

164

EGLINTON AVE. E

TORONTO



CBRE

*Sales Representative

BRENDAN J. SULLIVAN*
Senior Vice President
+1 416 847 3262
brendan.sullivan@cbre.com

MYAH OLLEK
Sales Representative
+1 416 815 2353
myah.ollek@cbre.com

CBRE LIMITED, Real Estate Brokerage
145 King Street West, 1100
Toronto, Ontario Canada, M5H 1J8
416 362 2244 | www.cbre.com



164 EGLINTON AVE. E

PROPERTY DETAILS

AVAILABILITY SUMMARY

| | | |
|-----------|---------------|-----------------------------|
| Suite 104 | 550 sq. ft. | Available September 1, 2022 |
| Suite 206 | 1,146 sq. ft. | Available Immediate |
| Suite 207 | 478 sq. ft. | Available November 1, 2022 |
| Suite 301 | 1,634 sq. ft. | Available Immeidate |



NET RENT

Contact Listing Agents



BUILDING HOURS

8:00 am to 6:00 pm weekdays
8:00 am to 1:00 pm Saturday



ADDITIONAL RENT

\$18.57 per sq. ft.
(2022 estimate)



SECURITY

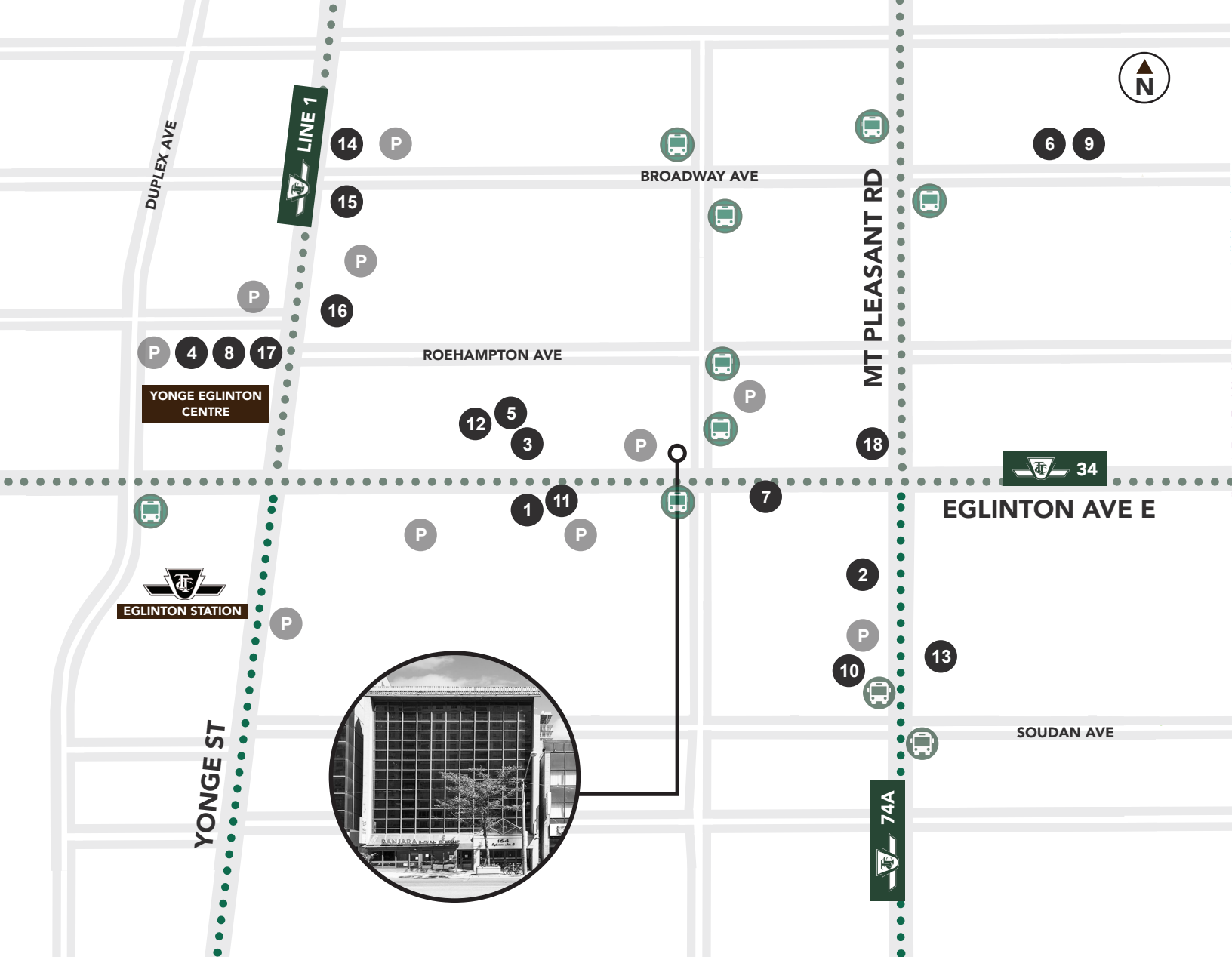
New security monitoring
system in place

BUILDING UPDATES

- Boutique office building located along the Yonge and Eglinton corridor
- Direct access to the TTC Subway line
- Located amongst an array of amenities including restaurants, retail tenants and entertainment destinations
- Situated in the heart of Midtown Toronto with access to Downtown in just minutes

MANAGEMENT: MADISION GROUP

- One of the largest Landlords along the Yonge and Eglinton corridor
- Controlling the majority of the real estate along the emerging node
- Sizable portfolio allowing for tenants to grow within Madison's assets
- Hands-on, industry leading, tenant servicing is at the heart of Madison's operations



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LOCATION MAP



FITNESS CENTRES

1. Orangetheory Fitness
2. CrossFit Metric
3. The Dunfield Club
4. GoodLife Fitness Toronto
Yonge Eglinton Centre
5. GoodLife Fitness



GROCERY STORES

6. Whole Foods Market
7. Marchelo's Gourmet
Marketplace
8. Metro
9. Metro
10. Sobeys Urban Fresh
11. Loblaws



MAJOR RESTAURANTS

12. Bolan Thai Cuisine
13. La Vecchia Restaurant
14. Grazie Ristorante
15. Chipotle Mexican Grill
16. A&W Canada
17. Churrasco Villa



PUBLIC TRANSIT

- Redpath Ave at Eglinton Ave E
- Redpath Ave at Roehampton Ave
- Redpath Ave at Broadway Ave
- Redpath Ave at Erskine Ave
- MT Pleasant Rd at Broadway Ave
- MT Pleasant Rd at Soudan Ave
- Eglinton Ave West at Duplex Ave
- Eglinton Ave West at Lascelles Blvd

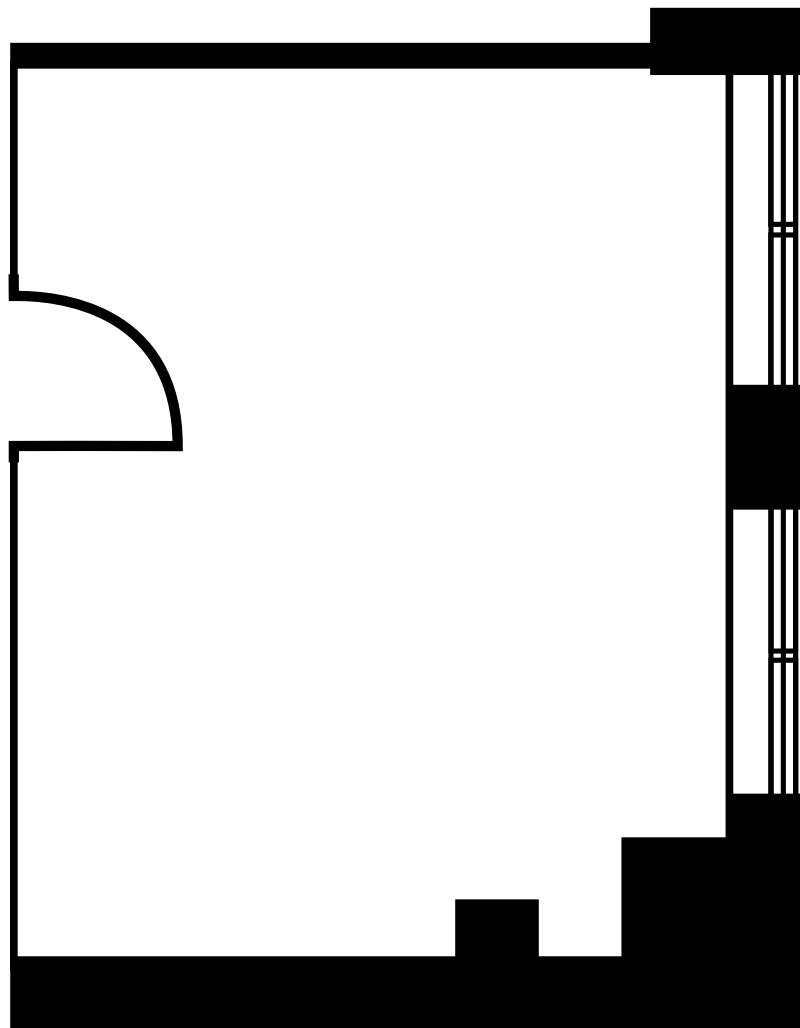
164 EGLINTON AVE. E

FLOOR PLAN

FIRST FLOOR

SUITE 104 | 550 SQ. FT.

AVAILABLE SEPTEMBER 1, 2022



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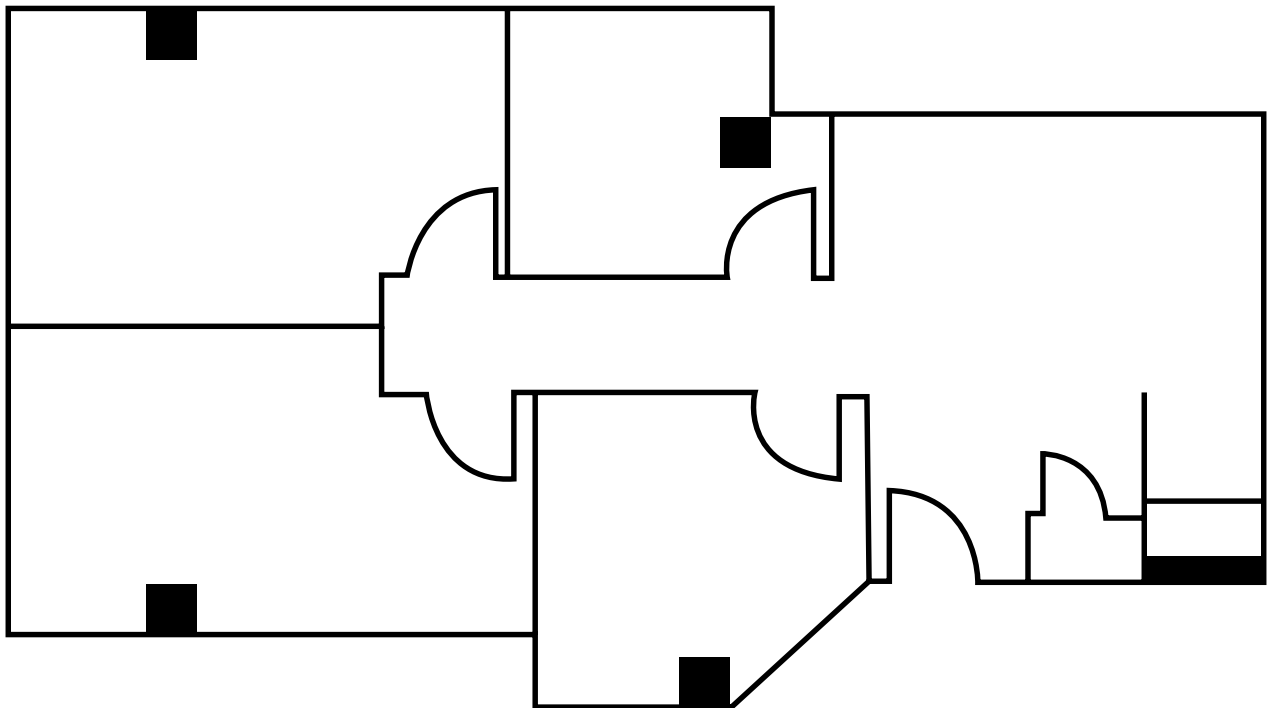
164 EGLINTON AVE. E

FLOOR PLAN

SECOND FLOOR

SUITE 206 | 1,146 SQ. FT.

AVAILABLE IMMEDIATELY



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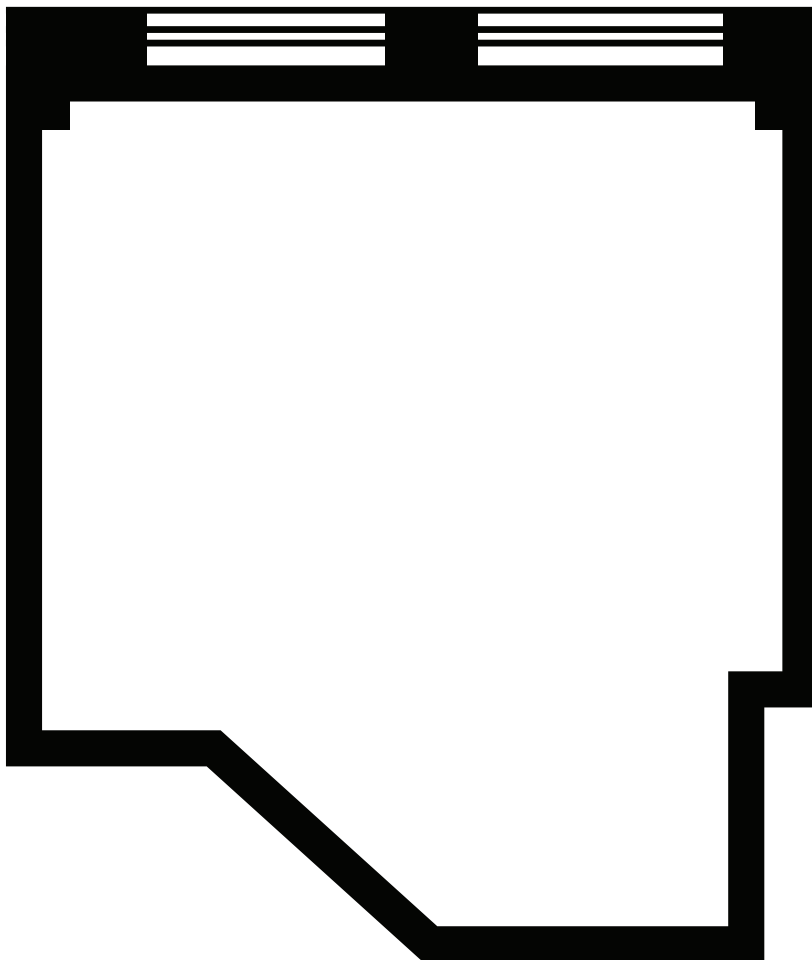
164 EGLINTON AVE. E

FLOOR PLAN

SECOND FLOOR

SUITE 207 | 478 SQ. FT.

AVAILABLE NOVEMBER 1, 2022



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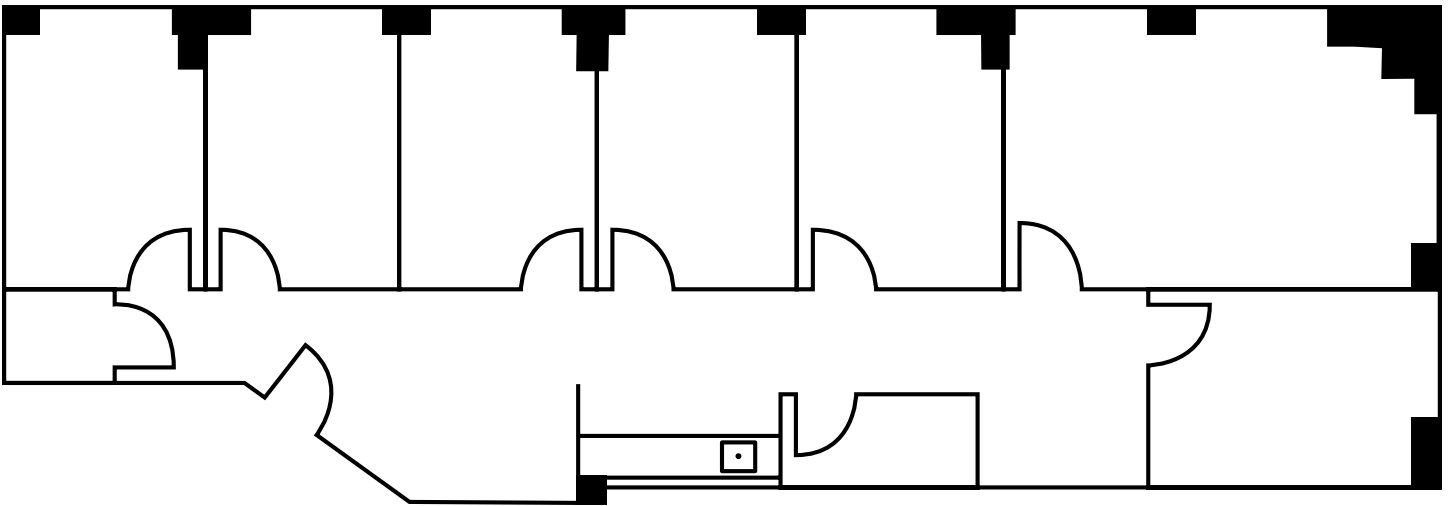
164 EGLINTON AVE. E

FLOOR PLAN

THIRD FLOOR

SUITE 301 | 1,634 SQ. FT.

AVAILABLE IMMEDIATELY



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