

240 Eglinton Avenue East Toronto

OFFICE/
MEDICAL
SPACE

MIDTOWN
TORONTO

FOR LEASE

RETAIL

240



VALUE INSIGHT

REALTY

REAL ESTATE ADVISORY GROUP

valueinsightrealty.com

240 Eglinton Avenue East Toronto



PROPERTY HIGHLIGHTS

- Marquee opportunity for all professional uses, facing Eglinton Ave E
- Natural light entering from north and south sides of the property
- Passenger elevator servicing all floors
- Enclosed parking garage with 12 parking spaces
- New LRT station steps from property at Mount Pleasant
- Suggested uses: general office, school/tutoring, fitness, financial, medical, health and beauty
- Tremendous signage opportunity with 45 feet of frontage on Eglinton

PROPERTY DETAILS

Type: **For lease**

Size: **Total building size: 23,000 sq.ft. (divisible)**

Floor 1: **~5,000 sq.ft.** (retail)

Floor 2: **5,782 sq.ft.**

Floor 3: **2,600 sq.ft.** (leased)
3,600 sq.ft. (available)

Floor 4: **5,782 sq.ft.**

Floor 5: **5,782 sq.ft.**

Note: Exact sizes to be verified.

Rent: **Please inquire with listing agent**

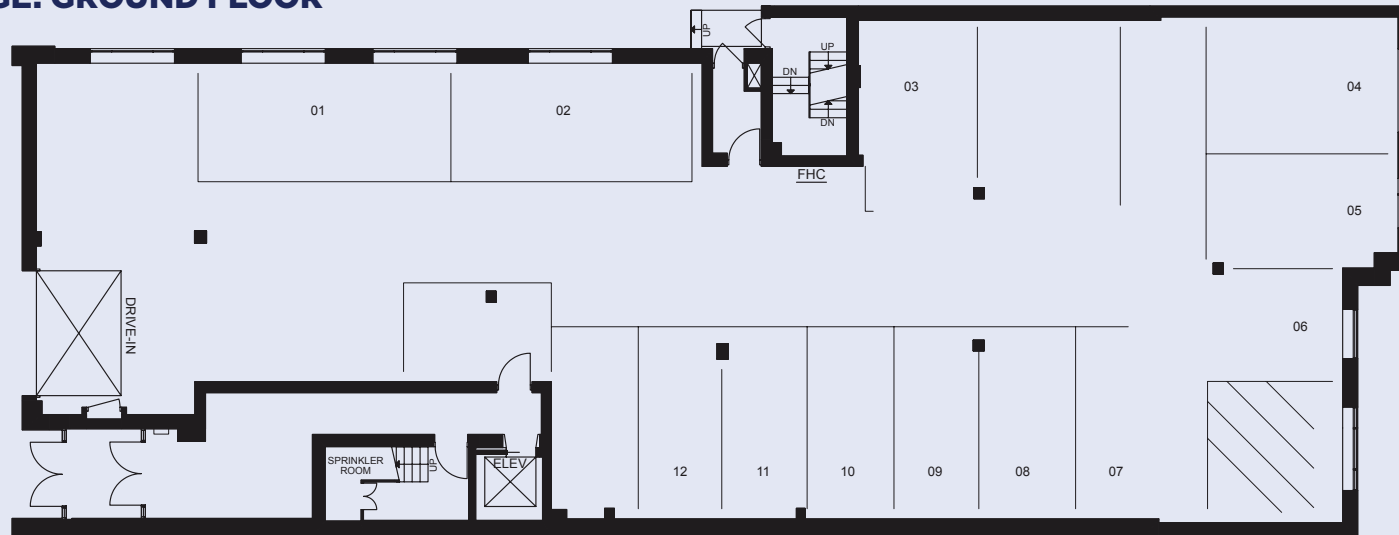
TMI: **\$16.85/sq.ft.**



240 Eglinton Avenue East Toronto



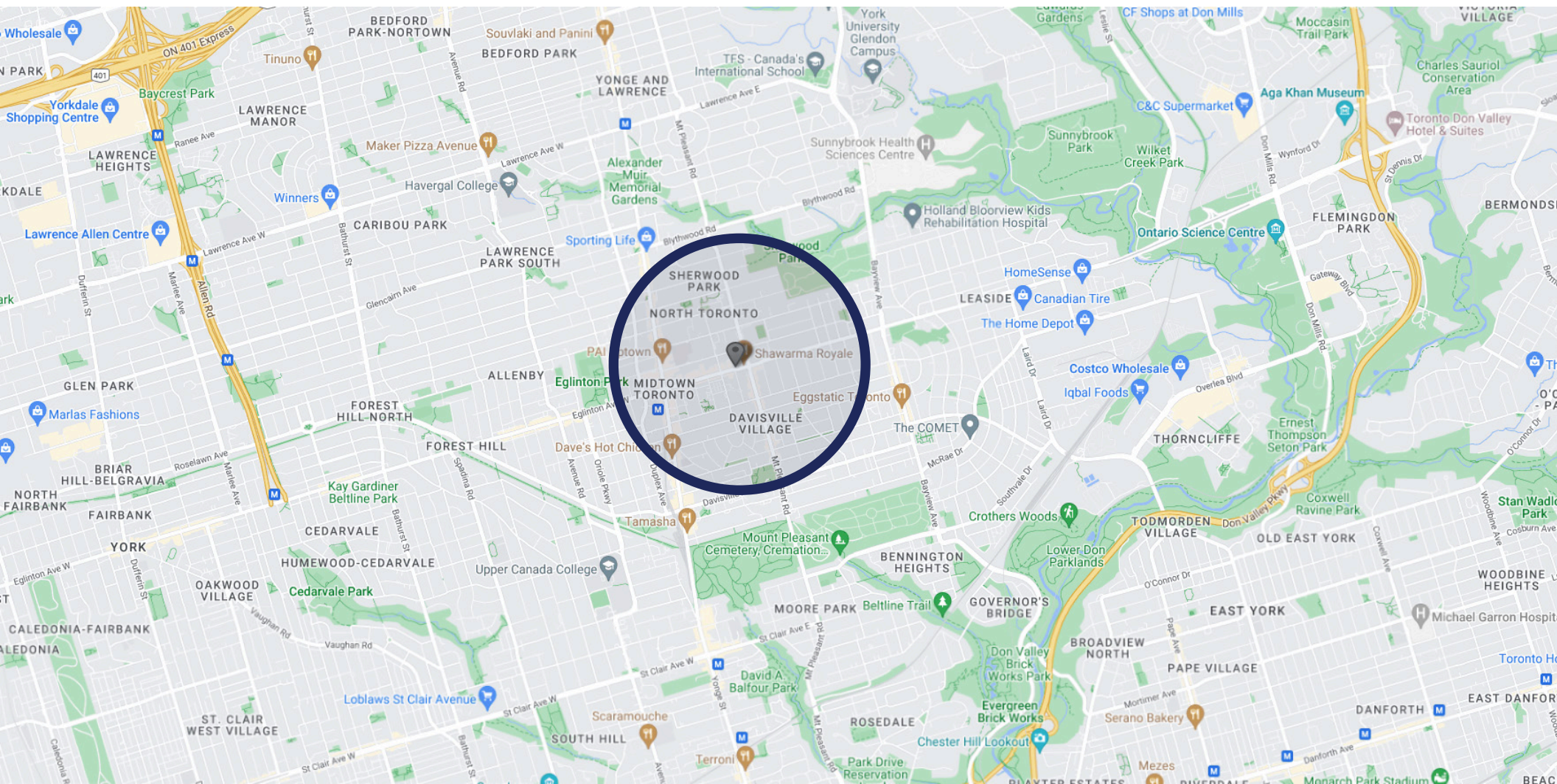
PARKING GARAGE: GROUND FLOOR



TEMPLATE LAYOUT: LEVELS 2-5



240 Eglinton Avenue East Toronto



AREA DEMOGRAPHICS

Within 1 km radius of property



POPULATION
50,732



AVERAGE INCOME
\$122,578*

* Annually per household



MEDIAN AGE
37.1

**LANDLORD & DEVELOPER
SERVICES:**

SARI SAMARAH*

President & CEO

416.269.6747 x101

sari.samarah@valueinsightrealty.com

ELI VLADIMIRSKY**

Director | Advisory & Transaction Services

416.269.6747 x105

eli.vladimirsky@valueinsightrealty.com

valueinsightrealty.com

© 2023 Value Insight Realty Inc. | Brokerage

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by the property owner(s). *Broker of Record | **Sales Representative