

5001  
YONGE  
STREET



EUROPRO





# 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.



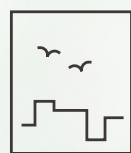
ELEGANT MARBLE FINISHES IN THE  
MAIN LOBBY AND COMMON AREAS.





# 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.

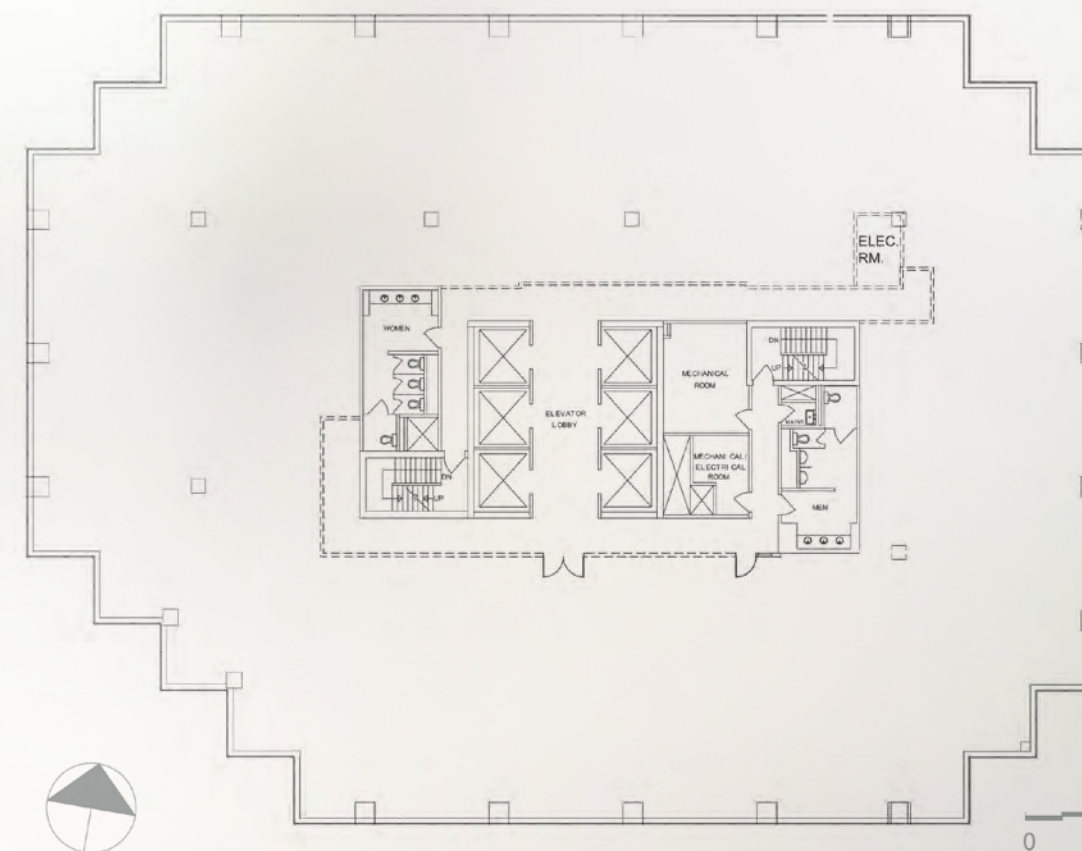


## CUSTOM BUILT

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



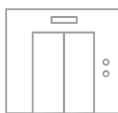
CLOSE TO  
PUBLIC TRANSIT



PYLON SIGNAGE  
OPPORTUNITIES



LOUNGE  
AREA



SMART-DISPATCH  
ELEVATORS



ON-SITE  
SECURITY



BANKING SERVICES IN  
BUILDING



DESIGNATED SHIPPING  
& RECEIVING AREAS

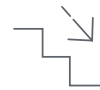




# TAKING LIVE-WORK-PLAY TO NEW HEIGHTS

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.



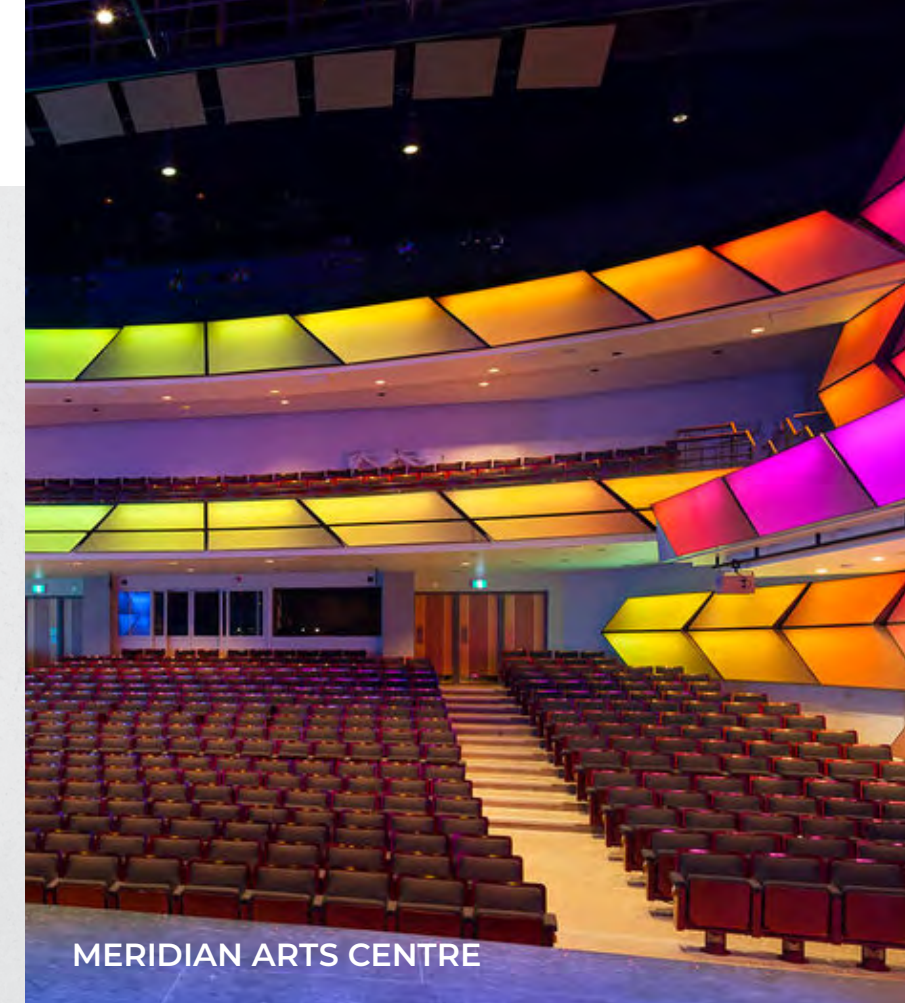
## KOSAM RESTAURANT & BAR

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 five-minute walking distance.



## GOODLIFE FITNESS

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







## 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.







## 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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