

# 2520

EGLINTON AVENUE W

**Kay Locke\***

Senior Vice President

416 798 6268

kay.locke@cbre.com

**Hajira Farooq\***

Transaction Manager

416 798 6220

hajira.farooq@cbre.com



**Suite 12: ±600 sq. ft.**

**Asking Rate: \$2,600 per Month**

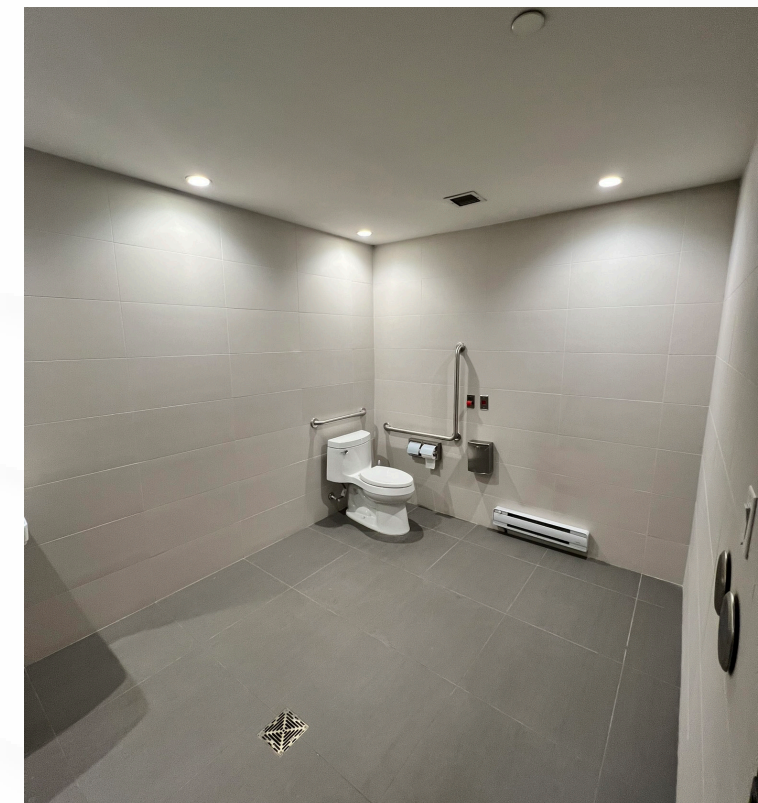
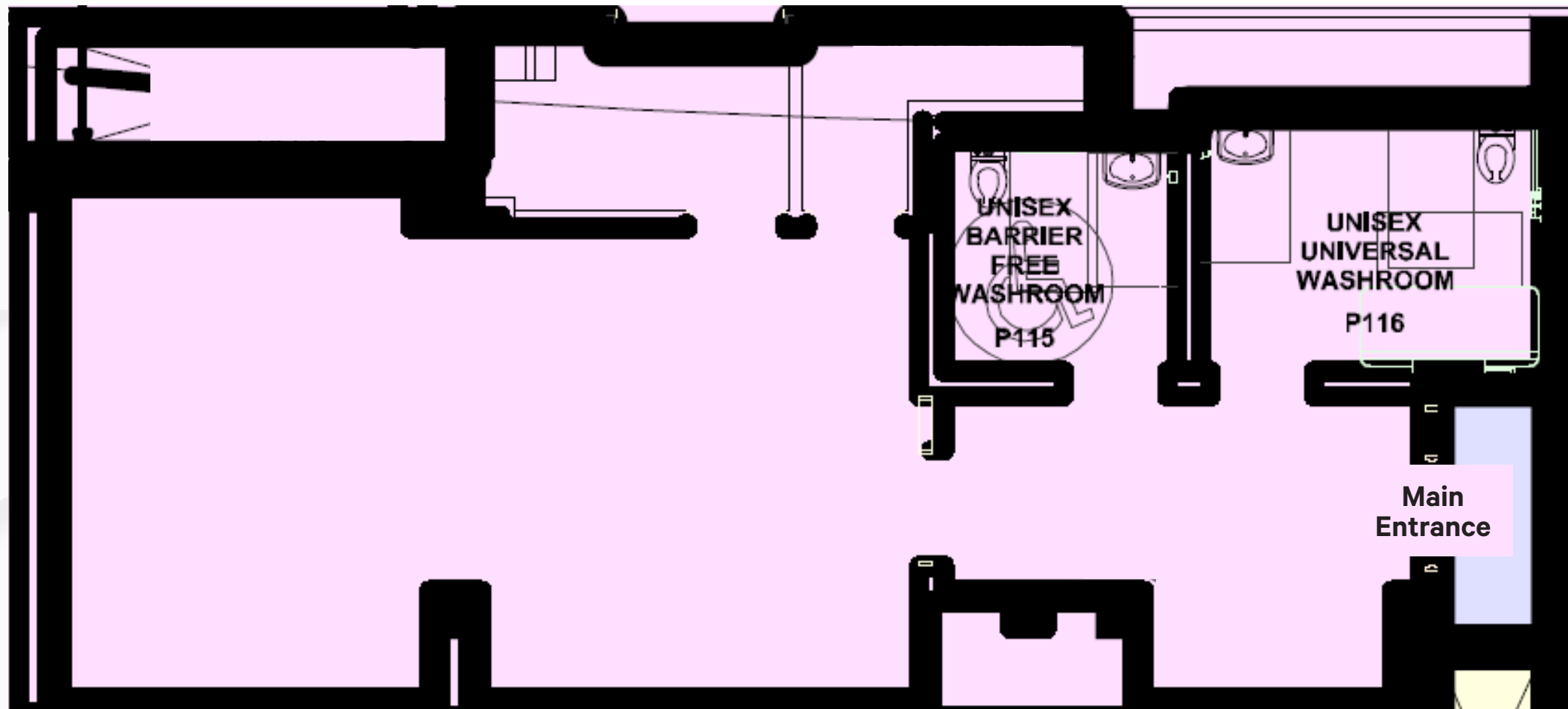
**Available for Immediate Possession**

Suite 12 at ARC is a newly improved, open-concept, lower-level space with exclusive access to two washrooms.

The suite is ideally suited for professional office, medical uses, car cleaning business, aesthetic services and more!

*Hydro and in-suite janitorial excluded from monthly rate*

*Extra \$100+ HST/month for Hydro*



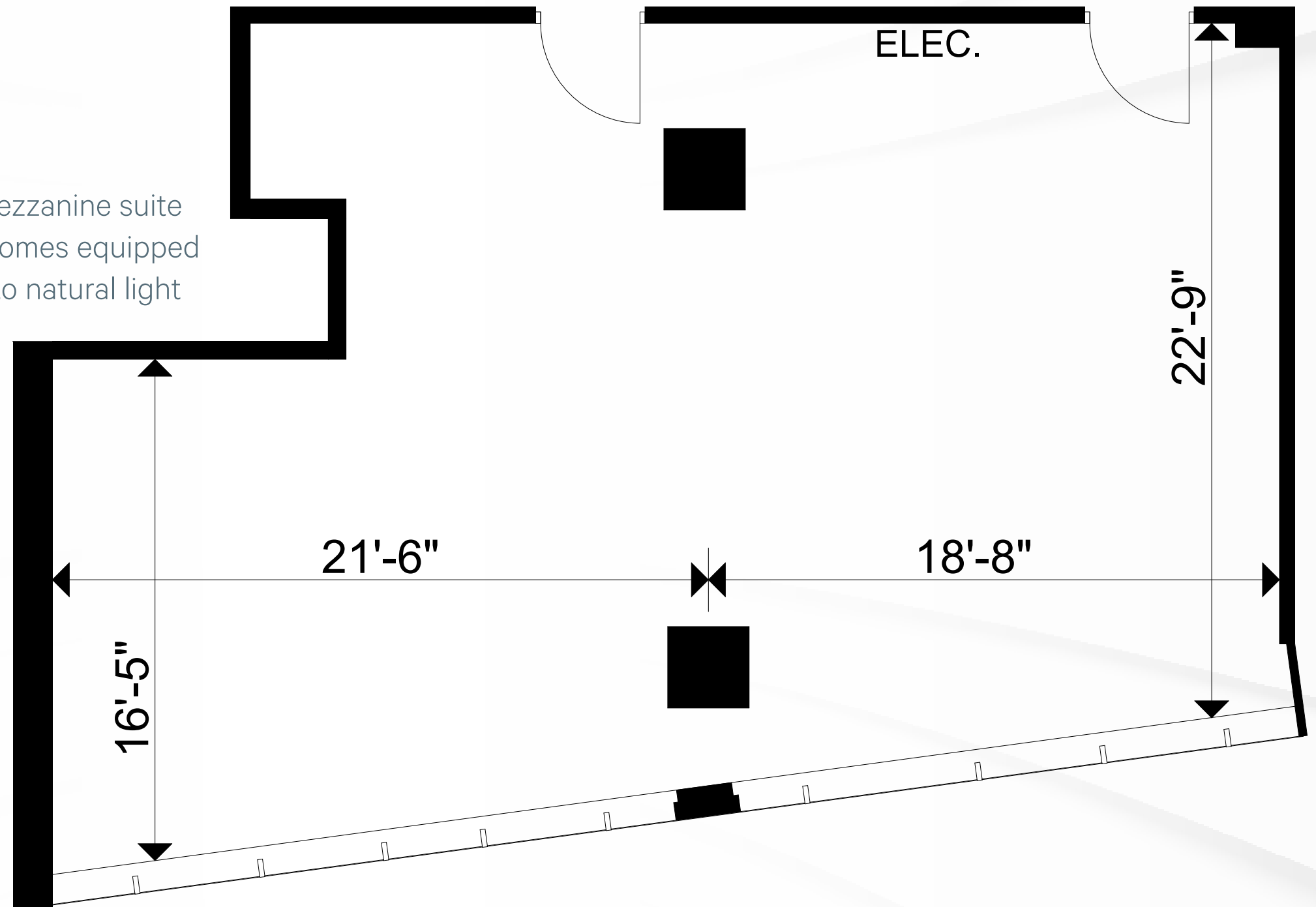
All Parking is Paid Underground

**Suite 114: 1,136 sq. ft.**

**Asking Rate: \$2,600 per Month**

**Available for Immediate Possession**

Suite 114 at ARC is a newly built, open concept mezzanine suite on glass with floor-to-ceiling windows. This unit comes equipped with a kitchenette and offers exceptional access to natural light with tough-to-beat views of the Erin Mills core.



*Hydro and in-suite janitorial excluded from monthly rate  
Extra \$100+ HST/month for Hydro*

**All Parking is Paid Underground**

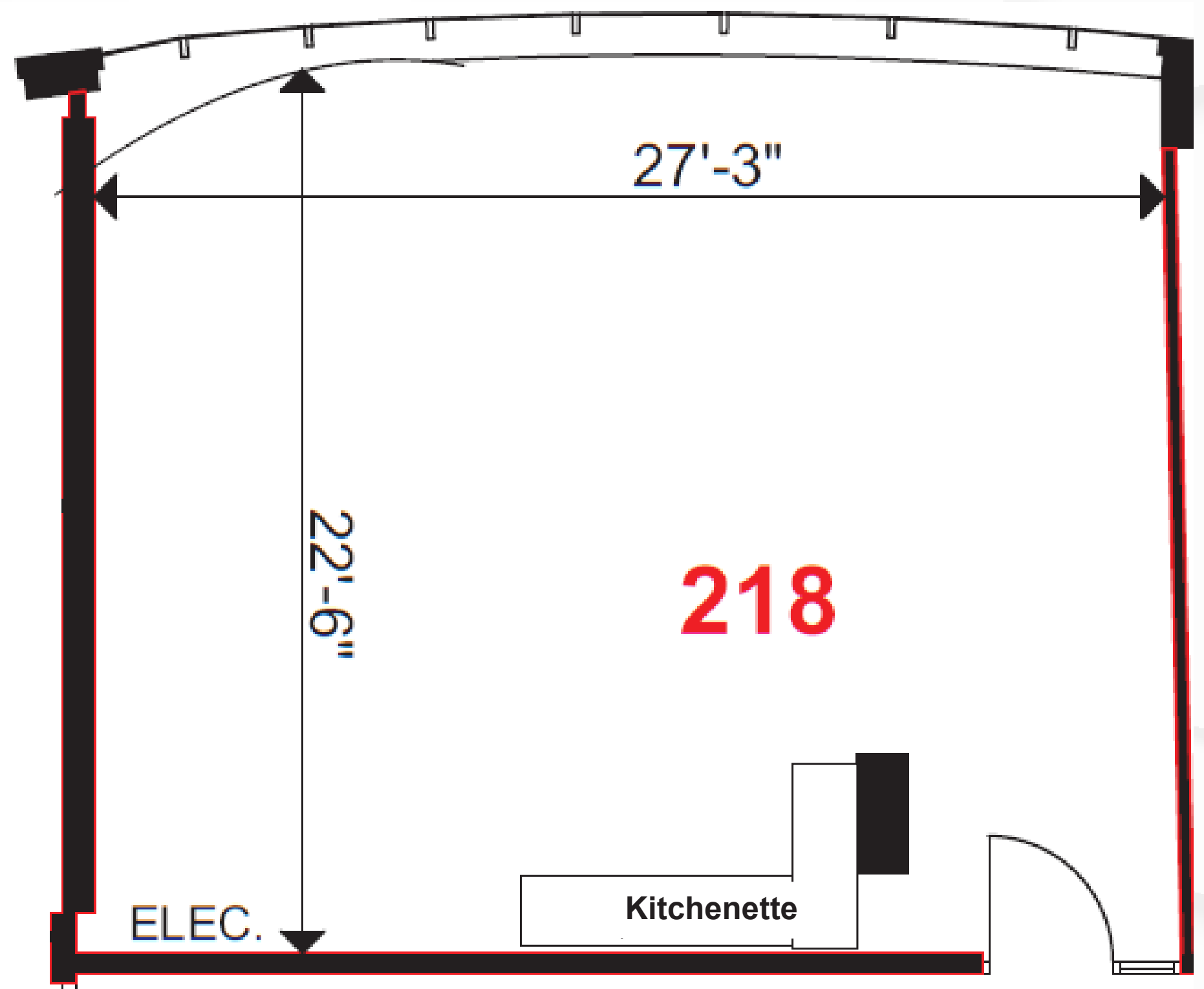
**Suite 218: 766 sq. ft.**

**Net Asking Rate: \$25.00 PSF**

**Availability: January 01, 2026**

**TMI (2025): \$14.00 PSF**

End-cap office suite offers excellent access to natural light in this bright open concept office suite.

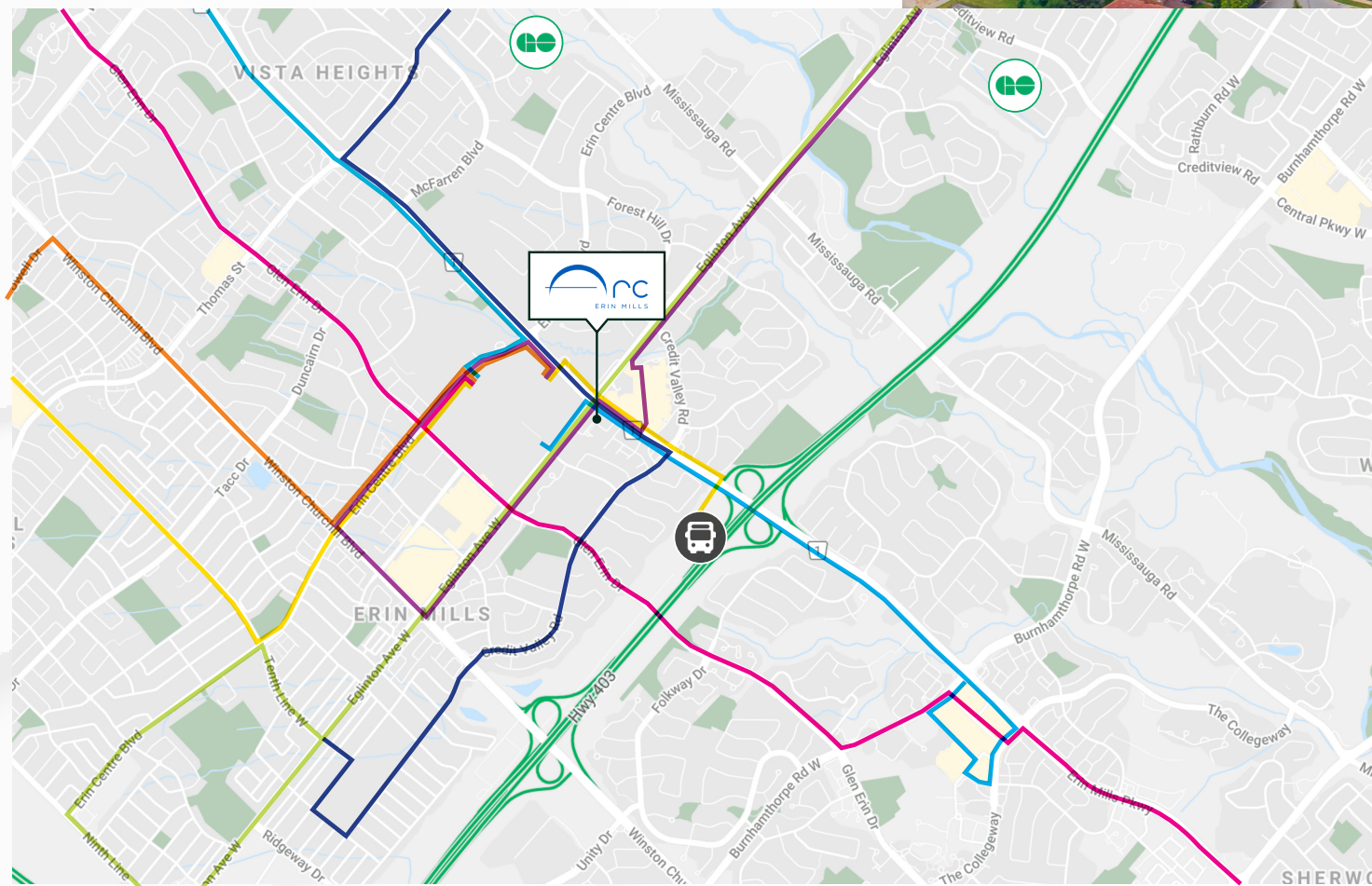


*Hydro and in-suite janitorial excluded from additional rent*

All Parking is Paid Underground

# PRIME LOCATION.

Arc is located in the heart of Erin Mills, a multi-tower, mixed-use, masterplanned community that includes professional or medical office space, retail, residential, and unique outdoor amenities including a Courtyard and Plaza. Getting to and from Erin Mills is quick and easy with MiWay transit at your door and easy access to major highways. The neighbourhood continues to attract development with several new and upcoming communities expected in the near future, further adding to the growing population.



GO Station



Erin Mills BRT Station

MiWay Bus Route 48 - Erin Mills

MiWay Bus Route 67 - Streetsville GO

MiWay Bus Route 35 - Eglinton-Ninth Line

MiWay Bus Route 34 - Credit Valley

MiWay Bus Route 13 - Glen Erin

MiWay Bus Route 49 - McDowell

MiWay Bus Route 46 - Tenth Line-Osprey



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**\*Sales Representative**

CBRE Limited, Real Estate Brokerage | 5935 Airport Road | Suite 700 | Mississauga, ON | L4V 1W5

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