

Medical & Office Workspace For Lease

240 Eglinton Ave East

VALUE INSIGHT
REALTY
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:	$13.27/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

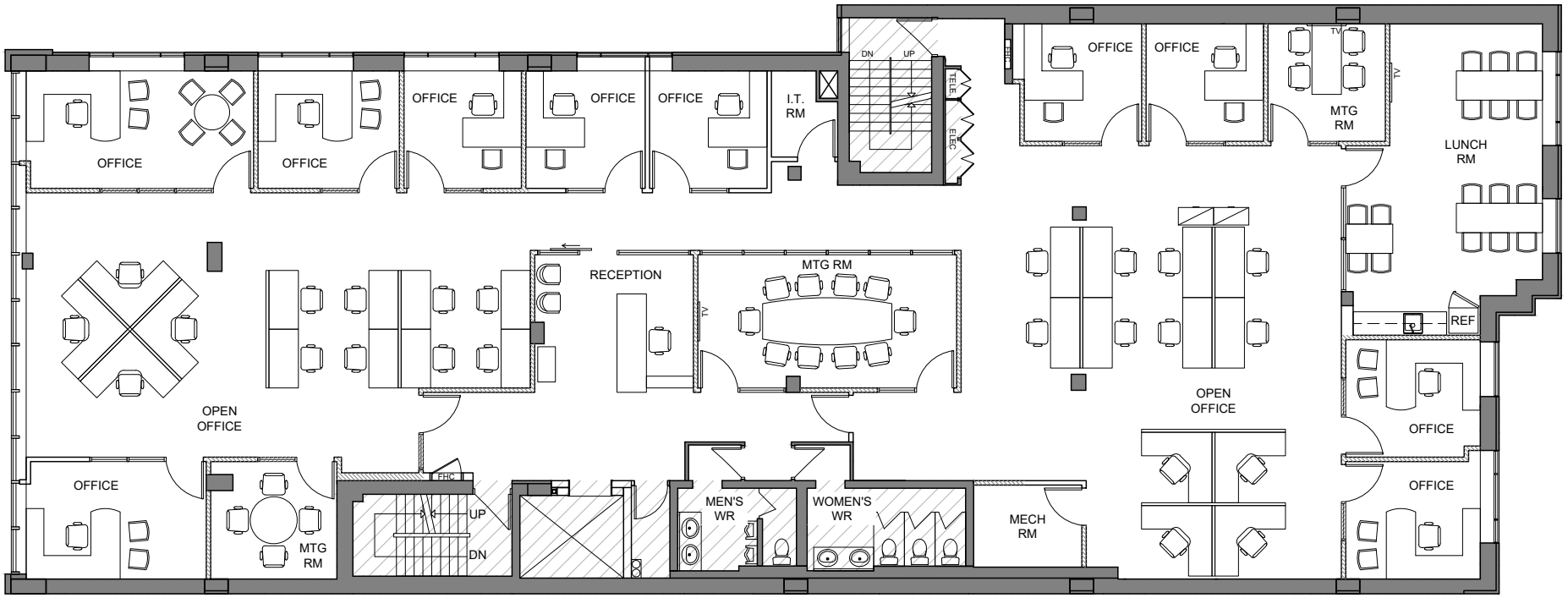
Second Floor

Full Floor Tenancy

Type: **Office & Medical**

Size: **5,730 sq.ft. (divisible)**

Ceiling Height: **~12'**



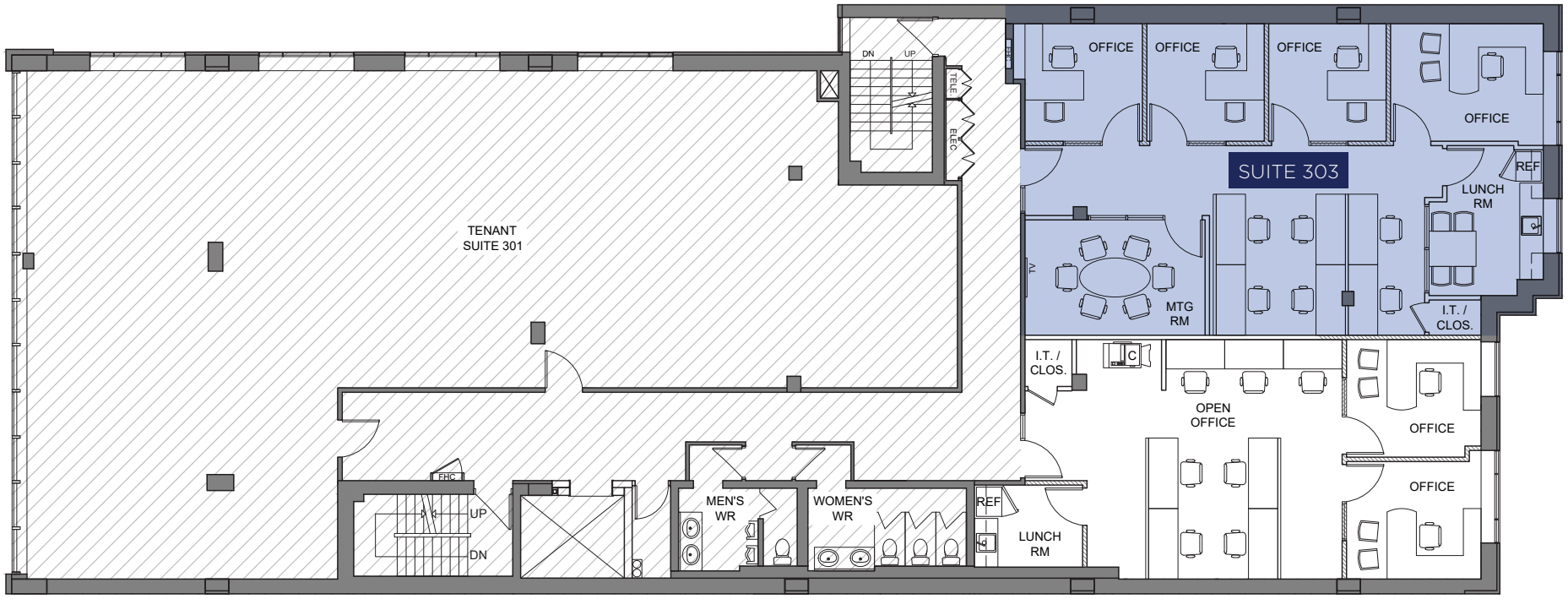
Third Floor

Suite 303

Type: **Office**

Size: **1,422 sq.ft.**

Ceiling Height: **~12'**



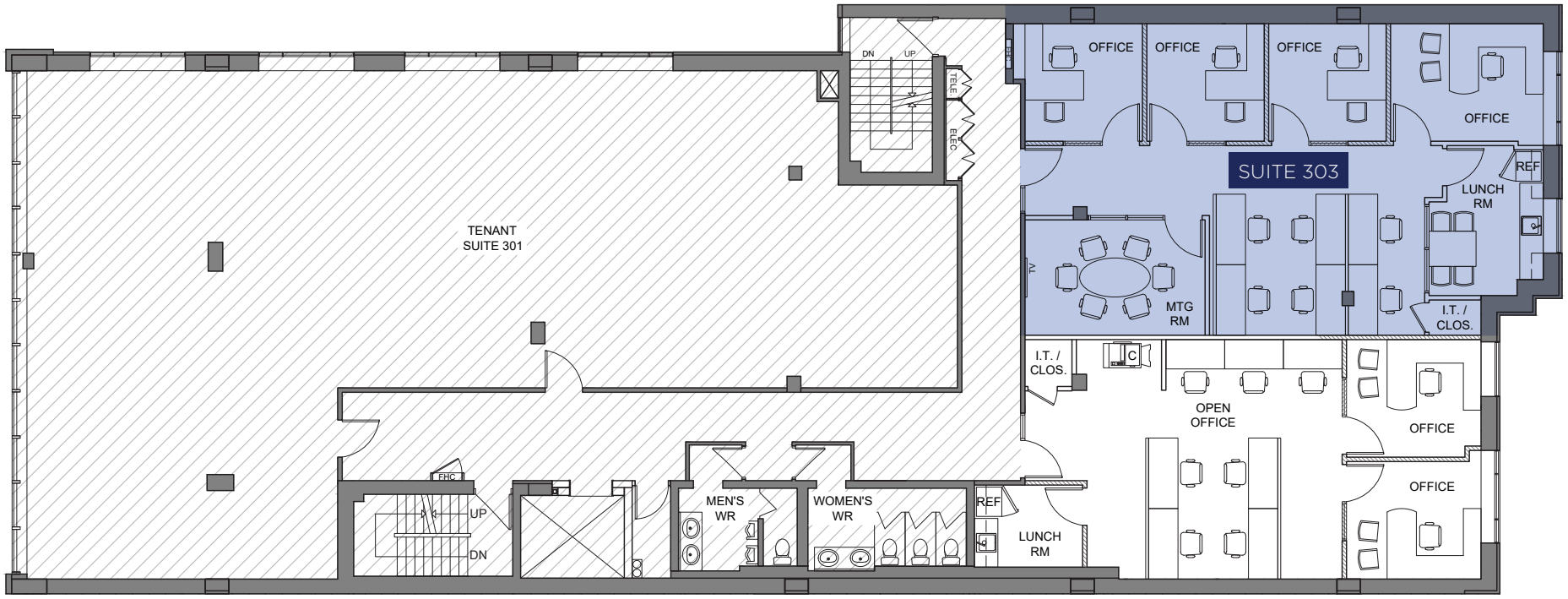
Third Floor

Suite 303

Type: **Medical**

Size: **1,422 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 – **Leased**
3rd Floor: Suite 303 – **1,422 sq.ft.**

2nd Floor

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


















FLOOR
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The Listing Team

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