

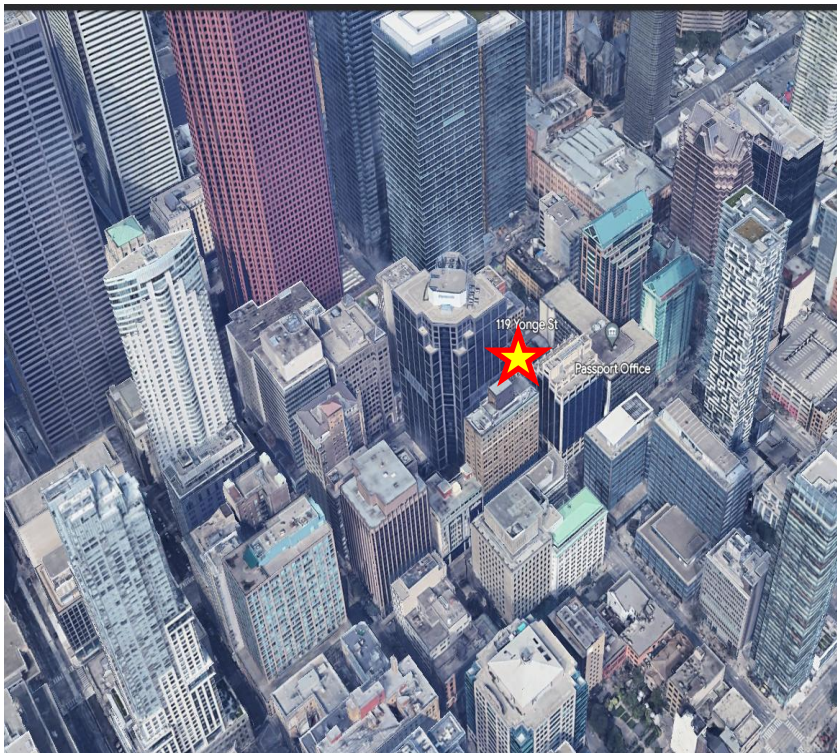
# NOW LEASING

Prime Medical Office Space @ Yonge & Adelaide

119 Yonge Street



**RARE OPPORTUNITY TO SECURE A PRIME 2<sup>ND</sup> FLOOR MEDICAL OFFICE @ YONGE & ADELAIDE**



#### PREMISES:

2nd Floor: 2600sf

#### RATES:

NET: \$25/sf – TMI (2025): \$25/sf

#### OCCUPANCY:

Vacant

#### HIGHLIGHTS

Prominently situated along one of the busiest blocks on Yonge St. between Richmond & Adelaide. In the Heart of the Financial District. Fully Built-Out, 2nd Floor Walk-Up.

9 Treatment Rooms with Sinks & Cabinets. 2 Washrooms. Excellent Signage Exposure & Branding Opportunity. Next to GoodLife Fitness, Rexall Drugstore, MacDonalDs, Popeyes Supplements, HSBC, Canada Trust TD, Scotia Plaza. & surrounded by many Office & Condo Towers Minutes Away from Eaton Centre, Nathan Philip Square. High Pedestrian & Vehicular Traffic. Steps Away from TTC & Subway.

For more information, please contact:

**EMILE AMAR**, Broker of Record

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416-841-4193

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