



For Lease: Office

6979 Yonge Street

Second Floor Space Available at Yonge and Steeles

Lennard:

201-60 Columbia Way
905.752.2220

lennard.com

6979 Yonge Street

Unique opportunity to lease second floor office space at one of the busiest intersections in Toronto - Yonge & Steeles.



Suite

208

Available Space

1,148 SF



Asking Monthly Rent

\$3,350 Gross



Availability

**30 - 60 Days
from Lease Execution**

Property Highlights

- Located at one of the busiest intersections in Toronto - Yonge & Steeles
- Suite in process of being renovated with new flooring and drop ceiling
- Bathroom and kitchenette located within suite
- Building façade recently redone
- Building signage opportunity facing Yonge Street
- All brand new retail tenants at grade
- Directly across from Centrepoint Mall
- Bus stop located right in front

Lennard:

Sasha Ischenko*
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*Sales Representative

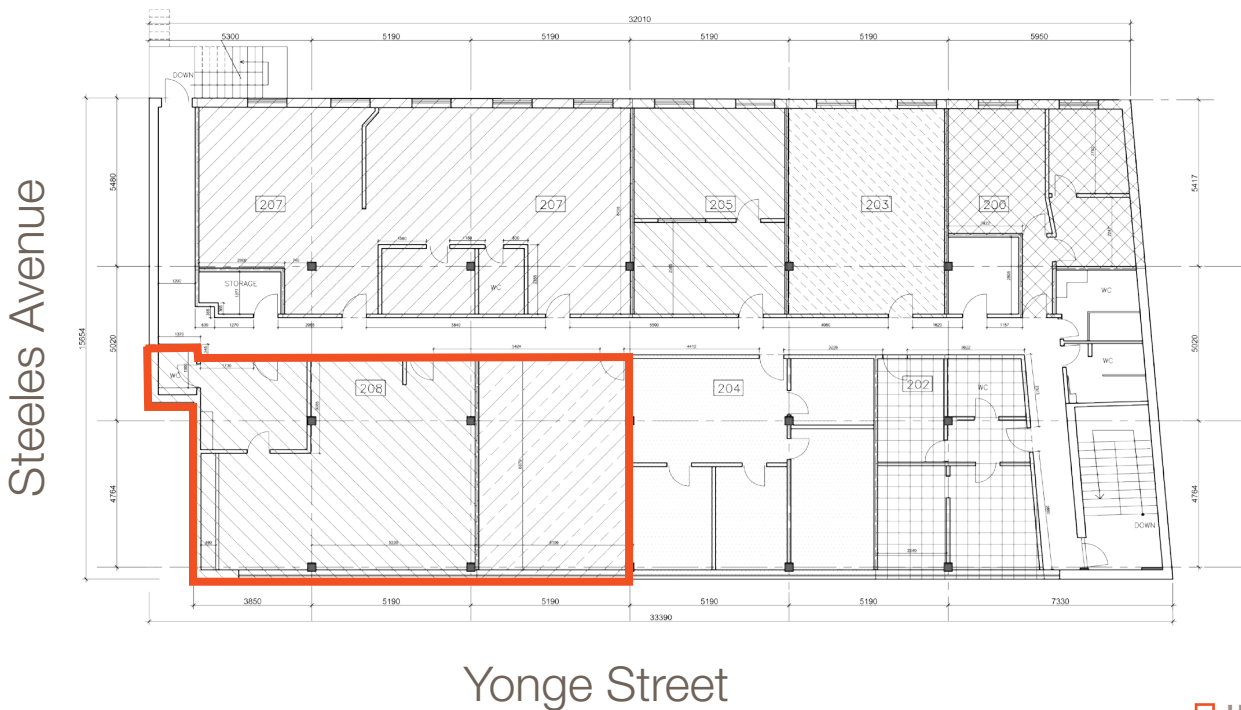
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New Façade



Floor Plan



□ Unit 208

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Permitted Uses - Commercial Residential Zone (CR)

Use - CR Zone

- Ambulance Depot
- Art Gallery
- Artist Studio
- Automated Banking Machine
- Community Centre
- Courts of Law
- Education Use
- Financial Institution
- Fire Hall
- Library
- Massage Therapy
- Medical Office
- Museum
- Office
- Park
- Passenger Terminal
- Performing Arts Studio
- Personal Service Shop
- Pet Services
- Police Station
- Post-Secondary School
- Production Studio
- Religious Education Use
- Retail Store
- Software Development and Processing
- Veterinary Hospital
- Wellness Centre

Use with Conditions - CR Zone

- Amusement Arcade
- Cabaret
- Club
- Cogeneration Energy
- Custom Workshop
- Day Nursery
- Drive Through Facility
- Eating Establishment
- Entertainment Place of Assembly
- Funeral Home
- Hotel
- Laboratory
- Nightclub
- Outdoor Patio
- Outdoor Sales or Display
- Place of Assembly
- Place of Worship
- Private School
- Public Parking
- Public School
- Public Utility
- Recreation Use
- Renewable Energy
- Retail Service
- Service Shop
- Sports Place of Assembly
- Take-out Eating Establishment
- Transportation Use
- Vehicle Dealership
- Vehicle Fuel Station
- Vehicle Service Shop
- Vehicle Washing Establishment

6979 Yonge Street

Area Retail Landscape



- 1.5 Million SF mixed use development
- 1231 Residential Units



Steeles Avenue



144 stores, including



Yonge Street

6979 Yonge Street



Finch Avenue



8 Peak hour Vehicle Volume
(2018)
42,005



8 Peak hour Pedestrian Volume:
(2018)
6,483

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