

5001
YONGE
STREET



EUROPRO

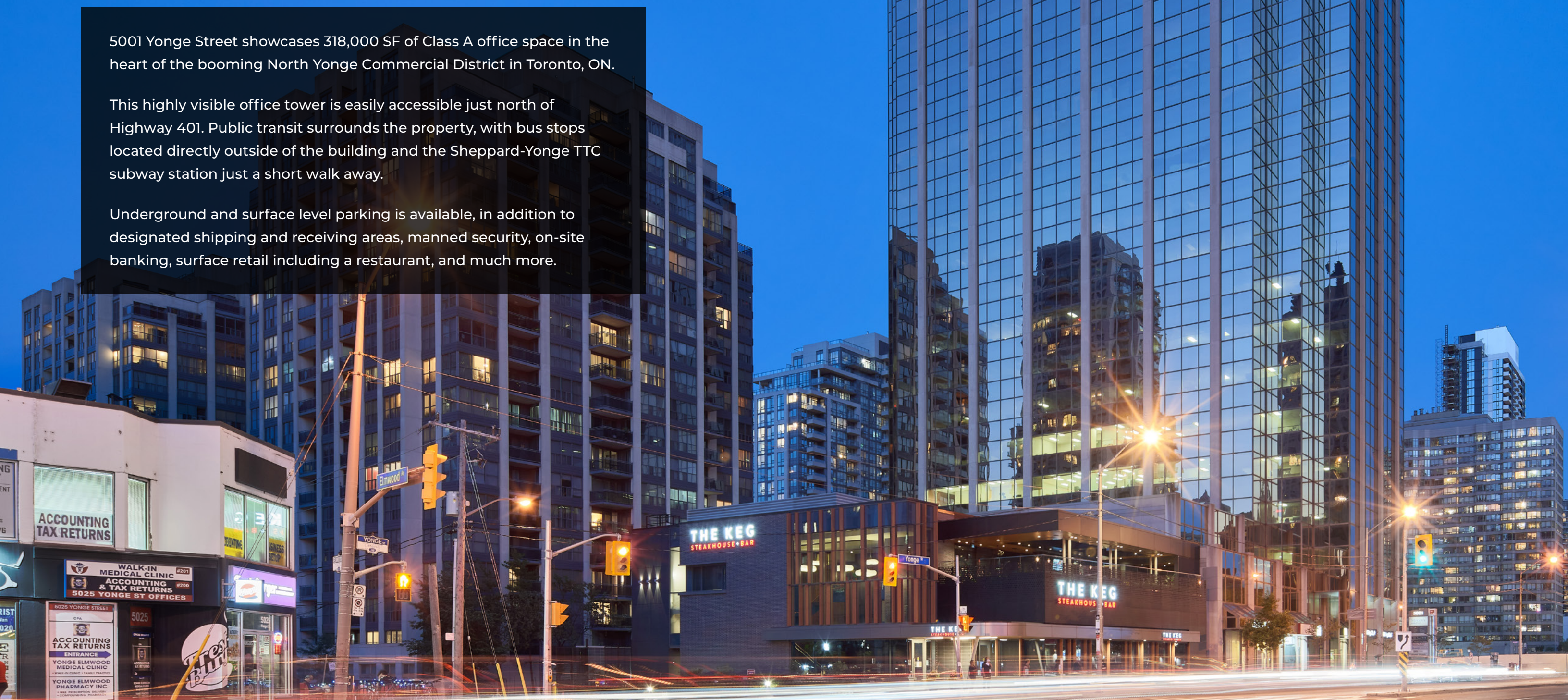
Colliers

A FIXTURE IN THE HEART OF NORTH TORONTO

5001 Yonge Street showcases 318,000 SF of Class A office space in the heart of the booming North Yonge Commercial District in Toronto, ON.

This highly visible office tower is easily accessible just north of Highway 401. Public transit surrounds the property, with bus stops located directly outside of the building and the Sheppard-Yonge TTC subway station just a short walk away.

Underground and surface level parking is available, in addition to designated shipping and receiving areas, manned security, on-site banking, surface retail including a restaurant, and much more.



BRIGHT AND WELCOMING

5001 Yonge Street showcases a stately grand lobby fitted with elegant marble finishes. Large windows line the building, welcoming an abundance of natural light and making for a bright, airy space.

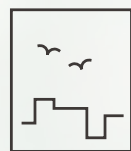


ELEGANT MARBLE FINISHES IN THE
MAIN LOBBY AND COMMON AREAS.



SUITES THAT EXCEED EXPECTATIONS

5001 Yonge Street 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



FIBRE-OPTIC
INTERNET ACCESS



UNIT SECURITY



8' 6"
CEILING HEIGHT



LED LIGHTING



MOVE-IN READY

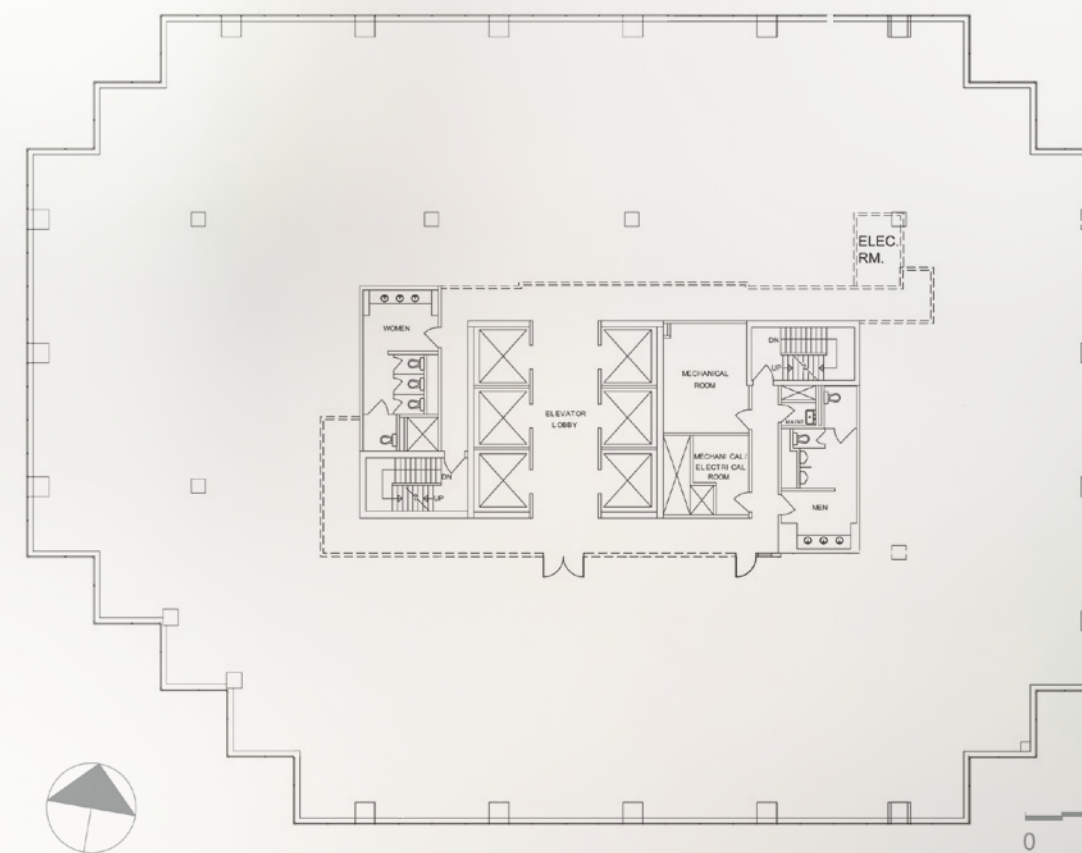
These suites are in move-in condition, with Europro's standard finishes showcased throughout.



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
16,000 SF



0 10 50 FT.



EQUIPPED FOR A BETTER EVERYDAY EXPERIENCE

5001 Yonge Street is equipped to ensure the comfort and safety of the workforce within its walls.



SURFACE &
UNDERGROUND
PARKING



GROUND FLOOR RETAIL
WITH RESTAURANT
IN LOBBY



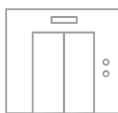
CLOSE TO
PUBLIC TRANSIT



PYLON SIGNAGE
OPPORTUNITIES



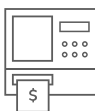
LOUNGE
AREA



SMART-DISPATCH
ELEVATORS



ON-SITE
SECURITY



BANKING SERVICES IN
BUILDING



DESIGNATED SHIPPING
& RECEIVING AREAS



TAKING LIVE-WORK-PLAY TO NEW HEIGHTS

Located just north of Yonge and Sheppard, 5001 Yonge 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

 STEPS FROM TWO YONGE STREET SUBWAY
LINE STOPS

 1 : 1000 UNDERGROUND PARKING

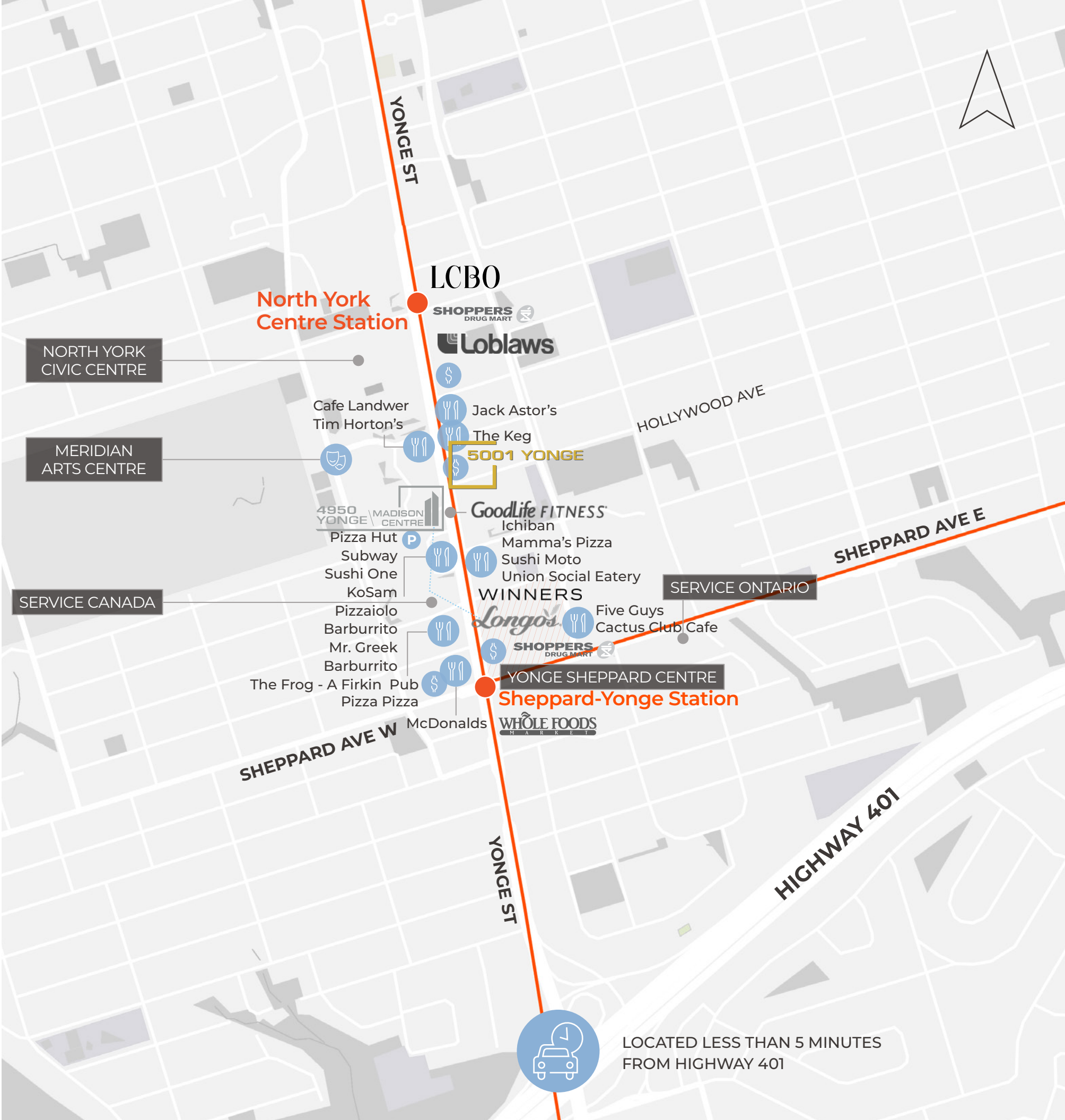
 MUNICIPAL PARKING LOT NEARBY


WALK SCORE OF 95


TRANSIT SCORE OF 89


MAJOR BANKS


WALK TO 24/7 GYM



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.



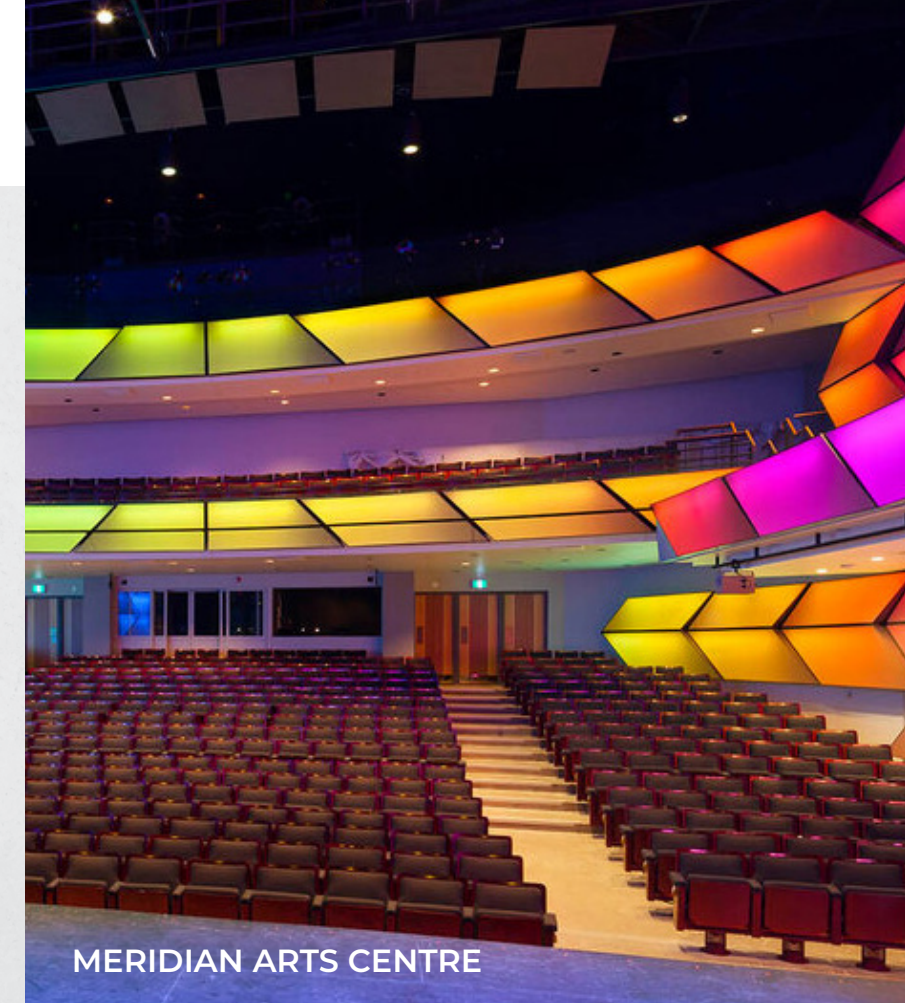
KOSAM RESTAURANT & BAR

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, just across the street from the property.



BUILDING SPECS

FLOORS

19

BUILDING SIZE

318,000 SF

PARKING

405 stalls

SECURITY

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

LIGHTING

LED lighting upgrades mimic bright, white daylight.

ELEVATORS

The building is equipped with modern smart-dispatch elevators designed to reduce wait time and provide environmental energy benefits.

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

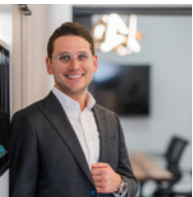
The devotion Moshe shows to his business is representative of how driven and energized he is in all facets of his life. A proud father and a self-educated man, Moshe has in-depth knowledge and experience in property management, leasing, legal, investment, and acquisition practices. His influence on Europro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