

Retail For Lease

240 Eglinton Ave East

VALUE INSIGHT
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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.





The Property

Retail 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.



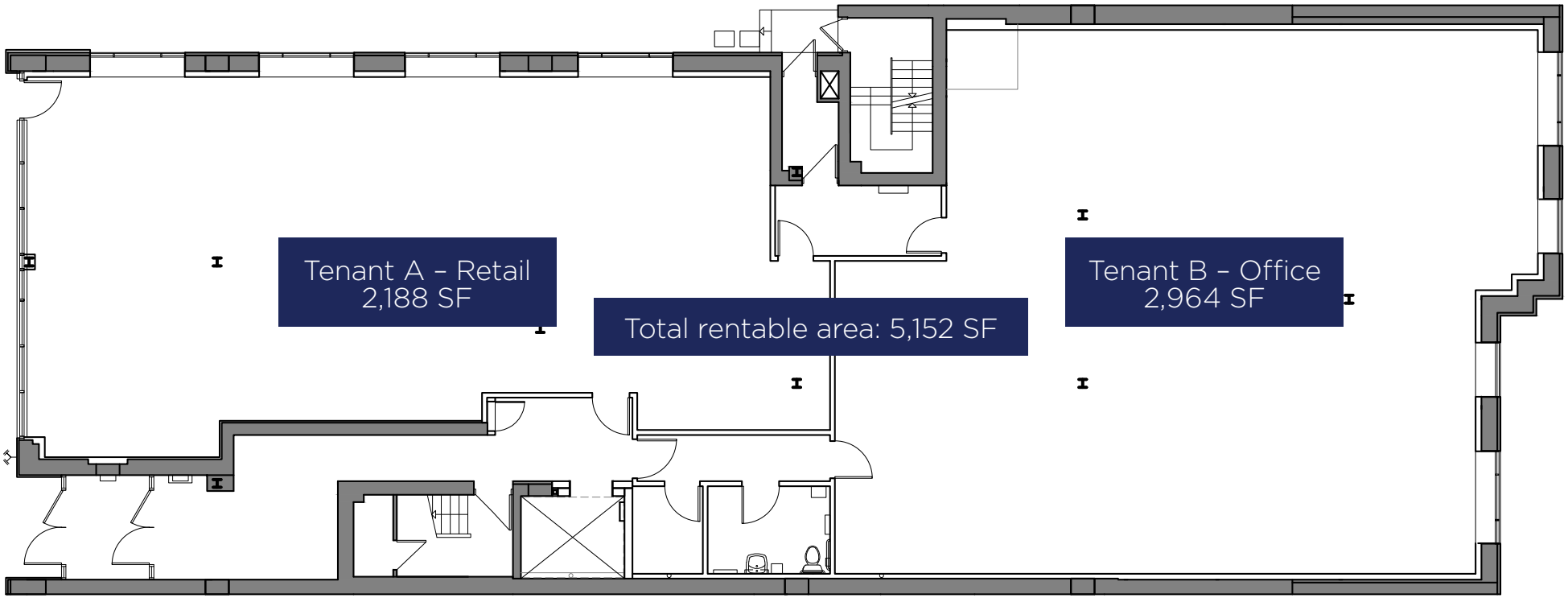
Building Specifications

Units:	Unit 100	Full-floor retail 4,710 SF usable / 5,152 SF rentable $40.00 net + $23.59 additional
	Unit 101	Partial-floor retail 2,000 SF usable / 2,187.69 SF rentable $55.00 net + $23.59 additional
	Unit 102	Partial-floor office 2,710 SF usable / 2,964.31 SF rentable $25 net + $3.27 additional
Type:		Retail
Year Built:		1967 (2025 renovated)
Floor:		Ground
Possession:		Available

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

Ground Floor



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




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240
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MECHANICAL

The Listing Team

SARI SAMARAH*
President & CEO
416.269.6747 x 101
sari.samarah@valueinsightrealty.com

ELI VLADIMIRSKY**
Vice President
416.269.6747 x 105
eli.vladimirsky@valueinsightrealty.com

BEVERLY WILSON**
Director of Retail Sales & Leasing
416.269.6747 x 109
beverly.wilson@valueinsightrealty.com



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