



Yonge CORPORATE CENTRE

Where nature inspires work.



Prestige. *Nature.* Connection.

Welcome to Yonge Corporate Centre at 4100-4120 Yonge Street, North York—a corporate ecosystem where Prestige, Nature, and Connection converge.

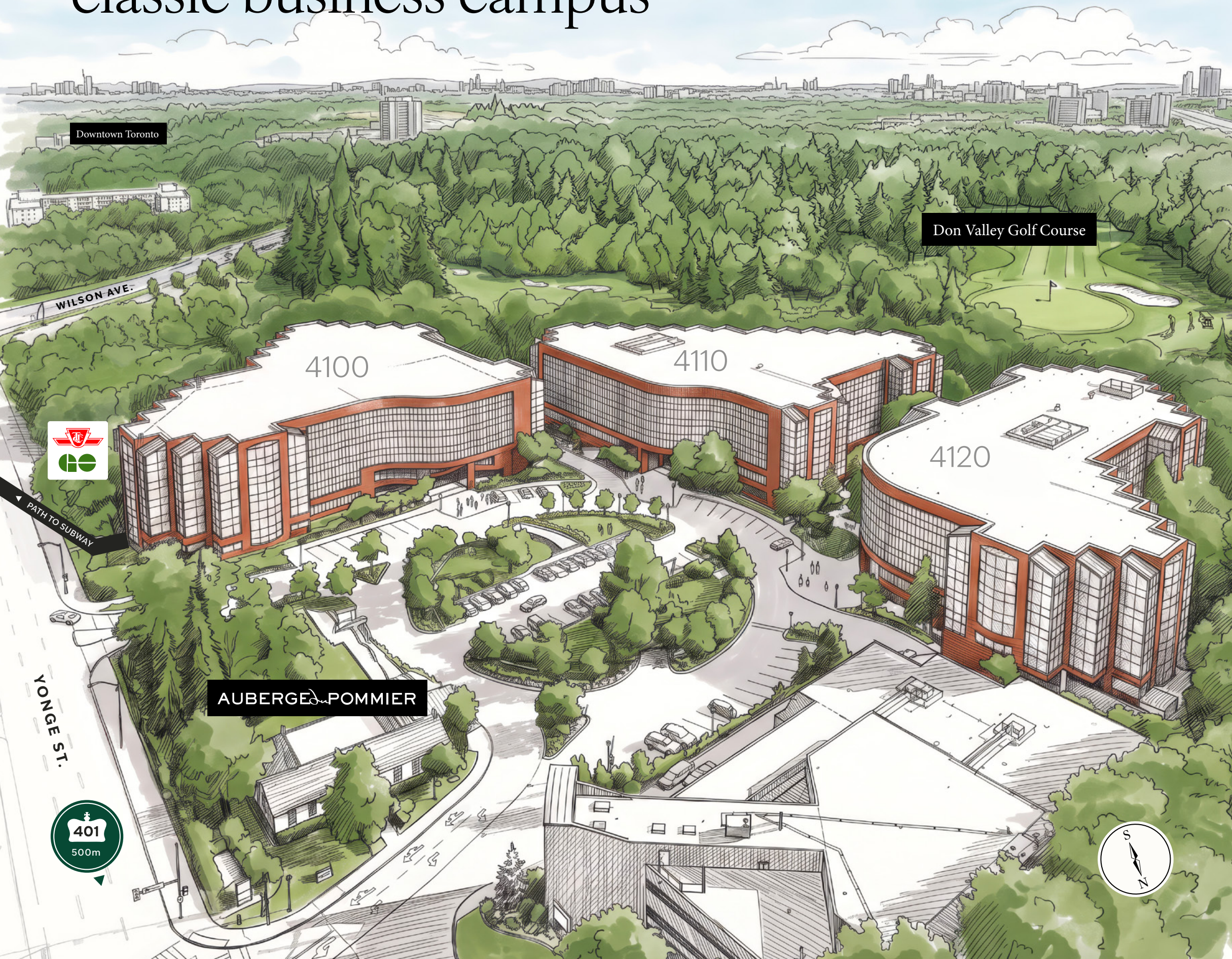
Set along Toronto's premier northern corridor, Yonge Corporate Centre fuses an institutional-grade office campus with a serene

natural setting and effortless regional access. YCC is built to inspire teams, foster employee well-being, and give legacy enterprises a place to thrive.

In the pages ahead, discover a flagship corporate campus where your business and your people can reach their highest potential.



Discover North York's classic business campus



Direct access to public transit
via underground pathway



World-class dining and
on-the-go food and beverage

AUBERGE POMMIER

⊗ MARKET PLACE *Tim Hortons*

Essential property amenities



Connected to
public transit



On-site food
options



Surface parking



Underground parking



EV charging stations



On-site security



Loading dock

Nature is everywhere

A closer connection to the outdoors,
inside and out.



Walking trails



Group tables



Individual seating



Office vistas



Wildlife viewing

The original wellness amenity—
one you won't find in any
downtown office.

With green space, trails and a beautiful ravine, YCC offers a natural pause in the workday, giving employees many unique spaces to recharge and return ready to perform.

Views of mature trees, seasonal foliage and greenery extend that connection into the workplace, so even while working, you feel removed from a typical urban setting.

YCC's nature-infused campus supports focus and performance, while giving businesses a place to grow, connect and move forward.



Where *tranquility*



fuels *trajectory*



This is more than a
change of scenery.

With effortless access to nature comes healthier daily routines for teams. A close connection to nature can foster higher-quality output and stronger retention, contributing to long-term business stability.

Providing a strong connection to nature for your team can fuel your upward trajectory.



Amenities for a seamless *every day*

Timeless architecture meets
modern utility.

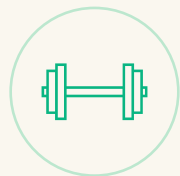
Enjoy a range of existing on-site amenities, with further enhancements
being introduced as part of the property's modernization.



Concourse



Lounge area



Fitness centre



Common boardrooms



End-of-trip facilities



Convenience store



Wi-Fi enabled
common areas



Car wash station



Yonge Corporate Centre



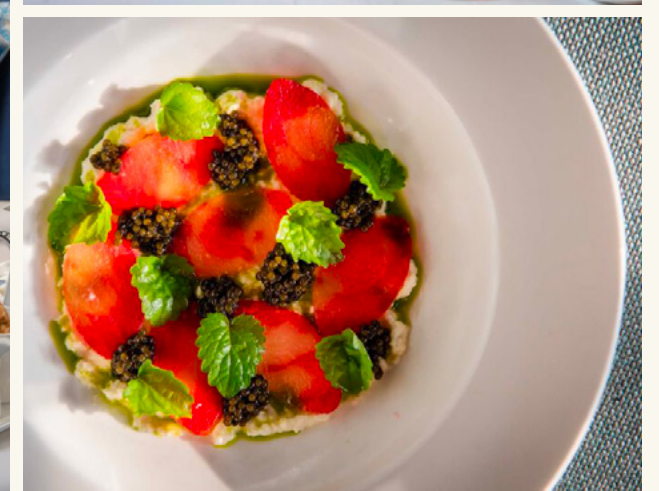
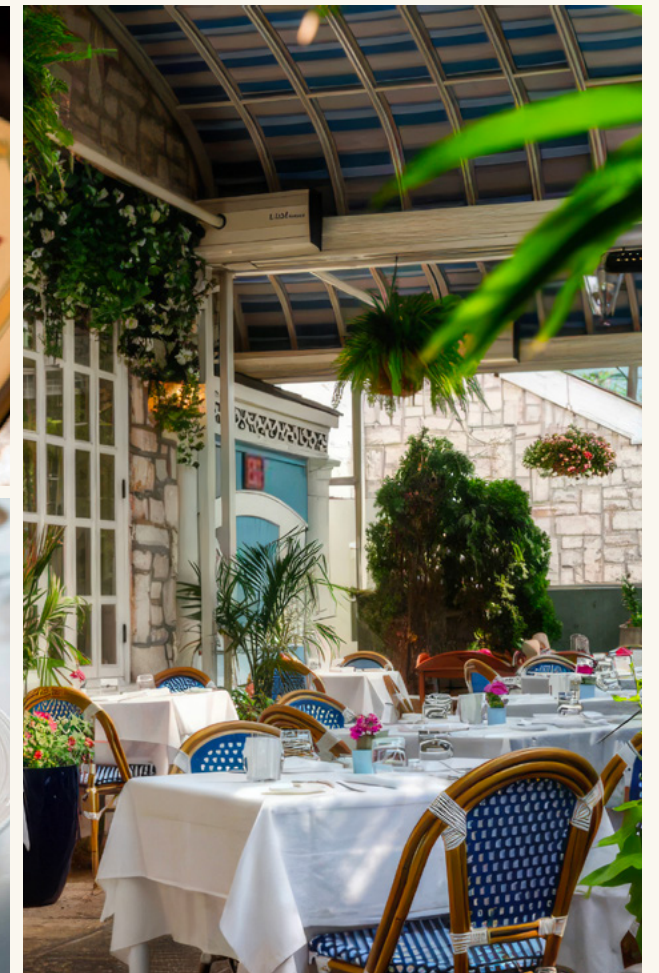
AUBERGE *du* POMMIER

World-class dining

An acclaimed Toronto culinary destination,
right at your door.

Auberge du Pommier brings renowned French cuisine and timeless character to the Yonge Corporate Centre property.

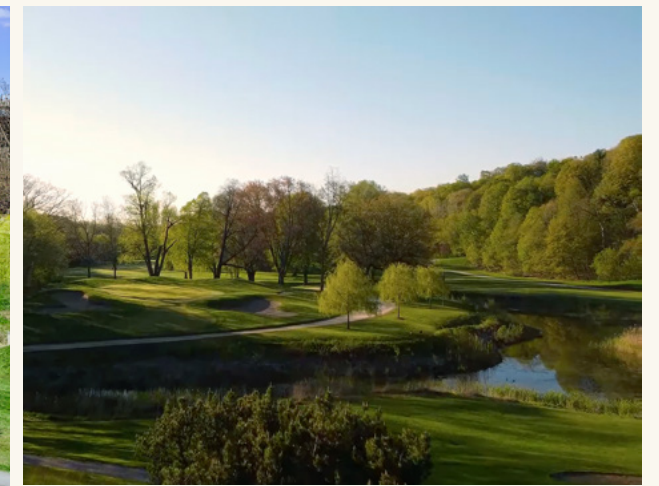
Whether you are hosting an executive lunch, celebrating a company milestone, or closing a pivotal deal, having an award-winning venue on campus elevates every interaction. Impress partners with world-class service and seasonal menus, all without the friction of traveling downtown.



Where work can feel like a *par three*

Don Valley Golf Course is closer than you'd expect.

Don Valley Golf Course is right next door and offers a scenic 18-hole course in the heart of the city. Treat your team or clients to a round of golf, conveniently located steps from the property. Who knows, your new favorite meeting room might be on the fairway.



Discover the area

On-site

- Auberge du Pommier
- Market Place
- Tim Hortons
- YCC Convenience

Food & Retail

- Swiss Chalet
- Thai Express
- Subway
- Chicken Quarter
- Miller Tavern

Recreation

- Don Valley Golf Course
- 24/7 Goodlife Fitness
- Pickleplex Club
- Valley Tennis
- Tournament Park Tennis Club

Family & Pet

- Petito Playground
- Little Prints Daycare
- Yonge & York Mills Dog Park

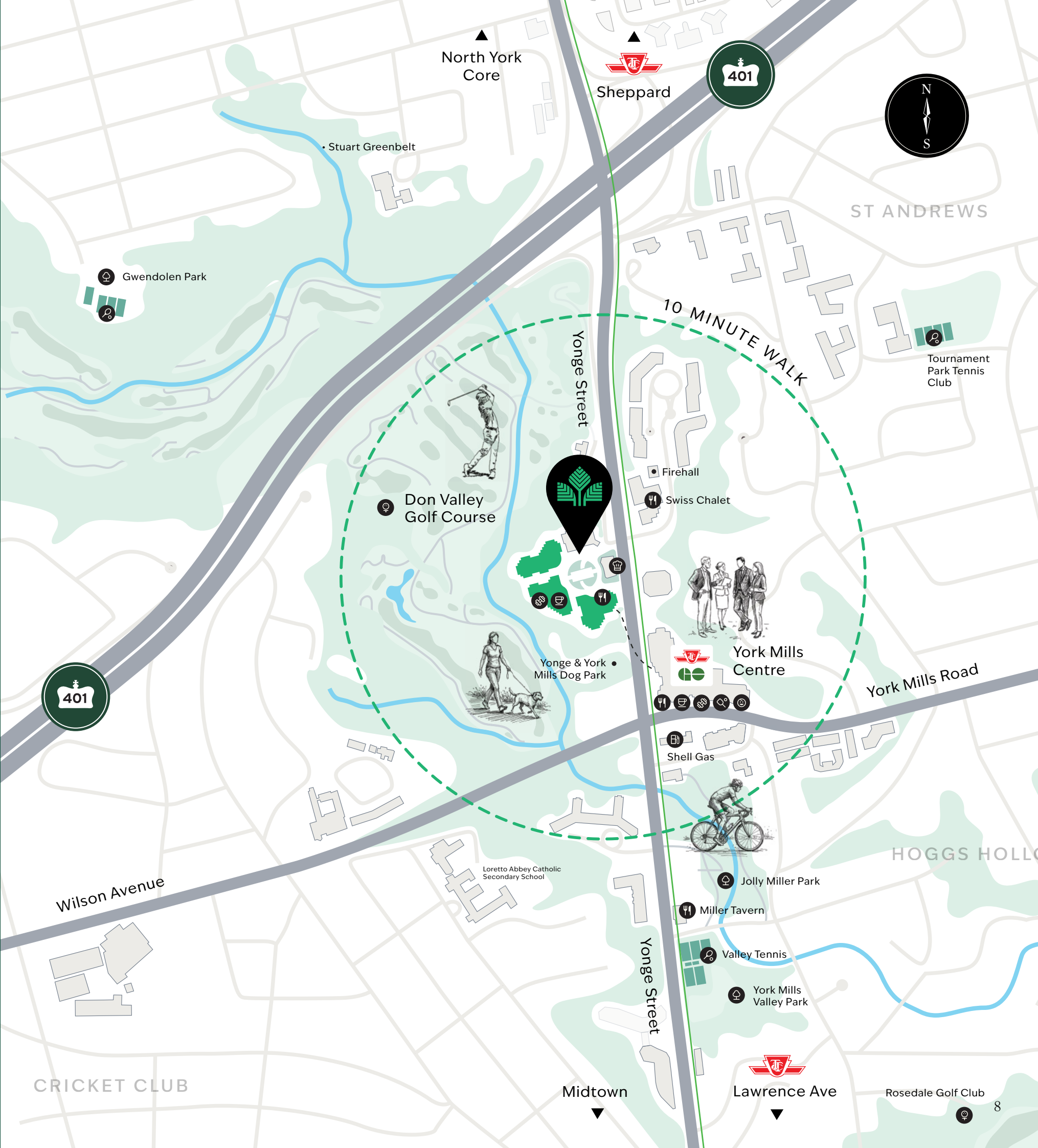
The most accessible business campus in North York

30 SECONDS To the Yonge Street 401 exit by car—perfect for flagship offices & supply HQs.

05 MINUTES To the North York core by car or subway—enjoy North York nightlife, endless food options, and much more.

20 MINUTES To Union Station by subway—take advantage of anything and everything that Downtown T.O. has to offer.

Area map





The Yonge Sheppard Centre is the go-to destination for everyday essentials in North York, with shopping, dining and personal services.



North York is a Foodie's dream, home to countless Asian eateries and renowned for authentic Korean and Japanese dishes. A food crawl is definitely on the table.

Visit NorthYorkGuide.com for great recommendations.

Minutes from everything North

York

has to offer



Meridian Arts Centre is host to the biggest names in live theatre, music, dance and comedy.

Mel Lastman Square livens up North York with year-round cultural activations, community events and heritage celebrations.

Visit MLSquare.ca to see what's happening and when.



Bayview Village offers upscale shopping, refined dining and a curated selection of boutiques and services.



Valley Tennis Club offers recreational and competitive tennis with five high quality courts just 1km south of YCC.

Brilliant spaces for high-performing *business*

Flexible office solutions that provide scale, quality
and functionality for today's business needs.

From model suites to expansive floor plates, Yonge Corporate Centre offers a range of
options to accommodate different businesses and ways of working.



Your space your way. Excellence built in.

Europro offers in-house solutions from design to construction to deliver premium quality, cost-effective, hassle-free suites—pre-built or custom.

EVERYTHING UNDER ONE ROOF:



In-house Design Team

Brings creative expertise and a deep understanding of our properties to every project. From initial concept to final details, we create tailored spaces that align with your brand, vision and business needs.



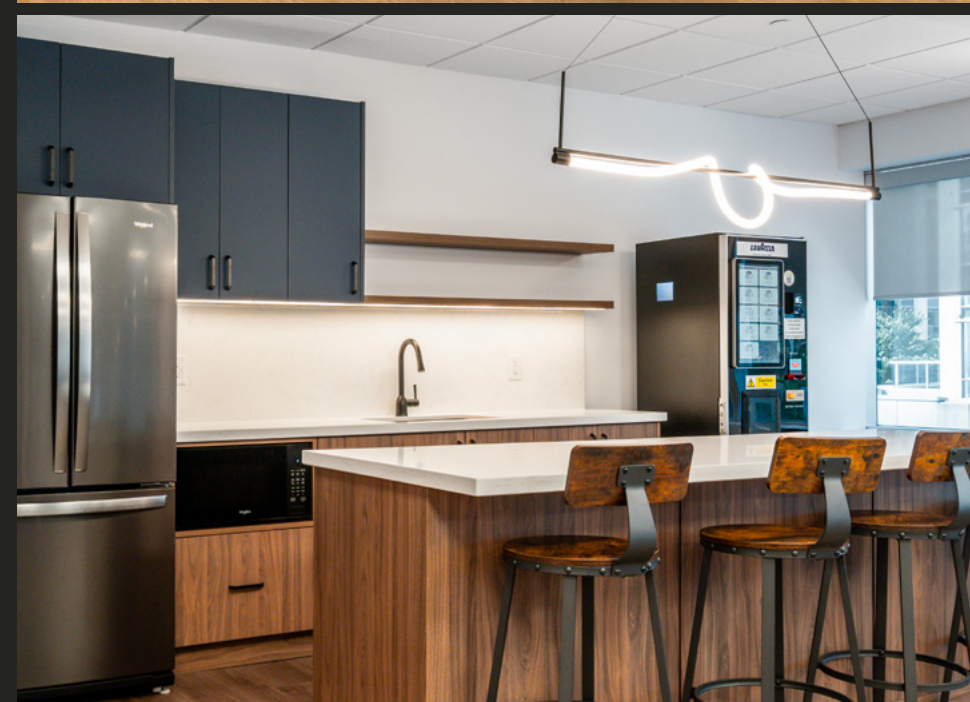
Hassle-free Project Management

We oversee every detail, coordinating timelines, trades and communication from start to finish. With one dedicated team managing the process, your project stays on track and within budget.



Premium Construction

Europro delivers high-quality workmanship with a focus on precision, durability and exceptional finishes. From renovations to full-scale buildouts, we bring each design to life to the highest standards.



Benefits of working with Europro

We know our buildings, we know our spaces— our services bring unmatched value and ease to every project.

Talk to our leasing team about whether pre-built or custom is right for you.



Property details

SUITE SIZES

Up to 40,000 SF floor plates, demisable to meet any size requirements

NUMBER OF FLOORS

Three six storey buildings

HVAC

Building Automation and Environmental Systems deliver a comfortable working atmosphere

PARKING

2:1000 SF parking space ratio

1,200 stalls of surface parking with drive-up options and 3 levels of secure underground parking available

YEAR BUILT

Construction completed in 1989

SECURITY

On-site security personnel and dedicated security desks in each building lobby, complemented by 24/7 mobile security assistance

WI-FI

Fiber Internet lines make public Wi-Fi available in the lobby, common areas and tenant boardroom

WINDOWS

Expansive windows offering beautiful views of the natural foliage





As owner and manager,
we are personally invested
in your success at YCC.

The everyday tenant experience



your team deserves.



A more personal approach to commercial real estate.

Europro takes a hands-on, boutique approach to tenant service, with an in-house team that is accessible, responsive and invested in the success of every tenant. We build lasting relationships and create workplaces that support businesses beyond the office.

That commitment is reflected in everything we do, from capital improvements, model suites and amenity enhancements to curated events, community programming and year-round tenant engagement.

**Every decision is made with one goal in mind:
delivering an exceptional tenant experience.**





Secure your space
surrounded by
nature.

Talk to our leasing team today to book a tour.

Step outside the ordinary office building and into a workspace designed for growth. Reach out to our leasing representatives below to book a guided tour of the campus, walk the grounds, and envision your team's future at Yonge Corporate Centre (4100-4120 Yonge Street, North York).



Chris Burans

+1 416 620 2866

chris.burans@colliers.com

Adam Dauphinee

+1 416 620 2872

adam.dauphinee@colliers.com

Noel Cardy

+1 416 620 2364

noel.cardy@colliers.com

Melissa Burke

+1 416 620 2849

melissa.burke@colliers.com



Jesse Nathanson

+1 416 636 3164

jesse@europro.ca



812 Lawrence Ave. W
Toronto, ON M6A 0B5

info@europro.ca
416 638 9666

europro.ca