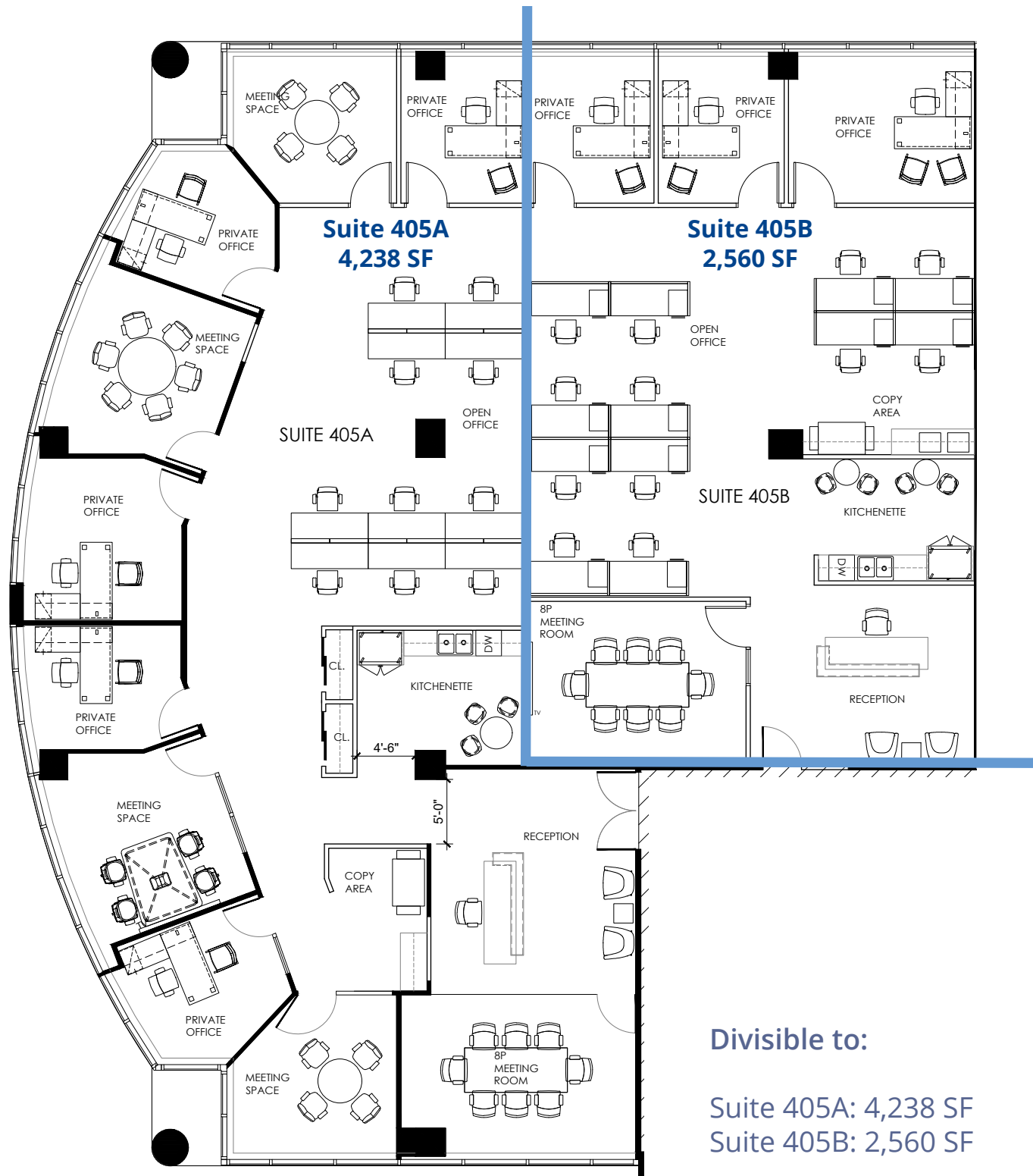


FLOORPLAN - SUITE 405 - 6,798 SF - DIVISIBLE

AVAILABLE IMMEDIATELY



SPACE PLAN - SUITES 405A - 4,238 SF  
405B - 2,560 SF





## UNIT 405 PHOTOS



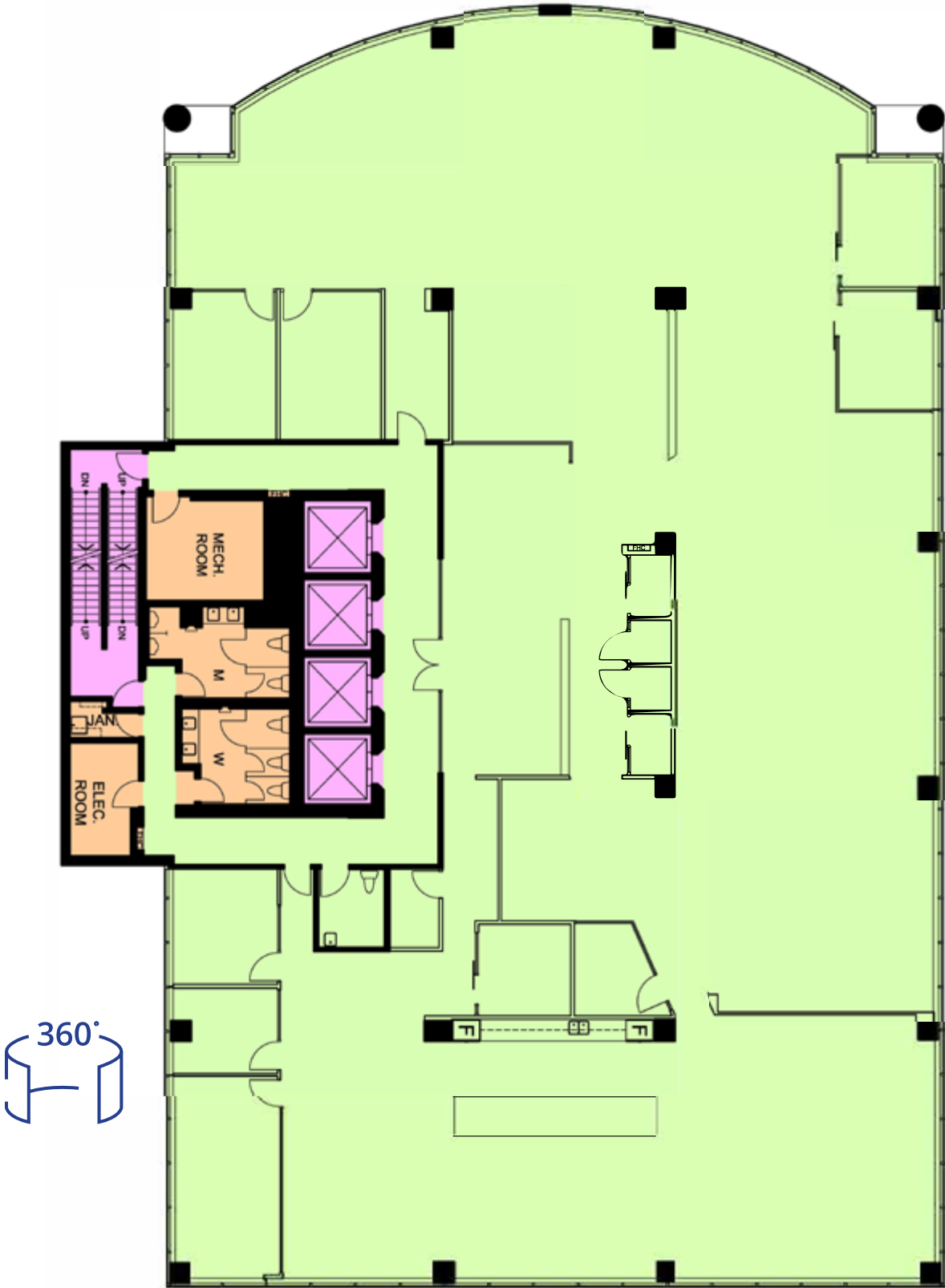
## UNIT 405 PHOTOS



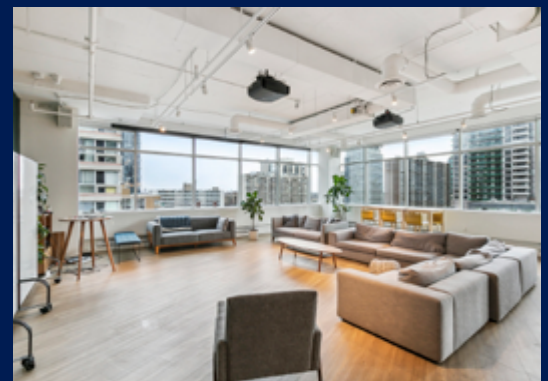


FLOORPLAN - SUITE 600 - 13,744 SF - FULL FLOOR-LOFT STYLE

AVAILABLE JULY 1, 2026



# UNIT 600 PHOTOS



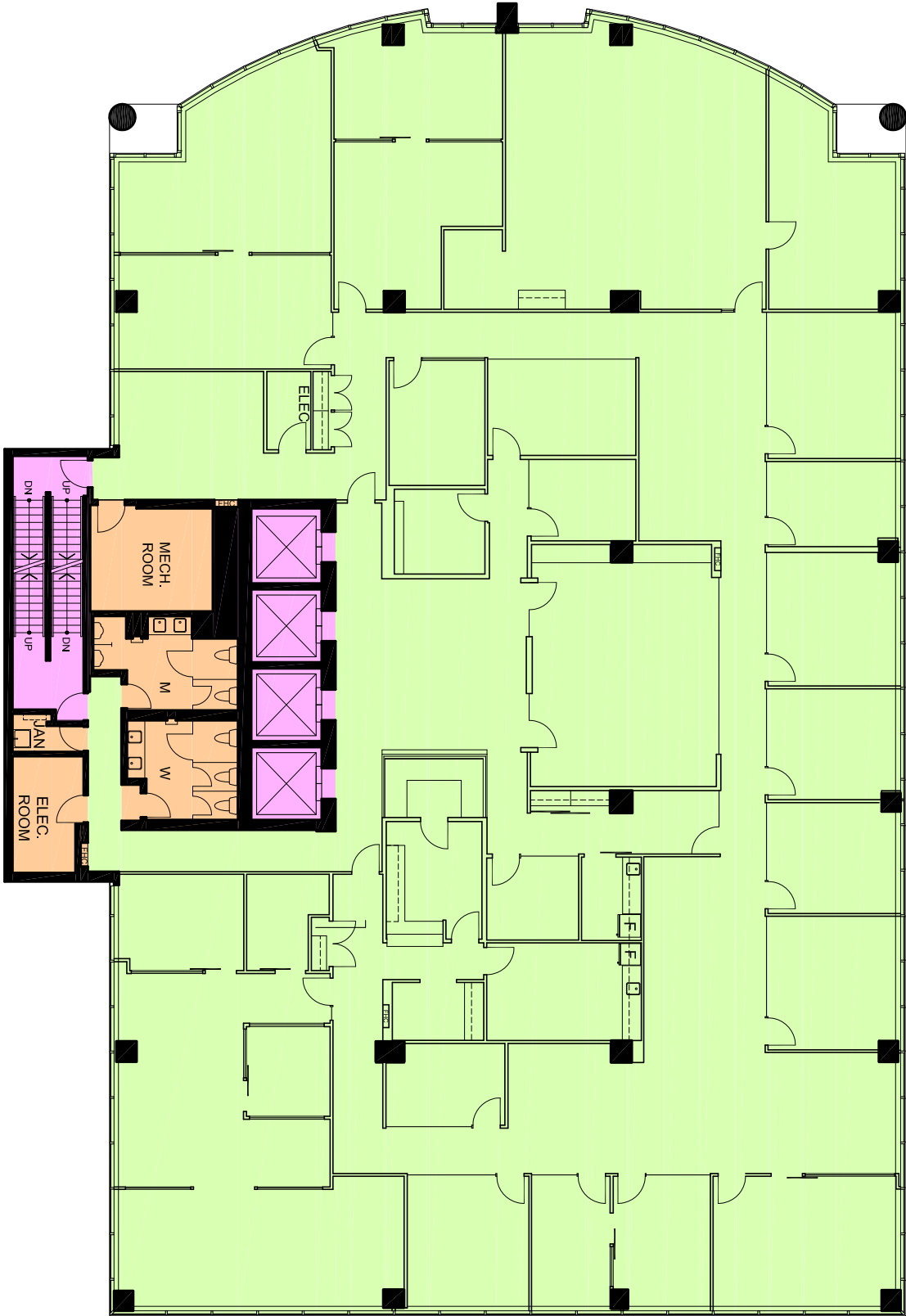


# UNIT 600 PHOTOS



FLOORPLAN - SUITE 1000 - 13,702 SF - FULL FLOOR

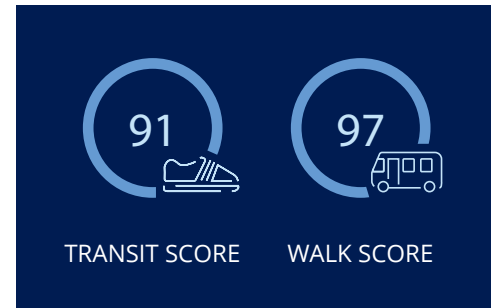
AVAILABLE JULY 1, 2026





# Nearby Amenities

Steps away from Yonge Eglinton Centre, choices of food and beverages, recreational activities, GoodLife Fitness, Cineplex Cinema, Indigo Bookstore, RBC and TD Bank. More amenities in the building include a flagship Shopper's Drug Mart, on-site Discount Rental Car, Zipcar, dental and eye care services, sports medicine services, car detailing, and a car washing and service station. 2345 Yonge Street provides tenants with access to fiber connectivity as well as a choice of internet service providers to support diverse connections.





Parking  
6/1,000



Steps to  
Eglinton Station



Bike  
Storage



Wheelchair  
Accessible



16 min. drive  
to Downtown



Fibre Optic  
Enabled



24-hour  
Security

azz

## HIGHLIGHTS



On-demand shared  
boardroom available for  
tenants with state of the art



Fresh air, adequate oxygen,  
on-demand ventilation



12-foot high ceiling without  
depressions, two patio areas  
with lounge chairs and BBQ



Touchless entry for all  
common doorways



Renovated five-star  
washrooms with music for  
relaxation



Highly configurable HVAC  
zones 1/500 SF



High-speed electric vehicle  
charging stations



24-hour on-site security  
guard



Hospital grade filters,  
additional UV sterilization  
lighting to maintain superior  
air cleanliness



Healthy Air by identifying,  
monitoring, and optimizing  
oxygen levels and filtering  
out particular matter to the  
nano scale including allergens,  
pollen, viruses, and volatile  
organic compounds via live AI  
Integration





Colliers

[collierscanada.com](https://collierscanada.com)

**Chris Fyvie\***

Vice President  
+1 416 643 3713  
[chris.fyvie@colliers.com](mailto:chris.fyvie@colliers.com)

**Toby Tobiason\***

Senior Vice President  
+1 416 643 3459  
[toby.tobiason@colliers.com](mailto:toby.tobiason@colliers.com)

**Taylor Tobiason**

Senior Sales Representative  
+1 416 643 3429  
[taylor.tobiason@colliers.com](mailto:taylor.tobiason@colliers.com)

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). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. **Colliers Macaulay Nicolls Inc., Brokerage. \*Sales Representative**