



Medical & Office  
Space For Lease

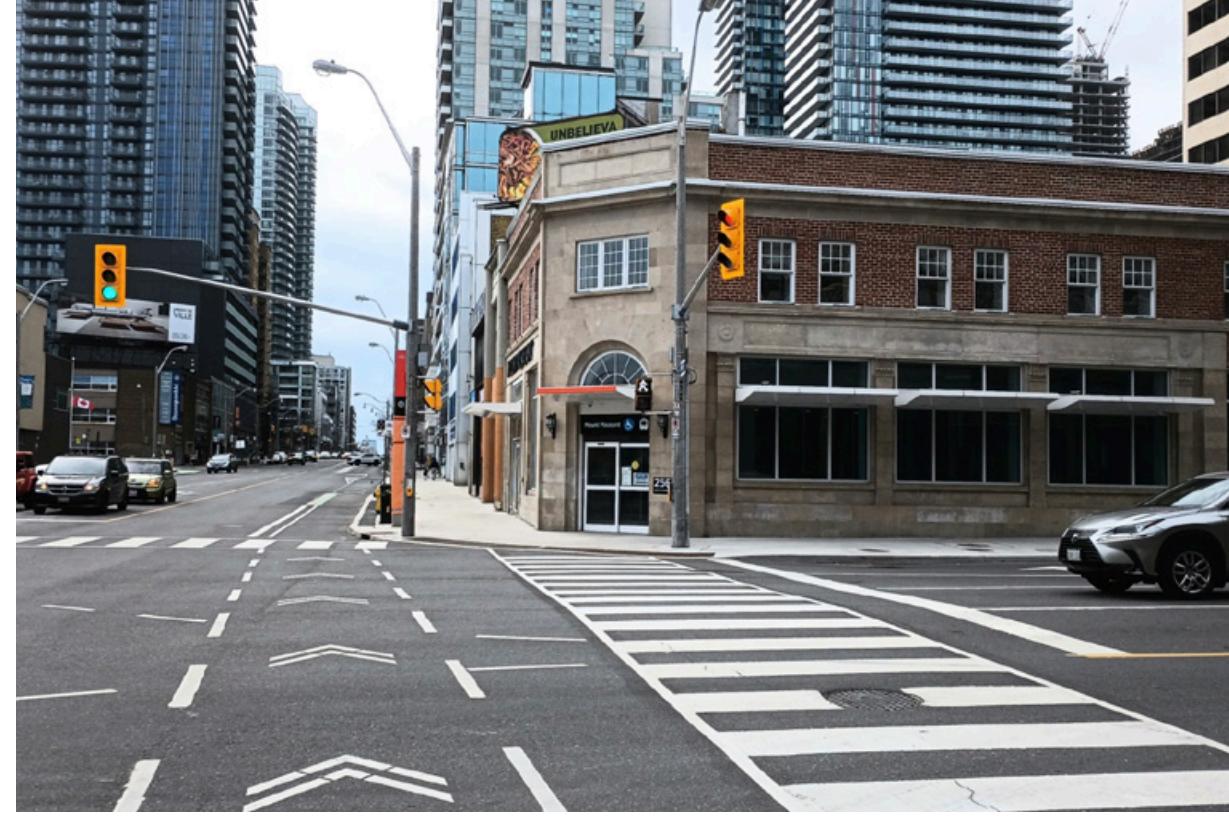
240  
Eglinton  
Ave East

# Welcome to the Neighbourhood

On behalf of the Landlord, Value Insight Realty Inc. (the “Advisor”) is pleased to offer for lease 240 Eglinton Avenue East (the “Property”), a prime commercial (medical/office) opportunity located in the heart of Toronto’s vibrant Yonge-Eglinton neighbourhood. The Property is ideal for retail, medical, or professional office uses, and benefits from strong street visibility and foot traffic.

Surrounded by a dynamic mix of high-rise residential towers, established businesses, and top-rated restaurants, the Property sits within one of Midtown’s most in-demand urban hubs. The Yonge-Eglinton area is home to a diverse and highly educated demographic, with convenient access to public transit, abundant green space and a strong live-work-play lifestyle.

The neighbourhood continues to grow with a steady influx of young professionals and families, offering a consistent customer base and long-term growth potential. This is a unique opportunity to secure a flexible and high-exposure space in one of Toronto’s most dynamic and evolving communities.



# Transit Connectivity

## Eglinton Crosstown Light Rail Transit



The new LRT will bring improved service and connectivity, linking 54 local bus routes, three TTC interchange subway stations, and GO Transit. Located steps away from the future Eglinton Crosstown LRT Line, the Site will benefit from reliable rapid transit service. Spanning 19 km, the Crosstown will be faster than streetcars, buses, or even the downtown subway. The LRT will include 25 stations from Kennedy in the east to Mount Dennis in the west.

# Demographics

## 2023 Demographics Snapshot (2km radius)



Total Population

107,997



Daytime Population

103,517



Total Household Income

\$188,920



Median Age

39.3



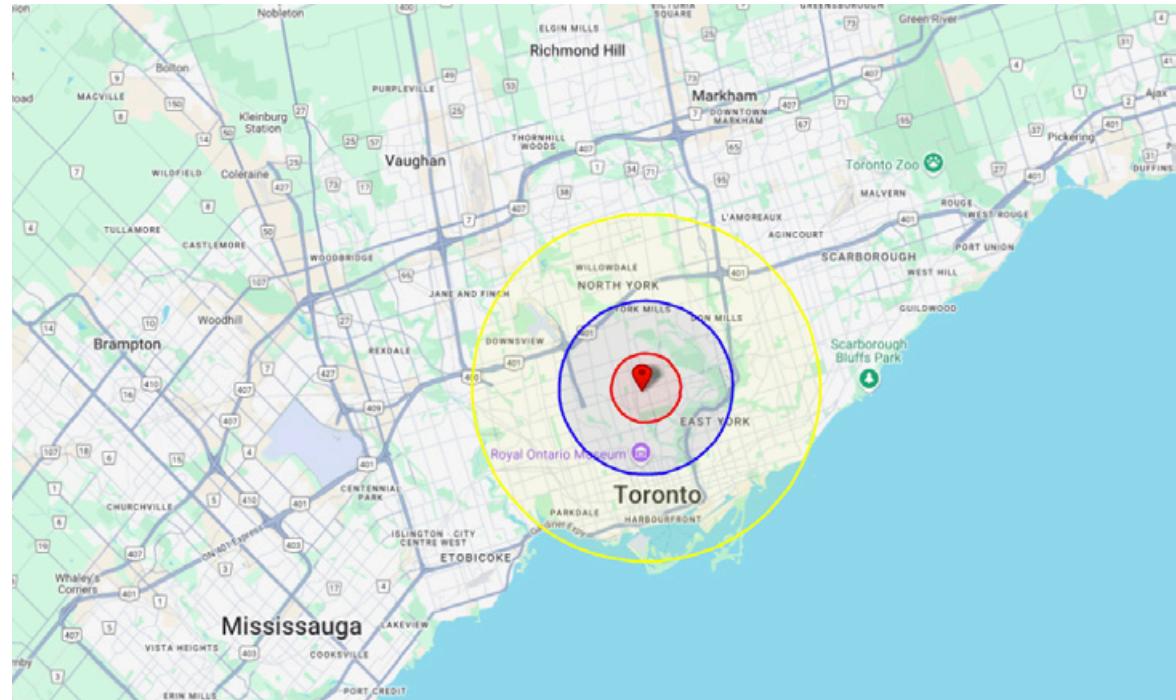
Transit Score

87



Walk Score

97



## Population

	2 km	5 km	10 km
<b>2023 Population</b>	107,997	534,351	1,878,306
<b>2028 Population</b>	118,606	581,394	2,010,576
<b>Annual Growth 2023-2028</b>	3.9%	3.4%	2.8%

# Local Businesses



# The Property

## Office or Medical Space in the Heart of Midtown

240 Eglinton Avenue East, a five-storey building located in Toronto's growing midtown area, is a fully-renovated office building serving professional and medical users.

### Building Specifications

<b>Size:</b>	23,000 sq.ft. (divisible)
<b>Type:</b>	Office + Medical
<b>Year Built:</b>	1967 (2025 renovated)
<b>Number of Floors:</b>	Five
<b>Possession:</b>	Available
<b>Additional Rent:</b>	\$16.85/sq.ft.



### Building Features

- Adjacent to new Mount Pleasant LRT Station (Line 5)
- Walking distance to Grocery and Retail
- Surrounded by Restaurants
- Nearby public/private parking
- Bike parking & repair facility on-site
- Passenger elevator (AODA compliant)
- Meditation/prayer room
- Fiber optic connectivity
- Secure Entry System + CCTV
- Outdoor amenity coming in 2026
- Ideal for: office, school/tutoring, fitness, medical, health & beauty
- Signage Opportunity on Eglinton

# Leasing Opportunities

## 3rd Floor

3rd Floor: Suite 301 – **Leased**

3rd Floor: Suite 302 – up to 2,200 sq.ft.

## 2nd Floor

Full Floor, divisible – up to 6,000 sq.ft.



# Second Floor

## Full Floor Tenancy

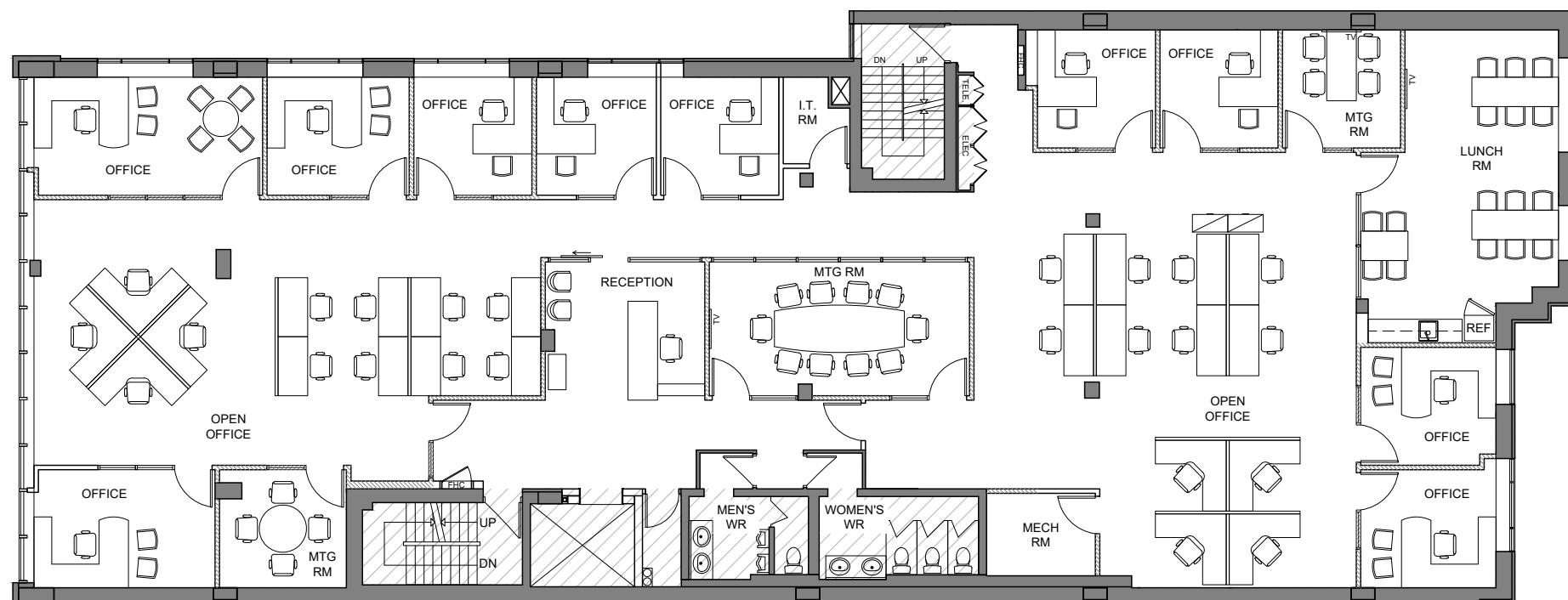
Type:

**Office & Medical**

Size:

**6,000 sq.ft.**

Ceiling Height: **~12'**



# Third Floor

**Suite 302**

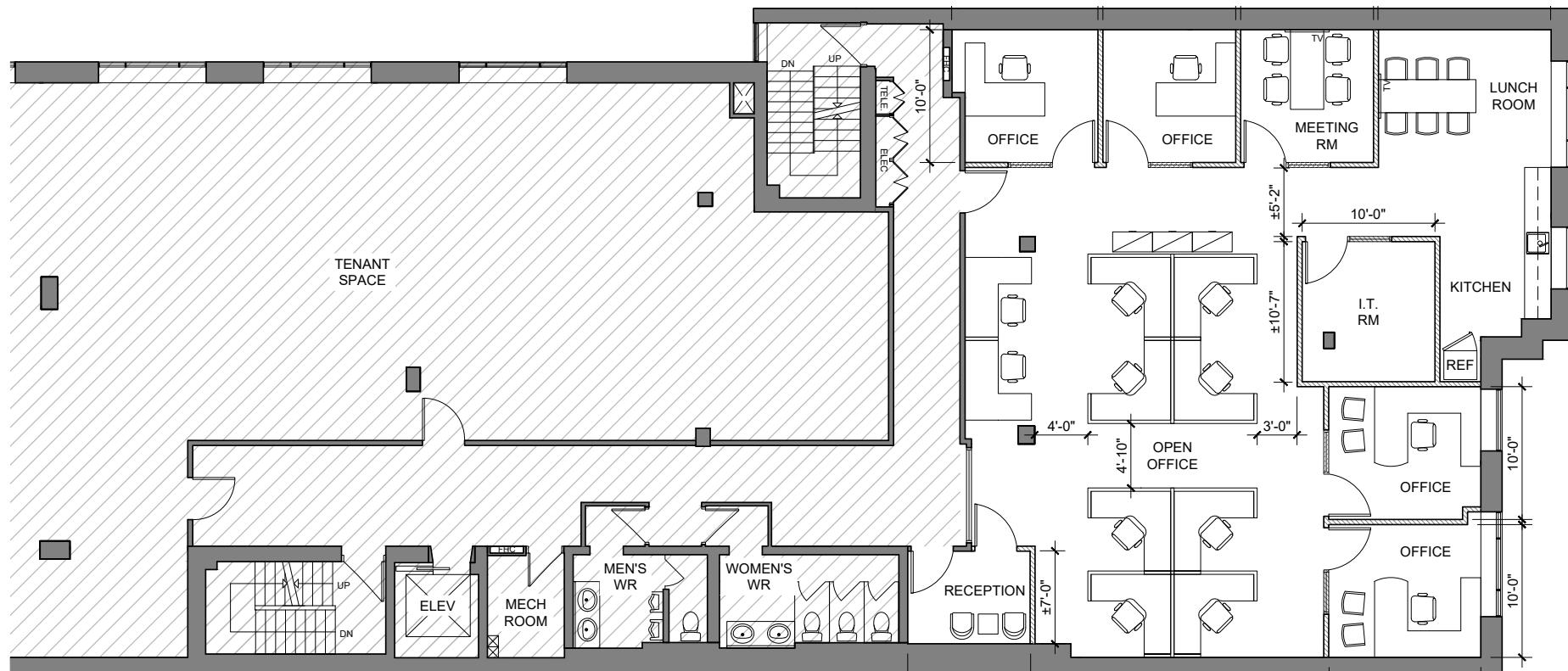
Type:

**Office**

Size:

**2,200 sq.ft. (divisible)**

Ceiling Height: **~12'**



# Third Floor

## Suite 302

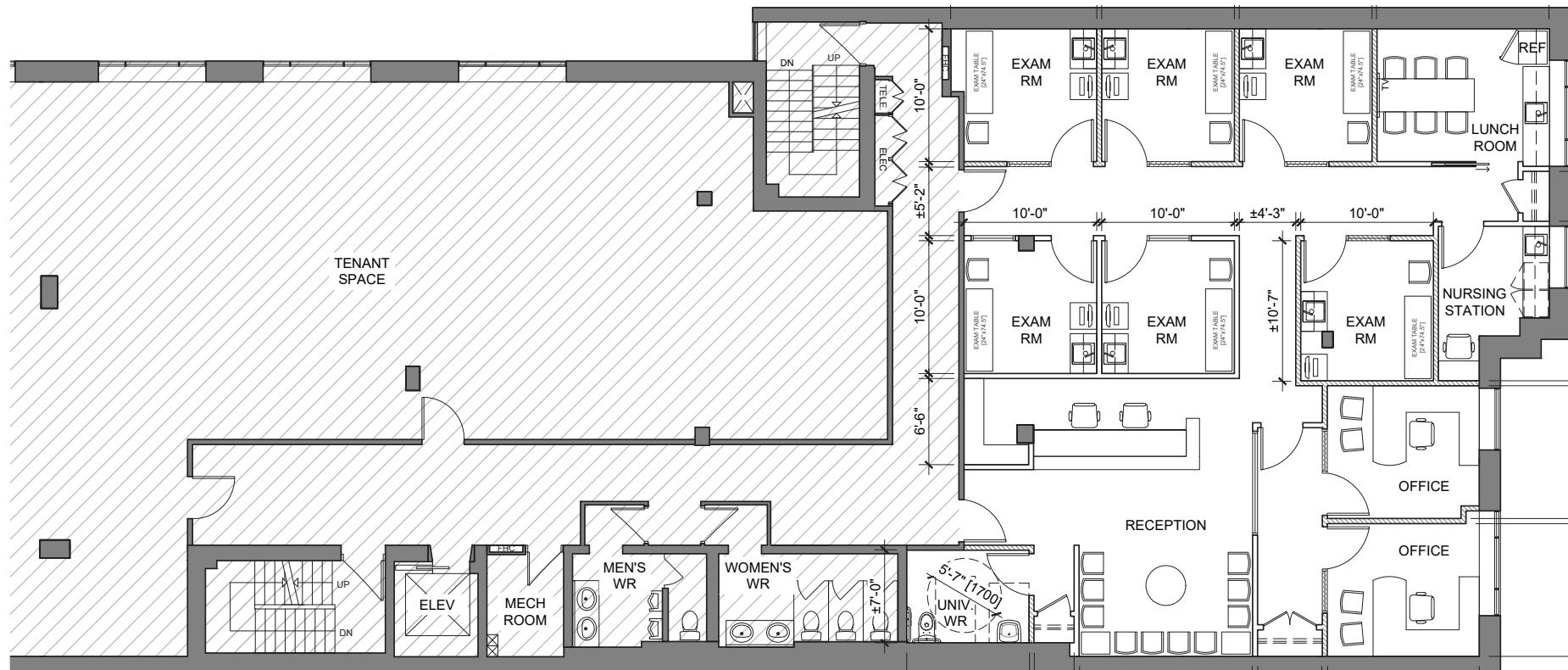
Type:

**Medical**

Size:

**6,000 sq.ft.**

Ceiling Height: **~12'**



# Renderings



# The Listing Team

## **SARI SAMARAH\***

President & CEO

416.269.6747 x 101

[sari.samarah@valueinsightrealty.com](mailto:sari.samarah@valueinsightrealty.com)

## **ELI VLADIMIRSKY\*\***

Director | Advisory & Transaction Services

416.269.6747 x 105

[eli.vladimirsky@valueinsightrealty.com](mailto:eli.vladimirsky@valueinsightrealty.com)

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