GROSS RENT
$35
as-is

150 Eglinton Avenue East

CBRE

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*Sales Representative

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

MADISON GROUP

150 Eglinton Avenue East

PROPERTY DETAILS

Availability Summary

~~Suite 300~~	~~3,068 sq. ft.~~	LEASED
~~Suite 302~~	~~1,163 sq. ft.~~	LEASED
Suite 604*	10,802 sq. ft.	Available Immediately
Suite 807**	3,945 sq. ft.	Available Immediately
Suite 804	1,268 sq. ft.	Available Immediately

*Can be demised
** Can be demised to 1,470 & 2,475 sq. ft.

CERTIFICATION
Level 2 BOMA Best

ADDITIONAL RENT
$21.44 per sq. ft.
(2026 Estimate)

SECURITY
On Site Operations Management

PARKING
Unreserved
$300.00 | 1:1,200 sq. ft.

BUILDING HOURS
7:00 a.m. to 6:00 p.m.

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

FLEX SPACE
BY MADISON GROUP

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.

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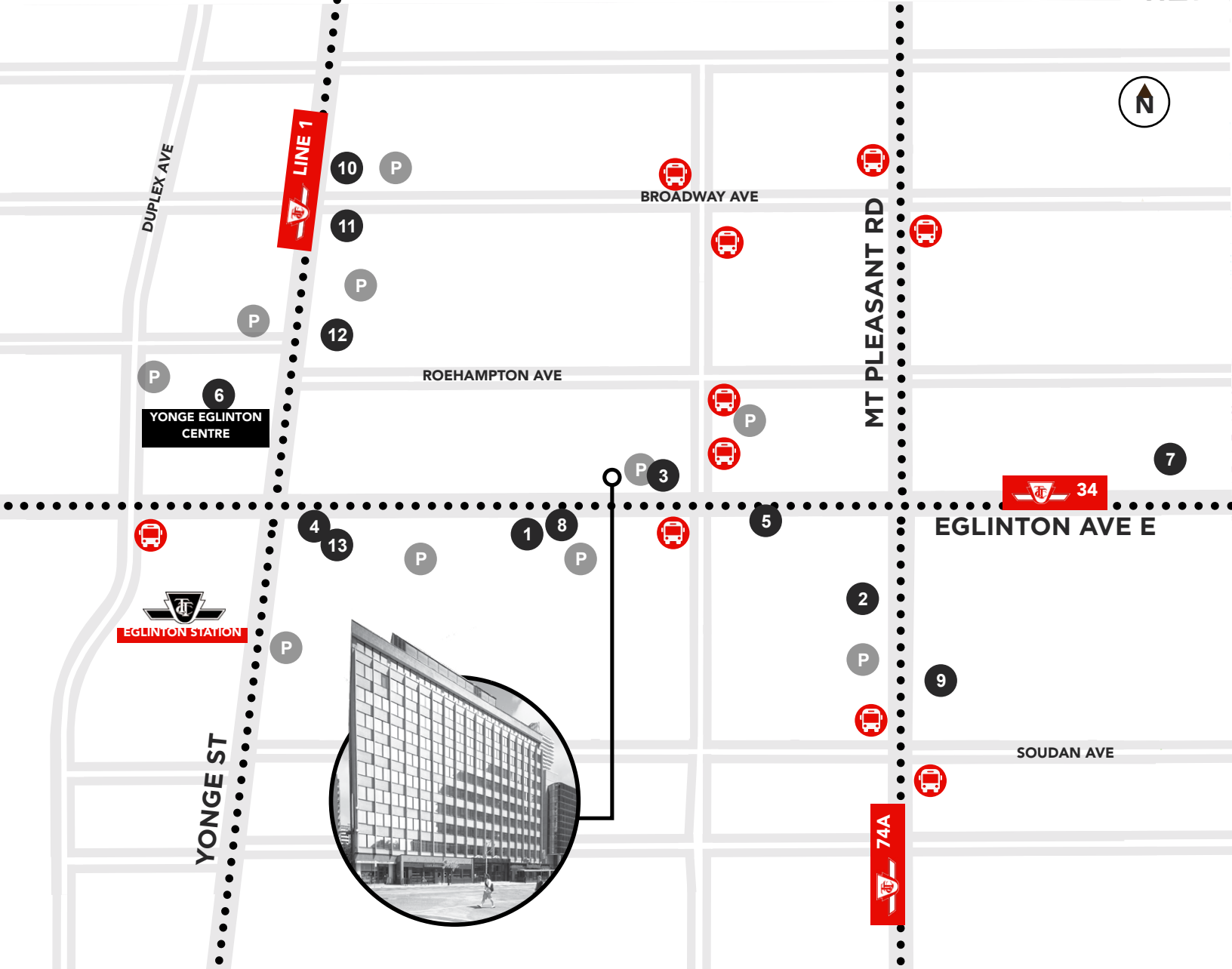


LOCATION MAP

150 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

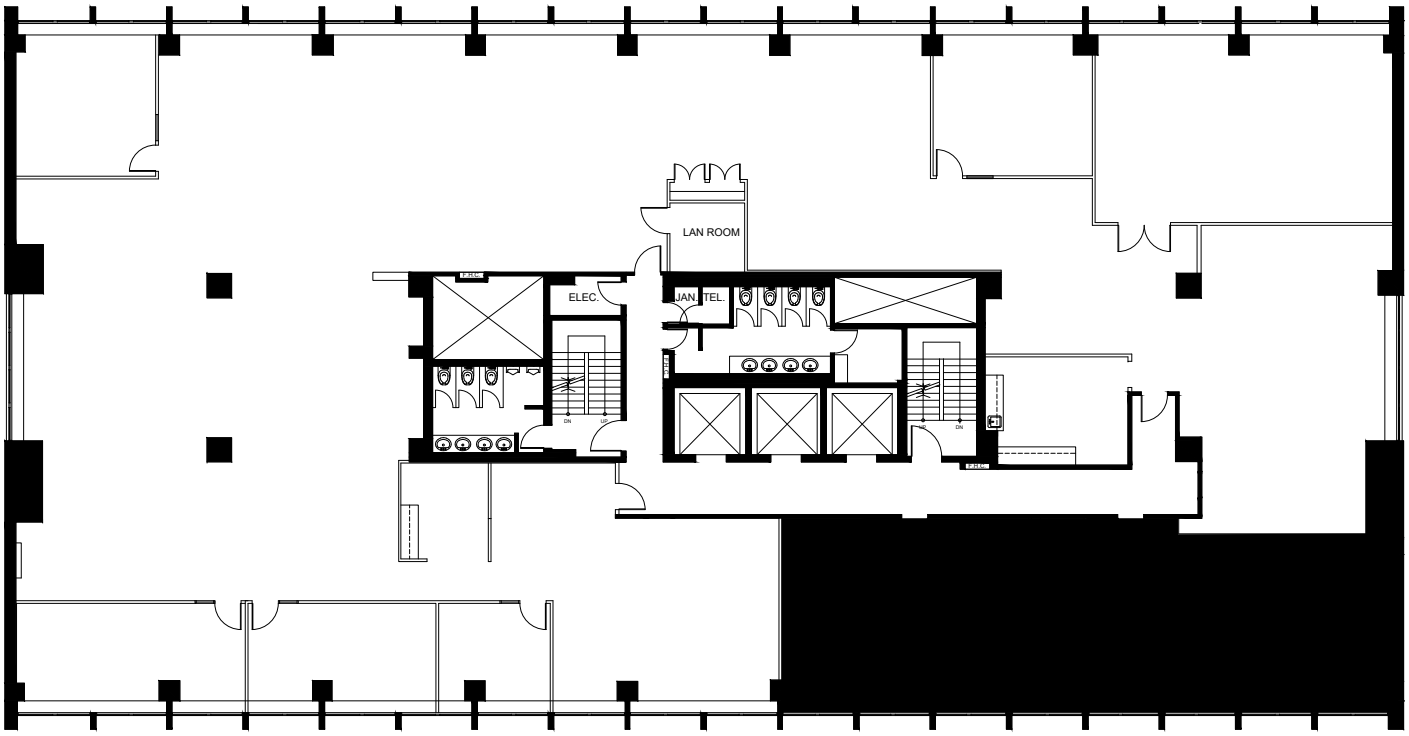
Redpath Ave at Eglinton Ave E
Redpath Ave at Roehampton Ave
Redpath Ave at Broadway Ave
Redpath Ave at Erskine Ave
Mount Pleasant Rd at Broadway Ave
Mount Pleasant Rd at Soudan Ave
Eglinton Ave West at Duplex Ave
Eglinton Ave West at Lascelles Blvd

SUITE 604 | 10,802 SQ. FT.
AVAILABLE IMMEDIATELY

150 Eglinton Avenue East

SIXTH FLOOR • FLOOR PLAN

*Can be demised

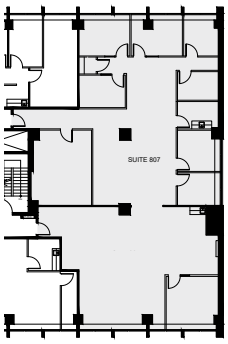


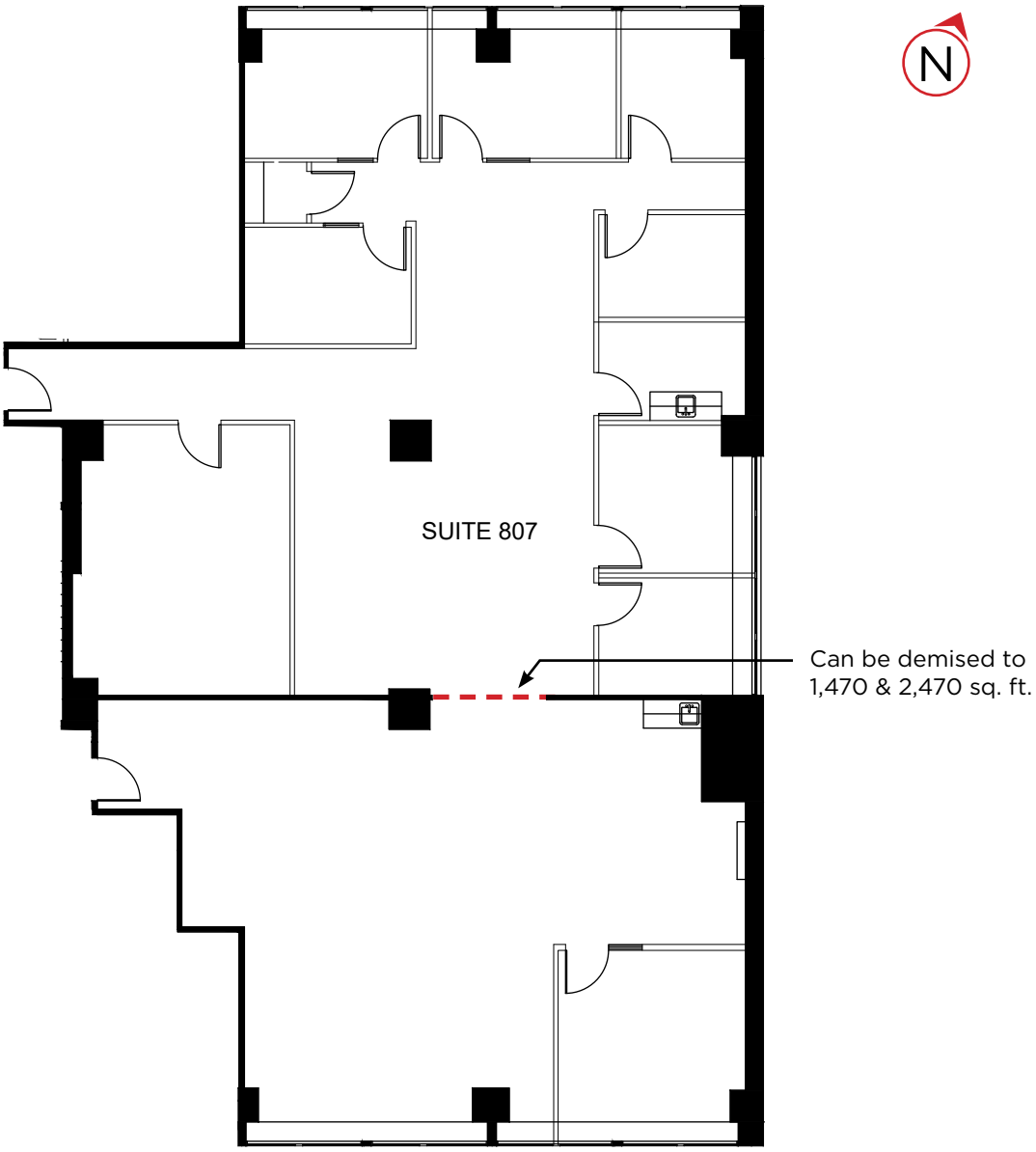
150 Eglinton Avenue East

EIGHTH FLOOR • FLOOR PLAN

SUITE 807 | 3,945 SQ. FT.

AVAILABLE IMMEDIATELY





SUITE 804 | 1,268 SQ. FT.
AVAILABLE IMMEDIATELY

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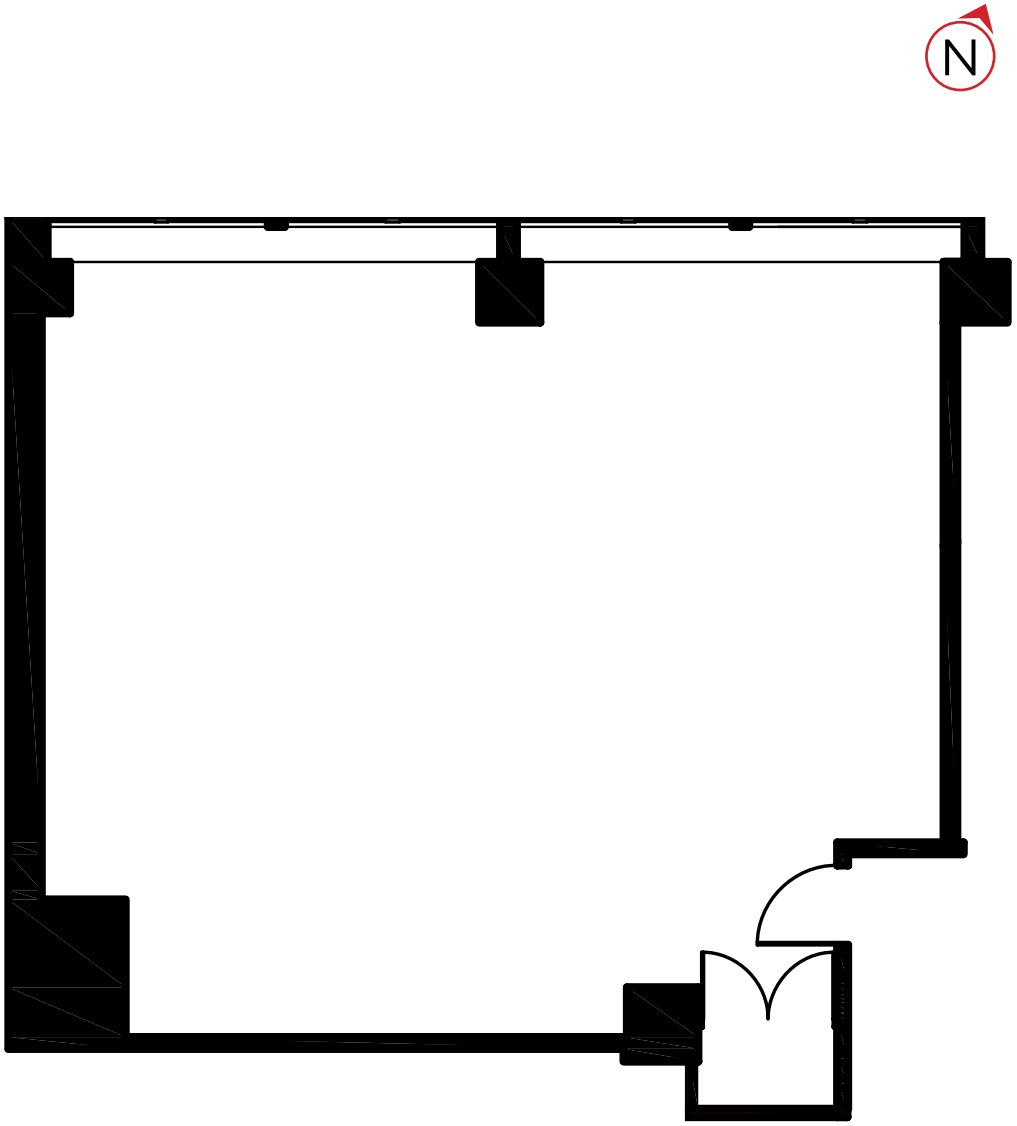
EIGHTH FLOOR • FLOOR PLAN



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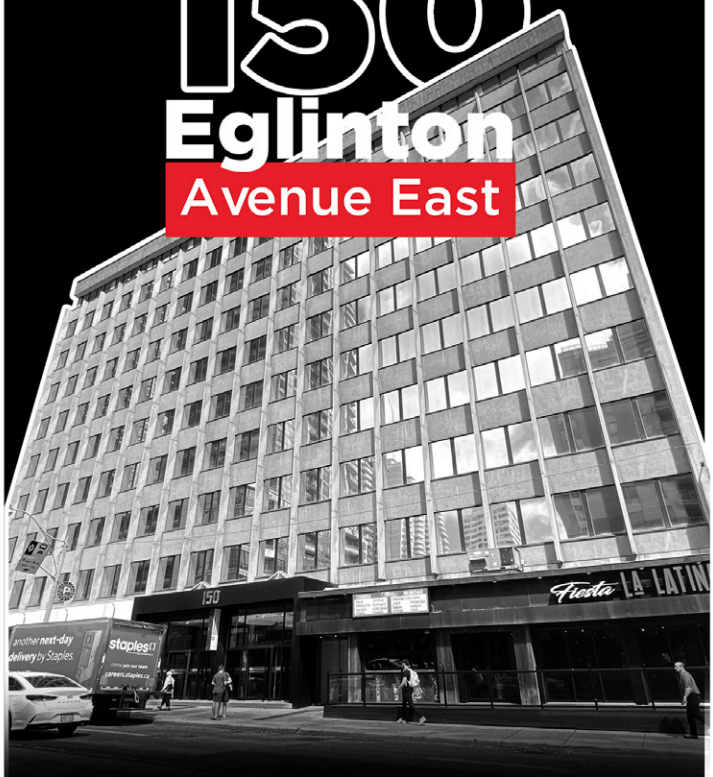

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