



move up

York Mills Centre **Toronto, ON**

Explore our new retail tenants and recent capital investments at York Mills Centre. Two big block opportunities located directly above York Mills subway station. LEED® Gold certification, impressive array of on-site amenities and direct transportation access like no other. It's York Mills Centre & Better.



 **Manulife Real Estate**



York Mills Centre

Toronto, ON



Building Overview

Discover the benefits of office space at York Mills Centre:

- Four office towers with new and refreshed retail tenants
- Major capital investment to revitalize ground and second floor retail space at 4025 Yonge Street
- TTC and GO Transit access on-site
- Under-floor heating and A/C systems
- 700 parking spaces at a ratio of 1 per 1,000 SF leased
- Sunlit glass top atrium
- Private lush garden area
- Property management on-site
- 24/7 on-site security
- Life and safety features such as sprinkler system, heat/smoke detectors and fire hose cabinets
- Convenient area amenities
- EV charging and designated carpool parking spaces
- LEED® Gold Certified in 2014



Questions? Please contact:

Tanner Witton, Leasing Manager T: 416.323.2554 E: Tanner_Witton@manulife.com
Matthew Lareau, Leasing Director T: 416.323.2561 E: Matthew_Lareau@manulife.com



York Mills Centre Toronto, ON



New Retail Capital Investments

\$10 million of capital spend was invested into relaunching York Mills Centre from 2013 to 2015. An additional \$5.7 million is budgeted for 2016 to complete the revitalization. We are excited to welcome our new retail tenants to our existing comprehensive roster of retail and services on-site. It's York Mills Centre & Better.



New Retail Tenants

- GoodLife Fitness
- Starbucks
- Tim Hortons
- Thai Express

Existing On-site Retail & Services

- Foodcourt and eateries (Druxy, Subways, Bento Box, Mr. Souvlaki, Chicken Quarter)
- Daycare facility for children from infant to 5 years old
- Optometry and dental services
- Copy centre
- ATM
- Car-wash facilities

Capital Improvements

- Retail renovation to add services for a more vibrant and inviting experience
- Sustainability and building system improvements for energy efficiency, waster diversion and tenant comfort, health and wellbeing
- Elevator controls and cab upgrades
- Common area finishes, furniture and lighting
- New security cameras, card access system and parking intercoms
- Parking facility improvements
- Wayfinding and signage improvements in parking, exterior building entrances and interior retail areas

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Sustainability Matters



Environmental Stewardship

We recognize our ongoing responsibility to help protect and sustain the world's natural environment for the enjoyment and benefit of current and future generations. Here are a few green initiatives that we conduct at York Mills Centre to do our part.

- HVAC and boiler improvements for better energy efficiency and operation
- Comprehensive waste management system
- Electric vehicle charging stations
- Designated carpool and electric vehicle parking spaces
- Secured bicycle racks for those who commute with two-wheels

LEED® Gold Certification

York Mills Centre was certified as LEED® (Leadership in Energy and Environmental Design) Gold EB:OM (Existing Buildings: Operations & Maintenance) in 2014. This certification rewards best practices and recognizes reduction in energy and water consumption, minimization of waste generation and improvement of health and wellbeing. It's York Mills Centre & Better.

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York Mills Centre

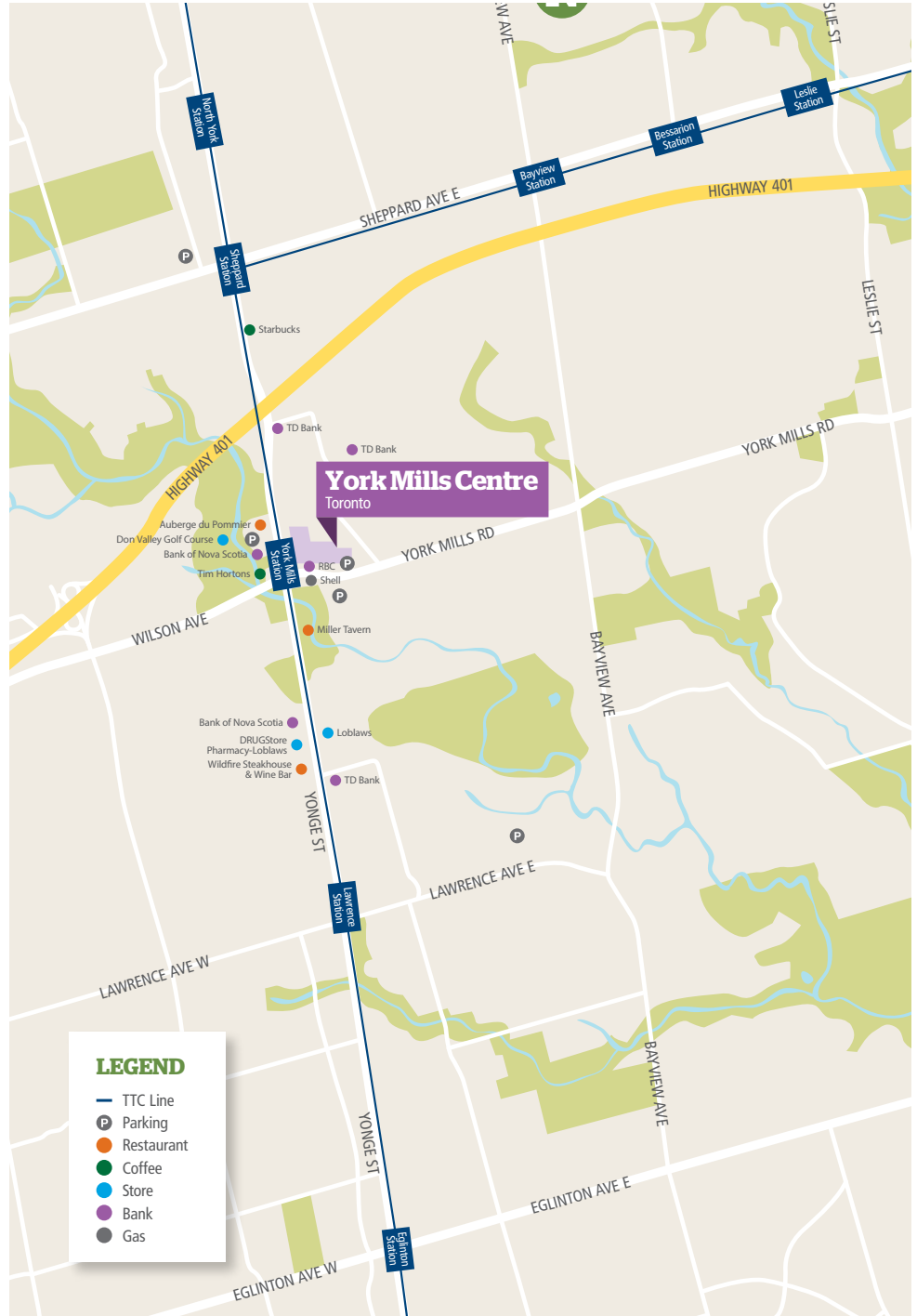
Toronto, ON



A Superior Location

Ideally located at the corner of Yonge and York Mills Rd, York Mills Centre offers convenient and eco-friendly transportation options along with nearby amenities to improve tenant and visitor experiences.

- Located on the TTC Yonge line
- TTC and Go Transit stations are located on-site
- Easily accessible by car from the 401
- Access to dozens of nearby restaurants, cafes and financial services
- In close proximity to walking and cycling trails
- Direct access to gas station and convenience store across the street



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York Mills Centre

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Gallery



TTC access



Food Court



Two level retail atrium



Exterior View of York Mills Centre at Yonge Street and York Mills Road

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York Mills Centre Toronto, ON



200 Bloor St. E., Toronto ON



601 Congress St., Boston MA



200 S Wacker Dr., Chicago IL



The Michelson, Irvine, CA



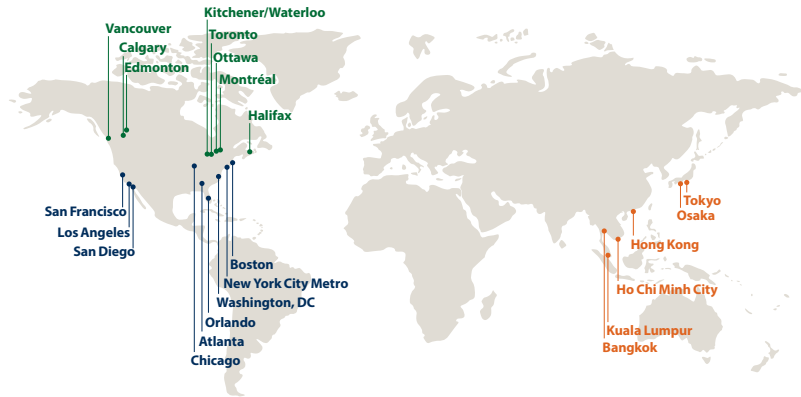
One Bay East, Hong Kong



980 Howe St., Vancouver BC

Building on a Foundation of Strength

Look up. You'll see our office towers in major cities across the globe. Our team of real estate professionals is dedicated to managing millions of square feet of commercial real estate for thousands of customers each day. Customers who call our buildings home.



Global Portfolio

Our global portfolio includes office, industrial, retail and multi-family space. We operate as John Hancock Real Estate in the U.S. and as Manulife Real Estate in all other parts of the world. We own, manage and develop commercial real estate in major metropolitan cities shaping skylines across the globe.

For more information, visit: manuliferealestate.com

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