CUSHMAN &
WAKEFIELD
NEW RETAIL TENANT
COMING SOON
SINCE 1956
Jersey Mike's
SUBS
40 EGLINTON AVENUE EAST
FOR LEASE
Suites: 305, 402, 500, 600, 700, 800 & 806 | 878 sf - 7,668 sf
BOMA BEST
CERTIFIED SILVER
FOR MORE INFORMATION PLEASE CONTACT:
TONY HAMILTON*
Vice President
416.804.2235
tony.hamilton@cushwake.com

TENANT AMENITY SPACE COMING SOON!

VIEW VIRTUAL TOUR

40 Eglinton Avenue East is located on the north side of Eglinton Avenue East, just east of Yonge Street in the heart of Midtown Toronto. The Yonge/Eglinton area is one of Toronto's main interchanges and as such, shopping, dining and other amenities are plentiful. Public transit is located steps away from the building.

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ABOUT THE PROPERTY

Market	Midtown
Year Built/Year Retrofitted	1953/2000 (renovated)
Class	A
Typical Floor Plate	13,500 SF
Net Rent	Contact listing agent for details
2026 Additional Rent Estimates (*includes in suite janitorial & utilities)	Operating Costs $20.43/SF Realty Tax $5.41/SF **TOTAL** **$25.84/SF**

PARKING

Number of Parking Spaces	104
Ratio	1/1,500 SF leased

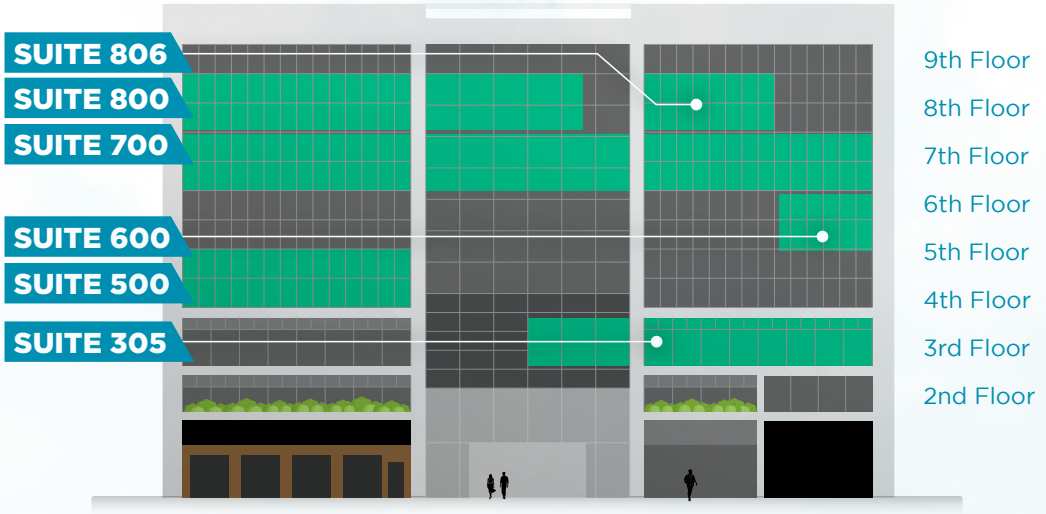
TECHNICAL SPECIFICATIONS

Elevators	2 passenger, 1 dual purpose passenger & freight
HVAC	Heat pump; 4 zones/floor
HVAC After Hours Cost	Available upon request
Sprinklers	✓
Security	✓ Onsite, manned security
Barrier Free	✓ Wheelchair accessible
Telco Providers	Bell, Rogers, AT&T & Telus
Environmental Certification	BOMA Best Silver

LEASING OPPORTUNITIES

SUITE	SF	AVAILABILITY	NOTES	
305	3,061	IMMEDIATE	VIEW FLOORPLAN	
402	3,679	IMMEDIATE	VIEW FLOORPLAN	
500	3,208	IMMEDIATE	VIEW FLOORPLAN	
600	2,446	IMMEDIATE	VIEW FLOORPLAN	
700	7,668	IMMEDIATE	VIEW FLOORPLAN	
800	6,134	IMMEDIATE	VIEW FLOORPLAN	CONTIGUOUS UP TO **7,012 SF**
806	878	IMMEDIATE	VIEW FLOORPLAN	

STACKING PLAN



South facing exterior shown.

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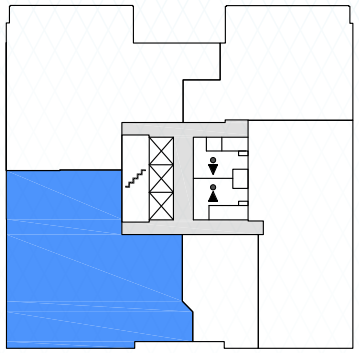
RECENT BUILDING UPDATES

PROJECT	PROJECT DETAILS	TENANT BENEFITS
Main Lobby Entrance Updates	Updated façade, new revolving and glass doors, new access card reader, new building signage	Improved tenant and visitor experience
Main Entrance Podium Repairs and Waterproofing	Replacement of waterproofing system and new pavers, future new podium sign	Improved tenant and visitor experience
Washroom Refresh Program	Updated finishes and fixtures in common washrooms including touchless door openers and washroom fixtures	Improved tenant and visitor experience
Security Access Card System Update	Replacement of building card access system	Improved security services platform
Booster Pump Replacement	Replacement of building mechanical system equipment	Improved energy and operating cost management
Heat Pump Replacement Program	Replacement of building heat pumps, components of the HVAC system	Improved tenant comfort, improved energy and operating cost management
Building Automation System (BAS) Replacement	Replacement of base building HVAC equipment controls system to advanced platform	Improved equipment controls to enable greater tenant comfort levels, energy efficiency
Parking Garage Exhaust Fans	Replaced all garage exhaust fans	Improved equipment controls for enhanced air quality in parking garage
Heating System	Replaced two heating boilers with high efficiency boilers	Improved equipment controls to enable greater tenant comfort levels, energy efficiency

SUITE 305

ABOUT THE SUITE

- 3,061 SF



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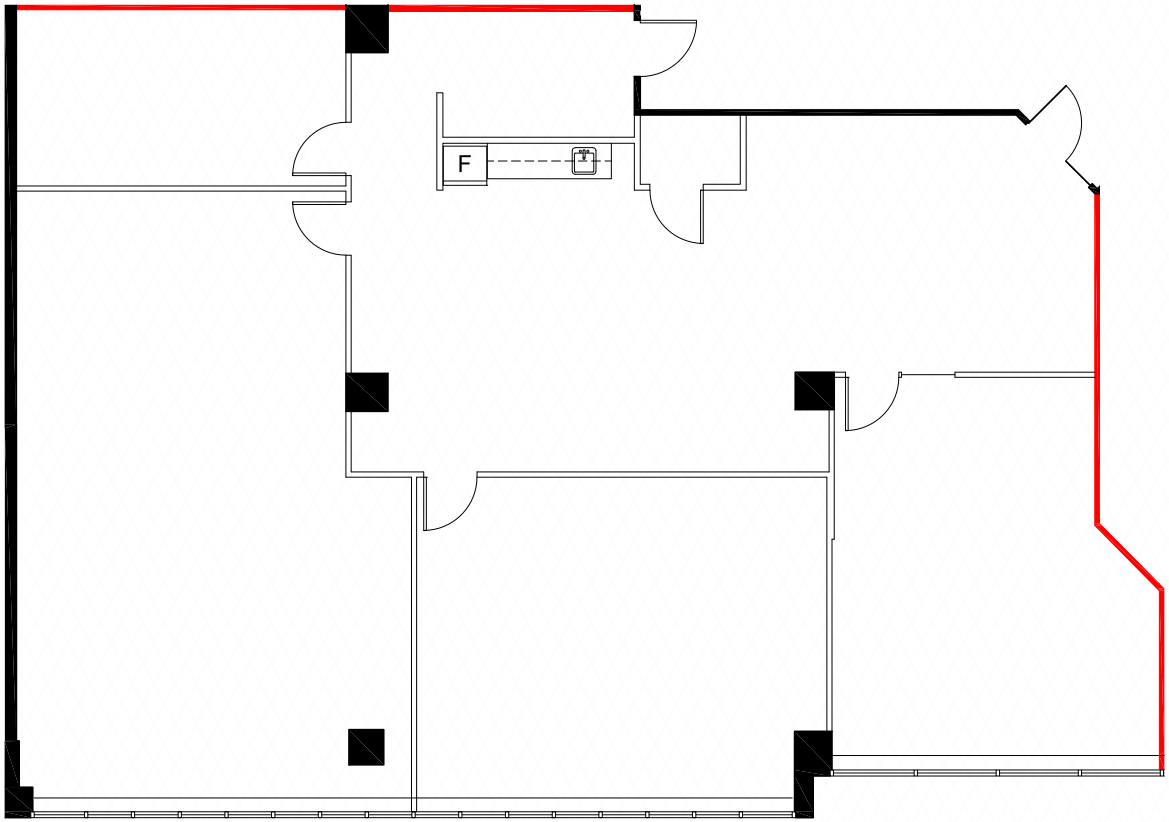

— Demising wall

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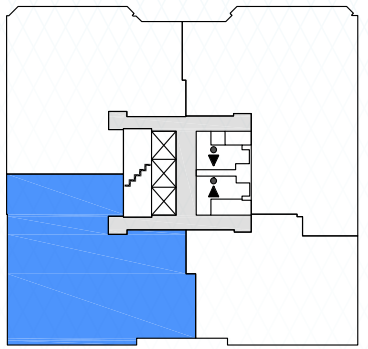
SUITE 402

ABOUT THE SUITE

- 3,679 SF



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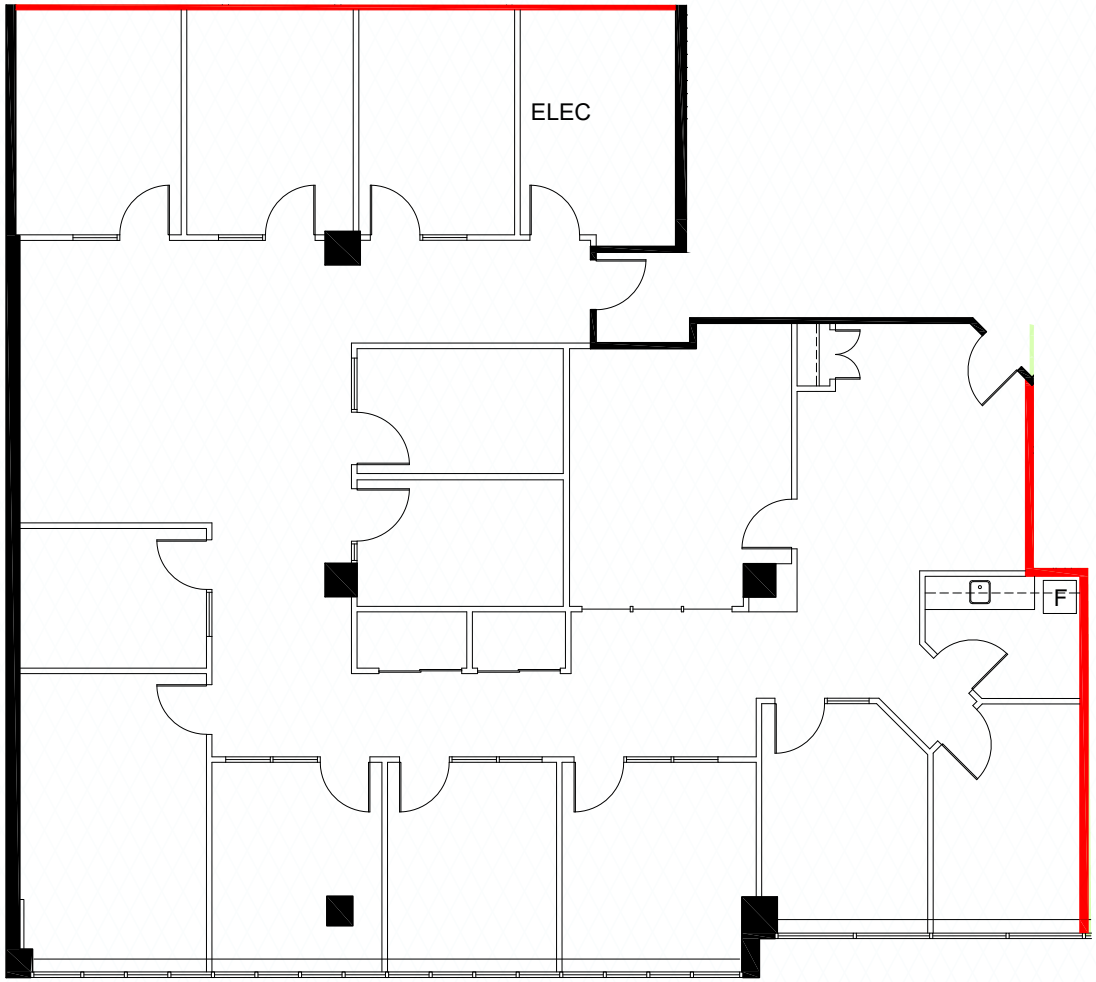

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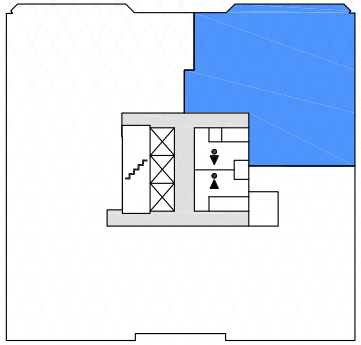
SUITE 500

ABOUT THE SUITE

- 3,208 SF



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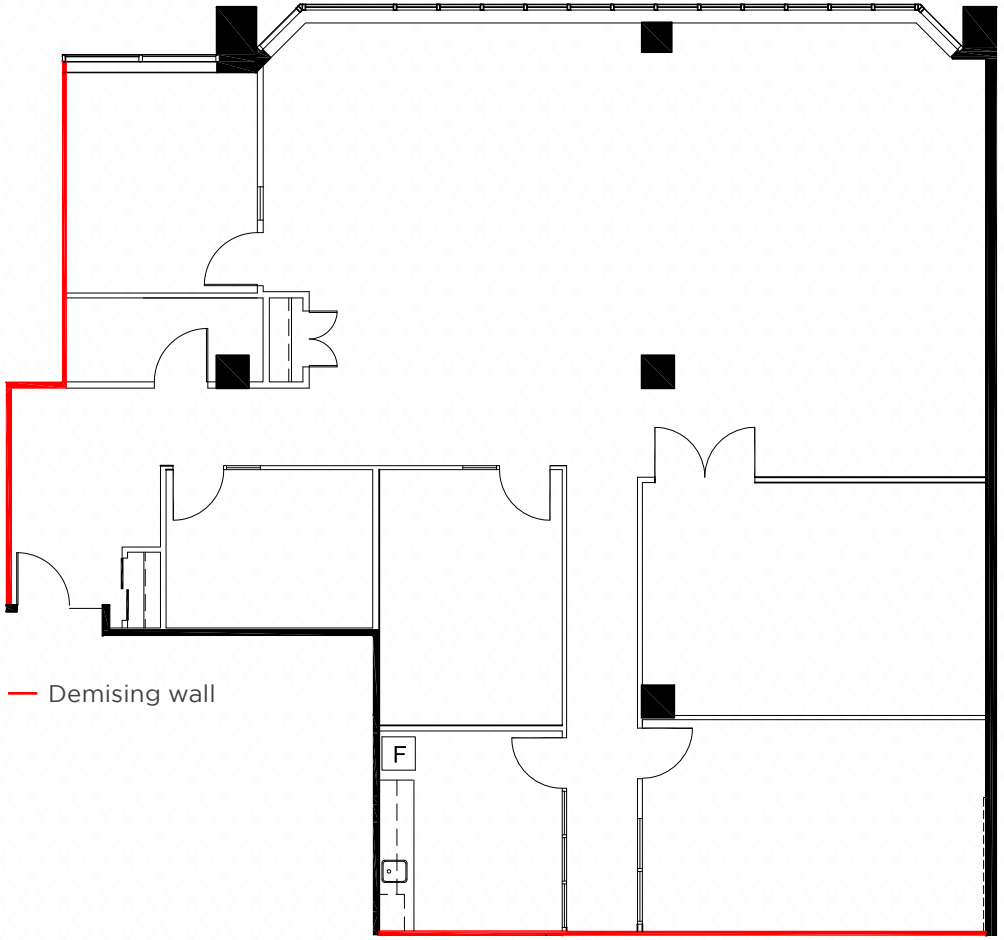

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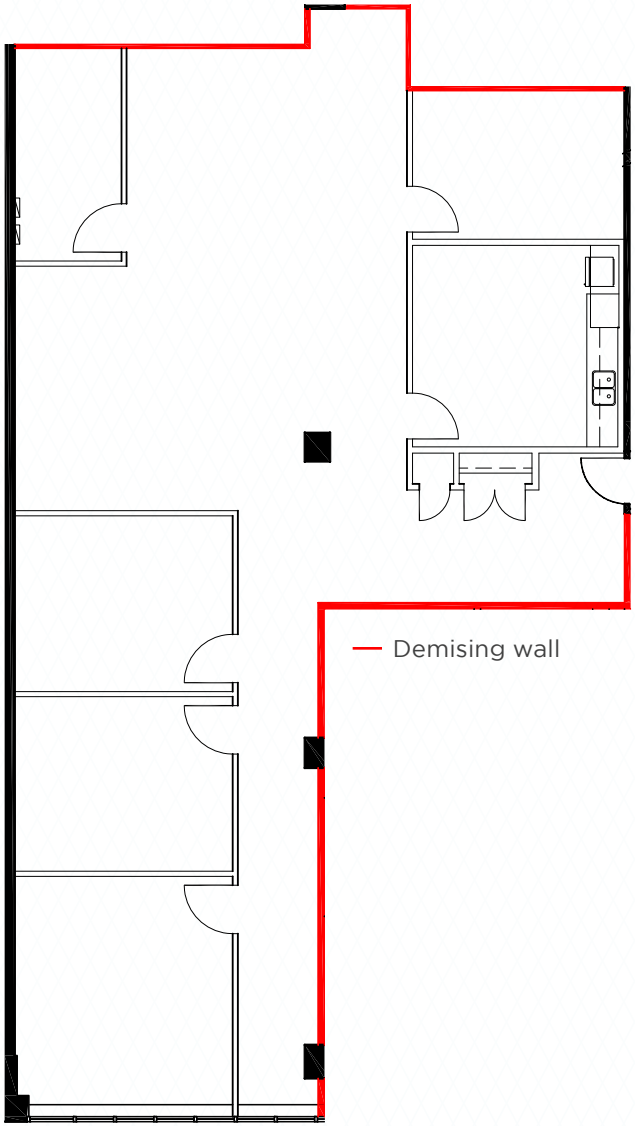
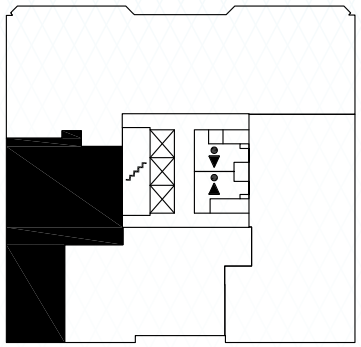
SUITE 600

ABOUT THE SUITE

- 2,446 SF





KEY PLAN

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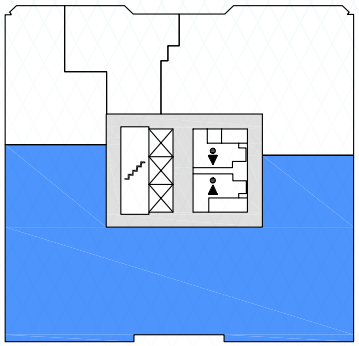
SUITE 700

ABOUT THE SUITE

- 7,668 SF



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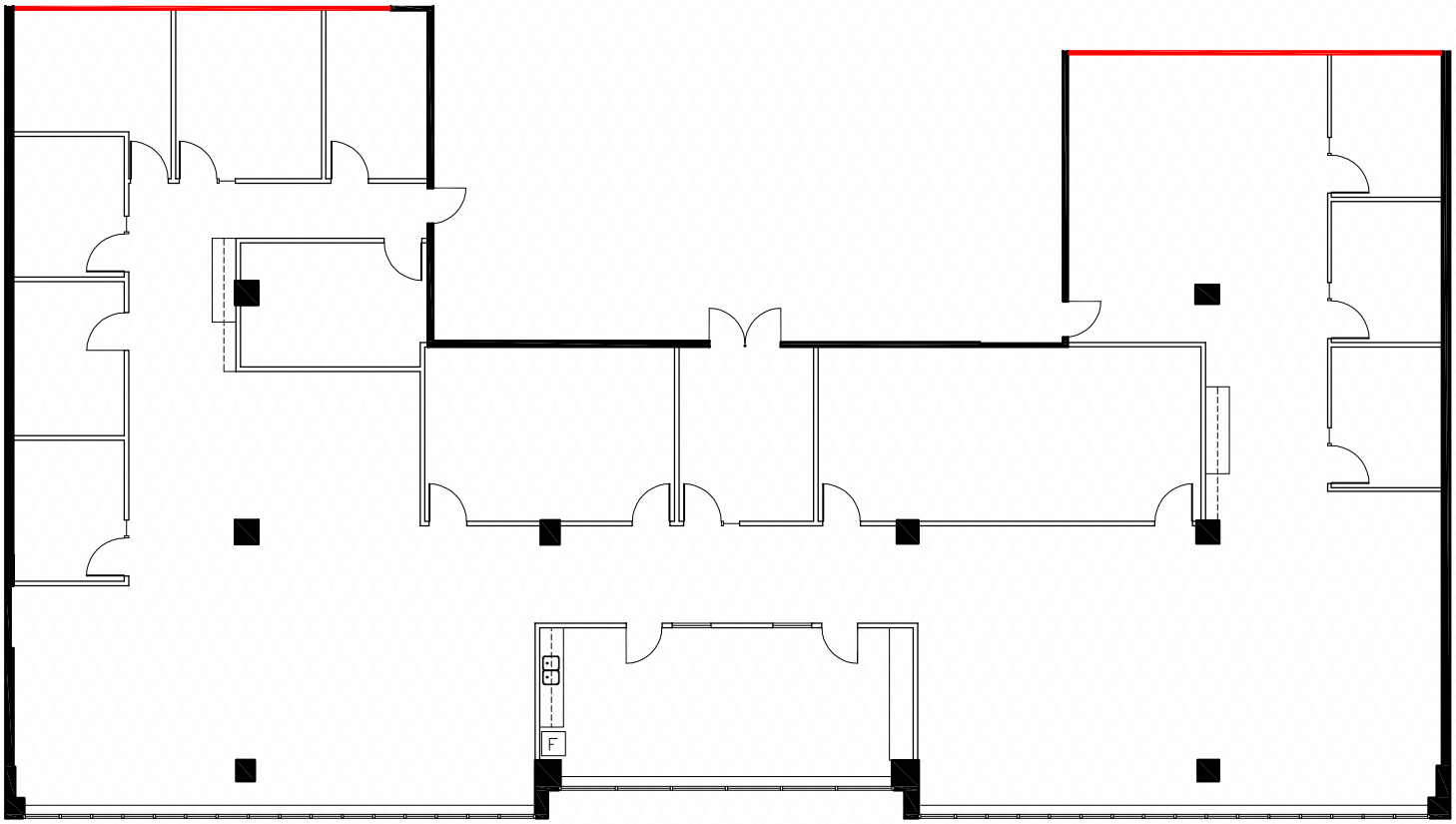

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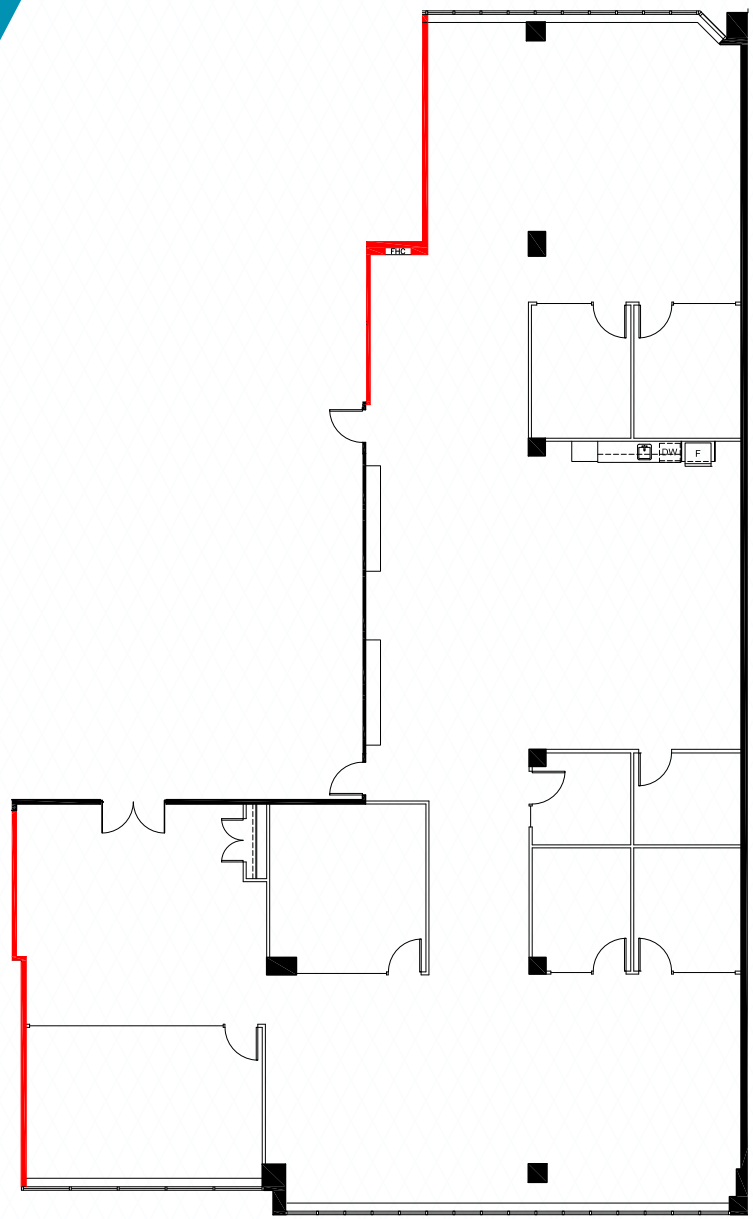
SUITE 800

ABOUT THE SUITE

- 6,134 SF



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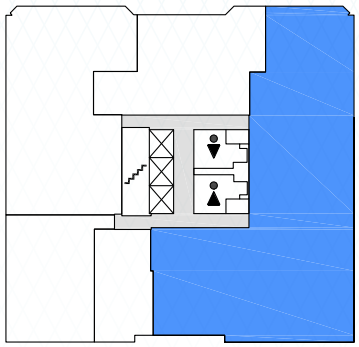

KEY PLAN

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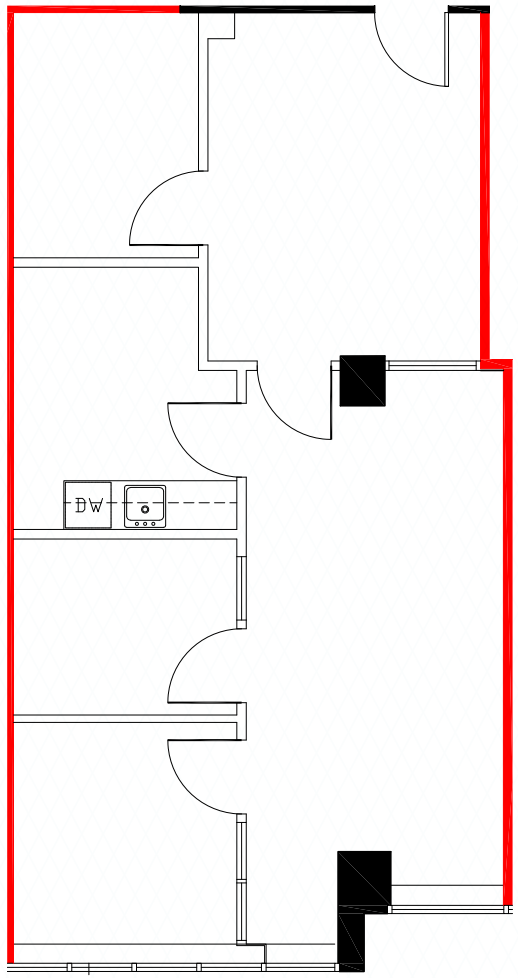
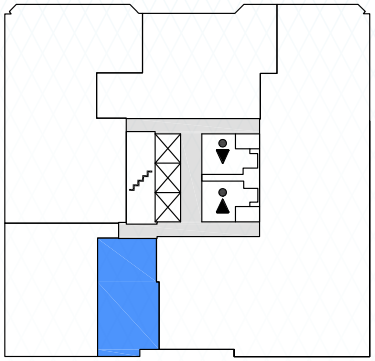
SUITE 806

ABOUT THE SUITE

- 878 SF





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ABOUT THE LANDLORD

Headquartered in Toronto, Adgar Canada is an active owner of quality commercial real estate with a specific focus on office properties. We own a portfolio of well-located, high quality office properties situated in Toronto, Mississauga, Markham and Richmond Hill.

ADGAR CANADA

adgarcanada.com

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