

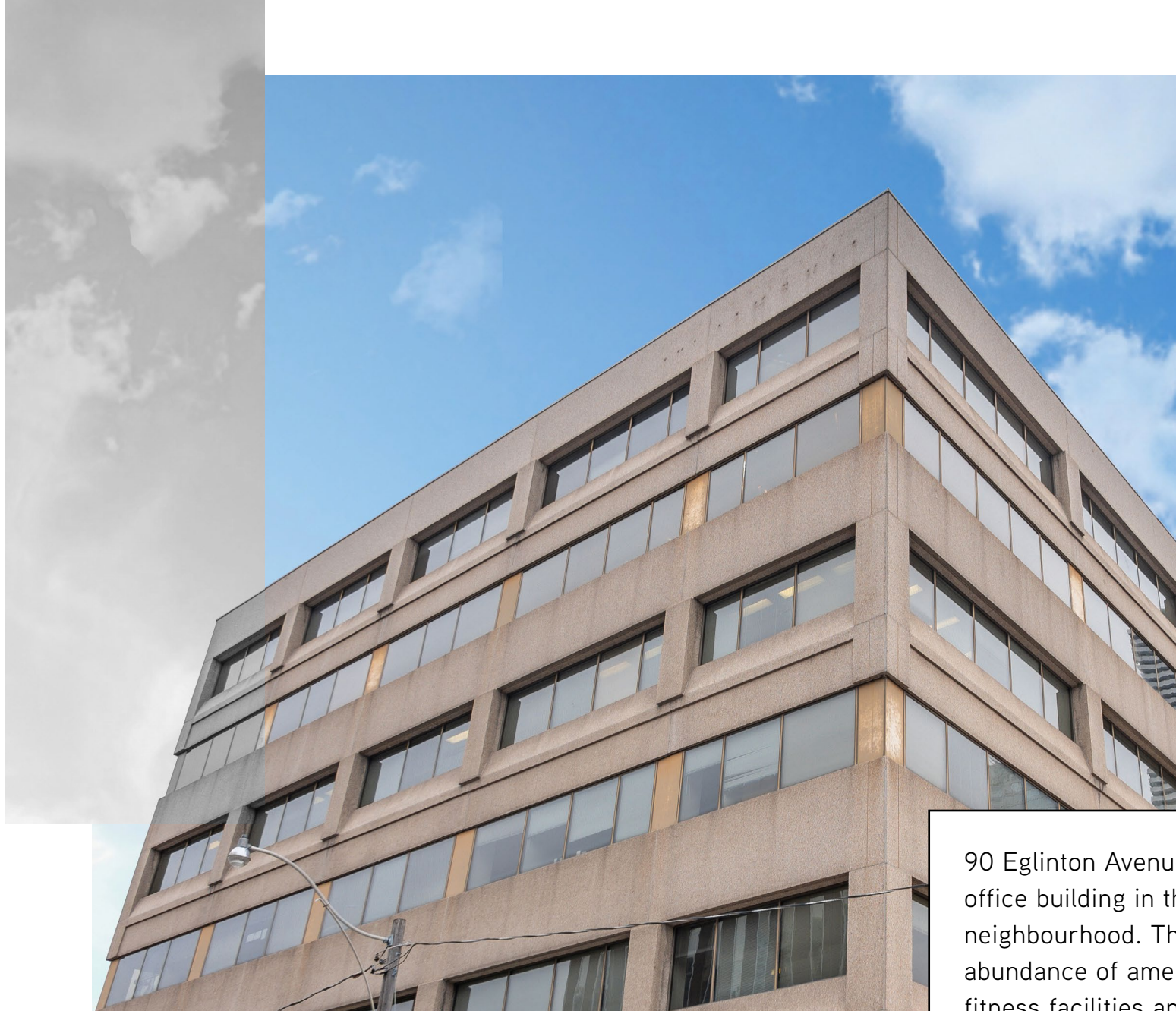


90

EGLINTON AVENUE WEST

RENTS NOW STARTING AT \$25 PSF GROSS





90

EGLINTON AVENUE WEST

PROPERTY OVERVIEW

THE BUILDING

AVAILABILITY

SUITE 103

SUITE 106

SUITE 107

~~SUITE 111~~ LEASED

~~SUITE 200~~ LEASED

SUITE 500

~~SUITE 600~~ LEASED

AREA OVERVIEW

AMENITIES

DEMOGRAPHIC

HEALTH & SAFETY

OWNERSHIP

EXTRA PERKS

CONTACT

OFFICE SPACE FOR LEASE	
Suite 103	1,056 SF
Suite 106	533 SF
Suite 107	2,288 SF
Suite 500	8,271 SF

90 Eglinton Avenue West is a six-storey commercial office building in the vibrant Yonge and Eglinton neighbourhood. The area is fully serviced with an abundance of amenities including restaurants, banks, fitness facilities and more. The TTC's Eglinton subway station - a 2-3 minute walk from the property - provides convenient access to the rest of the city.

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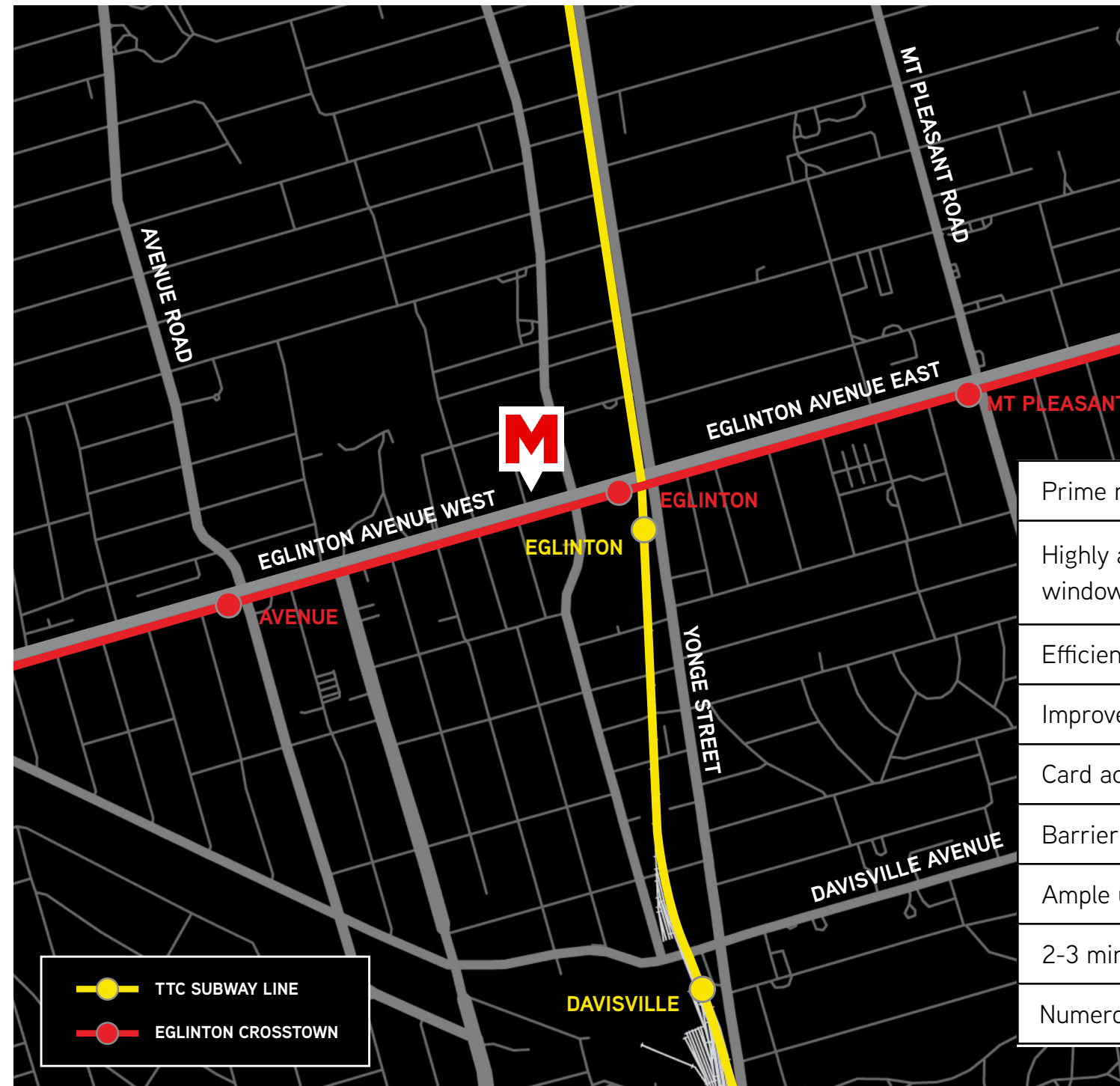
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Prime midtown location at Yonge and Eglinton

Highly accessible ground floor suites with windows facing Eglinton Avenue

Efficient floorplans

Improvements throughout

Card access security system

Barrier free access

Ample underground public parking available

2-3 minute walk to TTC Eglinton subway station

Numerous essential amenities nearby

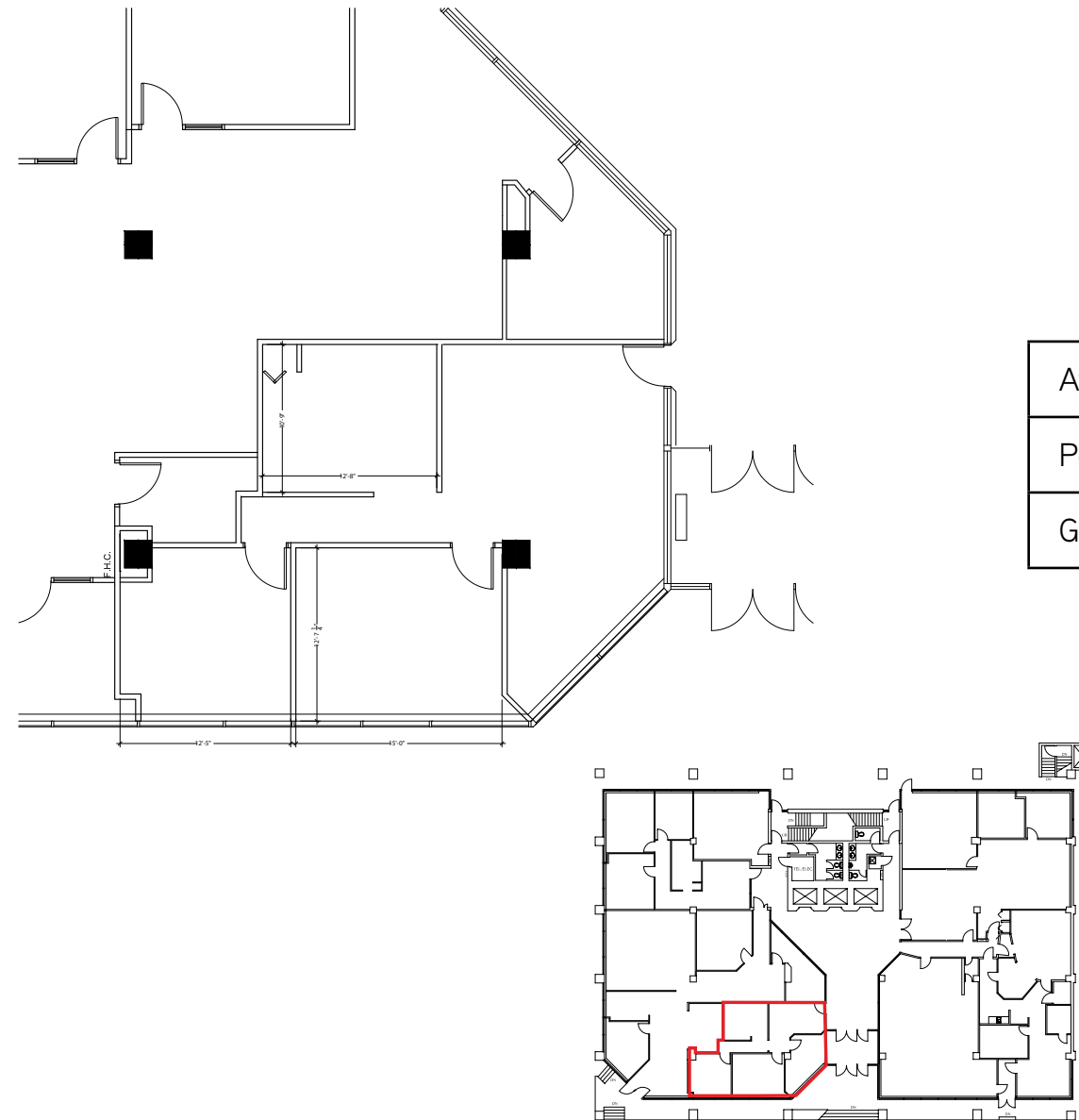
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EGLINTON AVENUE WEST

SUITE 103

Available Space - 1,056 SF
Possession - July 2023
Gross Rent - Starting at \$25.00 PSF

Suite 103 - Floorplan



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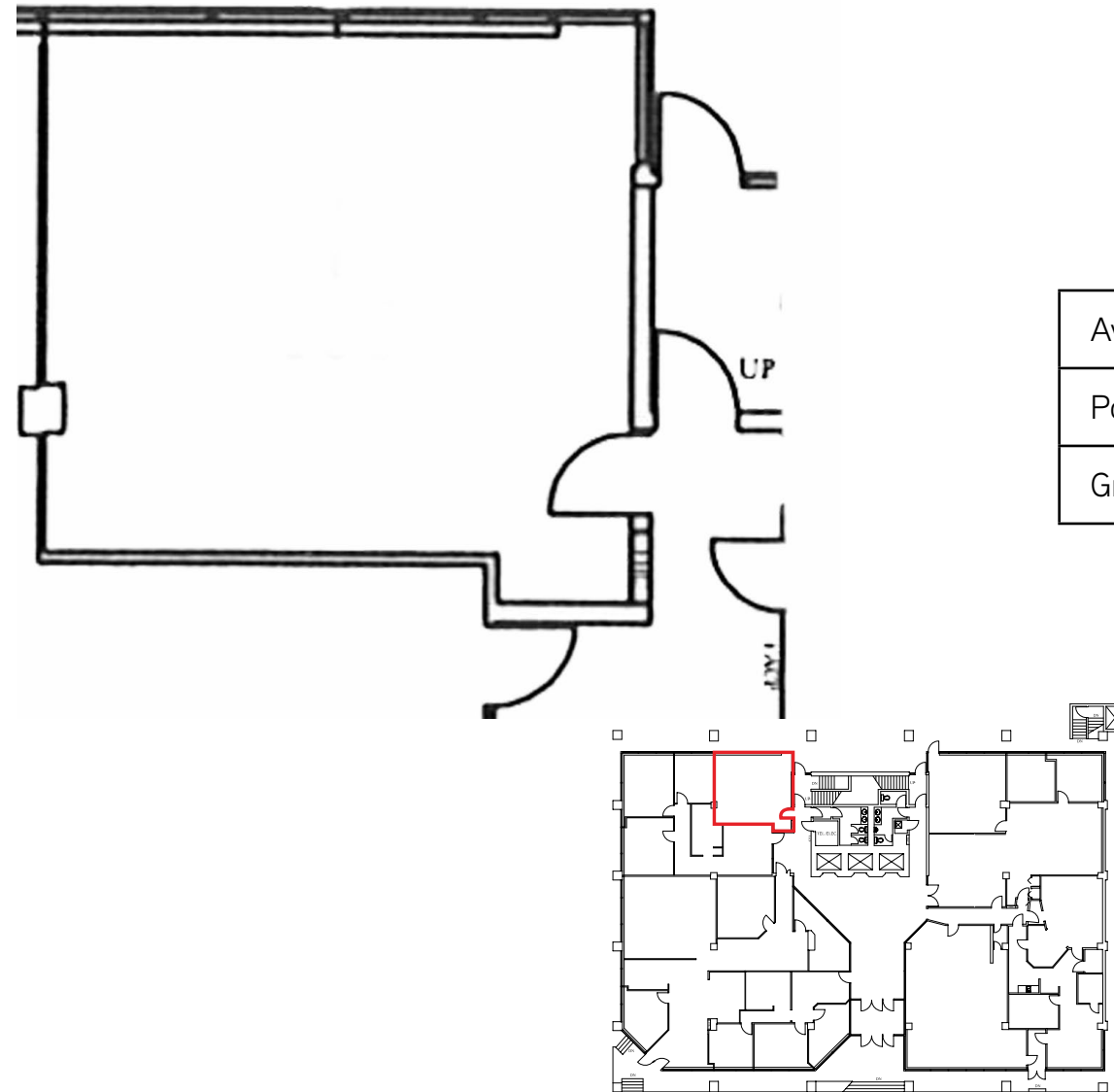
SUITE 106

Available Space - 533 SF

Possession - September 2023

Gross Rent - Starting at \$25.00 PSF

Suite 106 - Floorplan



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SUITE 106

SUITE 107

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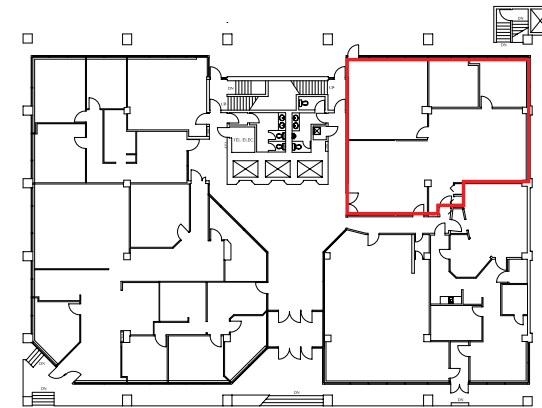
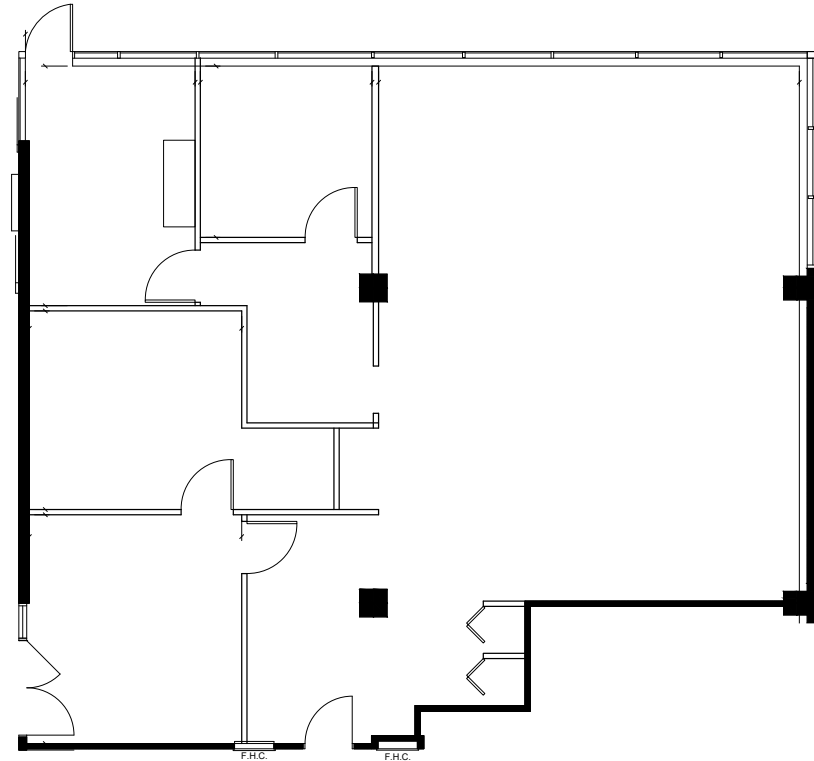
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EGLINTON AVENUE WEST

SUITE 107

Available Space - 2,288 SF
Possession - Immediate
Gross Rent - Starting at \$25.00 PSF
Note - Ground floor suite with windows facing Eglinton Avenue West

Suite 107 - Floorplan



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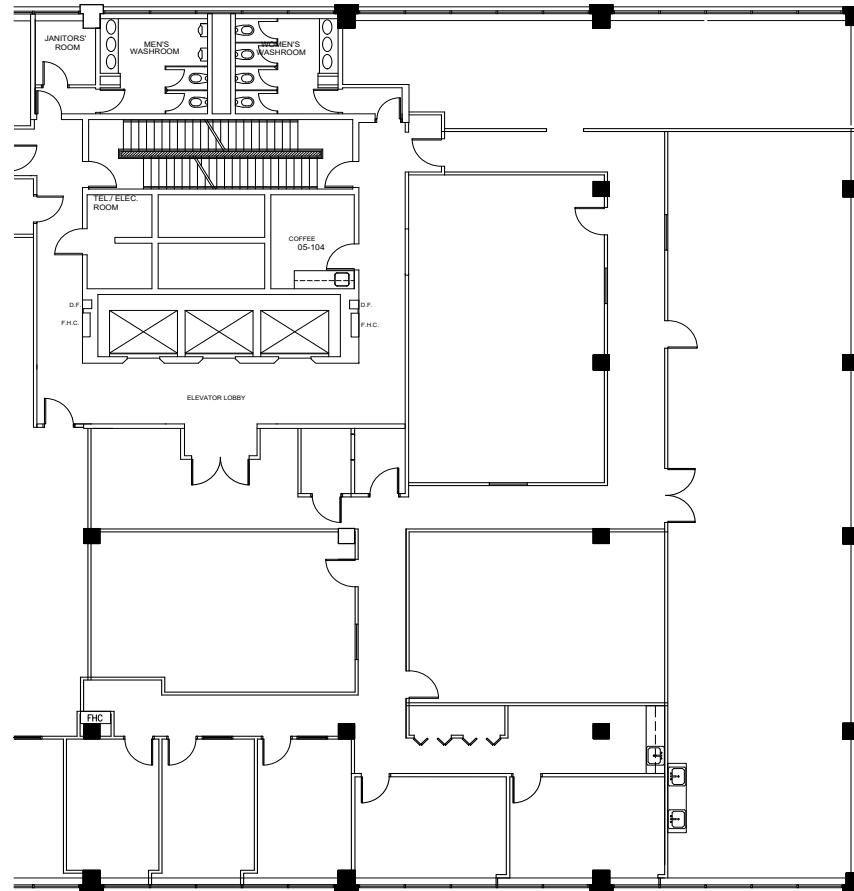
SUITE 500

Available Space - 8,271 SF

Possession - Immediate

Gross Rent - Starting at \$25.00 PSF

Suite 500 - Floorplan



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SUITE 106

SUITE 107

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~~SUITE 200 LEASED~~

SUITE 500

~~SUITE 600 LEASED~~

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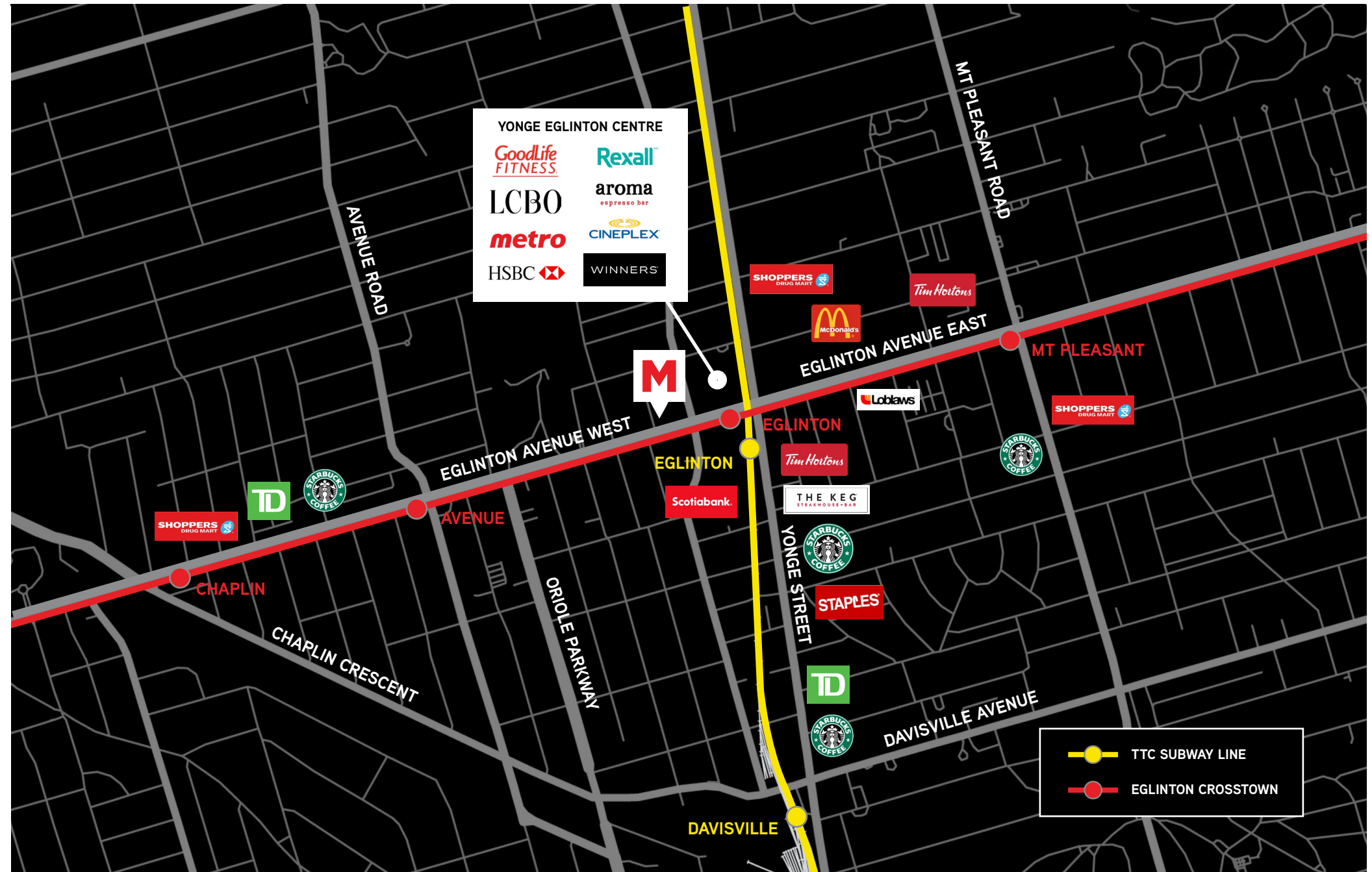
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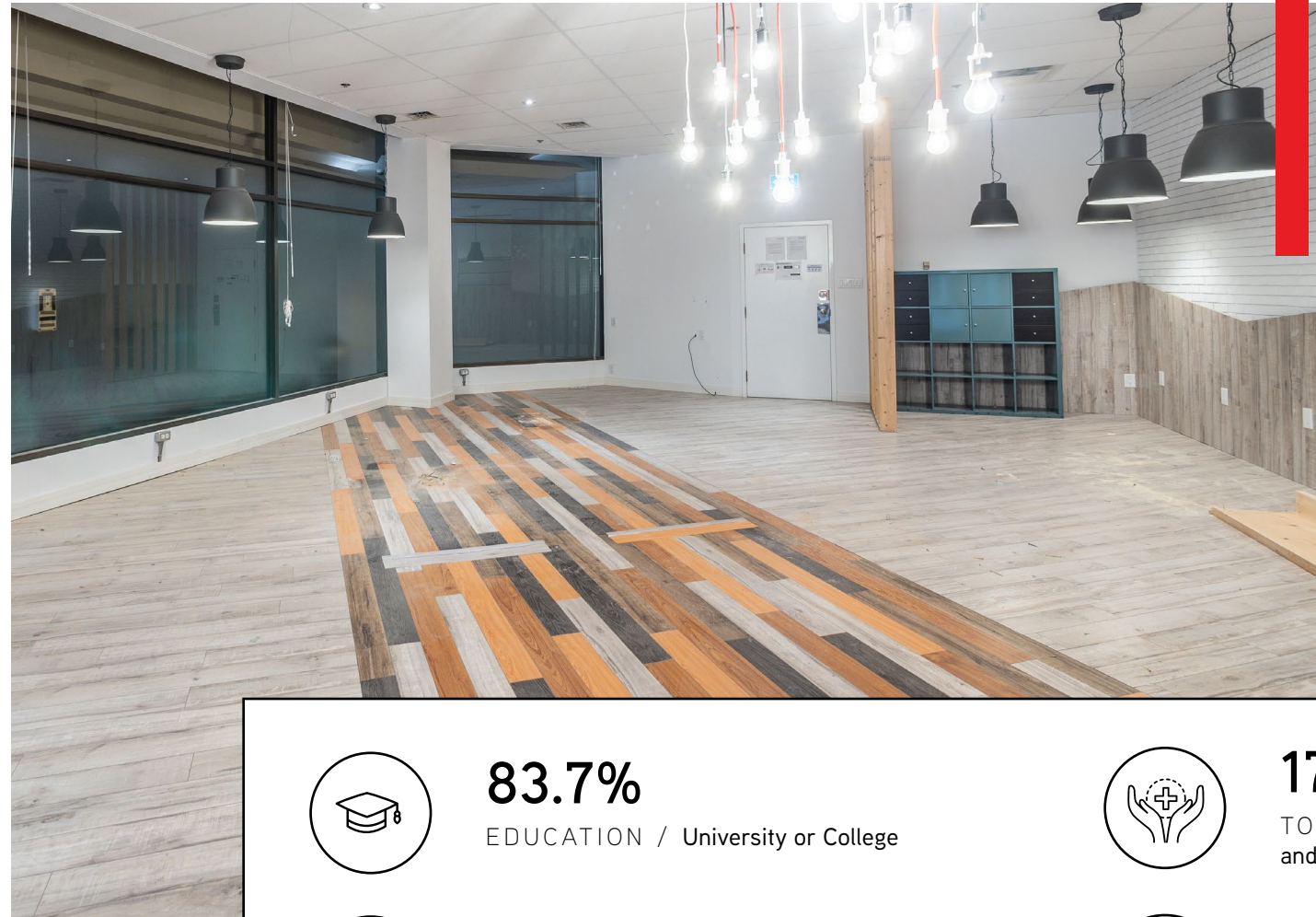
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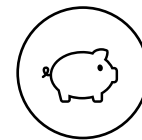
83.7%

EDUCATION / University or College



17.7%

TOP OCCUPATIONS / Professional, scientific, and technical services



\$113,490

INCOME / Average Household



11.7%

TOP OCCUPATIONS / Finance and insurance



59.5%

POPULATION / Aged 25-59



9.8%

TOP OCCUPATIONS / Health care and social assistance

*Demographic figures 1km from 90 Eglinton Avenue West
Source: Piinpoint, 2021*

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Madison is committed to providing tenants and visitors with a safe environment that aligns with recommended protocols for reducing the spread of COVID-19. Madison has been regularly updating tenants with health and safety information and practices adapted within their properties. In general, Madison is applying the following initiatives:

- Lobby signage regarding COVID awareness
- Elevator signage regarding occupant load
- Hand sanitizer station in lobby
- PPE disposal in lobby
- Regular high touch point cleaning throughout the day of lobby and elevators buttons
- Regular high touch point cleaning of washrooms and stairs throughout the day (frequencies vary per building and based on staffing)
- Sanitizer stations outside each washroom on each floor (some building units are on back order)
- Morning and evening extensions of fan hours to purge building prior to and at end of occupancies
- 100% fresh air at all times (subject to weather condition and building systems)
- Increased filter efficiency to the highest available based on our HVAC systems and their ability to handle the increased loads without impacting air flow
- Nightly sanitization of tenant work stations for those currently working as well as kitchens and high touch points throughout the offices

As Madison receives updates from the government and health officials, Madison will continue to maintain regular communication with tenants and adopt changes to current health and safety initiatives as needed.



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EGLINTON AVENUE WEST

MADISON
GROUP

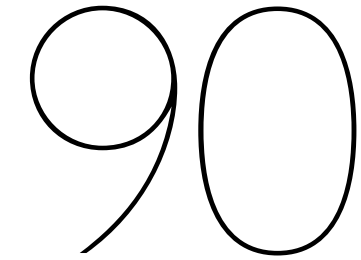
**MADISON GROUP IS A LEADING
REAL ESTATE DEVELOPMENT
COMPANY BASED IN TORONTO
AND NEW YORK CITY**

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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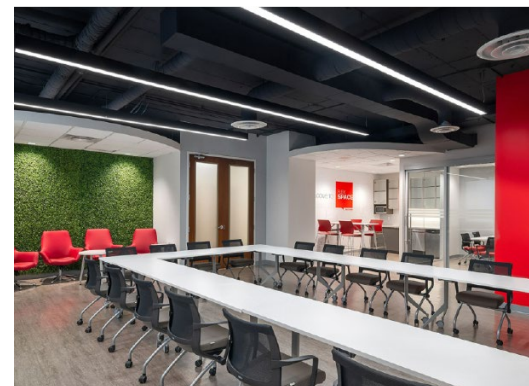
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MADISON FLEX SPACE

Available to the Madison Community, tenants will be able to utilize the complimentary workspace at 150 Eglinton Avenue East. Whether it be for meetings, training, or simply to celebrate, you can easily reserve the FlexSpace with a click of a button. With four suggested room layouts, you have the flexibility to choose which setup best suits your needs.



MADISON CONCIERGE+

Concierge PLUS is a custom workplace experience app that connects you with the Madison Group. As a tenant, you are invited to promote your products and services, and use the online reservation system to book parking and the FlexSPACE. You will also have the opportunity to create tenant requests, and receive all announcements on building maintenance, Covid-19 updates, and tenant promotions and perks.



Now available on:



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EGLINTON AVENUE WEST

TOBY TOBIASON

Senior Vice President

Sales Representative

Work +1 416 643 3459

Mobile +1 416 271 8629

Toby.Tobiason@colliers.com

TIM BRISTOW

Senior Vice President

Sales Representative

Work +1 416 643 3408

Mobile +1 416 520 7525

Tim.Bristow@colliers.com

HAYA ASSEM

Brokerage Operations Specialist

Sales Representative

Mobile +1 647 906 9050

Haya.Assem@colliers.com

COLLIERS

181 Bay St #1400, Toronto, ON M5J 2V1

+1 416 777 2200

www.collierscanada.com

