

GROSS RENT

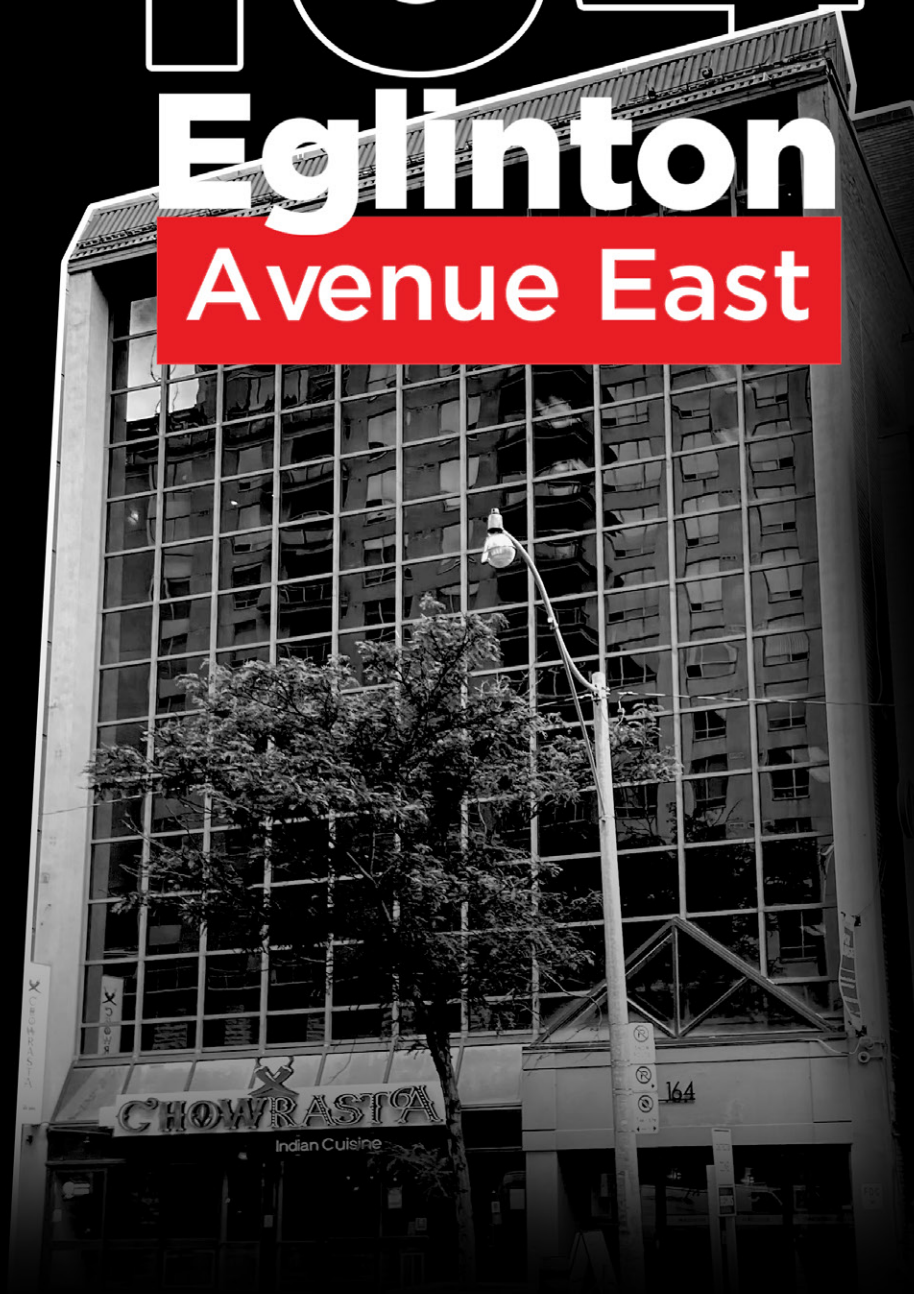
\$35

as-is

164

Eglinton

Avenue East



CBRE

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MADISON
GROUP



ABOUT MADISON GROUP

- Prominent and Leading Landlord along the Yonge and Eglinton Corridor
- Key Landlord shaping the future of the Yonge and Eglinton office market
- Flexible and sizable portfolio accommodating tenants

- growth across the Madison real estate portfolio
- Hands-on, industry leading, landlord committed to delivering quality customer service and meeting tenant needs are at the heart of Madison real estate

PROPERTY DETAILS

Availability Summary

Suite 101	646 sq. ft.	Available Immediately
Suite 206	1,146 sq. ft.	LEASED
Suite 207	478 sq. ft.	Available Immediately
Suite 301	1,634 sq. ft.	Available Immediately



ADDITIONAL RENT
\$19.52 per sq. ft.
(2026 Estimate)



SECURITY
New security monitoring
system in place



BUILDING HOURS
8:00 a.m. to 6:00 p.m.
(Weekdays)
8:00 a.m. to 1:00 p.m.
(Saturdays)

BUILDING UPDATES

- Exceptional value in a recently renovated building in the center of Midtown
- Direct and ample access to transportation and amenities
- Solid amenities matching the downtown core office market
- Located just steps from world class retail and food providers
- Dedicated tenant amenity center - FlexSPACE a custom space designed and available to the Madison Community.



Madison Group presents
FlexSPACE a custom
space designed just for
you. Available to the
Madison Community.



SUPER BROKER PROGRAM

More Information



NEW & EXCITING PRIZES

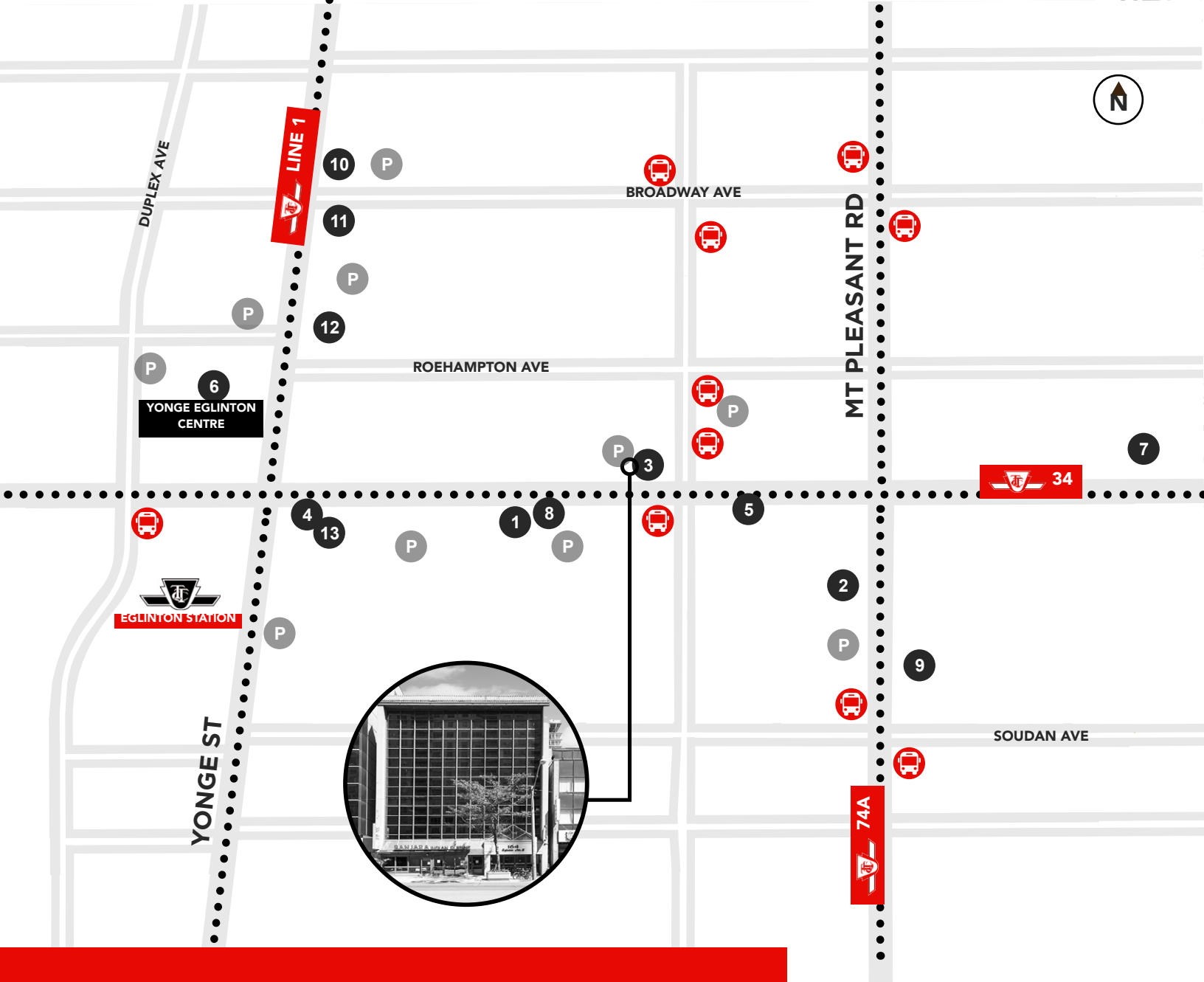
Easier to Qualify – lower tier requirements for ALL tiers.
BANK your points over a 2-year period.

Agents will have the option to “bank” points over a 2-year period to try for a higher tier OR can choose to redeem a prize after the initial qualifying year. Agents redeeming a prize after the initial qualifying year will have their points reset.

How do I qualify?

Tier Qualification increases with Lease Value.
Lease Value = SF x Avg Base Rent PSF x Term.

Agents will receive full value of Term up to 5 years and 50% of any value beyond 5 years.



LOCATION MAP

164 Eglinton
Avenue East



FITNESS CENTRES

1. Orangetheory Fitness
2. CrossFit Metric
3. GoodLife Fitness
The Dunfield Club
4. F45 Training



GROCERY STORES

5. Marché Leo's
6. Metro
7. Metro
8. Loblaws



MAJOR RESTAURANTS

9. Bolan Thai Cuisine
10. La Vecchia Restaurant
11. Grazie Ristorante
12. Chipotle Mexican Grill
13. A&W Canada



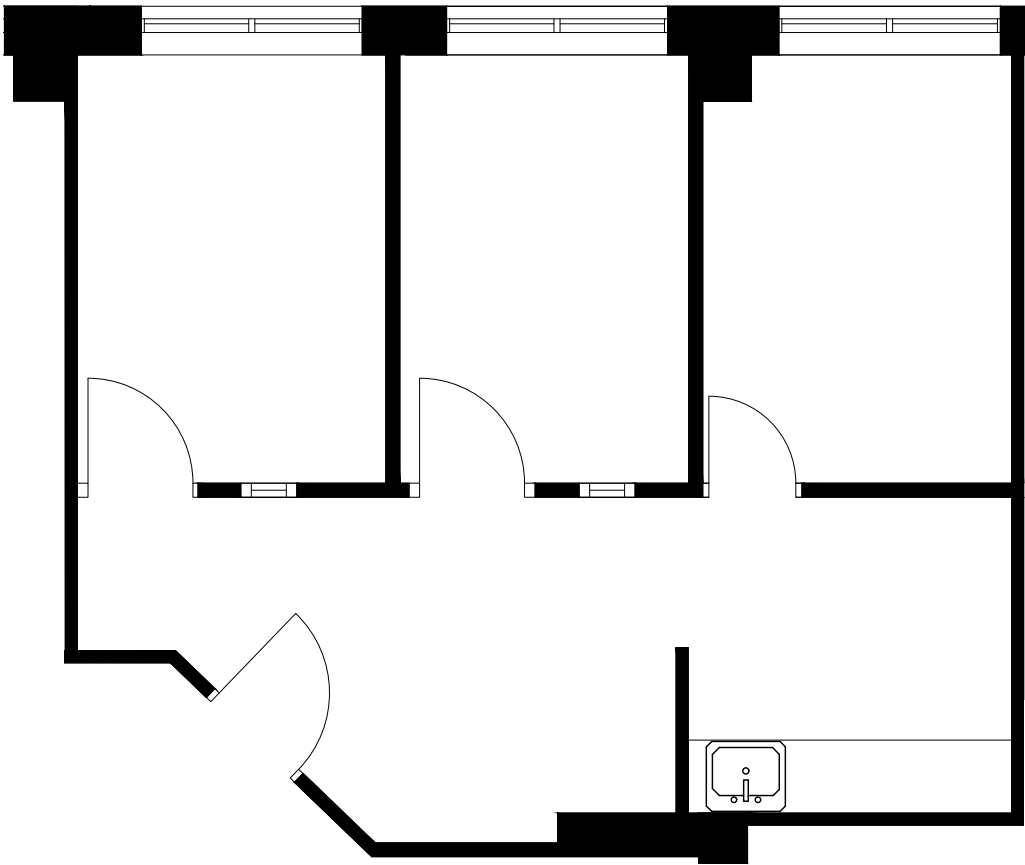
PUBLIC TRANSIT

Redpath Ave at Eglinton Ave E
Redpath Ave at Roehampton Ave
Redpath Ave at Broadway Ave
Redpath Ave at Erskine Ave
Mount Pleasant Rd at Broadway Ave
Mount Pleasant Rd at Soudan Ave
Eglinton Ave West at Duplex Ave
Eglinton Ave West at Lascelles Blvd

SUITE 101 | 646 SQ. FT.
AVAILABLE IMMEDIATELY

164 Eglinton Avenue East

FIRST FLOOR • FLOOR PLAN



SUITE 101 | 646 SQ. FT.
AVAILABLE IMMEDIATELY

164 Eglinton Avenue East

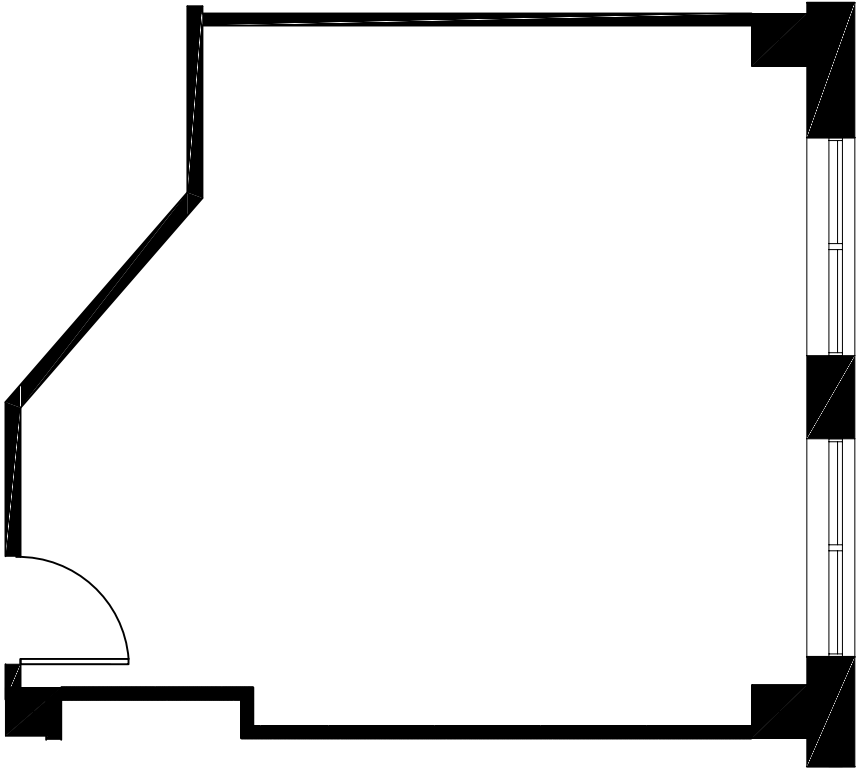
FIRST FLOOR • SUITE PHOTOS



SUITE 207 | 478 SQ. FT.
AVAILABLE IMMEDIATELY

164 Eglinton Avenue East

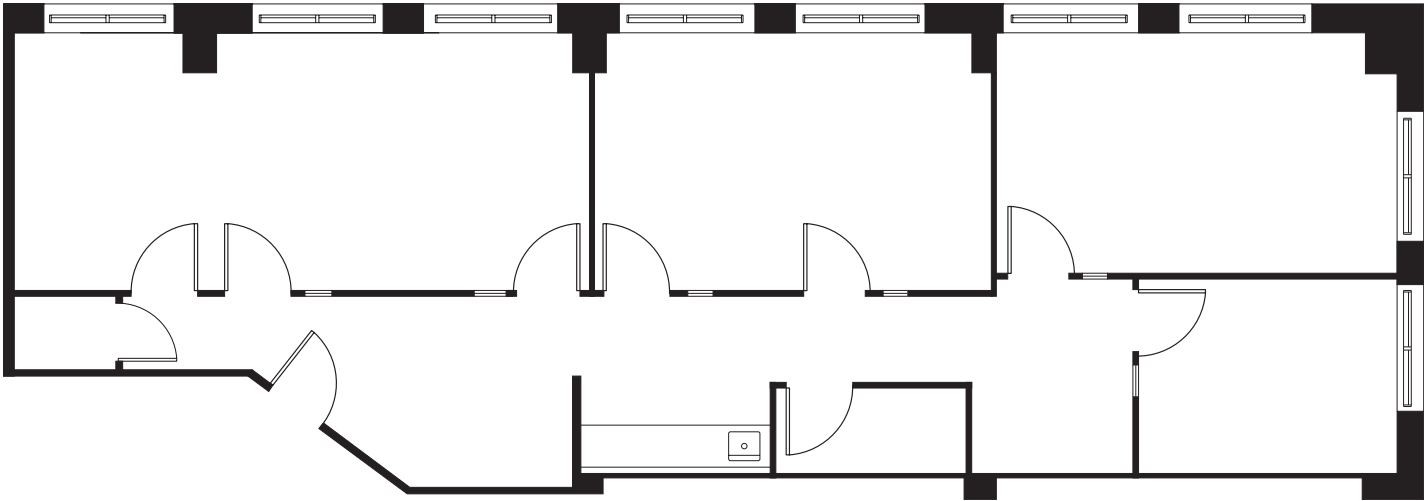
SECOND FLOOR • FLOOR PLAN



SUITE 301 | 1,634 SQ. FT.
AVAILABLE IMMEDIATELY

164 Eglinton Avenue East

THIRD FLOOR • FLOOR PLAN



164

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