



MADISON
CENTRE

4950
YONGE
STREET


EUROPRO

Colliers

LANDMARK BUILDING ON THE NORTH YONGE CORRIDOR

Madison Centre at 4950 Yonge Street showcases 445,000 SF of elegant office and retail space.

This amenity-rich building provides a necessary balance between business and well-being. Amenities include a GoodLife Fitness facility, a dentist office, food options, car wash services and much more.

Strategically located in the North Yonge Corridor, Madison Centre is just minutes away from Highway 401 and is easily accessible by public transit, with direct underground access to the Yonge-Sheppard TTC station.



MODERN CONVENIENCE

Madison Centre has been a staple in the North Yonge Corridor skyline since 1986 and has continued to evolve to meet the needs of today's tenants. The modernized lobby, corridors, washrooms, and elevators deliver a smooth and efficient experience. This professional complex is the perfect location to make an impression on your employees and visitors.

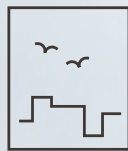


MODERN AND ELEGANT FINISHES
ARE FOUND IN THE MAIN LOBBY
AND COMMON AREAS, INCLUDING
ELEVATORS AND WASHROOMS .



SUITES THAT EXCEED EXPECTATIONS

Madison Centre offers space solutions that cater to businesses needing move-in ready offices, as well as those preferring custom-built premises.



LARGE WINDOWS PERMITTING
PLENTY OF NATURAL LIGHT



FITTED WITH
MODERN FINISHES



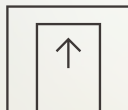
LED LIGHTING



FIBRE-OPTIC
INTERNET ACCESS



UNIT SECURITY



11' CEILING HEIGHT



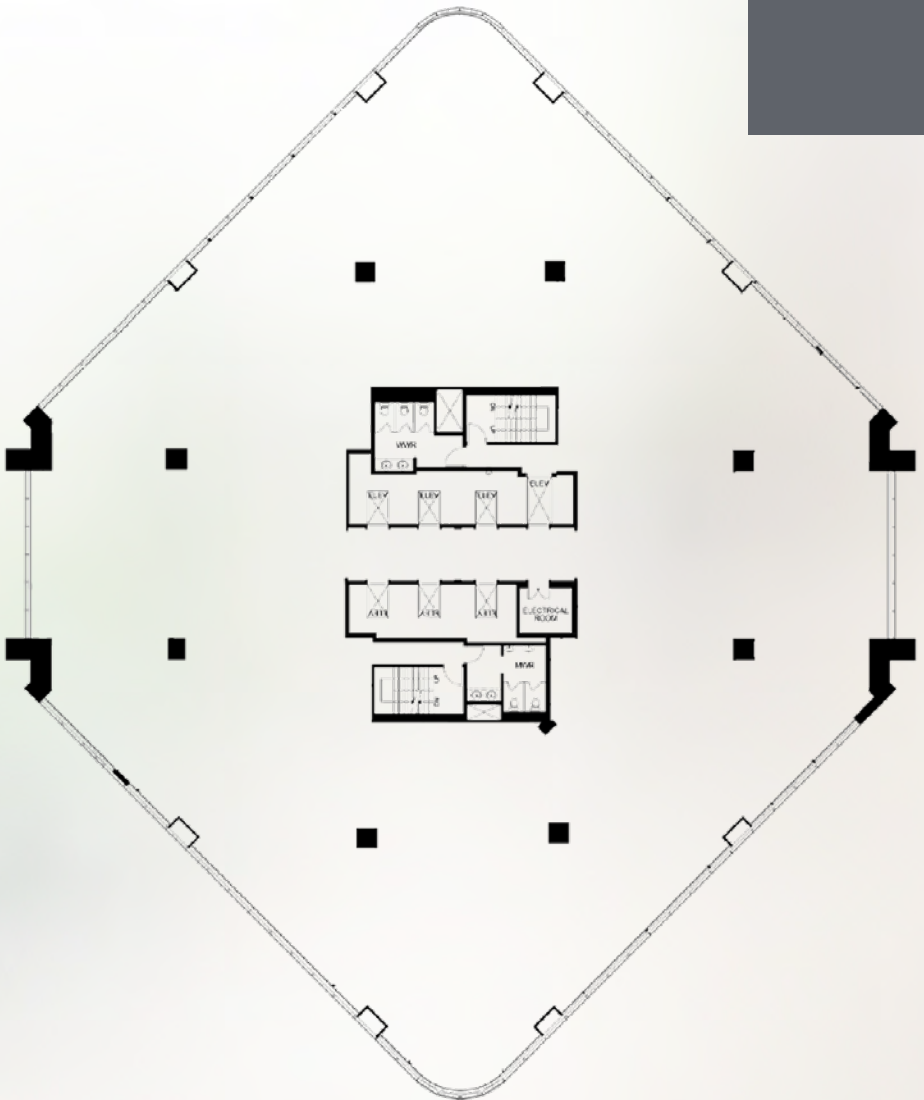
MOVE-IN READY

These suites are in move-in condition,
with Europro's standard finishes
showcased throughout.



CUSTOM BUILT

Custom suites built to specification.
In-house design and construction
services are available to help create
premium, bespoke workspaces.



TYPICAL FLOOR PLAN

APPROXIMATELY
17,000 SF





EQUIPPED FOR A BETTER EVERYDAY EXPERIENCE

Madison Centre is built to ensure the comfort and safety of the workforce within its walls.



UNDERGROUND
PARKING



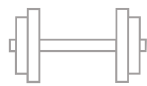
FOOD SERVICE



CONNECTED TO
PUBLIC TRANSIT



PYLON SIGNAGE
OPPORTUNITIES



FITNESS
CENTRE



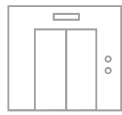
COMMON-AREA
WIFI



ON-SITE
SECURITY



MAJOR
COMMUNICATION
NETWORKS



MODERNIZED
ELEVATORS



LOADING
DOCK



ELECTRIC VEHICLE
CHARGING STATIONS




BIKE
STORAGE




TAKING LIVE-WORK-PLAY TO NEW HEIGHTS

Located near the Yonge and Sheppard intersection, Madison Centre is situated within walking distance to the area’s premier amenities ranging from local attractions to cultural spots, restaurants, shops and many other conveniences.


PARKING AND PUBLIC TRANSIT




DIRECT UNDERGROUND ACCESS TO THE
YONGE-SHEPPARD TTC SUBWAY STATION




1 : 1000 UNDERGROUND PARKING




MUNICIPAL PARKING LOT ATTACHED TO THE BUILDING




WALK SCORE OF 94



TRANSIT SCORE OF 88



ON-SITE GYM



MAJOR BANKS



FAVOURITE LOCAL SPOTS

Madison Centre is just steps from all the best amenities of The North Yonge Corridor, including locally-owned retail shops, coffee spots, banks, restaurants, pubs, art galleries, and performance art venues.



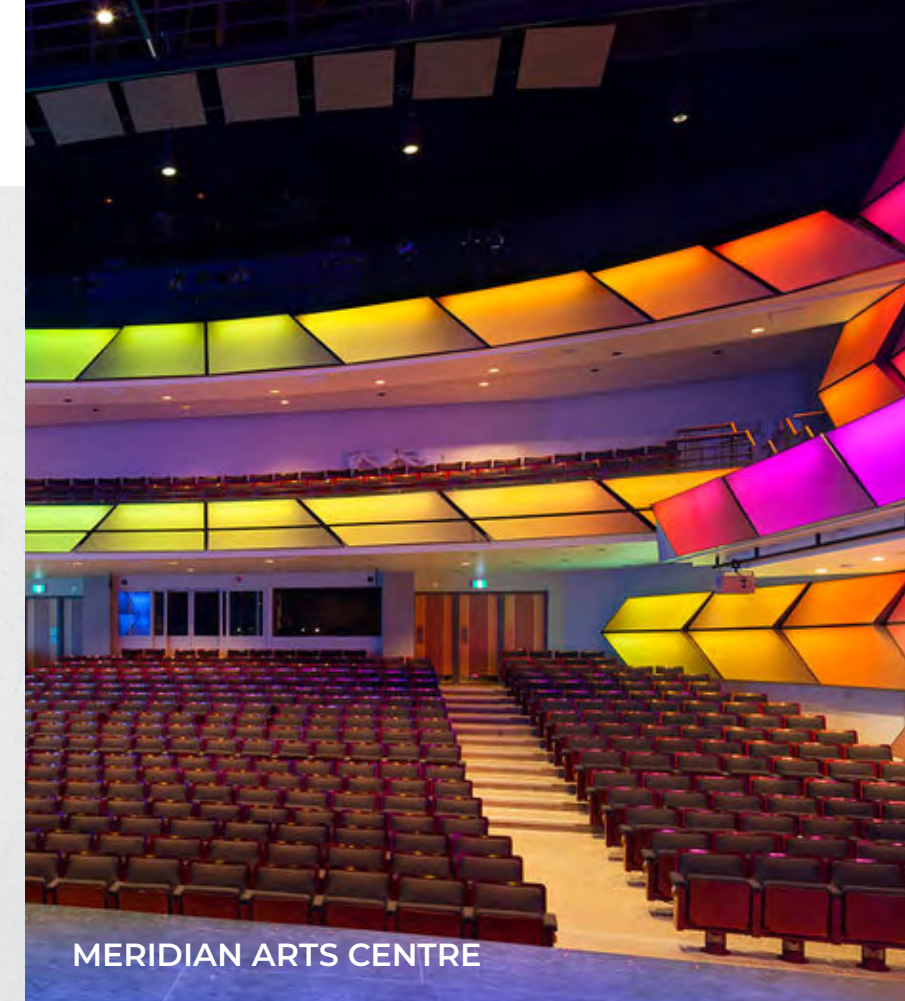
KOSAM RESTAURANT & BAR

Enjoy true authentic Korean cuisine, curated from the owners of a well-established South Korean restaurant that has operated for over 40 years.



THE KEG

Treat employees or clients to this prime Canadian-owned steakhouse restaurant with a variety of signature dishes and seasonal specialty menus.



MERIDIAN ARTS CENTRE



SHOPPER'S DRUG MART

Fill prescriptions or pop in to get last minute grocery, beauty or gifting items at this well-known Canadian retail pharmacy chain, conveniently opened daily until 10 p.m.



LONGO'S

Collect groceries on the way home at this family-operated Canadian chain of retail supermarkets, at just a five-minute walking distance.



GOODLIFE FITNESS

Squeeze in a lunch-time workout on premium workout equipment at the largest health club company in Canada.



MADISON CENTRE: BUILT FOR BUSINESS

BUILDING SPECS

FLOORS

24

BUILDING SIZE

445,000 SF

PARKING

400 stalls

SECURITY

Manned security and concierge throughout the weekday with 24/7 mobile security assistance available

WIFI

Fibre Internet lines makes public WiFi available in the lobby.

LIGHTING

LED lighting upgrades mimic bright, white daylight.

ELEVATORS

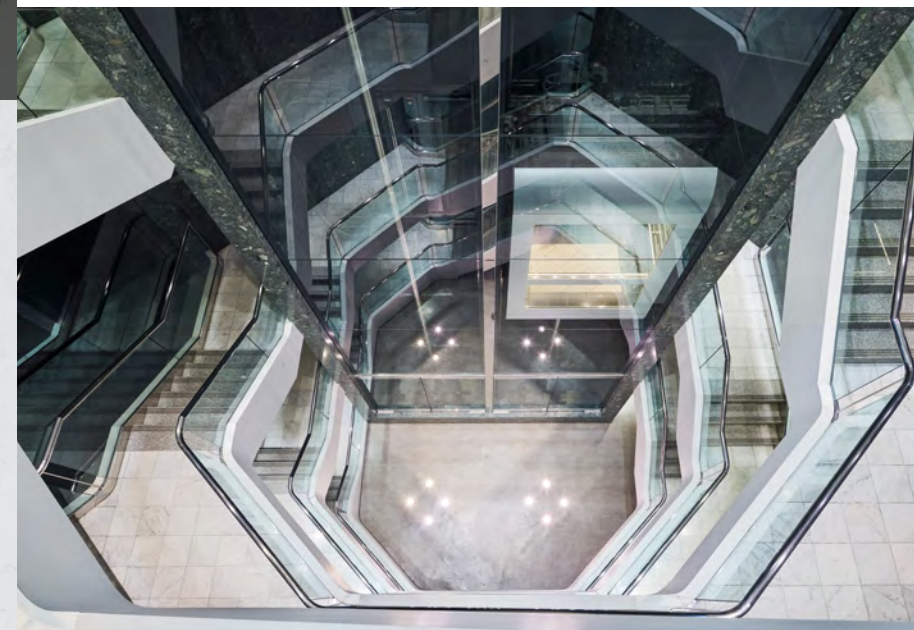
Modern elevators for an enhanced experience while moving through the building.

WINDOWS

Energy-efficient windows that also offer unmatched views of the area.

COMMUNICATION

Wired for all major communication networks.





ABOUT EUROPRO

Headquartered out of Toronto, with regional offices around Ontario, the company's success is based on a personalized approach to fostering tenant relationships and a focus on creative and responsive solutions to real estate. Europro's portfolio spans multiple categories and property types including best in class office towers and regional shopping centers. Using an innovative approach, Europro brings a unique blend of versatility and creativity to shape the communities where they operate.

4.7 M
SQUARE FEET

\$750M
ASSETS UNDER
MANAGEMENT

550
TENANTS

10
CITIES

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