

Medical & Office
Workspace For Lease

240 Eglinton Ave East

240

240 EGLINTON AVENUE EAST

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CHANGES EVERYTHING**

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240EGLINTON.COM LEASING RENOVATED OFFICE | MEDICAL | RETAIL SUITES



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REAL ESTATE ADVISORY GROUP

Welcome to the Neighbourhood

240 Eglinton Avenue East is a newly renovated workspace property, located in the heart of Toronto's vibrant Yonge-Eglinton neighborhood. Surrounded by a dynamic mix of residential and commercial uses, this buildings services an urban workspace needs.

The Yonge-Eglinton area is home to a diverse and highly-educated demographic, with convenient access to public transit, retail amenities, educational services and abundant green spaces, fostering one of Toronto's most dynamic and evolving communities.

[Click here to view property website](#)



The Property

Medical or Office Workspace 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

Size: 28,000 sq.ft. (divisible)

Type: Office + Medical

Year Built: 1967 (2025 renovated)

Number of Floors: Five

Possession: Available

Additional Rent: \$16.85/sq.ft.



Property Features and Amenities

- Recently Renovated with Modern Aesthetics
- Professionally Managed and Serviced
- Fully Accessible, with newly installed AODA Passenger Elevator
- Security Enhanced with Butterfly Access and CCTV System
- Bike Storage and Maintenance Room Facilities
- On Site Meditation/Prayer Room
- Direct Fiber Connectivity

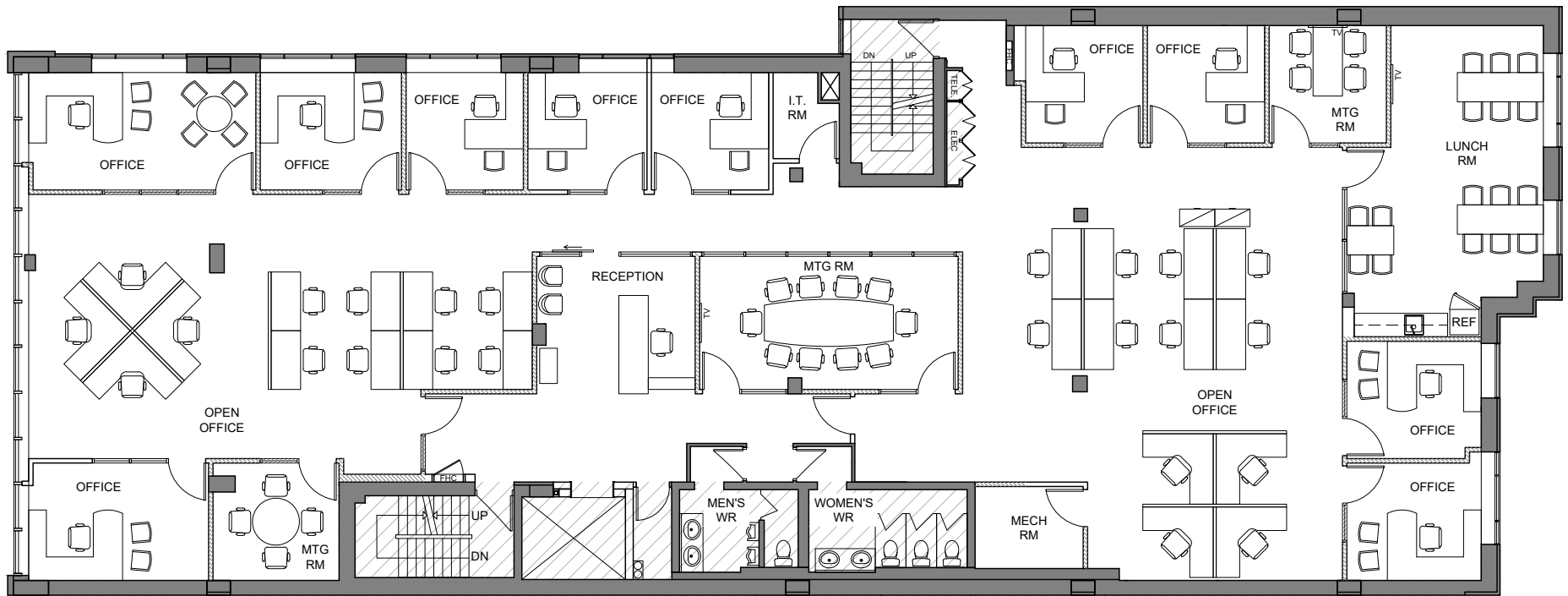
Second Floor

Full Floor Tenancy

Type: **Office & Medical**

Size: **5,730 sq.ft.**

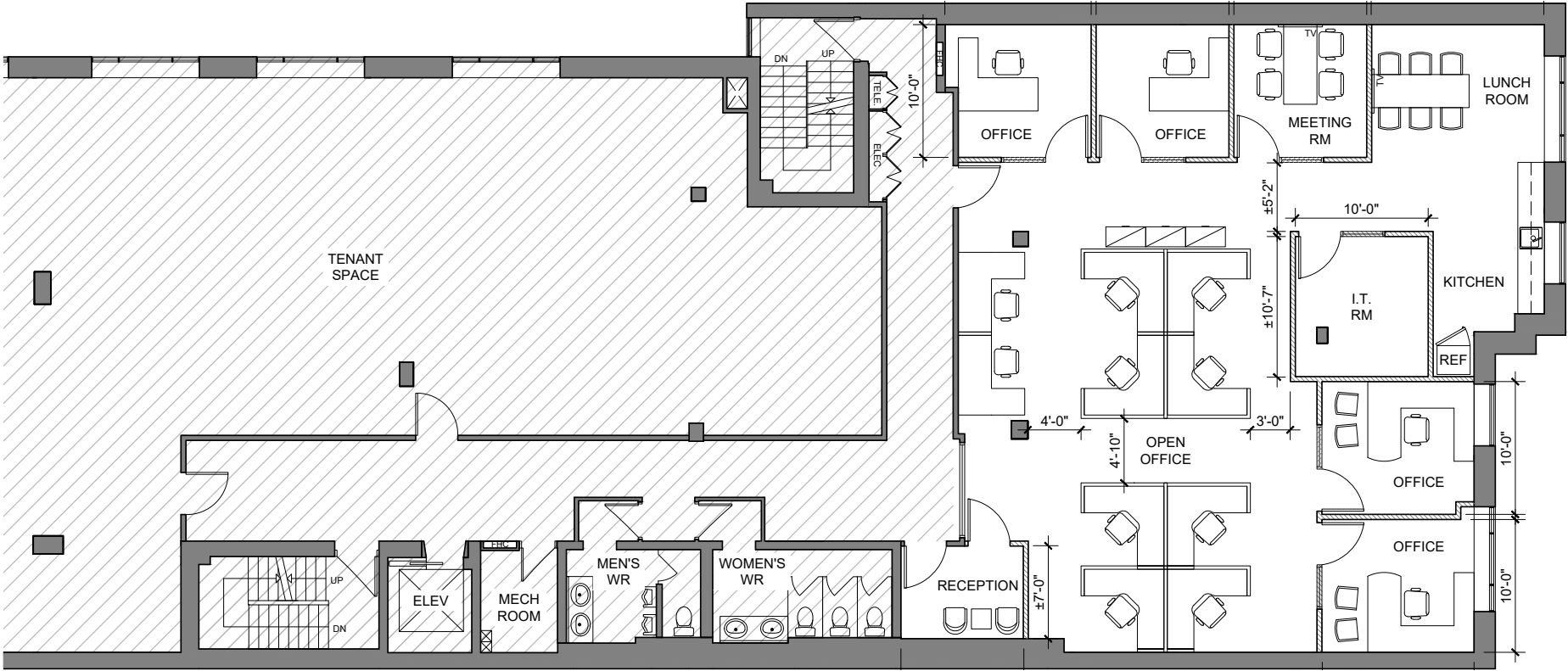
Ceiling Height: **-12'**



Third Floor

Suite 302

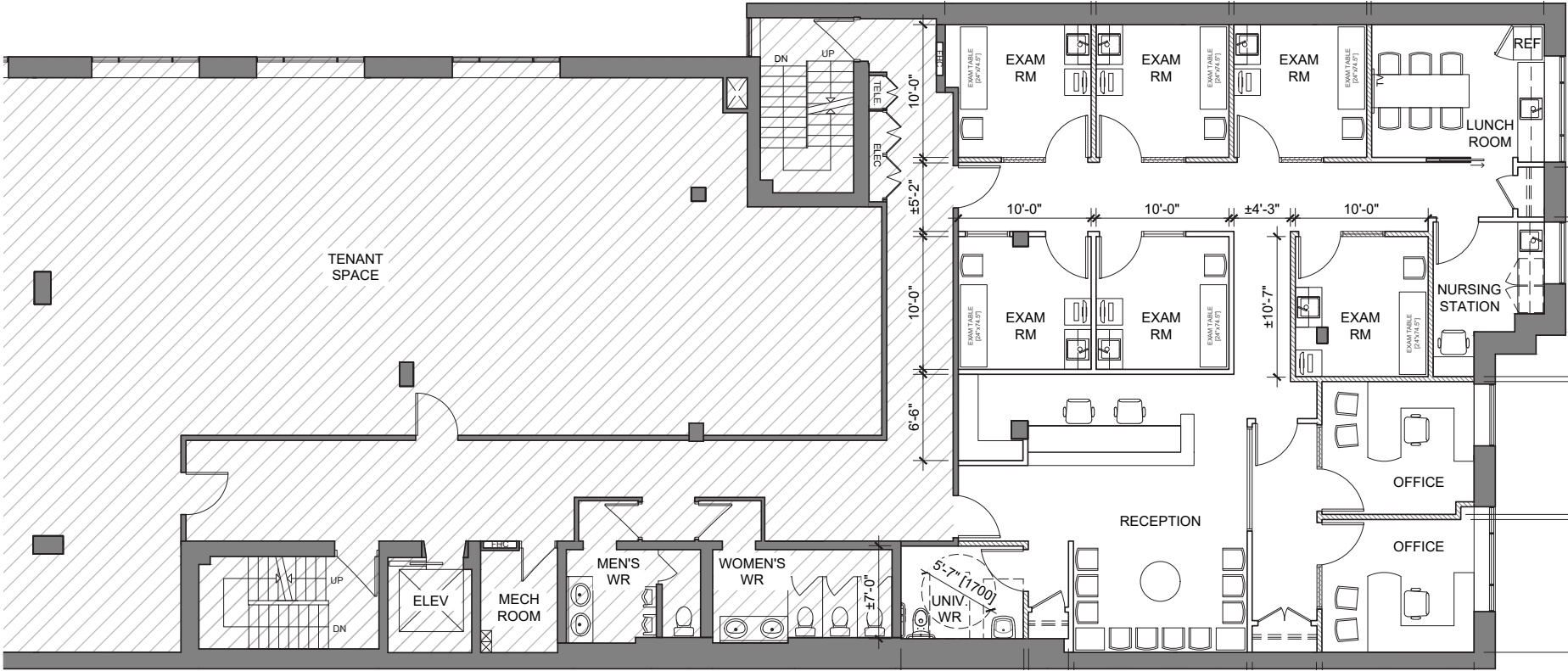
Type: **Office**
Size: **2,504 sq.ft. (divisible)**
Ceiling Height: **-12'**



Third Floor

Suite 302

Type: **Medical**
Size: **2,504 sq.ft.**
Ceiling Height: **-12'**



Transit Connectivity

Eglinton Crosstown Light Rail Transit

- Adjacent to Mount Pleasant Station on Line 5
- Line 5 connectivity to all major subway lines and airport
- Convenient access to major bus routes
- Paid daily/monthly parking available in the surrounding neighborhood
- Bike facilities located in the buildings



Local Amenities

- Abundance of local restaurants & eateries
- Several national brand food grocers
- Numerous local convenience retailers
- Assortment of gyms and fitness facilities
- Entertainment retailers close by
- Steps from Yonge-Eglinton retail centre



Leasing Opportunities

3rd Floor

3rd Floor: Suite 301 - **Leased**

3rd Floor: Suite 302 - up to 2,500 sq.ft.

2nd Floor

Full Floor, divisible - up to 5,700 sq.ft.





The Listing Team

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