



40

HOLLY STREET



CBRE Limited | REAL ESTATE BROKERAGE | 145 King Street West, Suite 1100 | Toronto, ON M5H 1J8

CBRE

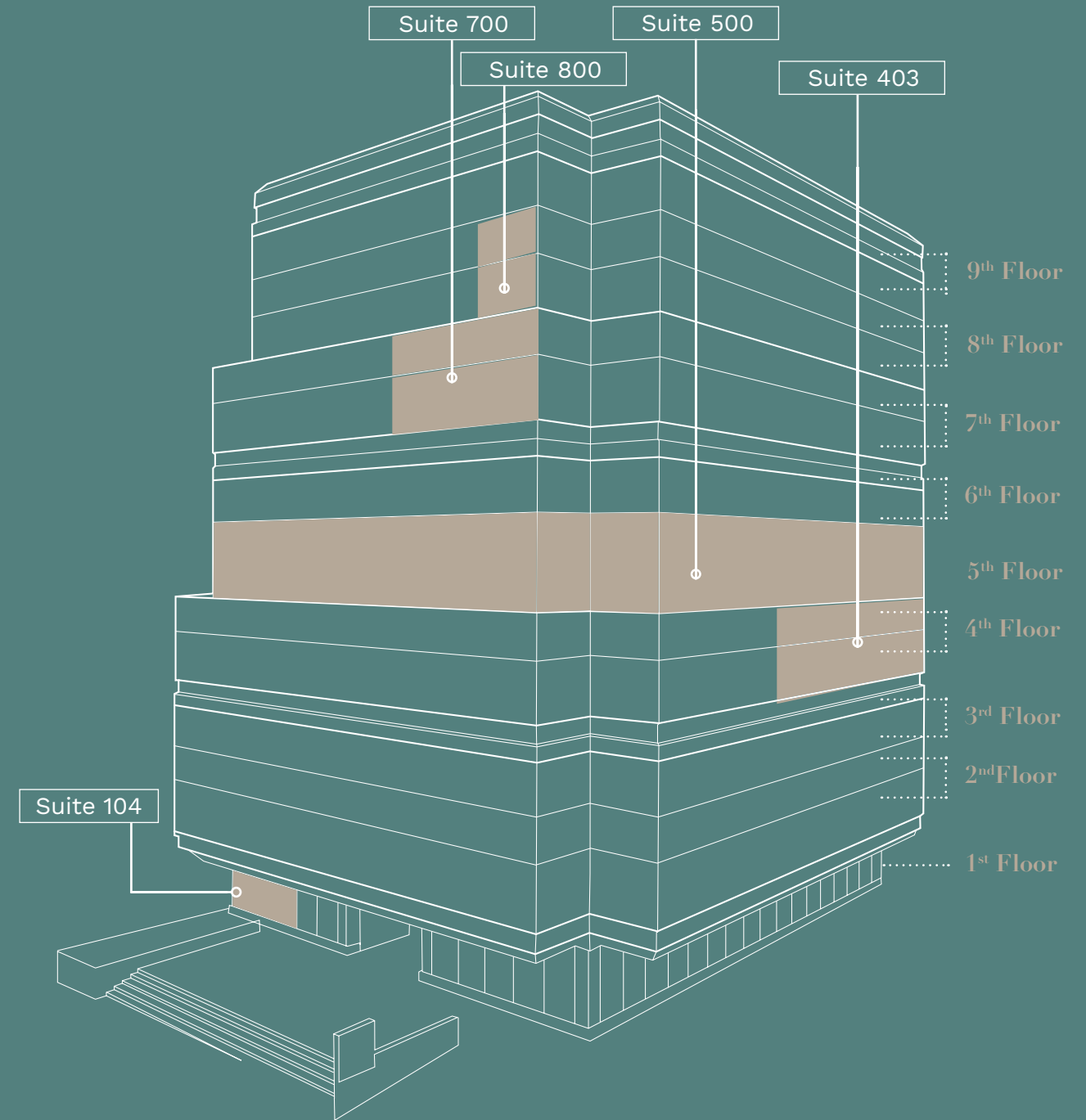
∞ PROPERTY DETAILS ∞

Availability Summary

Suite 104	1,518 sq. ft.	Available Immediately
Suite 403	2,154 sq. ft.	Available Immediately
Suite 500	8,218 sq. ft.	Available Immediately
Suite 700	2,502 sq. ft.	Available Immediately
Suite 800	1,333 sq. ft.	Available Immediately



∞ STACKING PLAN ∞



∞ 40 ∞
HOLLY STREET

∞ PROPERTY DETAILS ∞

				
NET RENT Contact Listing Agents	ADDITIONAL RENT \$27.77 per sq. ft. (2026 Estimate)	PARKING Unreserved \$200.00 1:1,200 sq. ft.	BUILDING HOURS 7:00 a.m. to 6:00 p.m.	SECURITY Card Access

The Yonge/Eglinton area is one of Toronto’s main interchanges and as such, shopping, dining and other amenities are plentiful. Public transit is located steps away from the building. The development of the Eglinton LRT will add value to the area in the future.

The property has 61 underground parking stalls. The building was constructed in 1988.



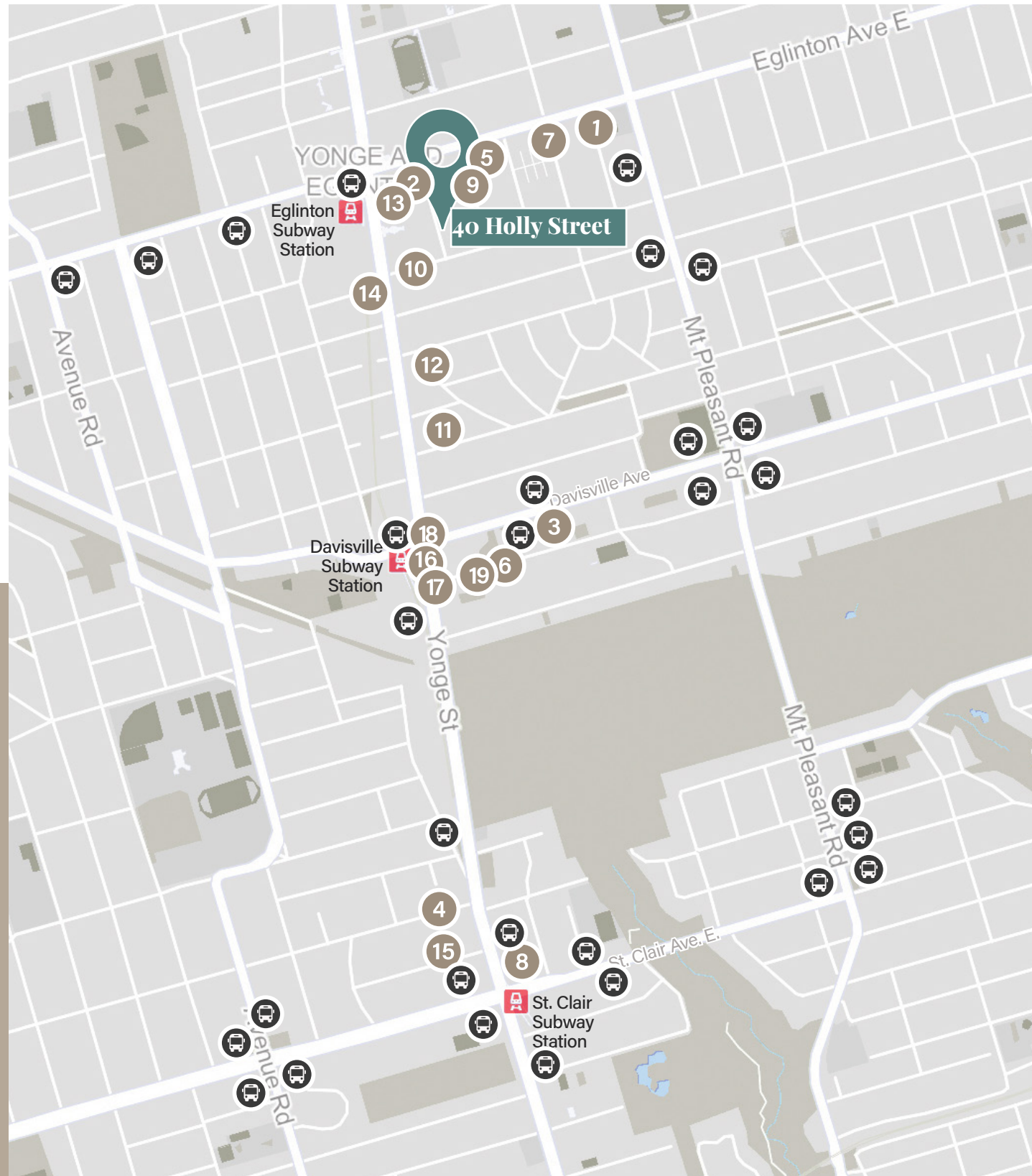
Adgar is firmly committed to environmental responsibility within our portfolio. We are continually seeking ways to efficiently operate the building, reduce our carbon footprint and improve energy performance through energy saving initiatives, our waste reduction initiatives and mechanical improvements.

∞ THE BUILDING ∞

Building & Amenities	Market Demographics
<p>Boutique office building.</p> <p>High-rise alternative.</p> <p>Downtown access in a quiet midtown setting.</p> <p>Many retail amenities, and the bustling Yonge and Eglinton intersection steps away from the building.</p> <p>Opportunity to be in a first class office building with exceptional on site building staff.</p> <p>Eglinton TTC station steps away.</p>	<p>In 2018, the total population of the Yonge/ Eglinton submarket was 102,469; that number is projected to increase by 5.8% in 2023. The submarket at Yonge/Eglinton is a relatively affluent area, with average annual household income of \$194,460 (projected to rise to \$222,269 in 2023). By comparison, average household incomes across Toronto as a whole in 2018 was \$118,346.</p> <p>The population of the Yonge/Eglinton submarket is slightly younger than Toronto as a whole with the median age at 39.2 years. 25 to 34 year-olds are the largest demographic, comprising 17.7% of the population.</p>



MAP LOCATION



AMENITIES

40 Holly is located just south of Eglinton Avenue East, east of Yonge in the heart of Midtown Toronto.

Fitness Centres

1. Fit Factory Midtown
2. OrangeTheory Fitness
3. Striation 6 Fitness Centre
4. Oxygen Yoga & Fitness
5. F45 Training



Grocery Stores

6. Sobeys Urban Fresh Balliol
7. Loblaws
8. Loblaws
9. Bulk Barn
10. Farm Boy



Major Restaurants & Other Services

11. Positano Restaurant
12. Tabule Middle Eastern Cuisine
13. The Keg Steakhouse + Bar
14. Mandarin Restaurant
15. Ambiyon On Yonge
16. Second Cup
17. Mr. Sub, Thai Express
18. Davisville Guardian Pharmacy
19. Golden Hanger Cleaners



Public Transit

- Yonge Subway Line
- Eglinton Subway Station
- Eglinton Ave W at Duplex Ave
- Eglinton Ave E at Mount Pleasant Rd
- Eglinton Ave E at Bayview Ave
- Davisville Subway Station
- Davisville at Yonge
- Davisville Ave at Mount Pleasant Rd
- St. Clair Subway Station
- St. Clair Ave E at Yonge
- St. Clair Ave W at Yonge



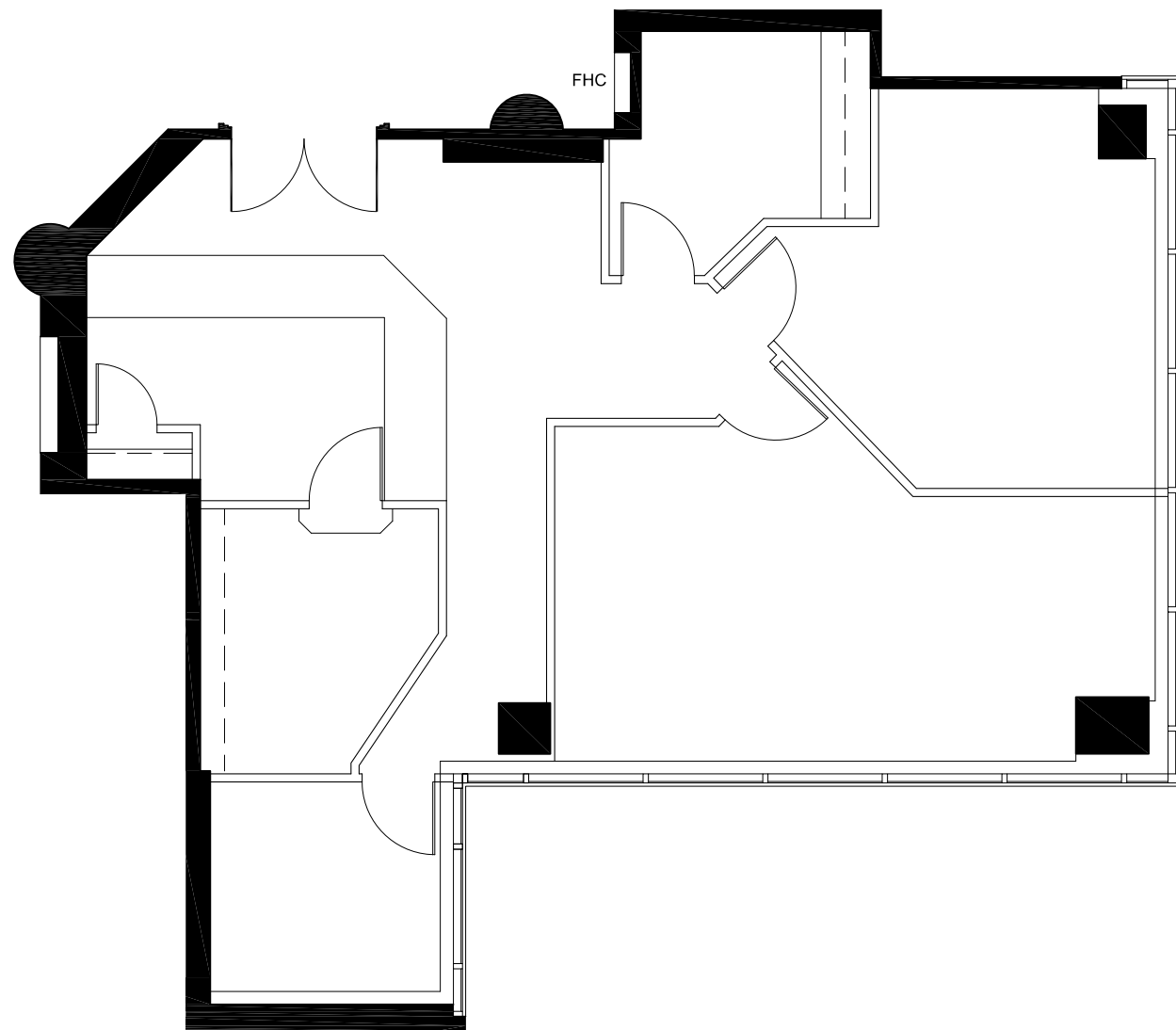
∞ FLOOR PLAN ∞

1st Floor

Suite 104

1,518 Sq. Ft.

Available Immediately



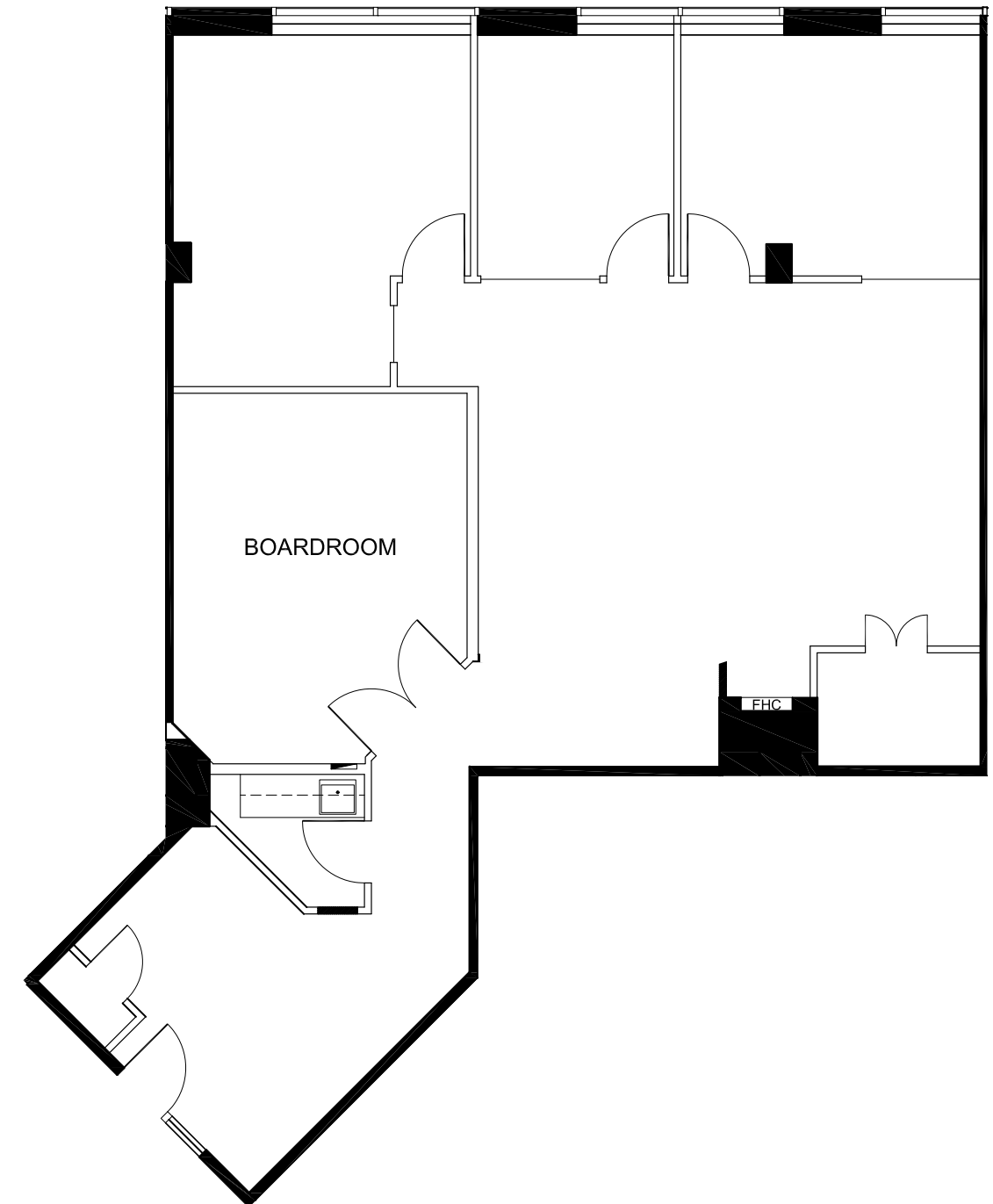
∞ FLOOR PLAN ∞

4th Floor

Suite 403

2,154 Sq. Ft.

Available Immediately



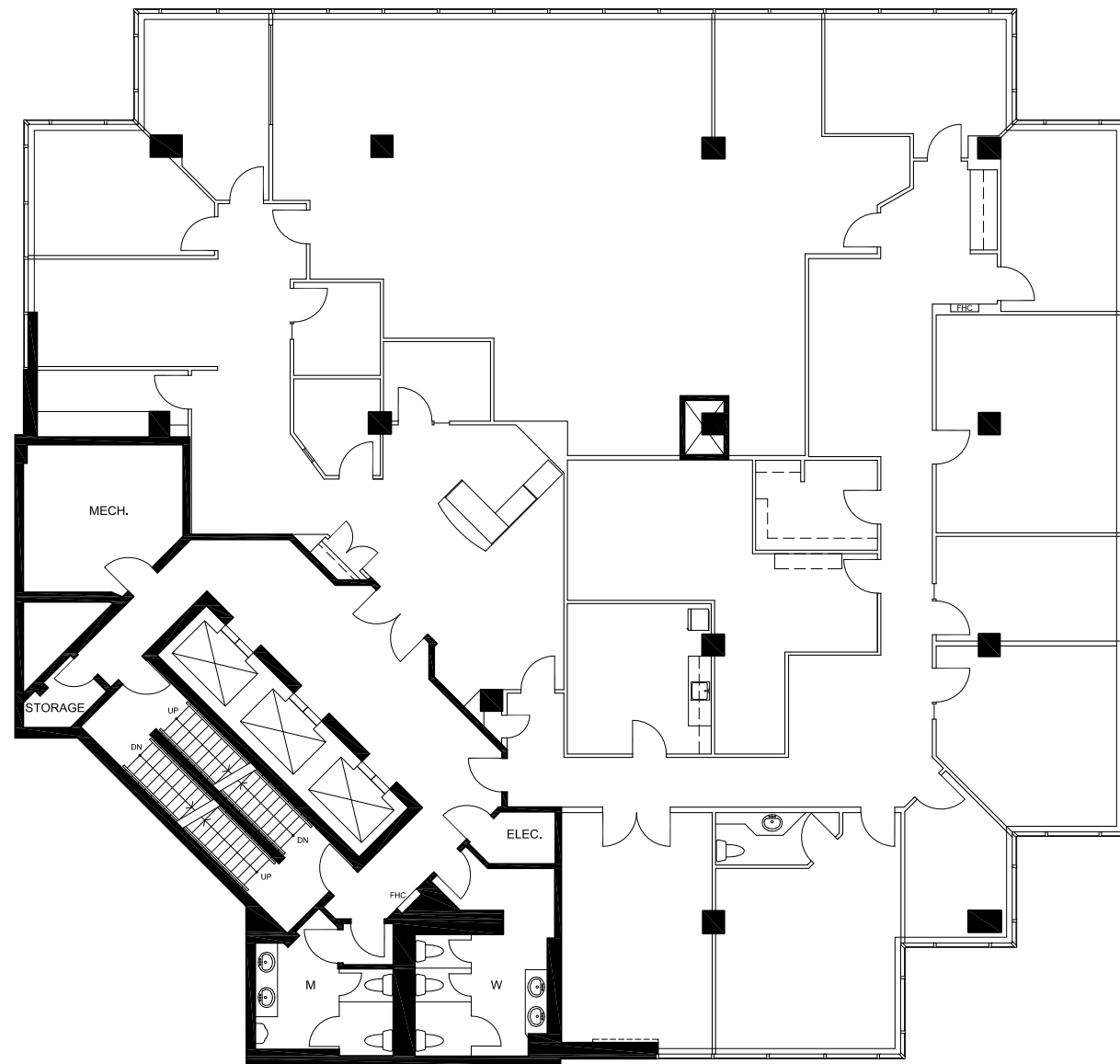
∞ FLOOR PLAN ∞

5th Floor

Suite 500

8,218 Sq. Ft.

Available in 60 Days



∞ FLOOR PLAN ∞

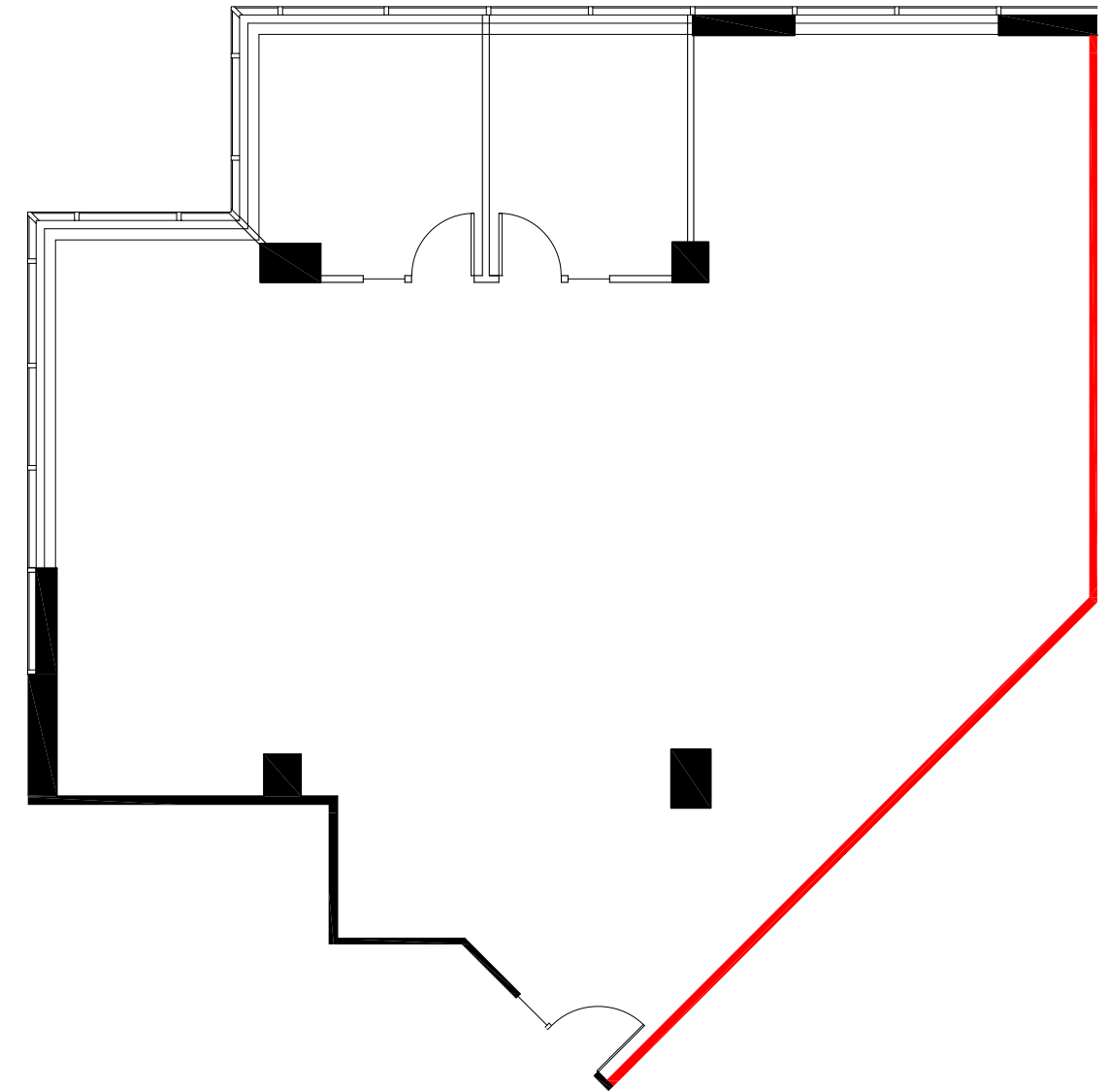
7th Floor

Suite 700

2,502 Sq. Ft.

Available Immediately

Future
Model
Suite



— DEMISING WALL

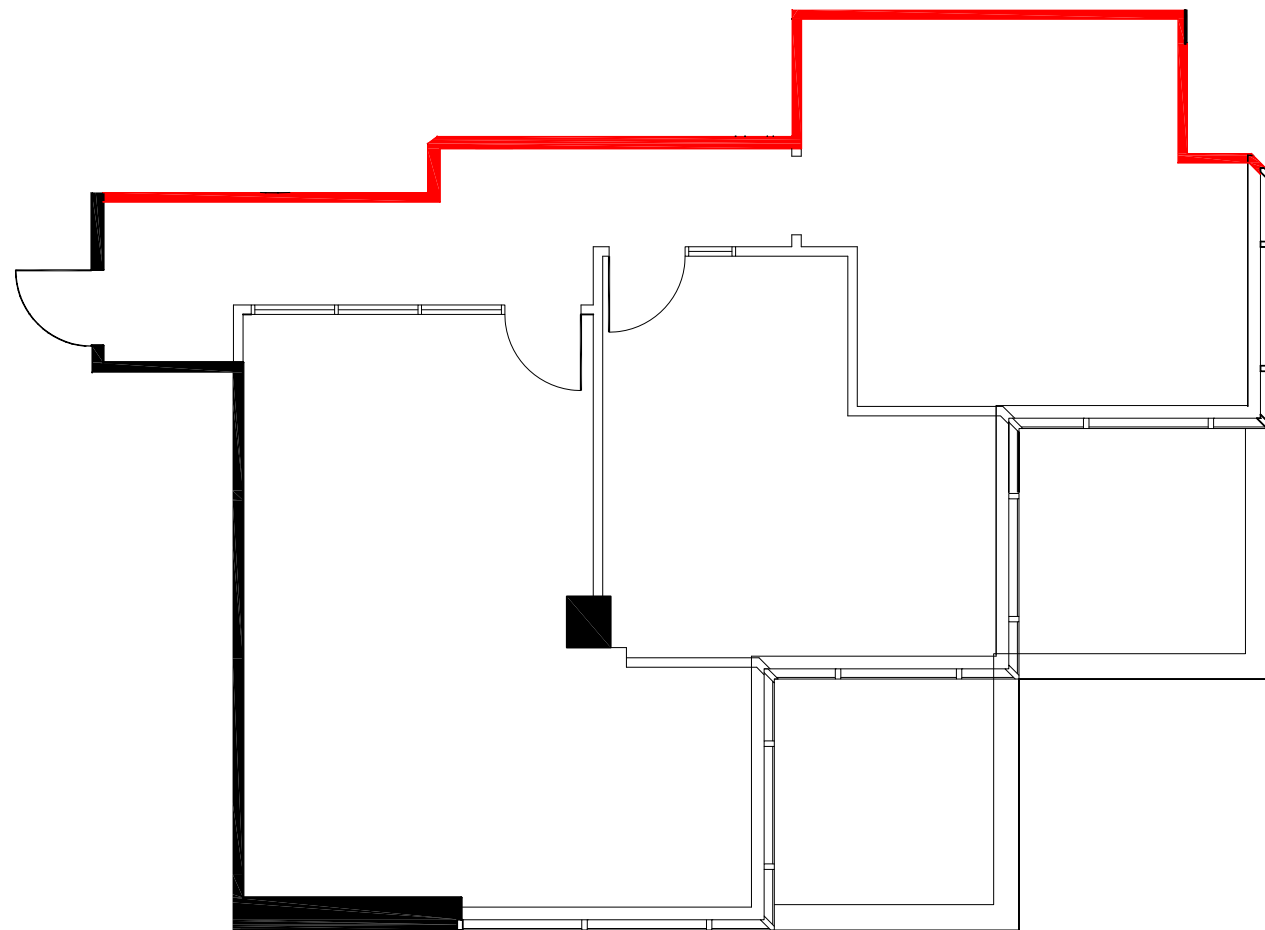
∞ FLOOR PLAN ∞

8th Floor

Suite 800

1,333 Sq. Ft.

Available Immediately



— DEMISING WALL





40

HOLLY STREET

FOR LEASE



CBRE Limited | REAL ESTATE BROKERAGE | 145 King Street West, Suite 1100 | Toronto, ON M5H 1J8

CALLIE MILAVSKY OSLER*

Senior Sales Associate

+1 647 943 4163

callie.osler@cbre.com

ALEXANDER BOWMAN

Sales Representative

+1 289 981 1768

alexander.bowman@cbre.com

*Sales Representative

CBRE