



HEALTHCARE / MEDICAL SUITES FOR LEASE IN
A HIGHLY ACCESSIBLE CURATED MEDICAL ECOSYSTEM

MEDICAL ECOSYSTEM AT NORTH YORK CENTRE

5150 YONGE STREET

TORONTO, ONTARIO



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HEALTHCARE / MEDICAL SUITES FOR LEASE
IN A HIGHLY ACCESSIBLE MEDICAL ECOSYSTEM



Located in the heart of North York. Designed for healthcare. The newly created medical centre at North York Centre (NYC) is a fully integrated medical ecosystem located on the lower concourse level — where every neighbour is a potential referral partner, every patient can arrive by subway, and every detail is designed to scale your practice. Direct TTC access (North York Centre Station), a food court, retailers, and ample underground parking — all within the building. Strategically positioned close to North York General Hospital (Finch) and North York General Hospital (Leslie), Hennick Humber Hospital and Sunnybrook Health Sciences Centre, minutes from Sheppard-Yonge Station, home to thousands of office workers in the NYC towers above, and surrounded by over 330,000 residents within 5km.



HIGHLIGHTS

INTEGRATED HEALTH AND WELLNESS ECOSYSTEM

Join a health and wellness concourse - where every neighbor is a potential referral partner and collaboration happens by design. Expand your patient catchment area with subway access connecting your practice to every corner of the city and beyond.

WITHIN MINUTES OF TORONTO'S TOP HOSPITALS

Minutes from North York General Hospital (Finch) and North York General Hospital (Leslie), Hennick Humber Regional Hospital and Sunnybrook Health Science Centre - three of Toronto's leading academic and referral hospitals.

UNDERGROUND PARKING + EV CHARGING

Ample underground parking, electric vehicle stations, and bike racks — commuting covered, every way.

SEAMLESS SUBWAY ACCESS

Step directly into the TTC (North York Centre Station) from your office — no weather, no detours.

ADJACENT TO MEL LASTMAN SQUARE

Unprecedented opportunity to step out of the office and enjoy your lunch outside.

NORTH YORK CENTRAL LIBRARY ACCESS

Research, focus, and community — all within reach.

CONNECTED TO THE NOVOTEL HOTEL

Welcome clients and out-of-town guests and patients with a world-class hotel right at your door.

A Premier Medical
Professional
Destination In The
Heart Of North York

DEMOGRAPHICS



POPULATION

1 KM - 45,366
3 KM - 163,033
5 KM - 357,815



DAYTIME POPULATION

1 KM - 51,240
3 KM - 152,447
5 KM - 338,566



MEDIAN AGE

1 KM - 38.6
3 KM - 39.4
5 KM - 40.7



AVG. HOUSEHOLD INCOME

1 KM - \$86,272
3 KM - \$110,984
5 KM - \$137,769

Data source: CoStar Group



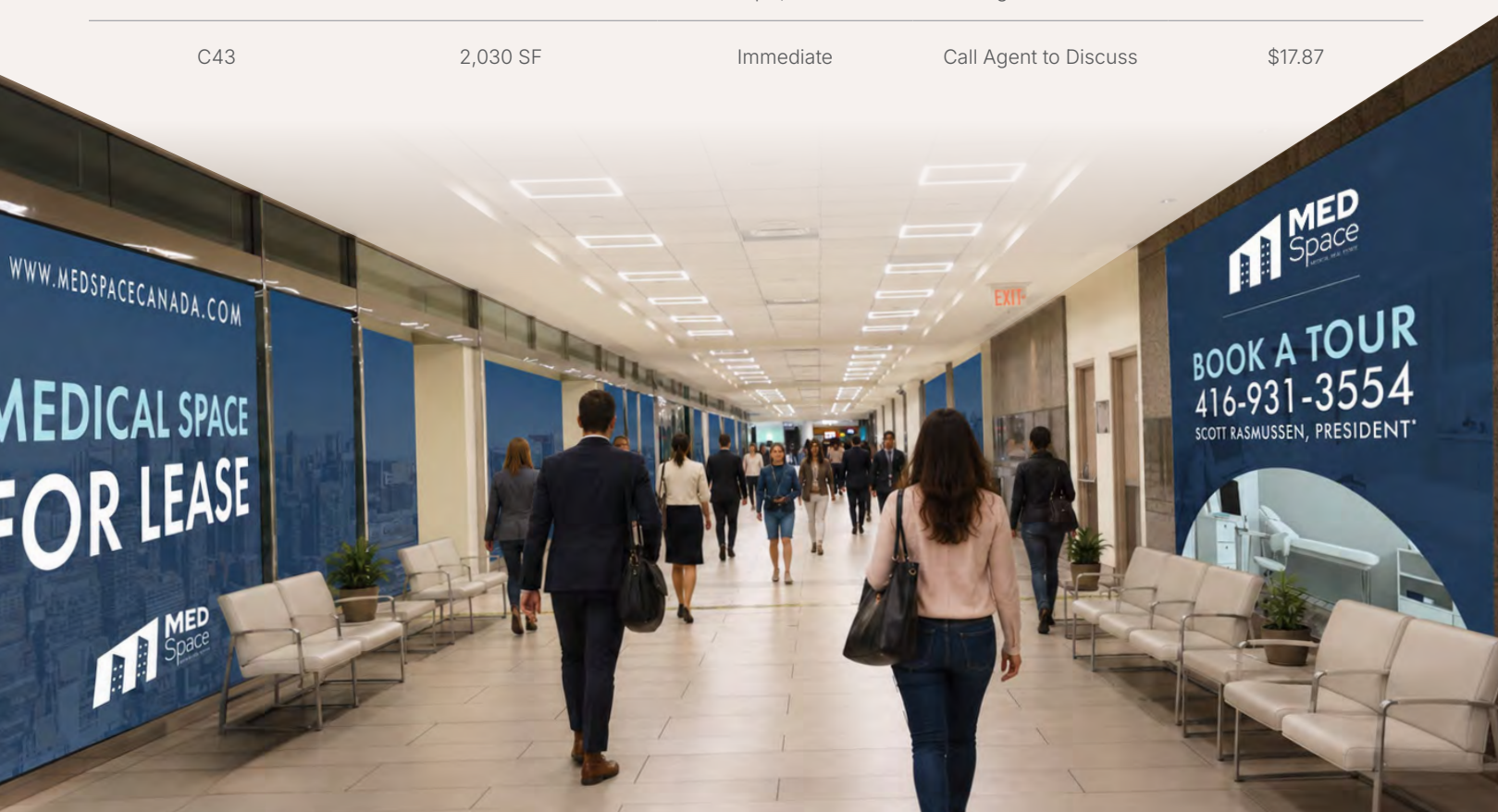
AVAILABLE SUITES

SUITES	SIZE	AVAILABILITY	NET RENT	ADDITIONAL RENT (EXCL. UTILITIES & IN-SUITE JANITORIAL)
C8	15,983 SF	Nov 1, 2026	Call Agent to Discuss	\$17.87
C12	479 SF	Immediate	Call Agent to Discuss	\$17.87
C12A	427 SF	Immediate	Call Agent to Discuss	\$17.87
C29	2,972 SF	Nov 1, 2026	Call Agent to Discuss	\$17.87
C30	2,019 SF	Nov 1, 2026	Call Agent to Discuss	\$17.87
C31	1,023 SF	Nov 1, 2026	Call Agent to Discuss	\$17.87
C32	968 SF	Nov 1, 2026	Call Agent to Discuss	\$17.87
C34	1,977 SF	Nov 1, 2026	Call Agent to Discuss	\$17.87
C36	480 SF	Immediate	Call Agent to Discuss	\$17.87
C37	576 SF	Nov 1, 2026	Call Agent to Discuss	\$17.87
C39	1,908 SF	Immediate	Call Agent to Discuss	\$17.87
C42	748 SF	Sep 1, 2026	Call Agent to Discuss	\$17.87
C43	2,030 SF	Immediate	Call Agent to Discuss	\$17.87

BUILDING INTERIOR GALLERY



Exceptional connectivity, accessibility, and convenience for employees and patients alike.



These renderings are for illustrative purposes only and may not accurately reflect final materials, colors, or design details.

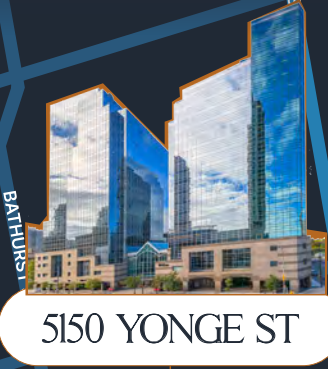
SITE PLAN

AVAILABLE SUITES



SUITES	SIZE
C8	15,983 SF
C12	479 SF
C12A	427 SF
C29	2,972 SF
C30	2,019 SF
C31	1,023 SF
C32	968 SF
C34	1,977 SF
C36	480 SF
C37	576 SF
C39	1,908 SF
C42	748 SF
C43	2,030 SF

RENOWNED MEDICAL INSTITUTIONS WITHIN REACH



LEGEND

- 1 North York General - Leslie site
- 2 North York General - Finch site
- 3 Sunnybrook
- 4 Hennick Humber Hospital





AREA OVERVIEW



PHARMACY ON-SITE



HIGHWAY
5 min driving



GO TRAIN
5 minutes by car to Finch
GO Bus Terminal



PARKING
Underground parking available

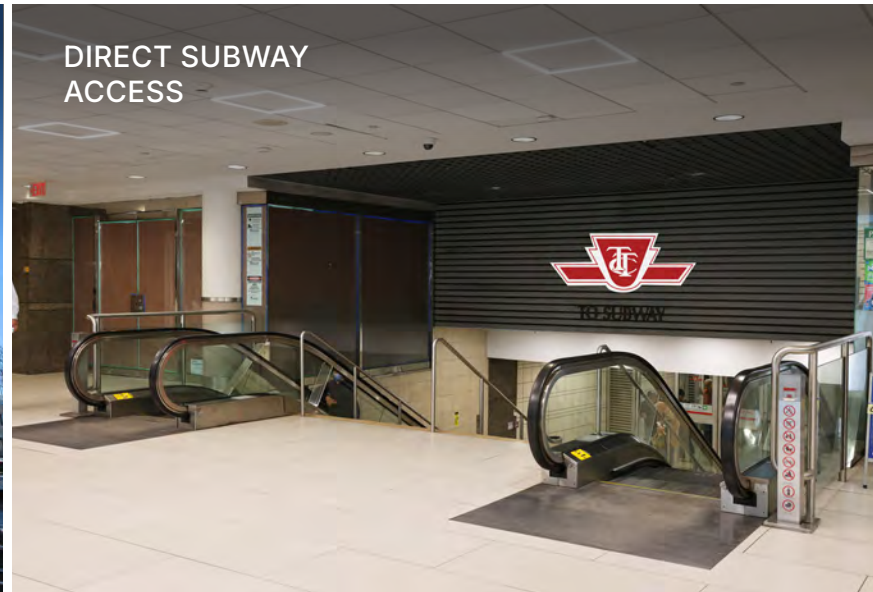


NYC AMENITIES

BMO, Booster Juice, California Thai
Enterprise Rent-A-Car, Fit4Less,
Novotel's Trio Restaurant & Bar
Rexall, Second Cup, Starbucks, Subway
TD ATM, The North York Central Library
Z-Teca Mexican Eatery



A HIGH-DENSITY, TRANSIT-RICH NEIGHBORHOOD

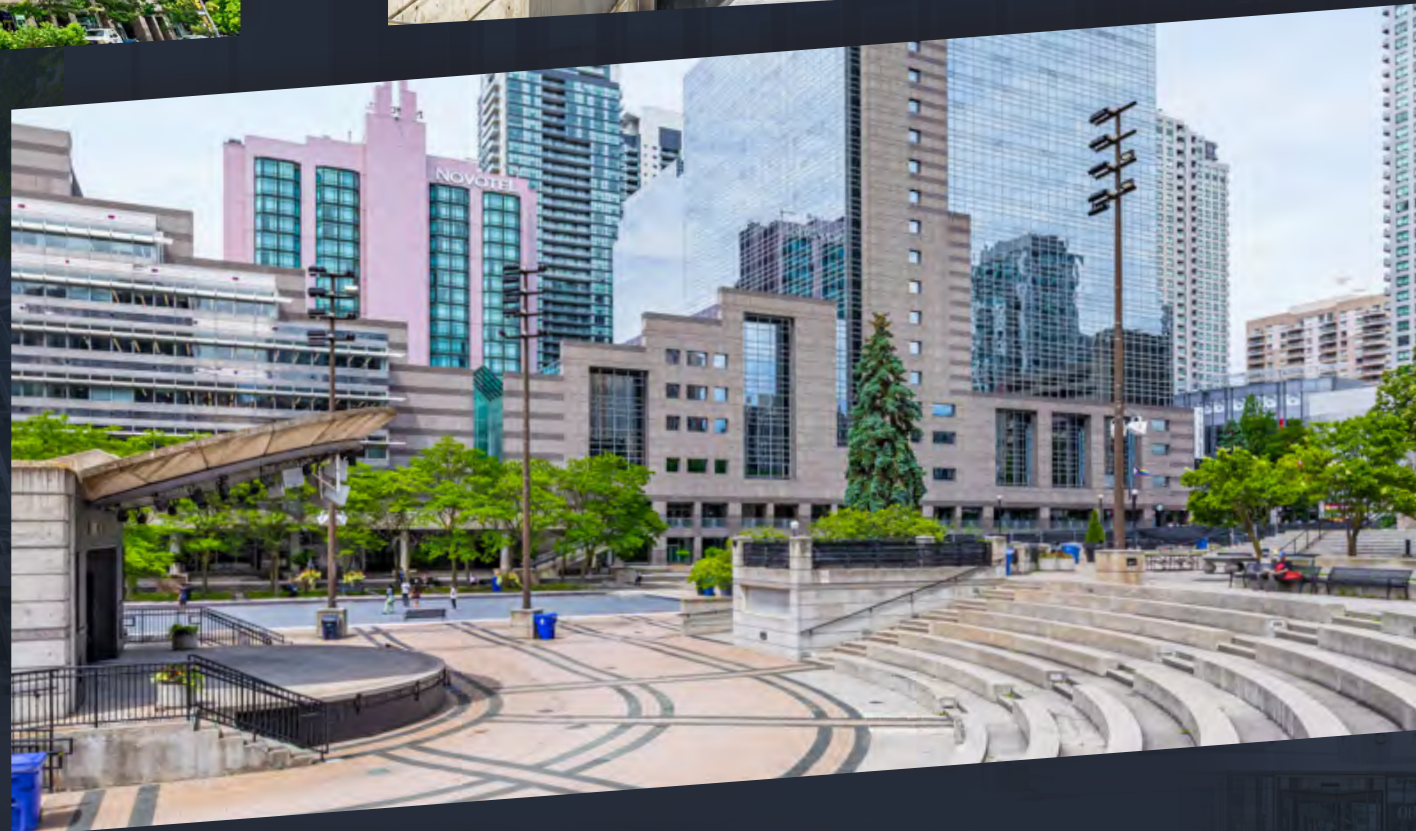


DIRECT SUBWAY ACCESS



MEL LASTMAN SQUARE - RIGHT OUTSIDE YOUR DOOR!

BUILDING EXTERIOR GALLERY



Lease your space. Elevate your practice. A landmark address built for growth, visibility and success.

Your Real Estate Partner in Healthcare & Life Sciences

MedSpace Canada is a full-service real estate advisory firm dedicated to healthcare and health innovation. We specialize in guiding healthcare professionals, landlords, hospitals, clinics, and health innovators through every stage of their real estate journey—from leasing and purchasing to custom-built solutions. With deep industry expertise and a proactive, client-first approach, we help our partners secure spaces that support their growth, operations, and long-term success. We deliver strategic insight, market access, and hands-on support to bring your vision to life.

Who We Serve



Healthcare Professionals

MedSpace Canada helps healthcare professionals lease or own clinic spaces, offering expert guidance to grow their practice and build long-term wealth.



Hospitals

Our team understands the complexities of institutional needs and delivers strategic support to optimize space, streamline development, and manage internal and external lease portfolios.



Landlords

We partner with landlords to transform commercial real estate—from design to construction, including relocations, expansions, and portfolio management.



Health Innovators

Supporting life science, biotech and medtech companies with tailored real estate strategies—helping them secure the right spaces to innovate and expand.

Our Services



Brokerage & Advisory

- Lease advisory, negotiations and renewals.
- Relocations and expansions.
- Property acquisition / disposition for owned clinics.
- Investment property strategy.



Lease Portfolio Management

- Comprehensive lease review of all leases + lease summary reports of all key terms.
- Monitoring portfolio for expires and options.
- Manage lease renewals, new leases, extensive, etc.



Design & Construction

- Branding & concept development.
- Schematic design.
- Space planning & feasibility studies.
- Design development & construction management.
- Visualization & renderings.
- Styling & decor services.



Complex Transactions

- We are experts in managing complex transactions on behalf of healthcare professionals, hospitals, property owners, developers and innovators.
- Long-term planning aligned with the technical, financial, and operational goals of healthcare providers.

Medspace empowers healthcare professionals, hospitals, property owners & innovators to make smart real estate decisions



CUBECOM
FULL SERVICE REALTY

Contact us to Book a Private Tour



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*Sales Representative | **Broker