

GROSS RENT

\$35

as-is

164

Eglinton

Avenue East



CBRE

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MADISON
GROUP



ABOUT MADISON GROUP

- Prominent and Leading Landlord along the Yonge and Eglinton Corridor
- Key Landlord shaping the future of the Yonge and Eglinton office market
- Flexible and sizable portfolio accommodating tenants
- growth across the Madison real estate portfolio
- Hands-on, industry leading, landlord committed to delivering quality customer service and meeting tenant needs are at the heart of Madison real estate

PROPERTY DETAILS

Availability Summary

Suite 206	1,146 sq. ft.	LEASED
Suite 207	478 sq. ft.	Available Immediately
Suite 301	1,634 sq. ft.	Available Immediately



ADDITIONAL RENT

\$19.52 per sq. ft.
(2026 Estimate)



SECURITY

New security monitoring
system in place



BUILDING HOURS

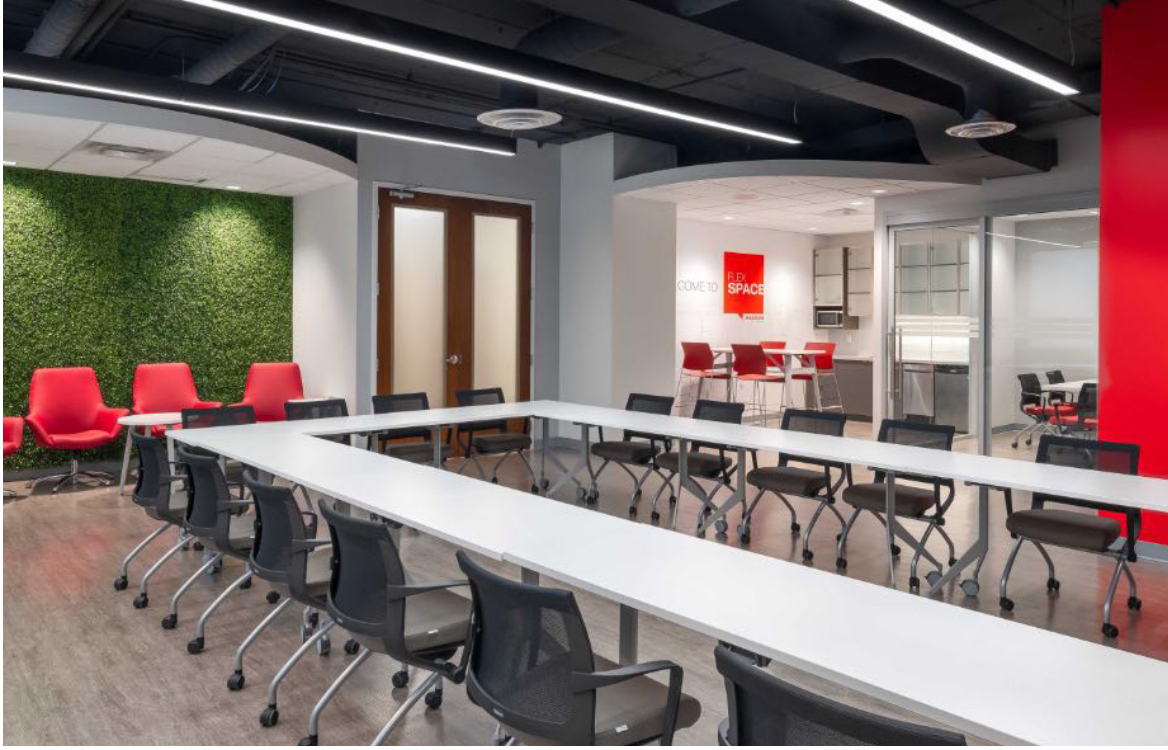
8:00 a.m. to 6:00 p.m.
(Weekdays)
8:00 a.m. to 1:00 p.m.
(Saturdays)

BUILDING UPDATES

- Exceptional value in a recently renovated building in the center of Midtown
- Direct and ample access to transportation and amenities
- Solid amenities matching the downtown core office market
- Located just steps from world class retail and food providers
- Dedicated tenant amenity center - FlexSPACE a custom space designed and available to the Madison Community.



Madison Group presents **FlexSPACE** a custom space designed just for you. Available to the Madison Community.



**SUPER
BROKER
PROGRAM**

[More Information](#)

NEW & EXCITING PRIZES

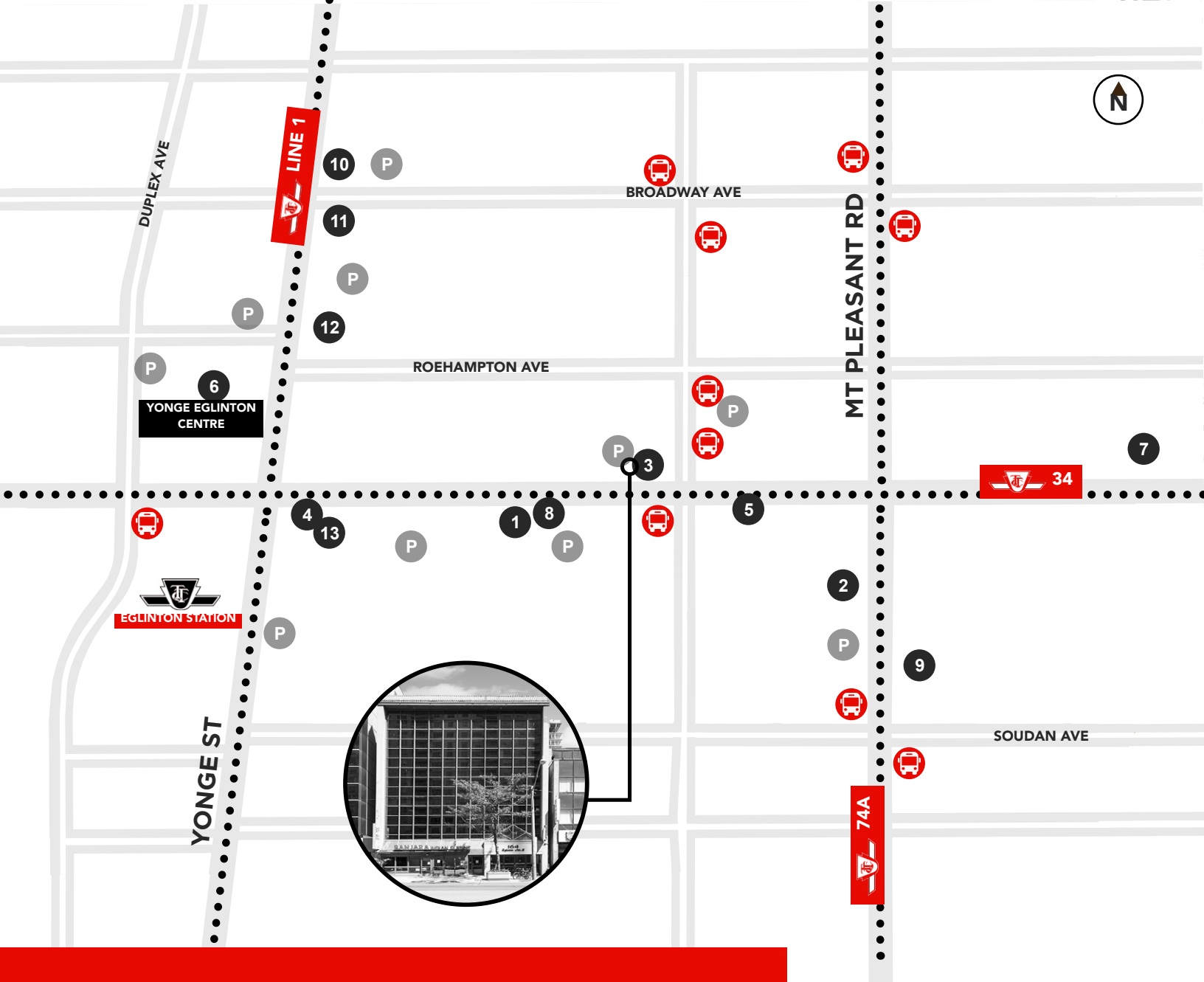
Easier to Qualify - lower tier requirements for ALL tiers.
BANK your points over a 2-year period.

Agents will have the option to “bank” points over a 2-year period to try for a higher tier OR can choose to redeem a prize after the initial qualifying year. Agents redeeming a prize after the initial qualifying year will have their points reset.

How do I qualify?

Tier Qualification increases with Lease Value.
Lease Value = SF x Avg Base Rent PSF x Term.

Agents will receive full value of Term up to 5 years and 50% of any value beyond 5 years.



LOCATION MAP

164 Eglinton
Avenue East



FITNESS CENTRES

1. Orangetheory Fitness
2. CrossFit Metric
3. GoodLife Fitness
The Dunfield Club
4. F45 Training



GROCERY STORES

5. Marché Leo's
6. Metro
7. Metro
8. Loblaws



MAJOR RESTAURANTS

9. Bolan Thai Cuisine
10. La Vecchia Restaurant
11. Grazie Ristorante
12. Chipotle Mexican Grill
13. A&W Canada



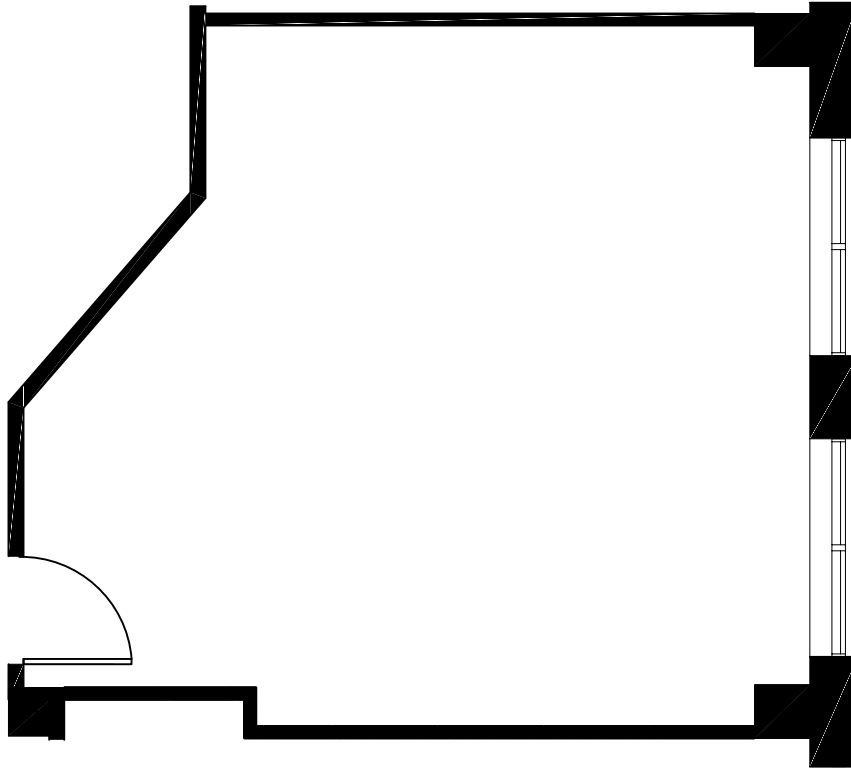
PUBLIC TRANSIT

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

SUITE 207 | 478 SQ. FT.
AVAILABLE IMMEDIATELY

164 Eglinton Avenue East

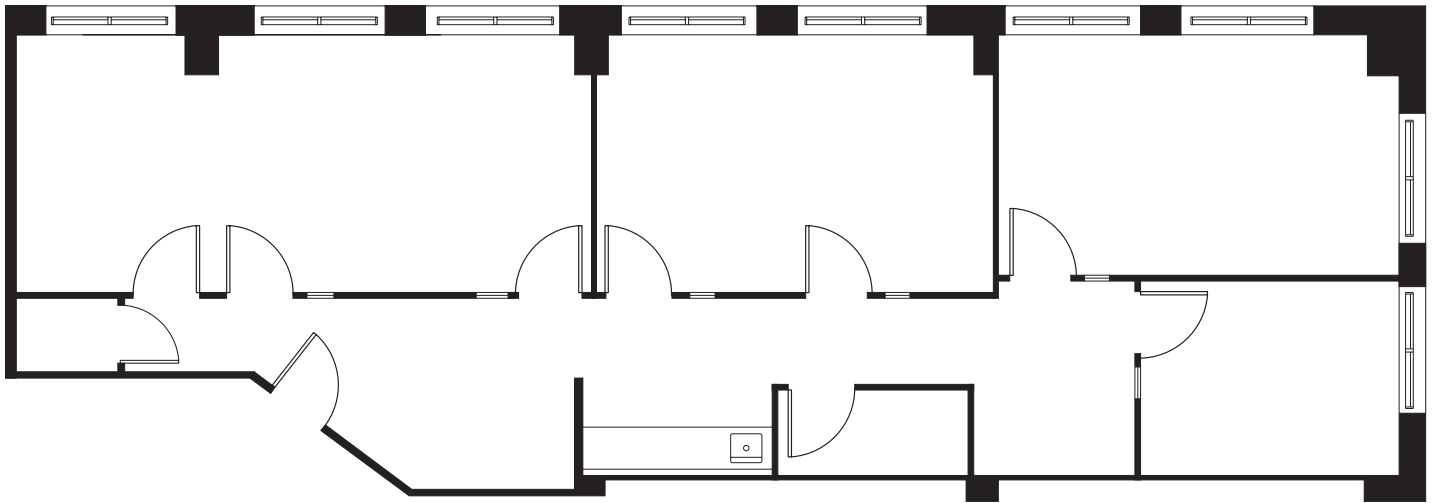
SECOND FLOOR • FLOOR PLAN



SUITE 301 | 1,634 SQ. FT.
AVAILABLE IMMEDIATELY

164 Eglinton Avenue East

THIRD FLOOR • FLOOR PLAN



164

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