

Toronto, Ontario

# 211 YONGE

HNR BUILDING



**\$1.00 per sq. ft.**  
**Bonus Commission**  
as per exclusive  
listing agreement



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**BRIAN  
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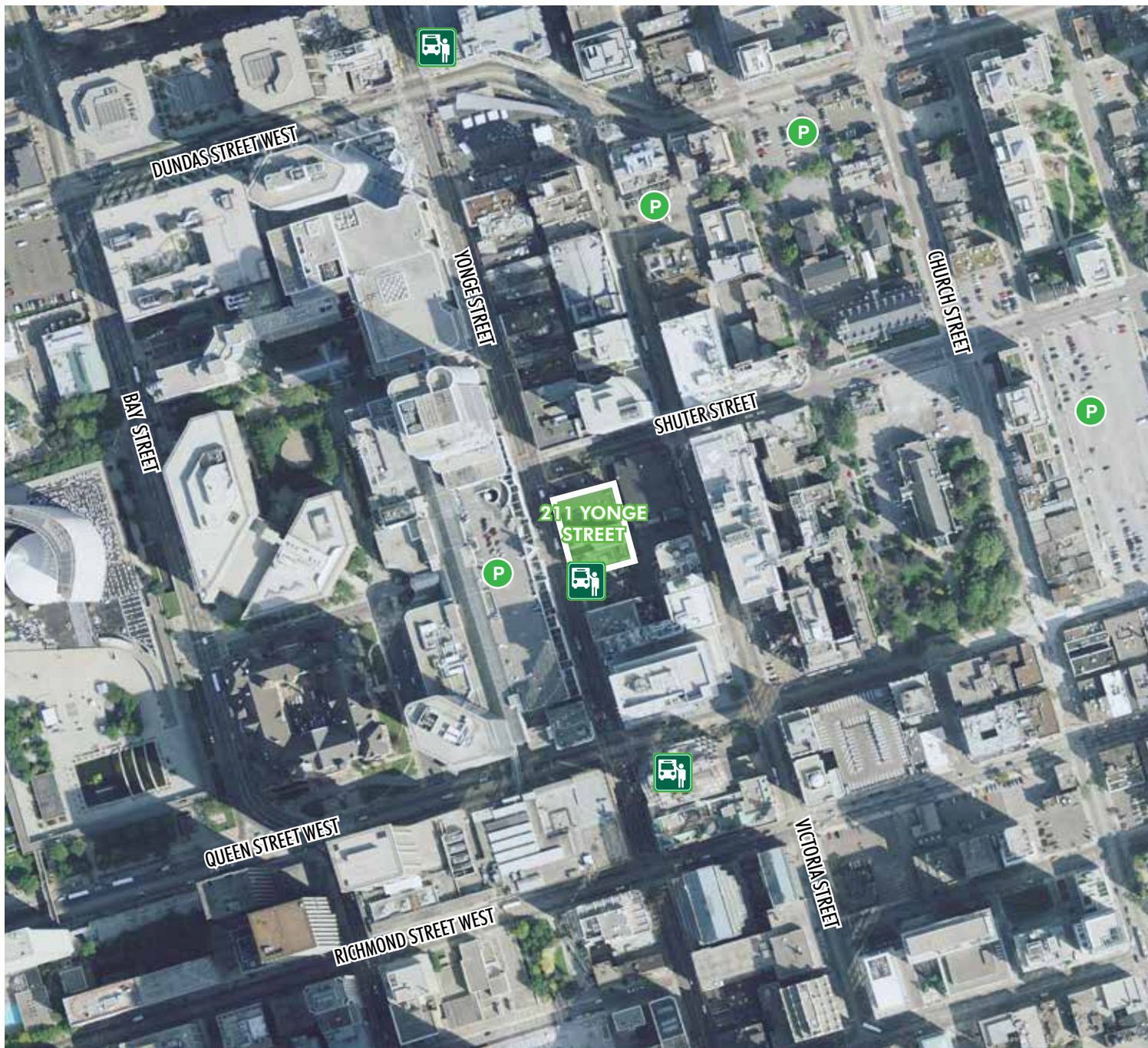
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**CBRE**

# AERIAL PHOTO



# AMENITIES



# BUILDING SUMMARY

## ABOUT 211 YONGE STREET

211 Yonge Street is located south of Shuter Street on Yonge Street in the heart of Downtown Toronto. The building is currently undertaking a complete renovation and retrofit that includes creative-style office suites and prime high end retail. The renovation will include new common corridors, office lobby, upgraded washrooms and HVAC/heating systems. With exposed interior red brick walls, this character brick and beam building is one of a kind. Located in a mix of residential and office towers, tenants and their employees will find 211 Yonge Street to be quite accommodating.

### FLOOR/AREA

Suite 301:	7,060 sq. ft.	Immediate
Suite 400:	10,000 sq. ft.	Immediate
Suite 500:	6,129 sq. ft.	Immediate
Suite 502:	1,335 sq. ft.	November 1, 2014
Suite 600:	10,000 sq. ft.	Immediate

### SEMI GROSS RENT

\$34.00 + hydro and in-suite janitorial

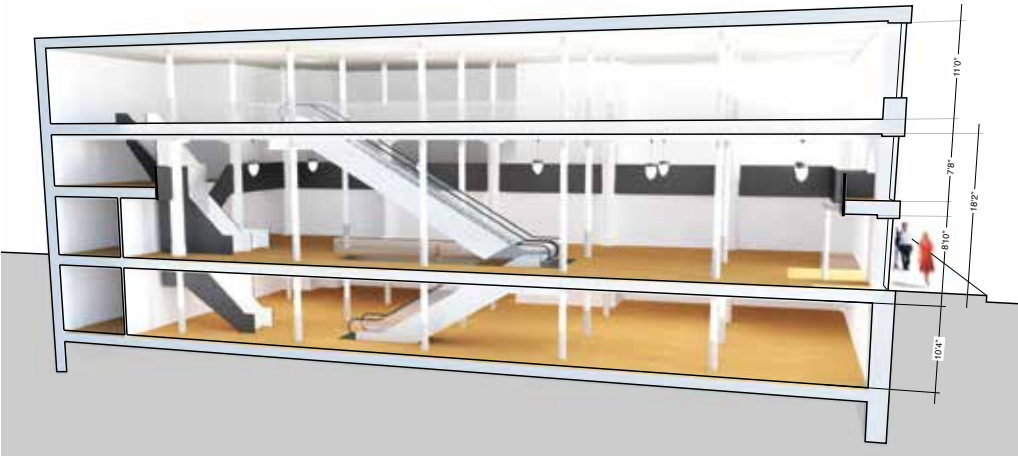
### COMMISSION

\$5.00 per sq. ft. on a 5-year term  
\$8.00 per sq. ft. on a 10-year term

### FEATURES

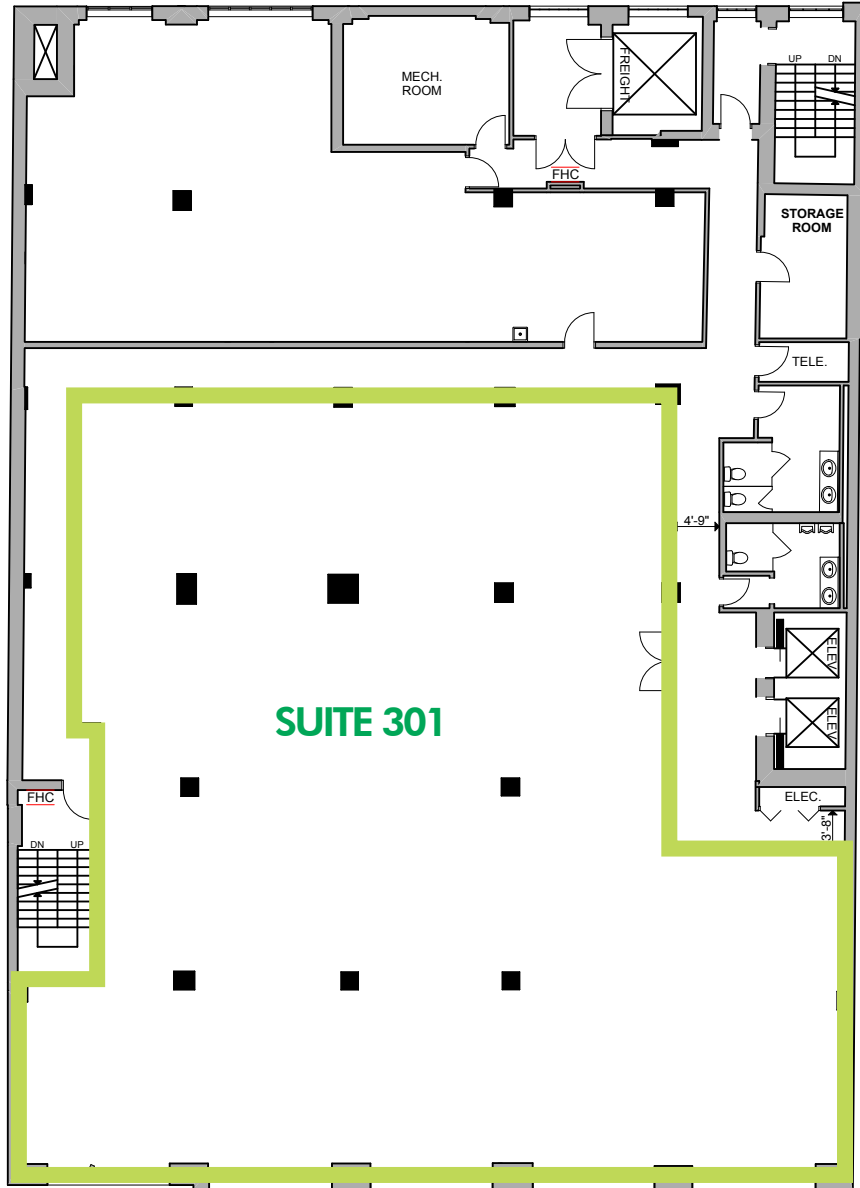
- Base building condition ready for fixturing
- Hardwood floors, 11-foot exposed ceilings and HVAC, beautiful exposed red brick
- Yonge Street presence with quick access to DVP, Bayview Extension and Gardiner Expressway
- Across from the Eaton Centre, the PATH, Queen Street and subway access
- Amenity-rich area and 2-minute walk to Dundas Square
- 24/7 security guard on site
- Bike storage exclusive for tenant use

# RENDERINGS - RETAIL



# FLOOR PLANS

**SUITE 301 | 7,060 sq. ft.**  
Base buidng, ready for tenant fixturing



# FLOOR PLANS

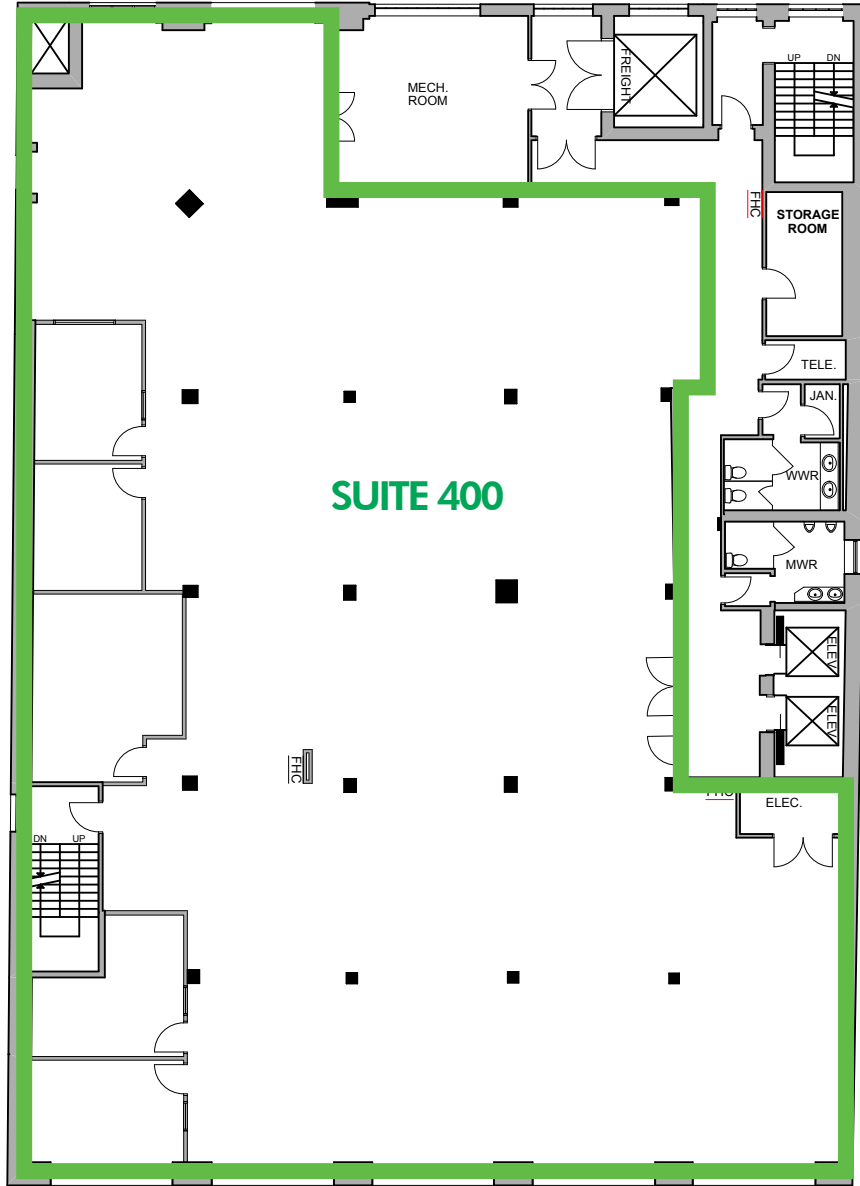
**SUITE 400 | 10,000 sq. ft.**

Base building

Full floor

Hardwood floors, exposed ceilings, elevator exposure

5 internal offices



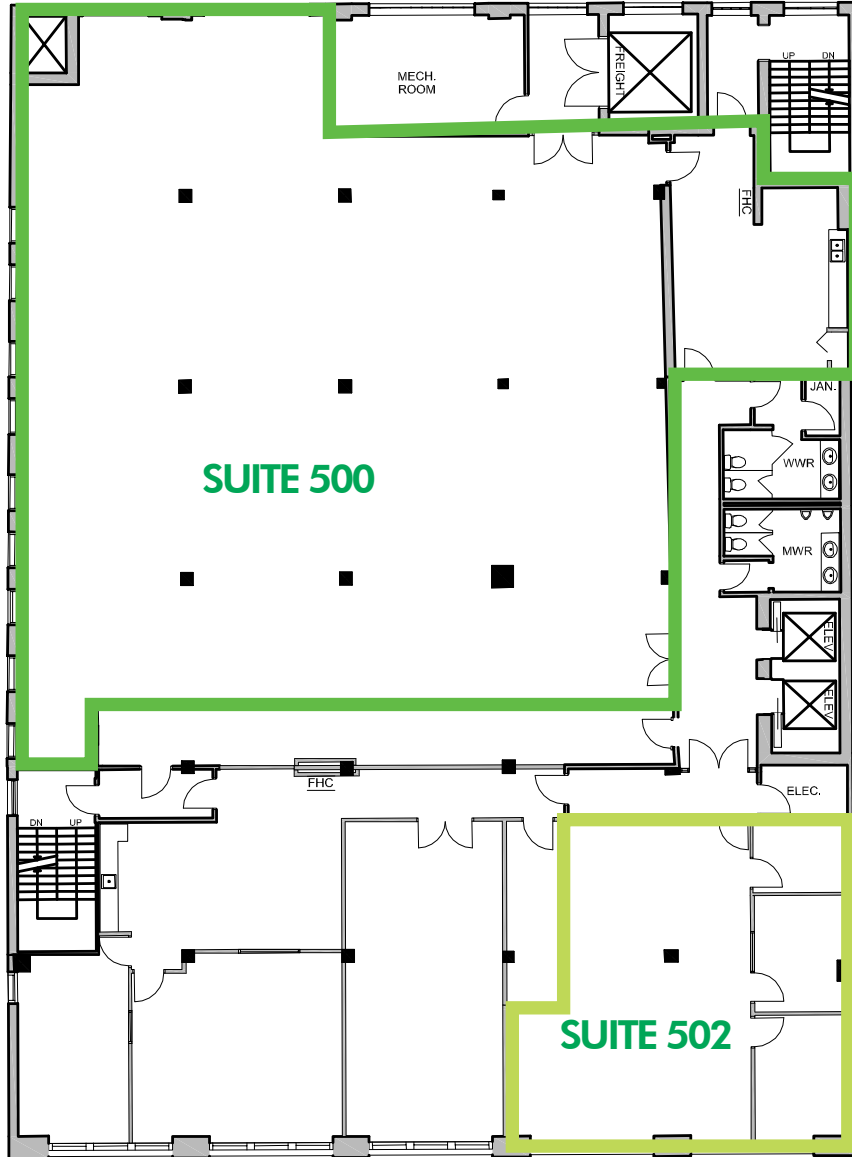
# FLOOR PLANS

**SUITE 500 | 6,129 sq. ft.**

Bright space, exposed ceilings, kitchenette, ready for tenant fixturing

**SUITE 502 | 1,335 sq. ft.**

Open space, 2 offices, storage room





# FLOOR PLANS

## SUITE 600 | 10,000 sq. ft.

Full floor, bright top floor with skylights, 11 foot ceilings which can be exposed to hardwood and 12 feet in height

Improved space, kitchen, boardroom, 5 offices on glass, open space, server room and reception

