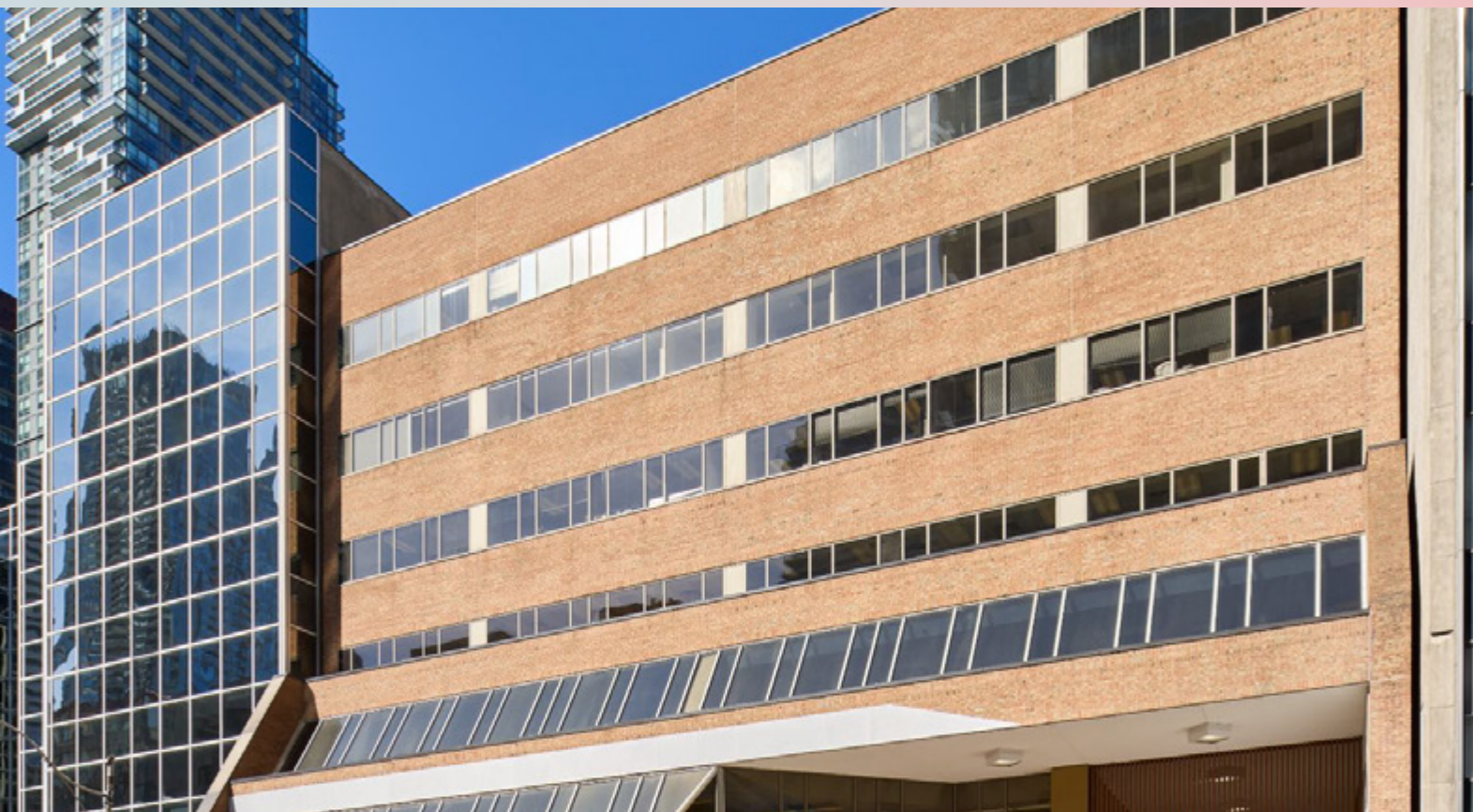




FOR LEASE



193,924 ^{SF}

TOTAL RENTABLE AREA

21,850 ^{SF}

AVERAGE FLOOR SIZE

PROPERTY

Executive Summary

Discover 110 Eglinton Avenue East – a seven-storey office building in the vibrant Yonge and Eglinton neighbourhood within the heart of Midtown Toronto. Located along one of Toronto's main interchanges, the property offers easy access to top restaurants, banks, gyms, and more. With Eglinton subway station just a 3-minute walk away, the whole city is at your doorstep.



The building is also BOMA BEST certified, recognizing its commitment to high environmental and operational standards.

FlexSPACE

brought
to you by **Madison Group**

Exclusively available to the Madison Community, tenants have **complimentary access to additional workspaces** at 150 Eglinton Avenue East. Whether it be for meetings, training, or simply to celebrate – reserve a flex space with just one click! With four suggested room layouts, enjoy the flexibility to choose which setup best suits your needs.

*Forget the stress and leave the mess,
Madison Tenants are welcome to
enjoy FlexSPACE!*

For more information, visit madisongroup.ca/flexspace/

PROPERTY

FLEX
SPACE

MADISON
GROUP





Your Brand, Front & Centre

As part of a planned revitalization of the entrance walkway, 110 Eglinton Avenue East will introduce **enhanced building signage opportunities**.

The renovation will include a brighter, more welcoming exterior with prominent address signage, along with designated space for tenants to showcase their illuminated corporate branding - offering greater visibility for both visitors and employees.

HIGHLIGHTS

On-Site Amenities for Everyday Convenience



110 Eglinton Avenue East boasts a range of modern amenities designed to enhance daily convenience. Direct access ample private underground parking provides both ease and security - an asset in this high-traffic Yonge and Eglinton location. Tenants also benefit from on-site access to a 24-hour GoodLife Fitness gym, making it easy to prioritize wellness before, during, or after the workday.

Designed with you and your needs in mind, these features create a functional, secure, and comfortable environment for all tenants.



HIGHLIGHTS

Discover Your New Space



0 7

0 6

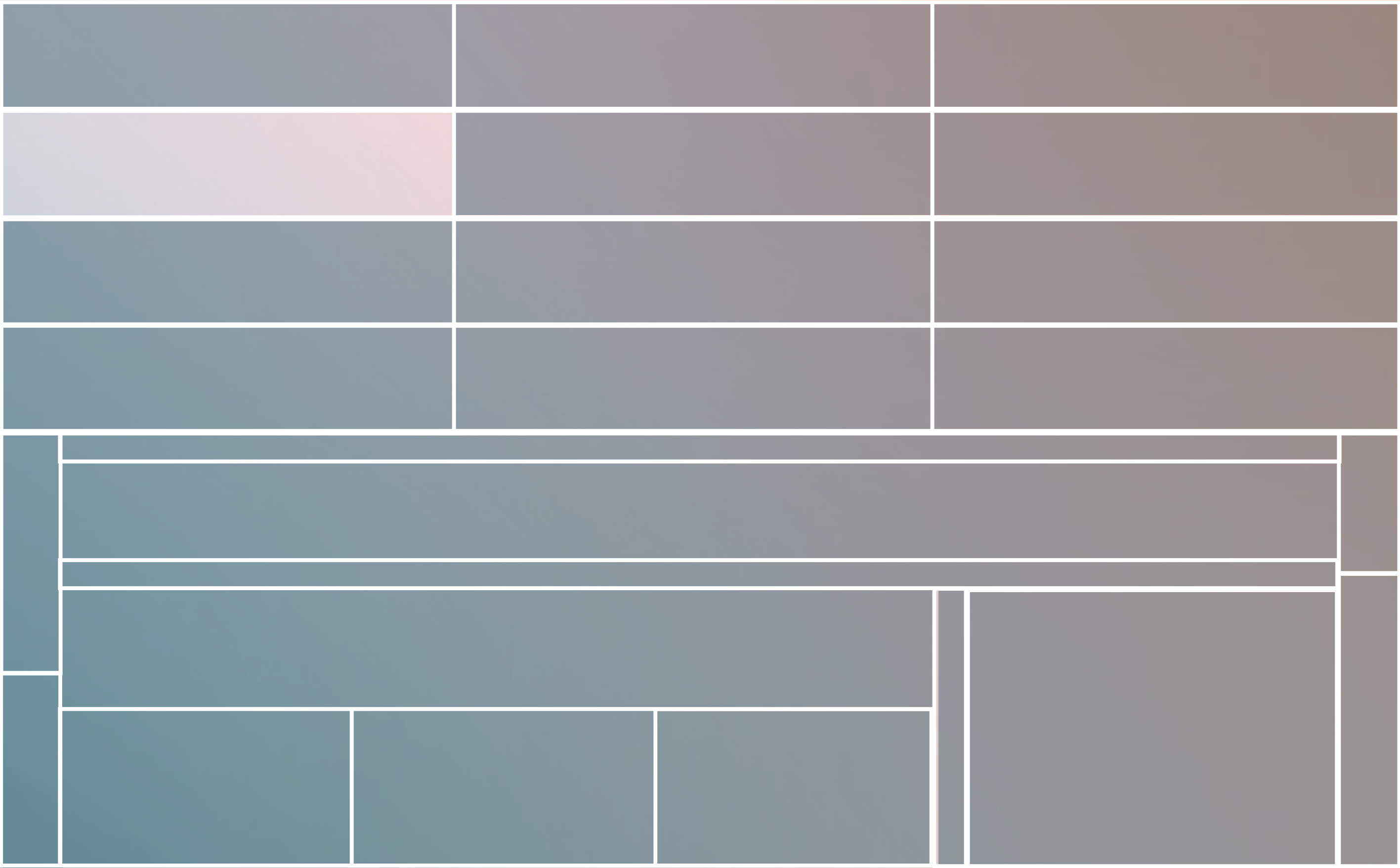
0 5

0 4

0 3

0 2

0 1



STACKING PLAN

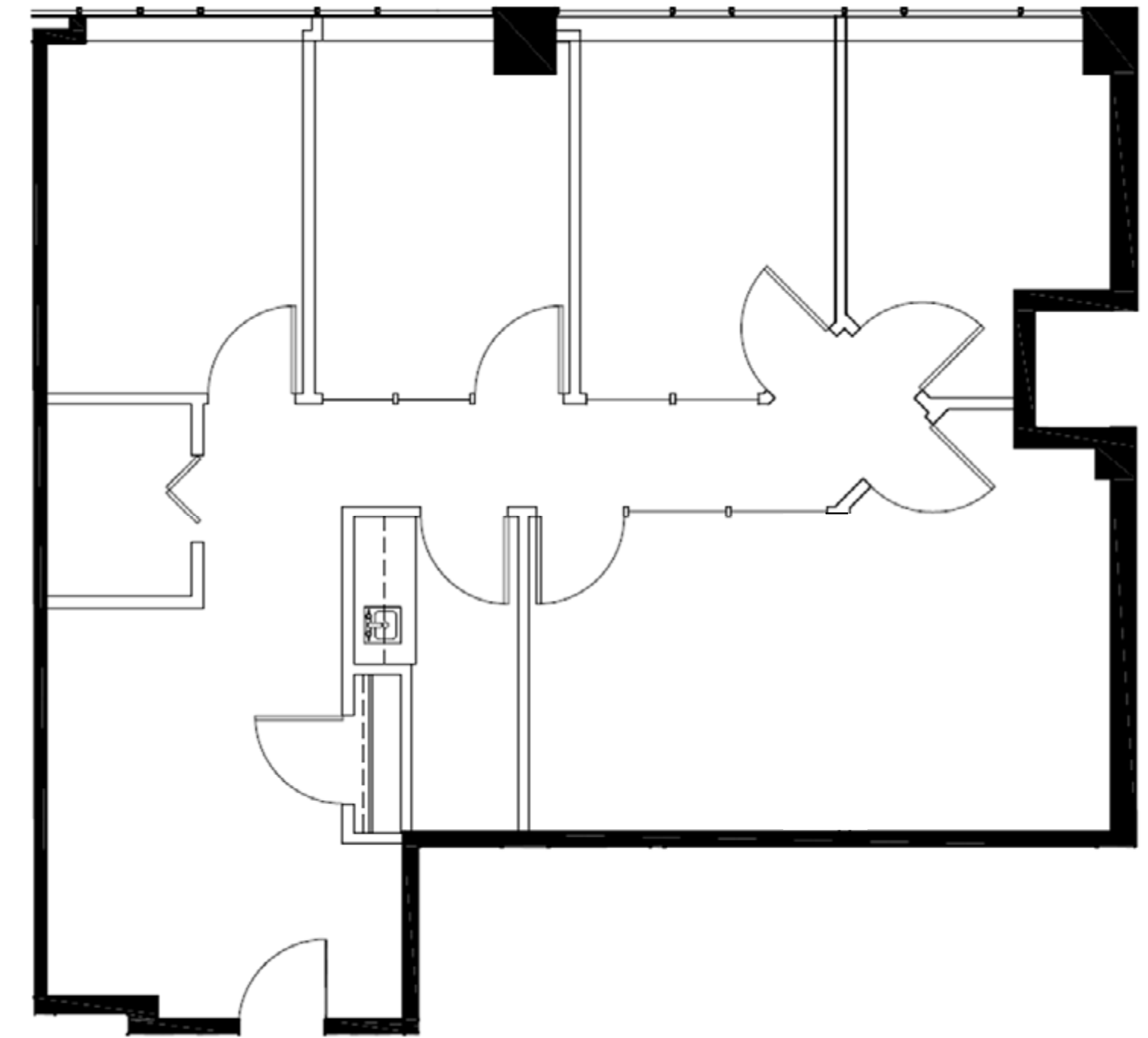
SUITE 601

AVAILABLE SPACE 1,315 SF

POSSESSION Immediate

NET RENT Contact Listing Agent

ADDITIONAL RENT \$22.50 PSF



Business Meets Convenience

RESTAURANTS & CAFES

- | | | | | | |
|---|--------------------|---|-----------------|----|-------------|
| 1 | CopaCabana Brazil | 6 | De Mello Coffee | 10 | Starbucks |
| 2 | PAI | 7 | Oretta | 11 | Tim Hortons |
| 3 | Stock Bar | 8 | Piano Piano | 12 | McDonald's |
| 4 | Grazie Ristorante | 9 | Granite Brewery | 13 | The Keg |
| 5 | Aroma Espresso Bar | | | | |

BANKS

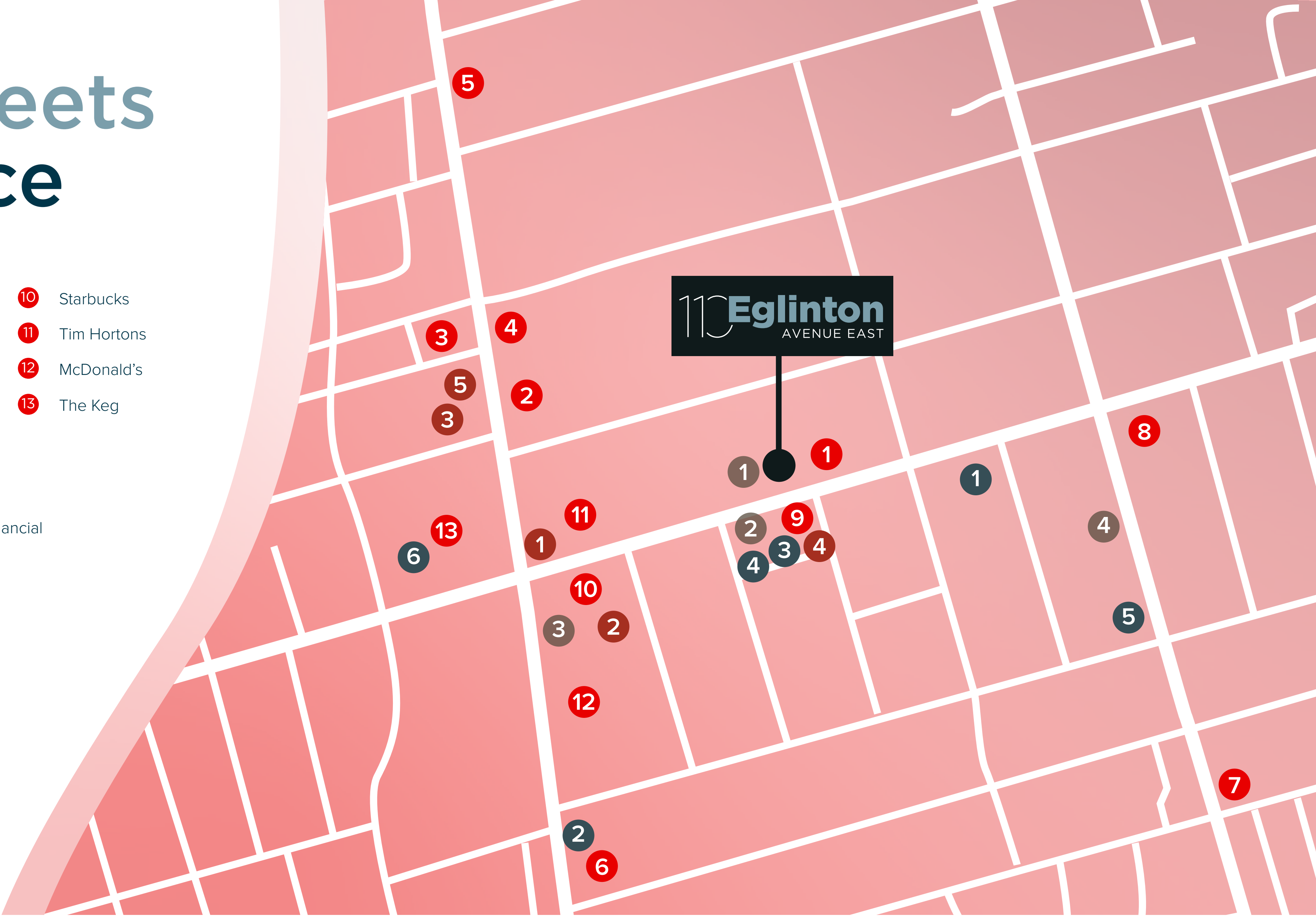
- | | | | |
|---|----------------|---|------------------------------|
| 1 | TD Bank | 4 | President's Choice Financial |
| 2 | CIBC | 5 | Scotia Bank |
| 3 | RBC Royal Bank | | |

FITNESS

- | | | | |
|---|----------------------|---|----------------|
| 1 | GoodLife Fitness | 3 | F45 Training |
| 2 | OrangeTheory Fitness | 4 | Metric Fitness |

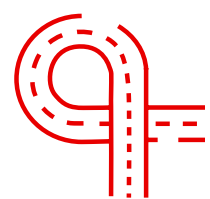
GROCERY

- | | | | |
|---|--------------|---|--------------------|
| 1 | Marche Leo's | 4 | Loblaws |
| 2 | Farm Boy | 5 | Shoppers Drug Mart |
| 3 | LCBO | 6 | Rexall |

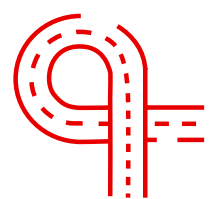


Unmatched Connectivity

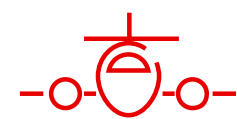
DRIVE TIMES



Highway
401
10 Min



Don Valley
Parkway
9 Min



Billy Bishop Toronto
City Airport
20 Min

COMING SOON: EGLINTON CROSSTOWN LRT

Connecting East and West Toronto, the new Eglinton Crosstown LRT will make your commute up to **60% faster** and is expected to launch mid-2025. With 25 stations along a dedicated 19-km route, getting across town just got easier. With 110 Eglinton Avenue East just a short walk from both the upcoming Mt. Pleasant and Eglinton stations, enjoy seamless access to superior transit!



AMENITIES

Yonge-Eglinton at a Glance



35.8

MEDIAN
AGE



\$133,796 ^{CAD}

AVERAGE
HOUSEHOLD INCOME



56,788

TOTAL POPULATION



65,285

PROJECTED 2029
TOTAL POPULATION



58,762

DAYTIME
POPULATION

Figures represent 2024 (unless stated otherwise) demographics within a 1KM radius of 110 Eglinton Avenue East

Source: Colliers Hydra

Your Trusted Team



madisongroup.ca

Madison Group is a leading real estate development company based in Toronto and New York City. Madison Group has evolved from a successful family business into a multi-faceted company that owns, develops, and manages landmark residential and commercial properties. Madison's extensive portfolio includes mixed-use high-rise projects, low-rise master planned communities, office, retail, prestige industrial, rental, and retirement properties throughout Toronto and New York. Madison is dedicated to creating vibrant, integrated communities rooted in highly desirable locations that elevate the lifestyle of their residents. Developments are brought to life with innovative architecture, thoughtful design, and strategic partnerships, resulting in dynamic destinations. Madison continues to set the standard for value, design, and customer service across the Greater Toronto Area. Madison's expertise and passion are built on a foundation of more than 55 years and three generations of hard work and commitment to exceptional environments.



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