

5250 YONGE

Retail & Office Ownership

UPPER MARKET

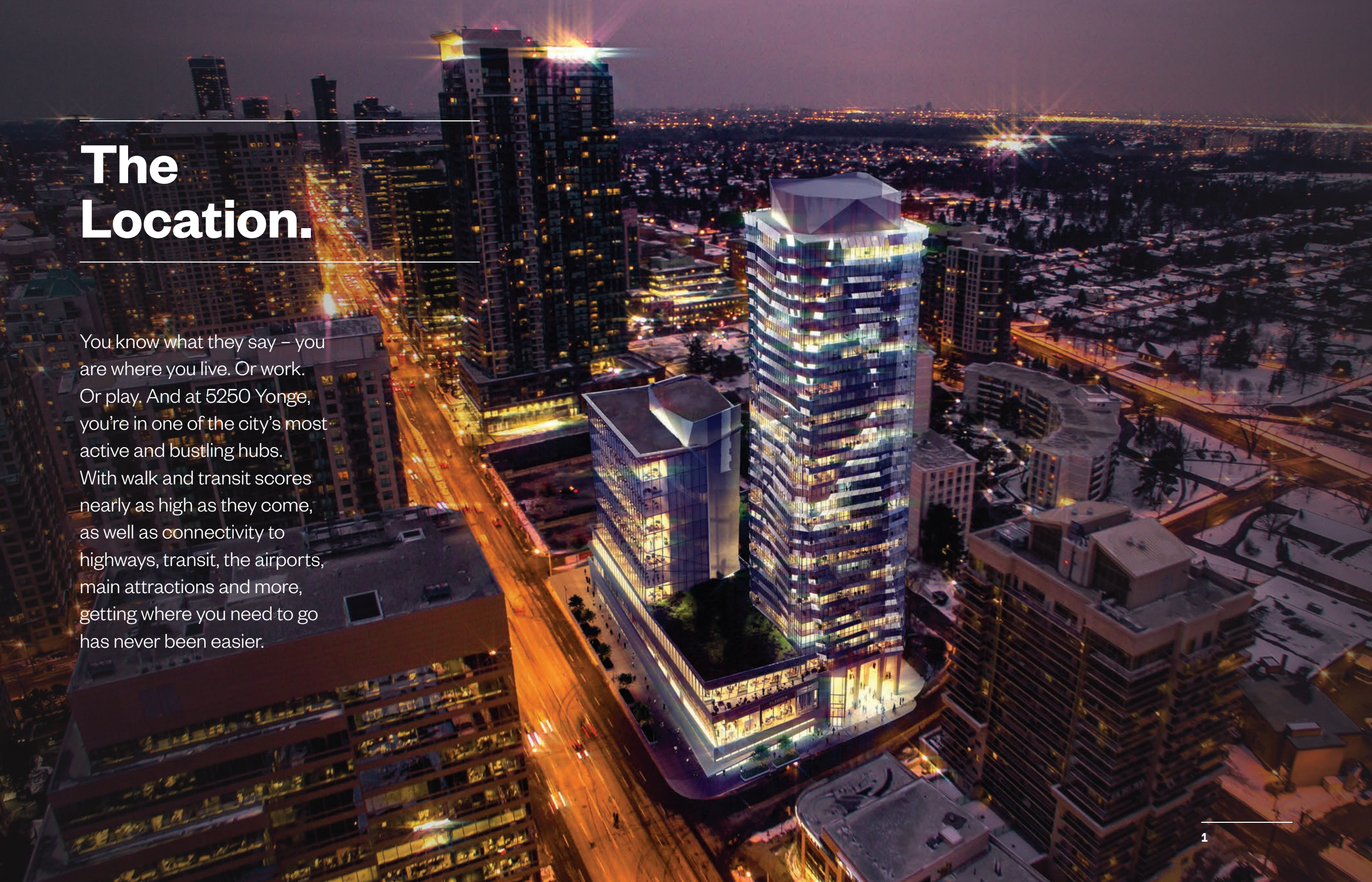
Food Hall

**It's a pleasure doing
business here.**

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An aerial night photograph of a city skyline. A prominent modern skyscraper with a glass facade and a white, angular roof is the central focus. It is illuminated from within, showing many lit floors. To its left is a taller, older building with a dark facade and many lit windows. A multi-lane highway with light trails from cars runs diagonally through the scene. The surrounding area is filled with other buildings, some with snow on their roofs, and the city lights extend to the horizon under a dark sky.

The Location.

You know what they say – you are where you live. Or work. Or play. And at 5250 Yonge, you're in one of the city's most active and bustling hubs. With walk and transit scores nearly as high as they come, as well as connectivity to highways, transit, the airports, main attractions and more, getting where you need to go has never been easier.



WALK SCORE 96

- 2 3 minutes to North York Centre Subway Station
- 2 3 minutes to Empress Walk
- 2 5 minutes to Mel Lastman Square
- 3 12 minutes to Sheppard Square
- 3 12 minutes to Sheppard - Yonge Subway Station

DRIVE

- 5 11 minutes to Yorkdale Mall
- 4 7 minutes to Bayview Village
- 6 25 minutes to Pearson International Airport
- 8 30 minutes to Billy Bishop Airport
- 7 25 minutes to the Financial District

TRANSIT SCORE 92

- 7 30 minutes to Union Subway / Train Station
- 1 9 minutes to Finch Subway Station / GO Bus Terminal
- 3 3 minutes to Sheppard - Yonge Subway Station



Coffee

- 6 Tim Hortons
- 9 Tim Hortons
- 18 Aroma Espresso Bar
- 23 Starbucks
- 31 Tim Hortons
- 41 Tim Hortons

Hotel

- 19 Novotel Toronto

Parks

- 11 Mitchell Field Park
- 14 Dempsey Park
- 15 Gibson Park
- 29 Willowdale Park

Malls

- 26 Empress Walk Mall
- 36 Sheppard Centre

Other

- 25 North York City Centre / Mel Lastman Square

Fitness

- 2 Goodlife Fitness
- 24 Fit4Less
- 32 Goodlife Fitness
- 43 LA Fitness

TTC/GO Transit

- 5 Finch Subway Station/ GO Bus Terminal
- 20 North York Centre Subway Station
- 37 Sheppard - Yonge Subway Station
- 42 York Mills Subway Station

Banks

- 1 Royal Bank
- 3 TD Canada Trust
- 4 Sootiabank
- 8 Bank of Montreal
- 21 Sootiabank
- 22 Bank of Montreal
- 27 Royal Bank
- 35 TD Canada Trust
- 38 Royal Bank

Grocery Stores

- 7 M2M Asian Foods
- 10 Metro
- 12 H Mart
- 17 Loblaws
- 39 Whole Foods

Restaurants

- 13 St. Louis Bar & Grill
- 16 Kinton Ramen
- 28 Jack Astor's Bar & Grill
- 30 Mezza Notte Trattoria / Symposium Café / Bâton Rouge
- 33 Moxie's Bar & Grill
- 34 Sushi Moto
- 40 Kinka Izakaya



Make the connection.

A 10 - storey building containing office and retail, connected to more than 300 residents at Ellie Luxury Condominiums and with convenient access to North York Centre Subway Station, 5250 Yonge offers a range of ideal clientele for your business to thrive. It's a bustling area during the day and at night, with high vehicle and pedestrian traffic. The grand lobby at 5250 Yonge welcomes everyone passing by to come in and discover all that waits inside.

The Project.

5250 Yonge offers a unique Food Hall, Retail and Office opportunity on Yonge Street in the heart of North York.





Highlights

- Food Hall, Retail & Office ownership with customizable spaces
- 2 storeys of retail including the Upper Market; a premium Food Hall
- 8 storeys of Class A office space
- Convenient access to North York Centre Subway Station
- Signage on Yonge Street with exposure to heavy pedestrian and vehicular traffic
- Prime location to work, eat and live
- Yonge Street frontage
- 3 levels of underground parking
- Sustainable building features
- Professional and inviting lobby with elevated finishes
- Direct access from residential tower
- Significant branding opportunity

FOOD HALL, RETAIL & OFFICE OWNERSHIP IN THE HEART OF NORTH YORK.



RETAIL

- 330 ft of frontage on Yonge St.
- Significant branding opportunity
- 2 storeys
- Food Hall located on 2nd level
- 79,516 sq ft
- 3 loading bays
- 14' – 5" clear ceilings on 1st floor; 16' – 2" clear ceilings on 2nd floor

OFFICE

- 8 storeys
- 118,944 sq ft
- 1 loading bay

RESIDENTIAL

(SOLD OUT)

- 31 storeys
- 309 units



Executive Lobby.

5250 Yonge welcomes all with a grand lobby featuring elevated stone and wood finishes located directly on Yonge Street.





UPPER MARKET

Dining on another
level.

Upper Market: Food Hall.

Above the city, in the heart of North York, we're raising the bar – and the market. It's a place to gather and discover top - quality cuisine and more from a curated collection of chefs, artisans and merchants, offering a welcoming retail space to vendors looking to own their own business in a thriving area. Not just a place to eat, but a place to savour. A unique shopping and dining experience in a central location, it offers a world of flavours in one place, serving up something to satisfy any craving. With a total of 51,637 sq. ft. of ownable space, suites ranging in size, and even the possibility to customize your unit to suit your needs, your dream restaurant can become a delicious reality at Upper Market.

Dining on another level.

It's not only a place to eat, but an experience to savour. An open, welcoming space where guests can fill up on flavourful dishes and tasteful design, with high ceilings and overhead skylights that provide plenty of natural light. Giving heightened importance to the social aspect of dining, Upper Market offers a beautiful setting to connect and discover, savouring the dish and the company equally. It's a place to raise a plate, and elevate the palate. This is dining on another level.



UPPER MARKET

Where business and pleasure meet.

- Premium Food Hall located on 2nd level
- 51,637 sq ft floor rentable area
- A range of unit sizes
- The ability to customize size
- Expansive ceilings with skylights
- 200 common area seats available to Upper Market customers
- 4 points of access from the lobby, residential tower, office tower and underground parking garage



Retail & Office Ownership.

With ground level retail and 8 storeys of Class A office space spread over more than 118,000 sq. ft., your business has found its ideal home. Retailers benefit from a prime location right on Yonge Street, in the centre of a bustling community that attracts patrons from an abundance of people driving and walking by. Steps from transit, and directly connected to the affluent residents of Ellie Luxury Condominiums, it offers a steady stream of customers day and night. Office owners and employees enjoy direct access to the street - level shops and restaurants at Upper Market, 3 levels of dedicated underground parking and an exclusive outdoor amenity space for business meetings or simply a breath of fresh air on a busy day.



Office Amenities.

Enjoy morning coffee or lunch with colleagues on your private rooftop terrace. Exclusively for office use.

- Minutes from Hwy 401, 404 and 400
- Minutes from the DVP
- Convenient access to North York Centre Subway Station
- Executive lobby with elevated finishes
- Exterior signage along Yonge Street offers maximum exposure
- 3 levels of underground parking
- Sustainable building features
- Exclusive rooftop terrace for office use

The Floor Plates.

10TH LEVEL OFFICE	13,586 SF
9TH LEVEL OFFICE	13,586 SF
8TH LEVEL OFFICE	13,586 SF
7TH LEVEL OFFICE	13,576 SF
6TH LEVEL OFFICE	13,569 SF
5TH LEVEL OFFICE	13,654 SF
4TH LEVEL OFFICE	13,717 SF
3RD LEVEL OFFICE	23,670 SF
2ND LEVEL RETAIL	51,637 SF
GROUND FLOOR RETAIL	27,879 SF

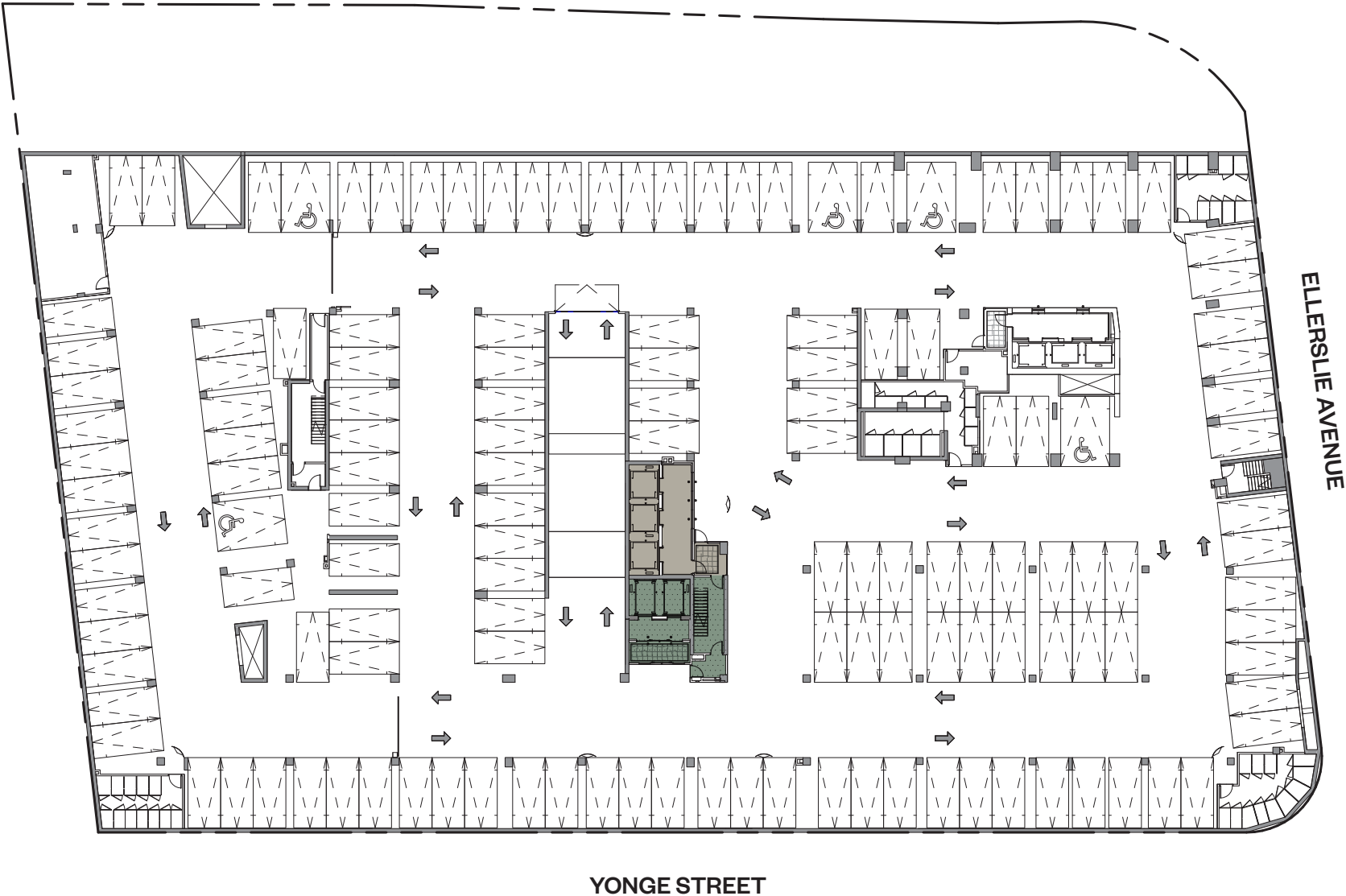
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P1/P2/P3 Level.

- Office Common Area
- Retail Common Area

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Ground Floor Plan.

Store Area (SF): 19,019
Common Area (SF): 8,860
Floor Rentable Area (SF): 27,879

- Office Common Area
- Retail
- Retail Common Area
- Ellie Condominiums



- UNIT 1 2,019 sf*
- UNIT 2 2,667 sf
- UNIT 3 1,248 sf
- UNIT 4 1,270 sf
- UNIT 5 1,268 sf*
- UNIT 6 1,600 sf*
- UNIT 7 1,550 sf
- UNIT 8 1,552 sf
- UNIT 9 1,529 sf
- UNIT 10 1,562 sf
- UNIT 11 2,753 sf

*Direct access from lobby

Level 2 Floor Plan.

Store Area (SF): 28,117
Common Area (SF): 23,520
Floor Rentable Area (SF): 51,637

- Retail
- Retail Common Area
- Ellie Condominiums

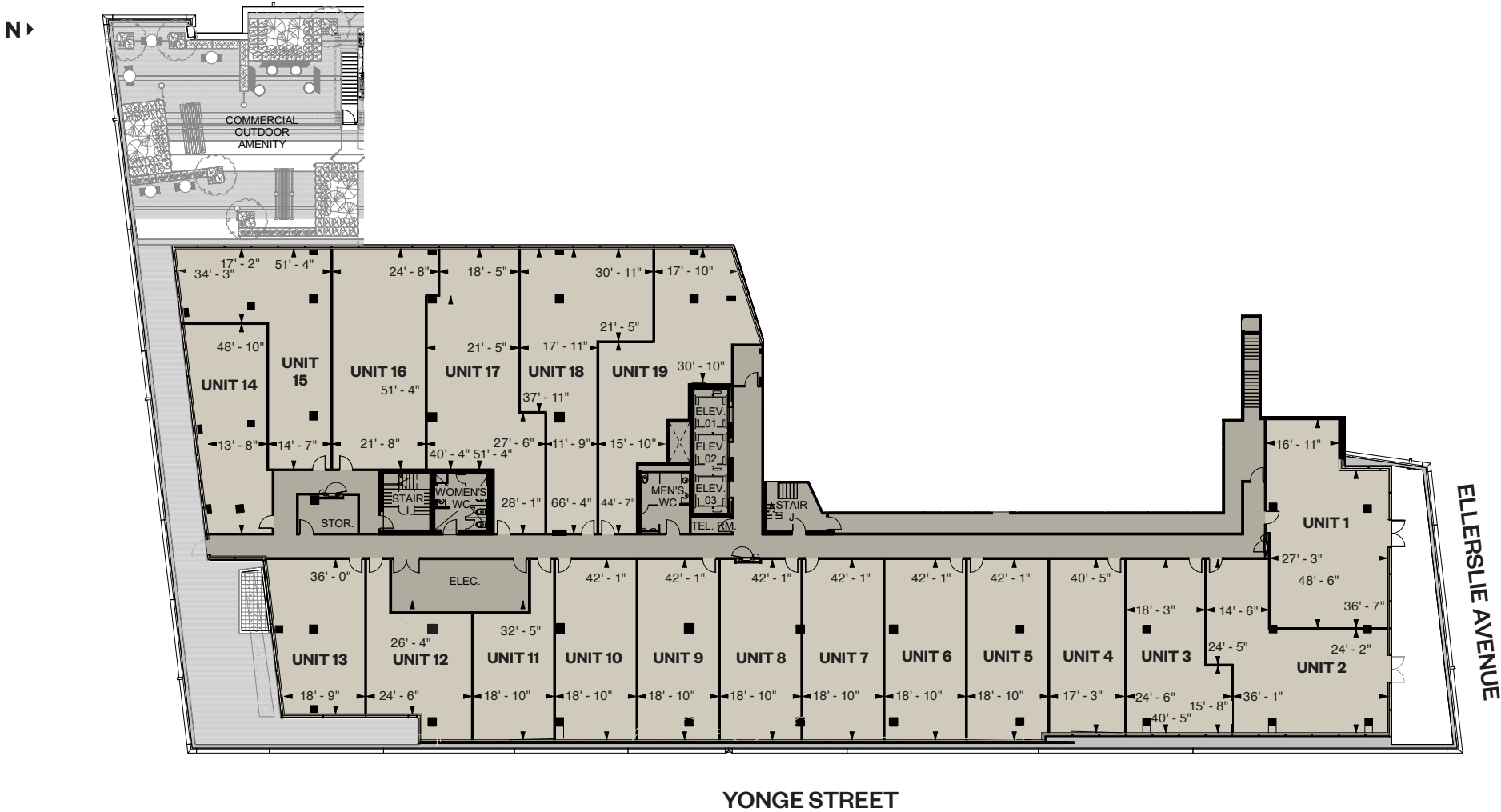


UNIT 1	2,215 sf	UNIT 16	287 sf
UNIT 2	2,142 sf	UNIT 17	322 sf
UNIT 3	731 sf	UNIT 18	281 sf
UNIT 4	714 sf	UNIT 19	997 sf
UNIT 5	655 sf	UNIT 20	821 sf
UNIT 6	365 sf	UNIT 21	3,731 sf
UNIT 7	452 sf	UNIT 22	342 sf
UNIT 8	512 sf	UNIT 23	217 sf
UNIT 9	472 sf	UNIT 24	611 sf
UNIT 10	761 sf	UNIT 25	989 sf
UNIT 11	278 sf	UNIT 26	1,936 sf
UNIT 12	287 sf	UNIT 27	1,947 sf
UNIT 13	322 sf	UNIT 28	3,348 sf
UNIT 14	281 sf	UNIT 29	1,821 sf
UNIT 15	278 sf		

Level 3 Floor Plan.

Store Area (SF): 18,453
Common Area (SF): 5,217
Floor Rentable Area (SF): 23,670

- Office
- Office Common Area
- Outdoor Amenity Space

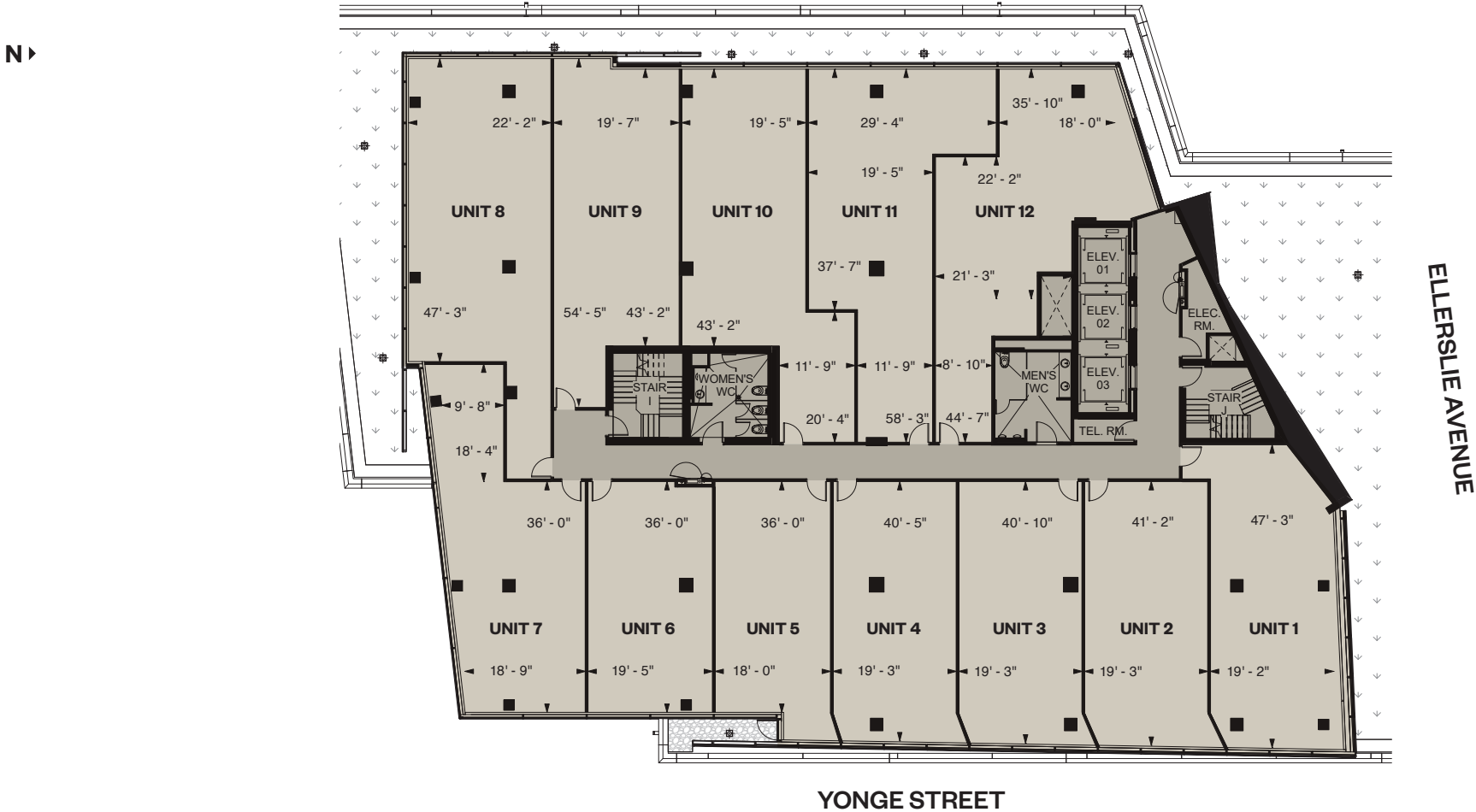


UNIT 1	1,271 sf	UNIT 16	1,184 sf
UNIT 2	1,223 sf	UNIT 17	1,359 sf
UNIT 3	871 sf	UNIT 18	1,346 sf
UNIT 4	738 sf	UNIT 19	1,290 sf
UNIT 5	821 sf		
UNIT 6	823 sf		
UNIT 7	823 sf		
UNIT 8	818 sf		
UNIT 9	823 sf		
UNIT 10	823 sf		
UNIT 11	650 sf		
UNIT 12	747 sf		
UNIT 13	802 sf		
UNIT 14	870 sf		
UNIT 15	1,167 sf		

Level 4 Floor Plan.

Store Area (SF): 11,407
Common Area (SF): 2,310
Floor Rentable Area (SF): 13,717

Office
Office Common Area



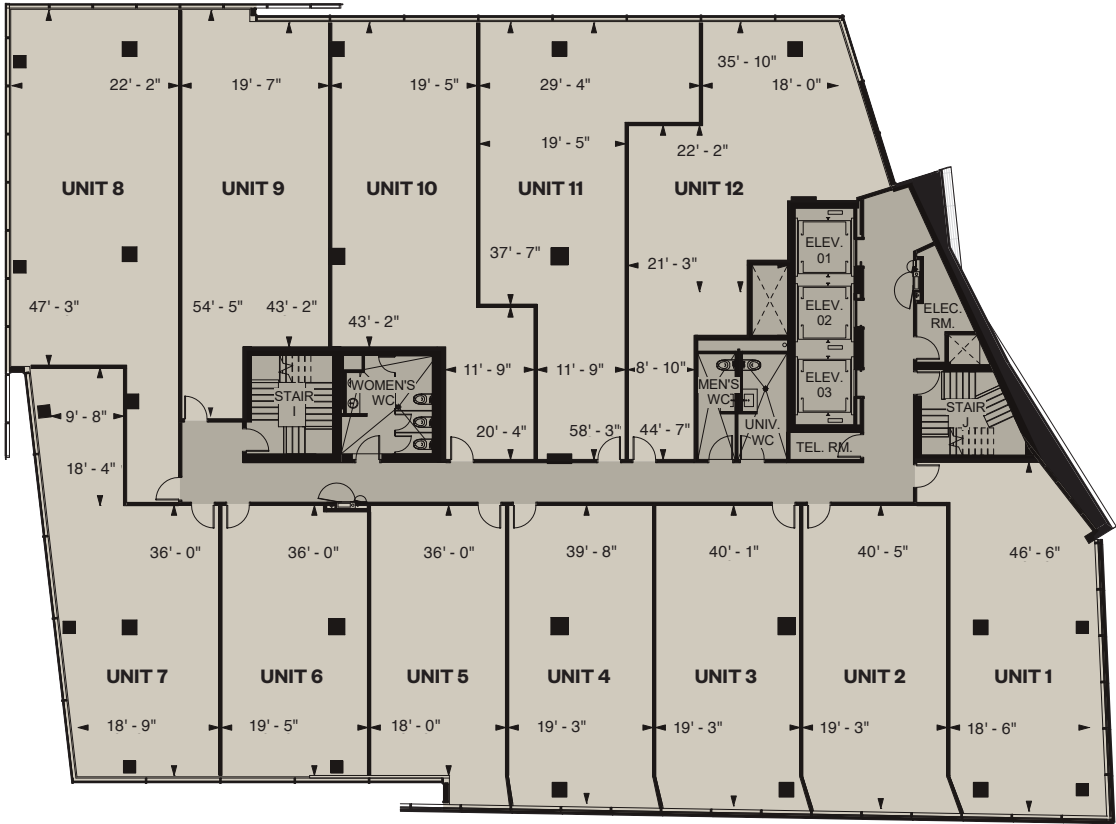
- UNIT 1 930 sf
- UNIT 2 812 sf
- UNIT 3 803 sf
- UNIT 4 797 sf
- UNIT 5 709 sf
- UNIT 6 724 sf
- UNIT 7 1,030 sf
- UNIT 8 1,253 sf
- UNIT 9 975 sf
- UNIT 10 1,090 sf
- UNIT 11 1,152 sf
- UNIT 12 1,129 sf

Level 5 Floor Plan.

Store Area (SF): 11,348
Common Area (SF): 2,306
Floor Rentable Area (SF): 13,654

- Office
- Office Common Area

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ELLERSLIE AVENUE

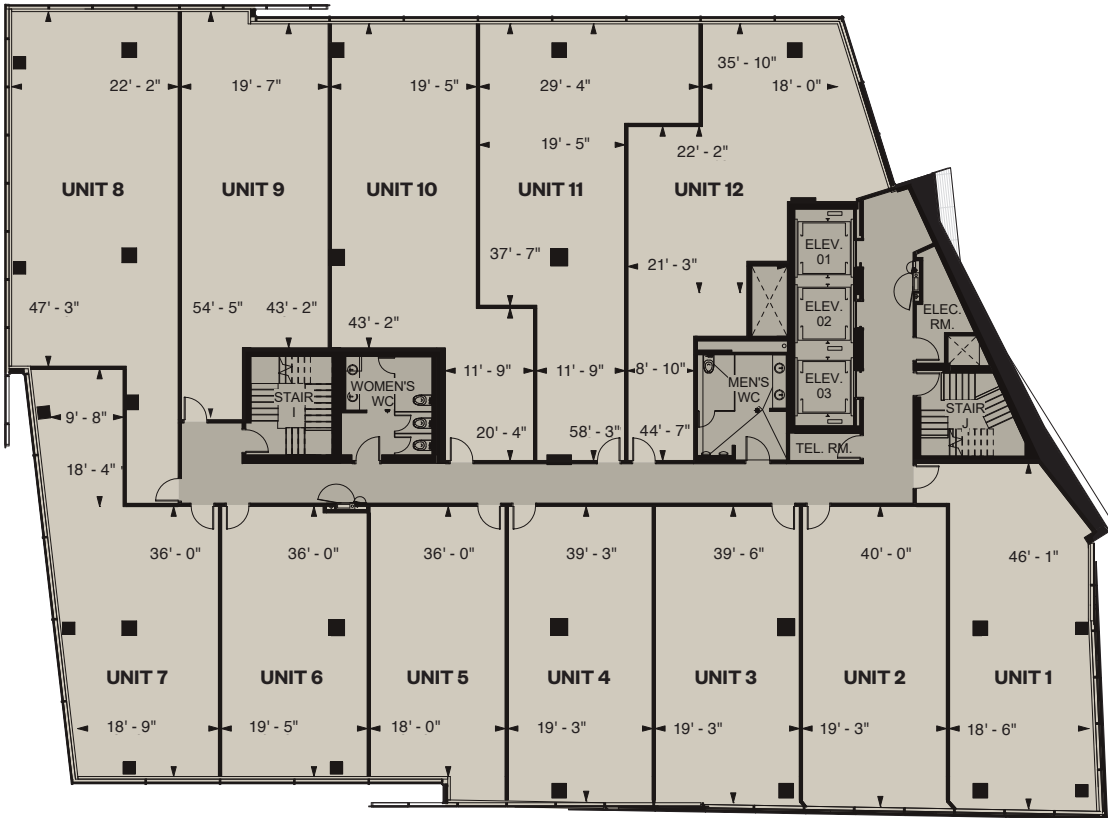
YONGE STREET

Level 6 Floor Plan.

Store Area (SF): 11,269
Common Area (SF): 2,300
Floor Rentable Area (SF): 13,569

- Office
- Office Common Area

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ELLERSLIE AVENUE

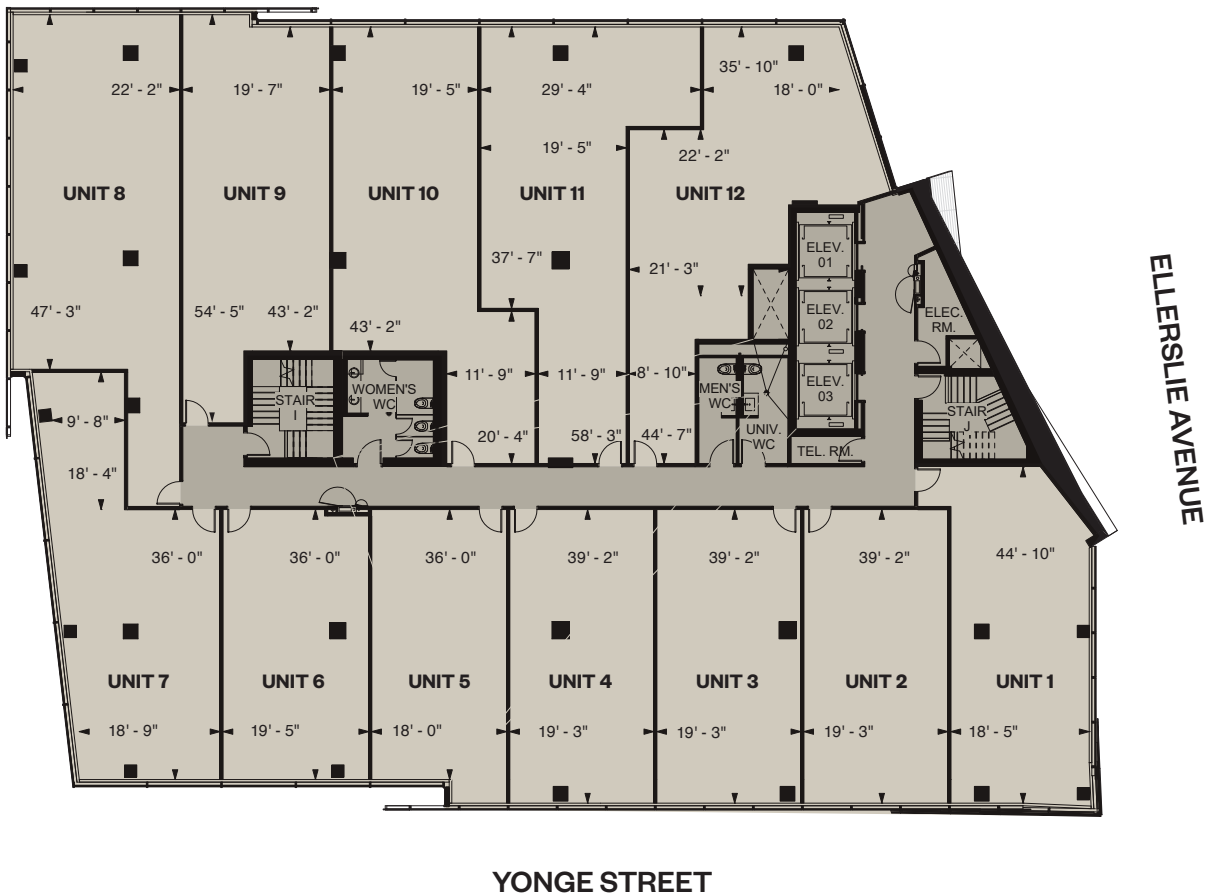
YONGE STREET

Level 7 Floor Plan.

Store Area (SF): 11,276
Common Area (SF): 2,300
Floor Rentable Area (SF): 13,576

Office
Office Common Area

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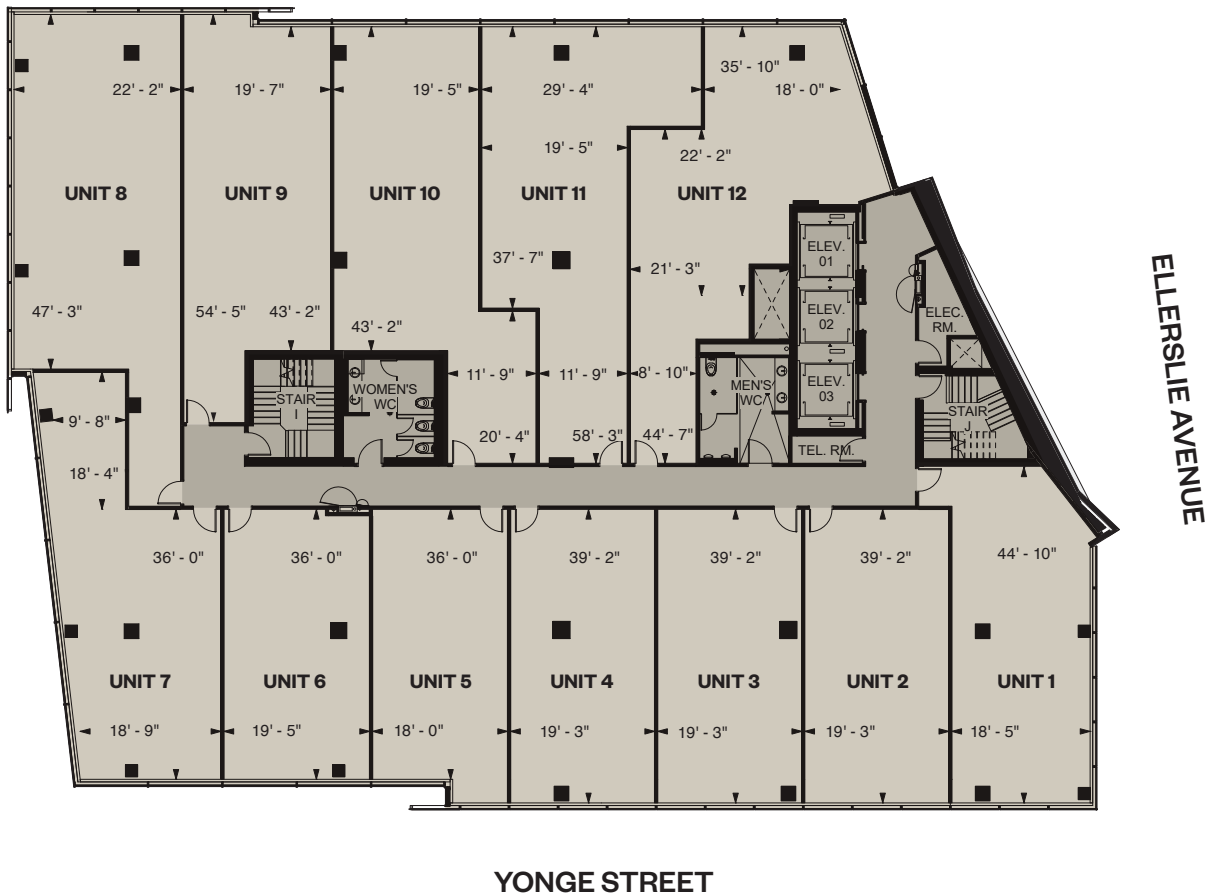


Level 8 – 10 Floor Plan.

Store Area (SF): 11,285
Common Area (SF): 2,301
Floor Rentable Area (SF): 13,586

Office
Office Common Area

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- UNIT 1 876 sf
- UNIT 2 784 sf
- UNIT 3 784 sf
- UNIT 4 784 sf
- UNIT 5 703 sf
- UNIT 6 724 sf
- UNIT 7 1,030 sf
- UNIT 8 1,253 sf
- UNIT 9 975 sf
- UNIT 10 1,090 sf
- UNIT 11 1,152 sf
- UNIT 12 1,129 sf

Sustainability Features.

Sustainability is of the utmost importance to G Group Development. That's why 5250 Yonge will be built to the elevated requirements of Tier 2 Toronto Green Standards. These important eco-conscious features will benefit the environment and owners alike.

Enhanced Energy Efficiency

- 25% more energy efficient building than required by Ontario Building Code which will reduce monthly energy bills, reduce the common element fees for owners and is better for the environment

Efficient Irrigation System

- 50% less water used for all outdoor areas which not only reduces water consumption, but also reduces common element fees for business owners

Water - Efficient Fixtures and Appliances

- 30% more water efficiency from appliances and fixtures which decreases hydro bills, common element fees and saves water

Enhanced Urban Heat Island (UHI)

- A combination of light reflecting surfaces and shade will be used on the exterior of the building to reduce air conditioning and energy costs to owners and decrease common element fees

Approval of Energy Systems

- Third party approval of the Energy Systems installed to ensure that they meet the requirements of Tier 2 Toronto Green Standards

Enhanced Waste Storage Space

- Separate area for recycling and organics which will decrease common element fees due to water savings

Manual Lighting Controls

- After - hours light controls will reduce monthly energy bills for owners

Bird - Friendly Window Treatment

- Visual markers help migratory birds identify glass windows as solid objects and thereby reduce collisions, without obstructing views

Bicycle Parking on Ground Level

Hybrid Car Parking Spaces

- Underground, designated spaces for hybrid cars

Benefits of ownership.

Owning retail or office space in a condominium building connects you to a captive audience of affluent residents and offers a world of unique benefits. Take advantage of a central location, a thriving community and a trusted team who can take your business to a whole new level of success.



- Control your operating expenses:
 - Avoid rent increases
 - Fixed interest rates mean fixed monthly payments, giving your business stability
- Ensure your business is in the same great location as the condominium
- Long - term value from owning an asset
 - Build equity with time as you pay down your principal
 - Lease or sell your space
- Write off operating expenses and mortgage interest
- Trusted advisors who have sold commercial condominium units to business owners and investors

The Team.

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Grand Genesis achieved LEED Gold certification.



Grand Palace was recognized by the City of Richmond Hill as the highest ranking site in the city for Green Development Standards in 2013 - 2014.

G Group Development Corp.

G Group Development Corp. is a real estate development firm with decades of combined experience and strong roots in the GTA. Built on a passion for development and a desire to produce residential, as well as innovative industrial, and commercial projects, principals Stefano Guizzetti,

Jack Scivoletto, and Albert Gasparro are committed to creating communities built on integrity and honesty.

Past projects include the highly successful Grand Palace and Grand Genesis condominiums on Yonge Street.

The Team.

Kirkor Architects + Planners

With a focus on the creation of responsible, sustainable, economically viable developments, Kirkor's expertise in urban design principles of intensification, mixed - use development and public transportation, ensures holistic, healthy building practices. Kirkor is an authority in urban densification with award - winning smart build projects across North America.

Land Art Design

Land Art Design is a boutique design studio focusing on urban spaces. With an approach that is dedicated to crafting unique designs that incorporate the input of clients and interest groups, Land Art Design's mission is to create original, beautiful and functional living spaces by enfold intelligence and artistry in every design. Known for creating spaces that both surprise and delight those engaging with them, Land Art Design strives for each space to garner community and social interaction and well - being.

Tanner Hill Design

Tanner Hill Associates Incorporated is a multifaceted firm specializing in the Interior Design of condominium developments, model suites, sales offices and hotels. Tanner Hill has worked extensively with major developers on condominium projects throughout the Greater Toronto Area, Montréal and Ottawa, along with projects across the United States and Europe.

Community Agency

Our Community stands for something new; a new way of seeing things, doing things, and a new perspective on what some refer to as advertising, but what those who know call connecting. We don't sell. We speak, write and draw. We interpret, design and build. Honestly. Strikingly. Strategically. And in the end, we always create something meaningful. Something that creates dialogue. A moment that stays with you. We invite you to come and see things from our perspective. As long as you're not afraid of new heights. We are Community.



Contact.

Enquire about Food Hall, Retail
and Office ownership.

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