

# OFFICE SPACES FOR LEASE

# 250 EGLINTON AVE. W. TORONTO, ON



**AVAILABLE**

SUITE 200: 2,383 SF

SUITE 252: 1,138 SF

SUITE 253: 1,933 SF



# PROPERTY HIGHLIGHTS

**250 Eglinton Ave. W.** is a three storey mixed use building located in Midtown Toronto. We have three (3) vacant office spaces available **For Lease** on the 2<sup>nd</sup> Floor.

This subject site is located at Eglinton Ave. W. & Oriole Pkwy, five blocks West from the busy intersection at Yonge St. Eglinton Ave.

The building is also steps away from North Toronto Memorial Community Centre, Pizza Hut, Burger Shack and Sleep Country Canada.

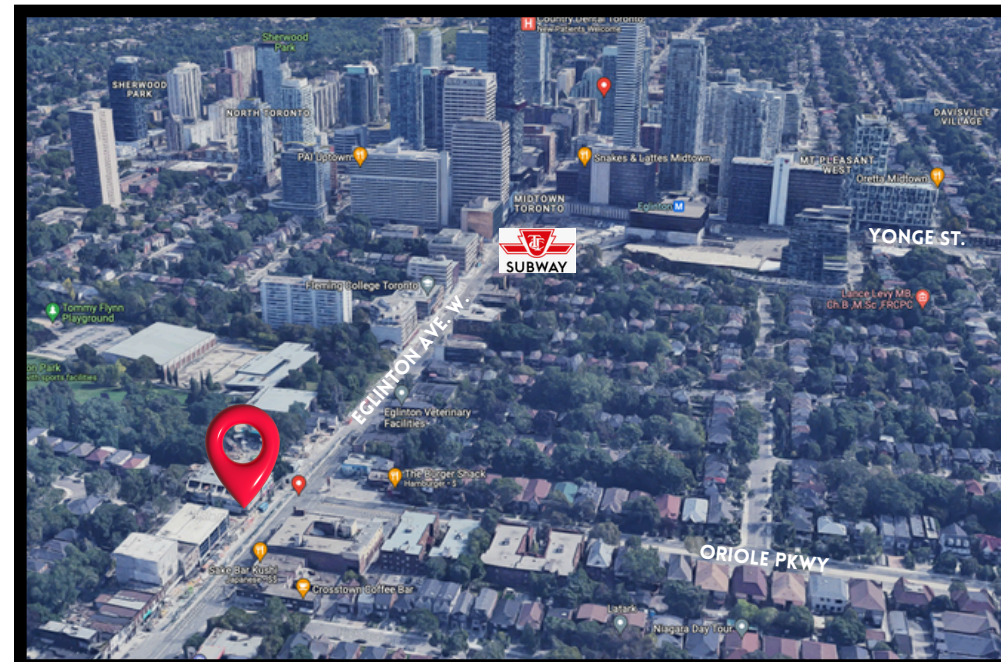
## Available For Lease:

- **Suite 200: 2,383 SF**
- **Suite 252: 1,138 SF**
- **Suite 253: 1,933 SF**

- Ideal for general office, professional services, government services, medical and many more uses.
- Close proximity to Yonge & Eglinton TTC Subway Station.
- High densely populated area with tons of vehicle and walking traffic.
- Covered parking available

## Additional Details:

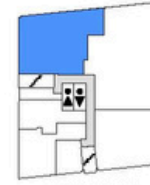
- **Available:** Immediate
- **Net Rent:** Call Broker
- **TMI:** \$19.68 per SF/Year (2025)



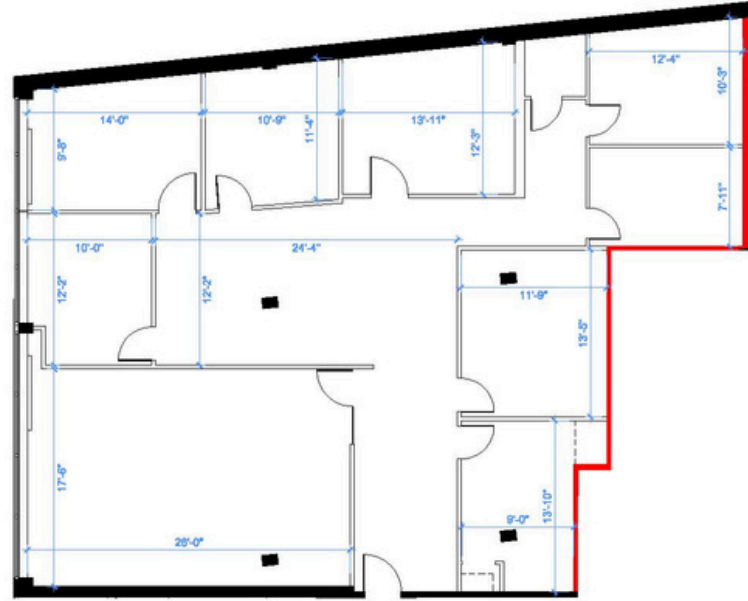
# INTERIOR PHOTOS: UNIT 200



# FLOOR PLAN: UNIT 200



KEY PLAN



Note: Drawings dimensions are approximate and for illustrative purposes only. The Landlord and Space Database Inc. make no representation as to the accuracy and/or completeness of this information.

DEMISING WALL



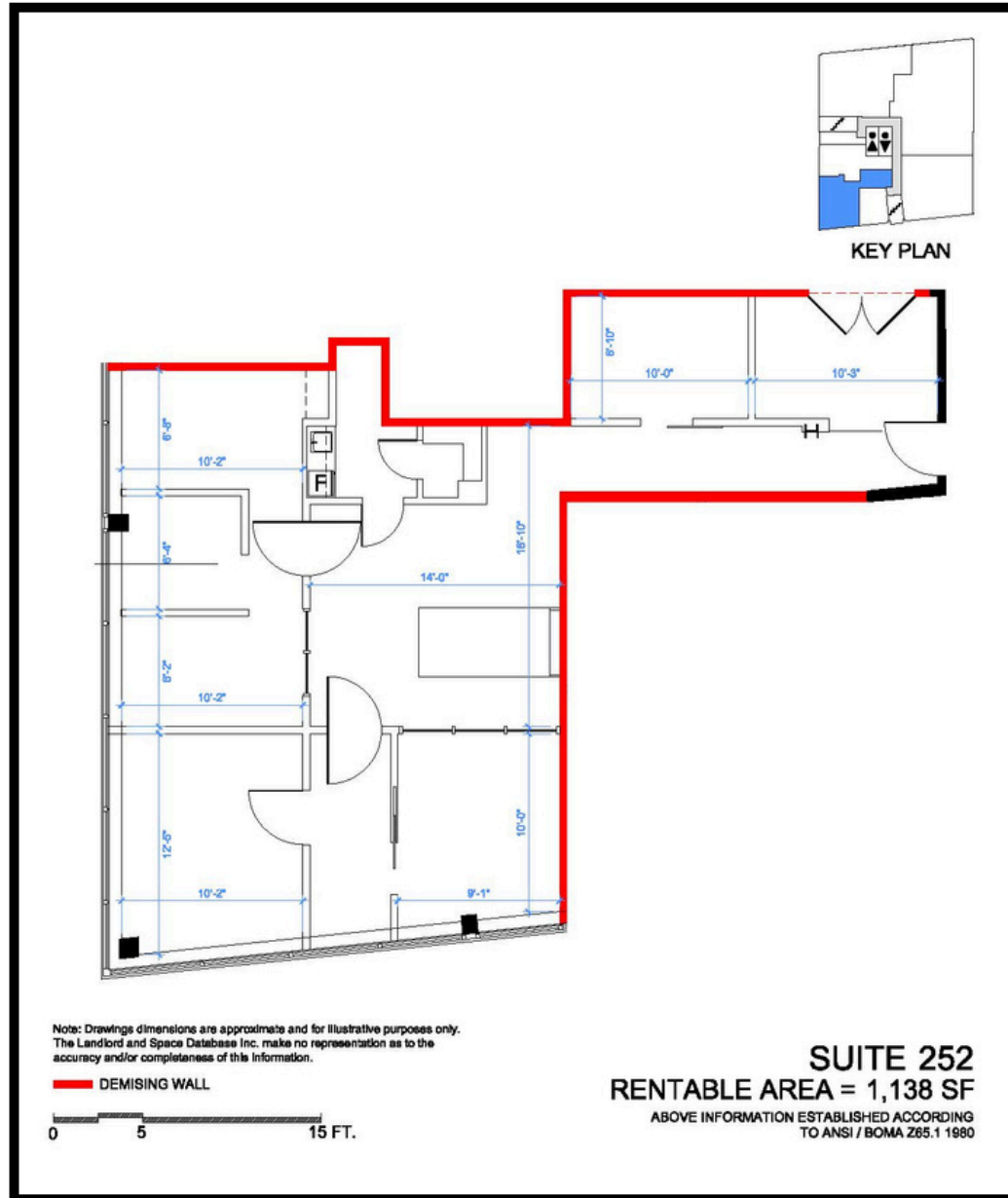
**SUITE 200**  
**RENTABLE AREA = 2,383 SF**

ABOVE INFORMATION ESTABLISHED ACCORDING TO ANSI / BOMA Z65.1 1990

# INTERIOR PHOTOS: UNIT 252



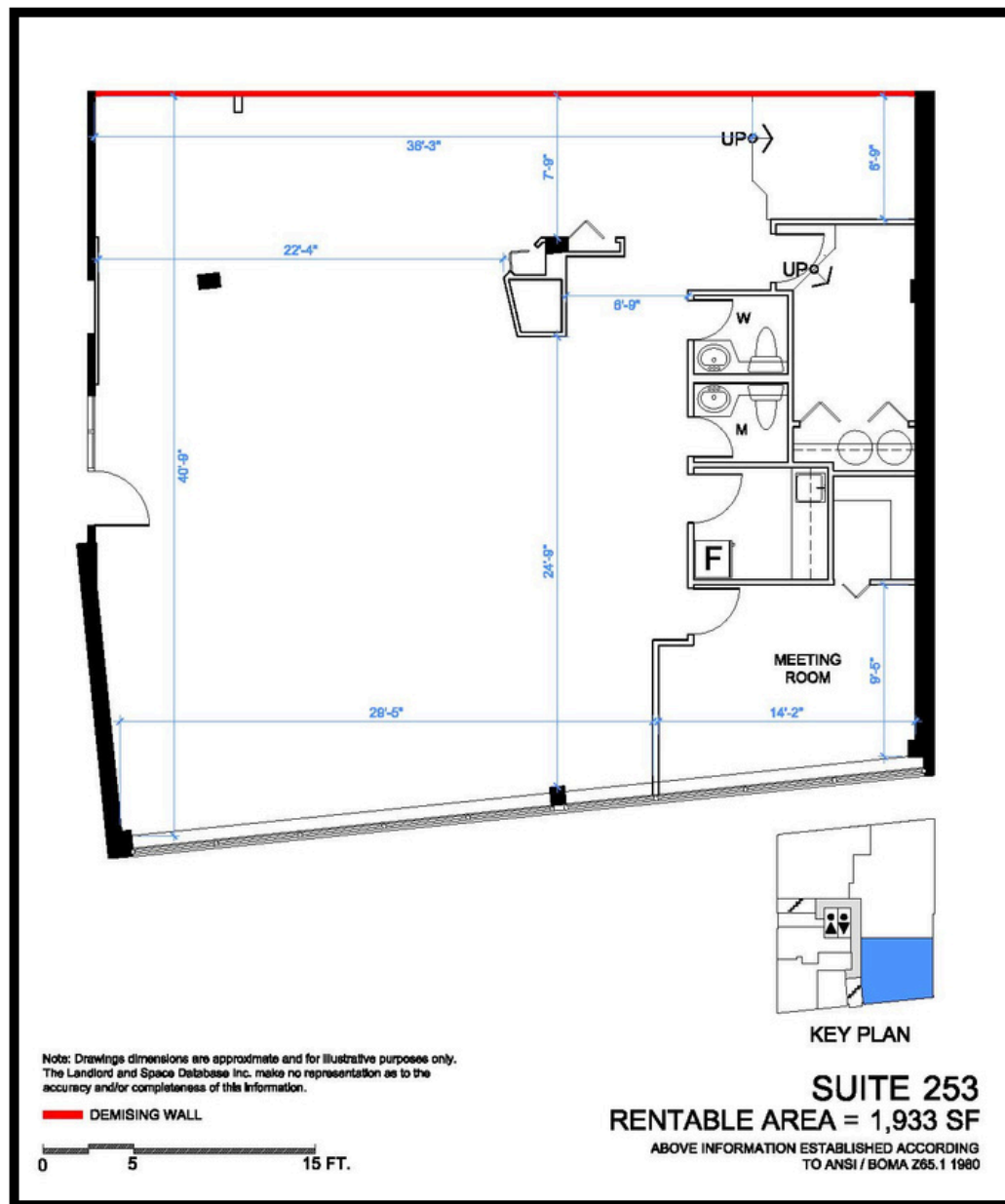
# FLOOR PLAN: UNIT 252



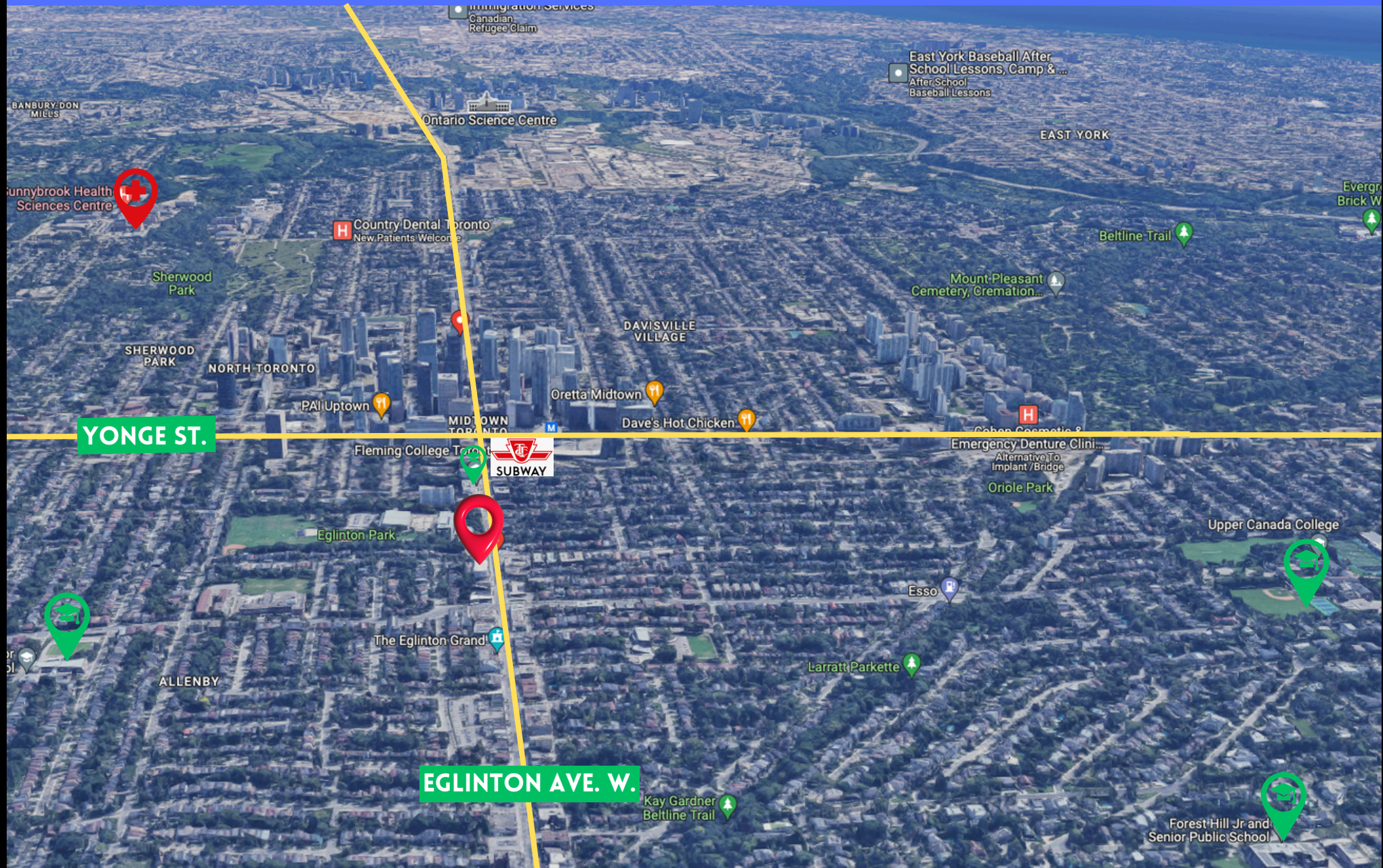
# FLOOR PLAN: UNIT 253



# FLOOR PLAN: UNIT 253



# SITE AREA



# OFFICE SPACES FOR LEASE

# CONTACT INFORMATION

## AVAILABLE

SUITE 200: 2,383 SF

SUITE 252: 1,138 SF

SUITE 253: 1,933 SF



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