



CHESTNUT PARK  
REAL ESTATE BROKERAGE  
CHRISTIE'S

1300

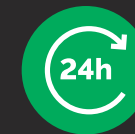
YONGE STREET



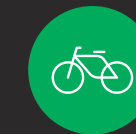
1300 YONGE STREET

# PROPERTY HIGHLIGHTS

The property at 1300 Yonge Street is located on Yonge Street between St. Clair and Summerhill, this 8 story 99,467 SF office property is Boma Best certified. Located in the heart of midtown Toronto, this property has easy access to major roadways, public transit, and other amenities.



24/7 ACCESS



SECURE BIKE STORAGE



3 PASSENGER ELEVATORS



MODERNIZED LOBBY



ABUNDANT RETAIL



UNDERGROUND PARKING LOT



BOMA BEST CERTIFIED



FITWEL VIRAL RESPONSE APPROVED

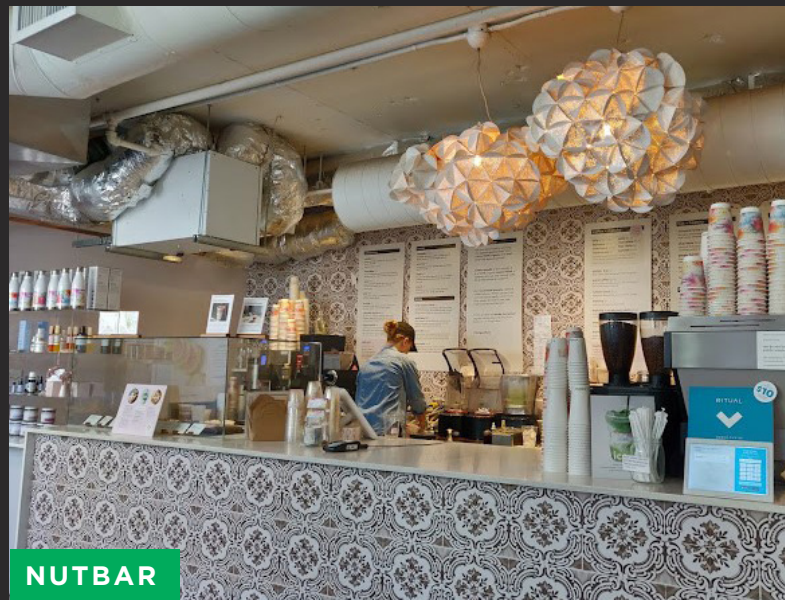


# WHERE PATHS CONVERGE

1300 Yonge Street offers an abundance of retail options, featuring modern and spacious commercial spaces. Its prime location provides excellent accessibility, making it an ideal choice for businesses looking to thrive in a vibrant and well-connected urban environment.



TERRONI



NUTBAR



MARY BE KITCHEN



CUCINA BUCA

## VIBRANT NEIGHBORHOOD

Midtown Toronto is known for its vibrant location, situated at the heart of the city, offering a dynamic mix of cultural attractions, diverse dining options, and thriving commercial centers. Its central position makes it a desirable hub for residents and visitors alike to experience the energy and vitality of Toronto.



## TRANSIT HUB

1300 Yonge Street enjoys the advantage of being a transit hub in Midtown Toronto, with multiple subway lines and bus routes converging nearby, making commuting and accessibility for both employees and customers incredibly convenient. Its strategic transit connectivity enhances its appeal as a prime location for businesses looking to maximize their accessibility and reach.



**13+ BUS STOPS**

within Walking Distance



**4 MIN WALK**

to Summerhill Subway Station



**4 MIN WALK**

to David Balfour Park



**27 MIN DRIVE**

to Billy Bishop Toronto City Airport



**6 MIN WALK**

to Yonge & St. Clair



1300 YONGE STREET

# STRONG OWNERSHIP WITH AN ACTIVE APPROACH



## COMMUNITY DEVELOPMENT

With nearly seven million square feet of active development projects in the pipeline, our buildings are woven into the fabric of our communities, and sustainably designed to create opportunity and foster innovation.



Think  
Manulife

## Manulife Investment Management

The experienced asset management teams at Manulife are deeply engaged with our regional partnerships to deliver spaces that fosters collaboration and creativity, where all are welcomed and supported. They truly believe in supporting the health and wellness of our people and the places they occupy to provide a better tomorrow.

## EXPERTISE & EXPERIENCE

Manulife has been acquiring and selling real estate for nearly a century. Today, their one of the world's top real estate investors, with properties across sectors and strategically located in major urban centers across the globe.



## SUSTAINABLE SPACES

Manulife focuses on operational efficiency through the use of technology to optimize utility and environmental performance. Wellness is good for everyone's business. Research shows that buildings designed to focus on the health and wellness of their occupants help to improve employee productivity, reduce absenteeism, and decrease healthcare costs. They've also shown to improve cognitive function by 26% and improve sleep scores by 6%.







## 1300 YONGE STREET

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