



MADISON
CENTRE

4950
YONGE
STREET


EUROPRO



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 HWY 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.

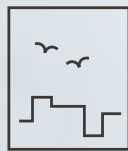


**MODERN AND ELEGANT FINISHES
ARE FOUND IN THE MAIN LOBBY
AND COMMON AREAS, INCLUDING
ELEVATORS AND WASHROOMS .**



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



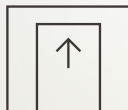
LED LIGHTING



FIBRE-OPTIC INTERNET ACCESS



UNIT SECURITY



11' CEILING HEIGHT



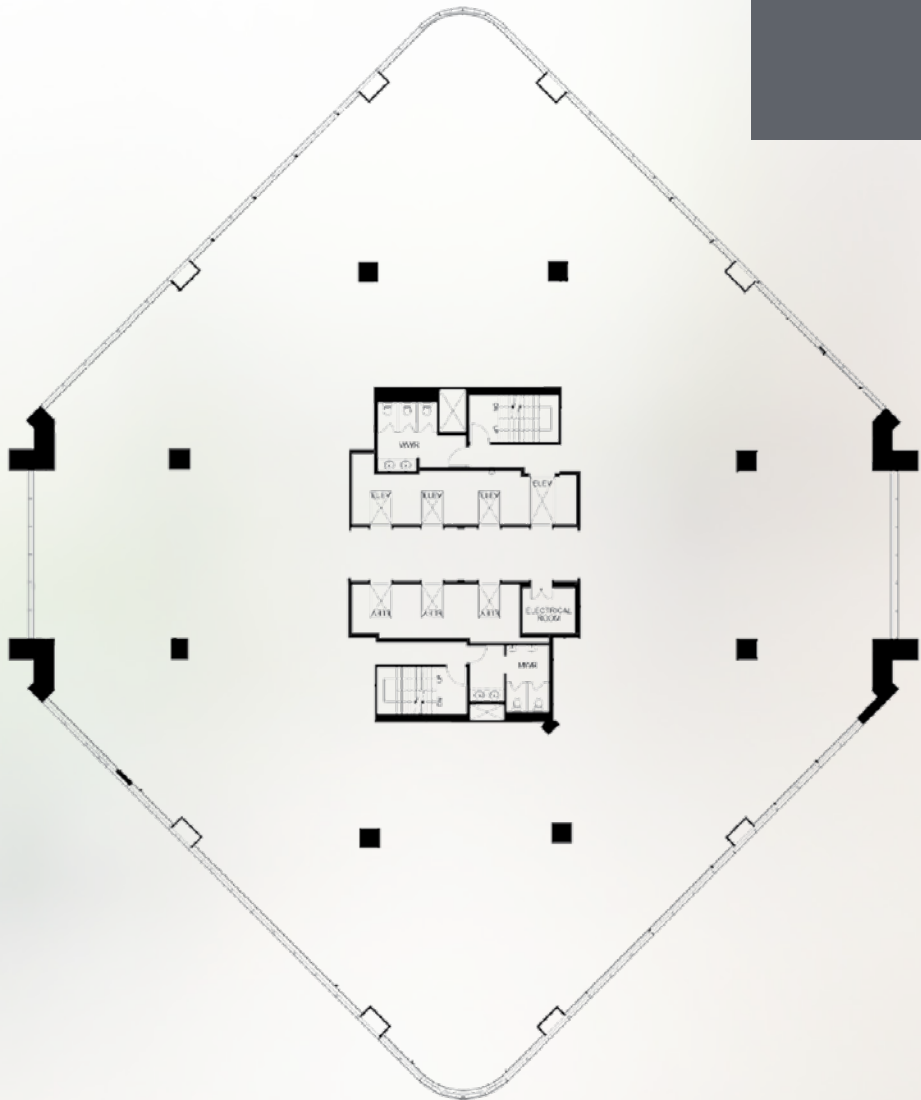
MOVE-IN READY

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



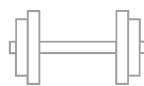
FOOD SERVICE



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

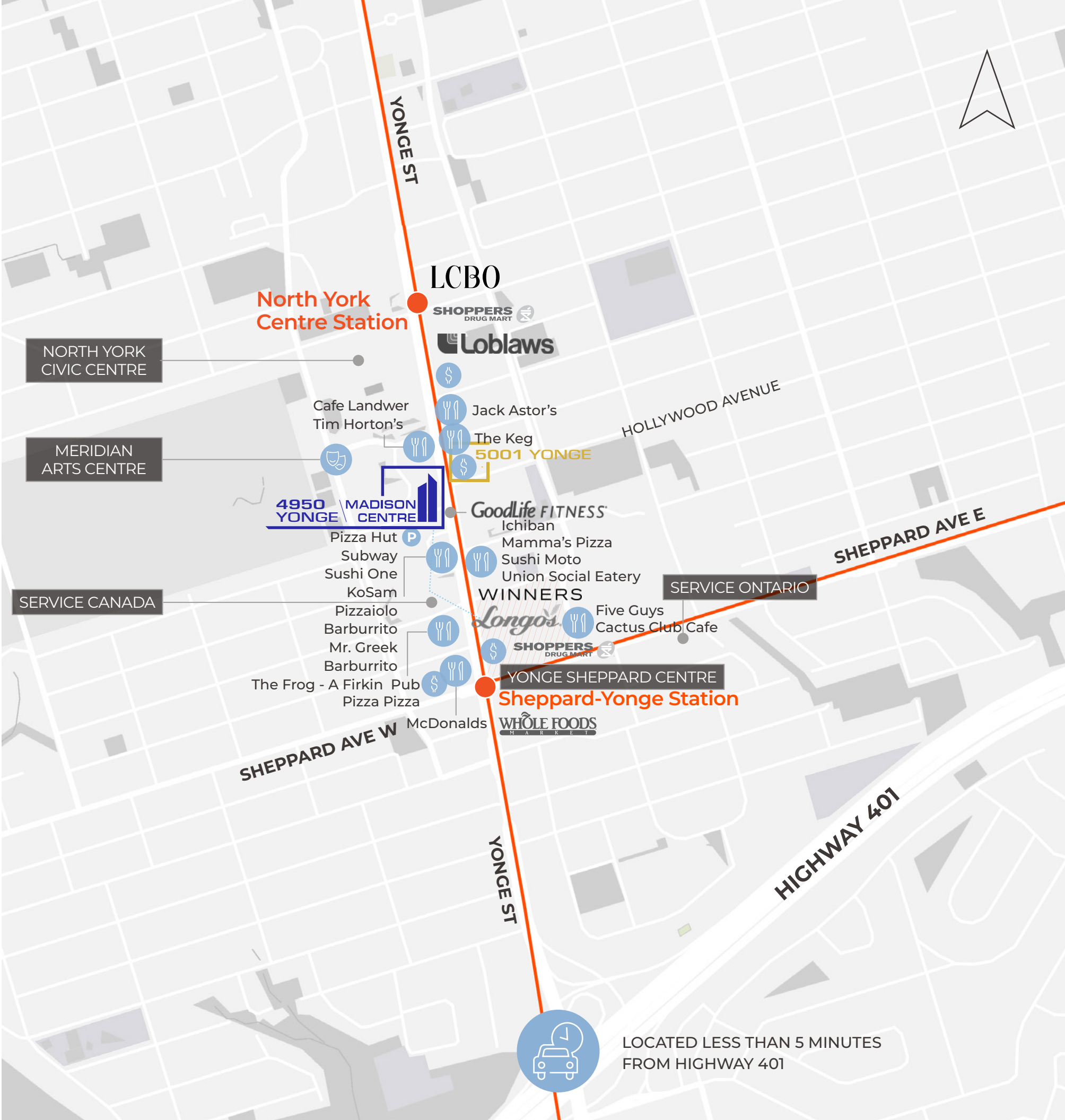
 MUNICIPAL PARKING LOT ATTACHED TO THE BUILDING


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.



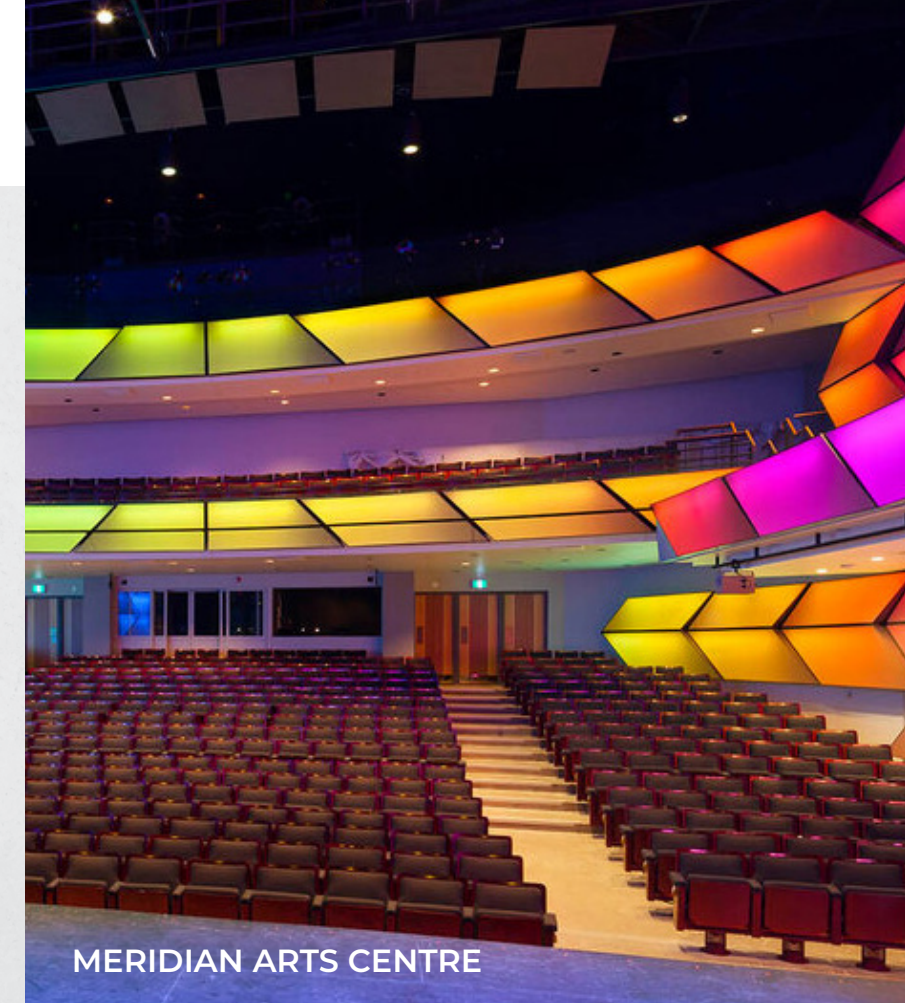
KOSAM RESTAURANT & BAR

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 5-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.

EUROPRO LEADERSHIP

The culture of enthusiasm and collaboration that defines Europro has created a **tenant-oriented** and community-driven company that lives and cares for its portfolio of properties.



JOSEF JAKUBOVIC

Co-Founder

Josef has the property industry in his blood. Stemming from a family with generational involvement in the industry and driven by passion and a desire to create, Josef is devoted to his family, his business, and his community. Combining his international experience and 17 years in the industry, Josef ensures that Europro has the personal touch of a family-run company. His influence drives the transparent, detailed-oriented business approach on which the company thrives.



MOSHE FAUST

Co-Founder

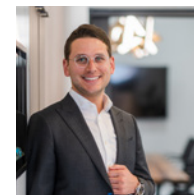
The devotion Moshe shows to his business is representative of how driven and energized he is in all facets of his life. A proud father and a self-educated man, Moshe has in-depth knowledge and experience in property management, leasing, legal, investment, and acquisition practices. His influence on Europro has created an energetic and versatile company that has attracted a dynamic and close knit staff.



JESSE NATHANSON

Vice President, Asset Management & Investments

As part of the management team, Jesse comes with extensive experience in real estate investments and asset management. Since graduating from Yeshiva University in New York and obtaining his accounting designation, Jesse has worked for several large corporate real estate firms prior to joining Europro. Through his passion for real estate and his relationship-oriented style, he provides a guiding hand to Europro's growth strategy, helping enhance the already impressive portfolio of properties.



MARC WEISS

Property Manager

Marc serves as the Property Manager for the Toronto and Mississauga portfolios. Through a detail-oriented eye, Marc exudes enthusiasm for all operational matters and tenant needs. Marc thrives in collaborative environments and is attracted to working in a close-knit setting.



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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