

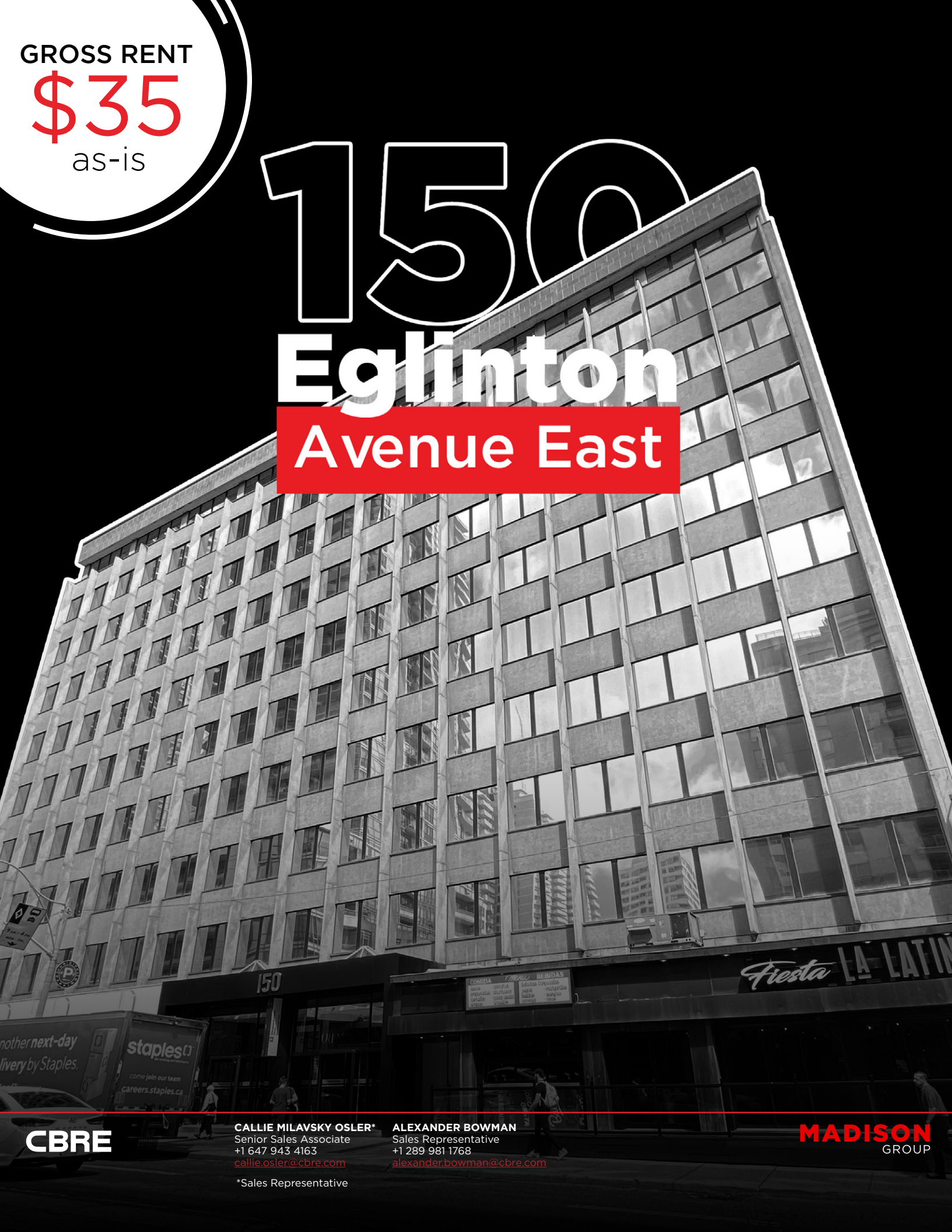
GROSS RENT

\$35

as-is

150

Eglinton Avenue East



CBRE

CALLIE MILAVSKY OSLER*
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MADISON
GROUP

*Sales Representative



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 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.

**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?

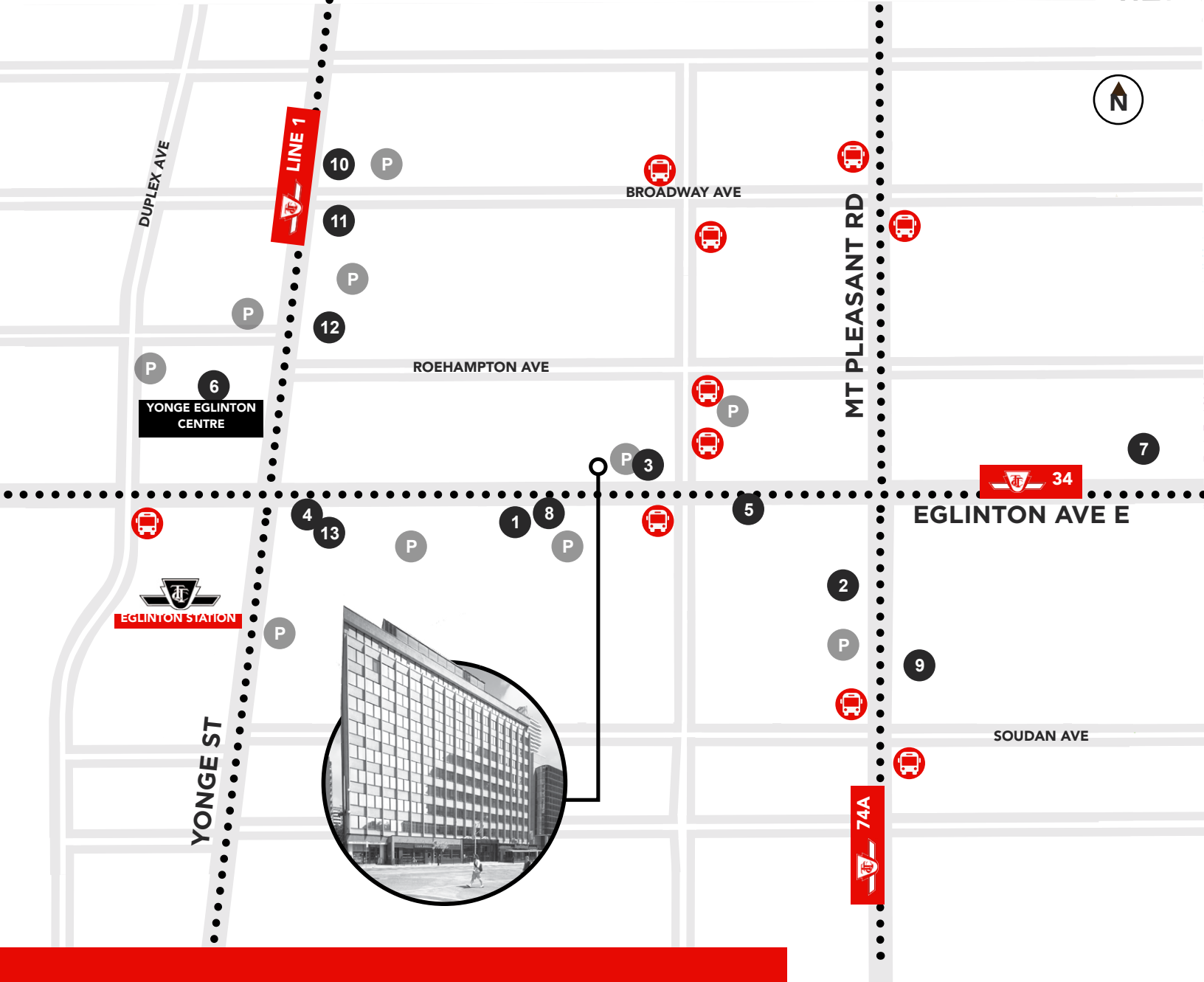
Tier Qualification **increases** with Lease Value.
Lease Value = **SF** x Avg Base Rent PSF x Term.

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

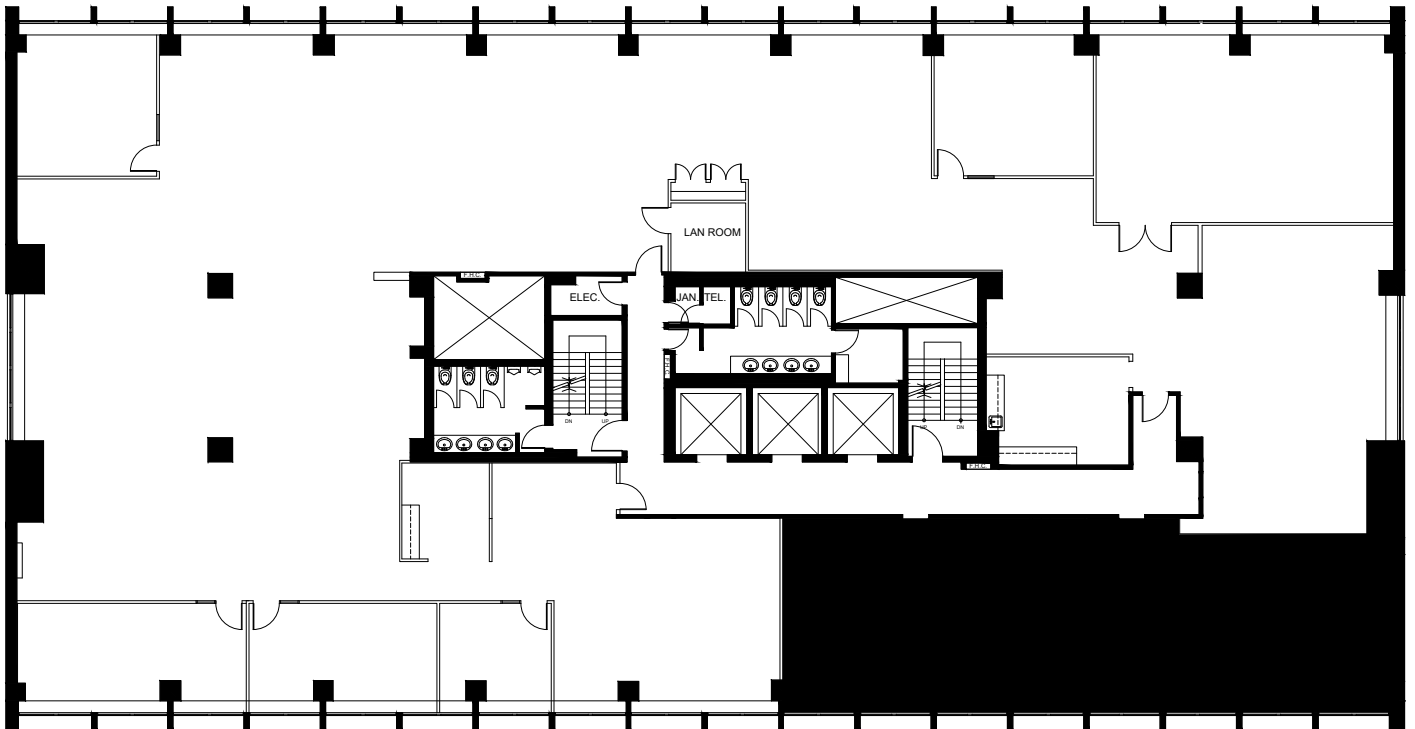
- Redpath Ave at Eglinton Ave E
- Redpath Ave at Roehampton Ave
- Redpath Ave at Broadway Ave
- Redpath Ave at Erskine Ave
- Mount Pleasant Rd at Broadway Ave
- Mount Pleasant Rd at Soudan Ave
- Eglinton Ave West at Duplex Ave
- Eglinton Ave West at Lascelles Blvd

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

150 Eglinton Avenue East

SIXTH FLOOR • FLOOR PLAN

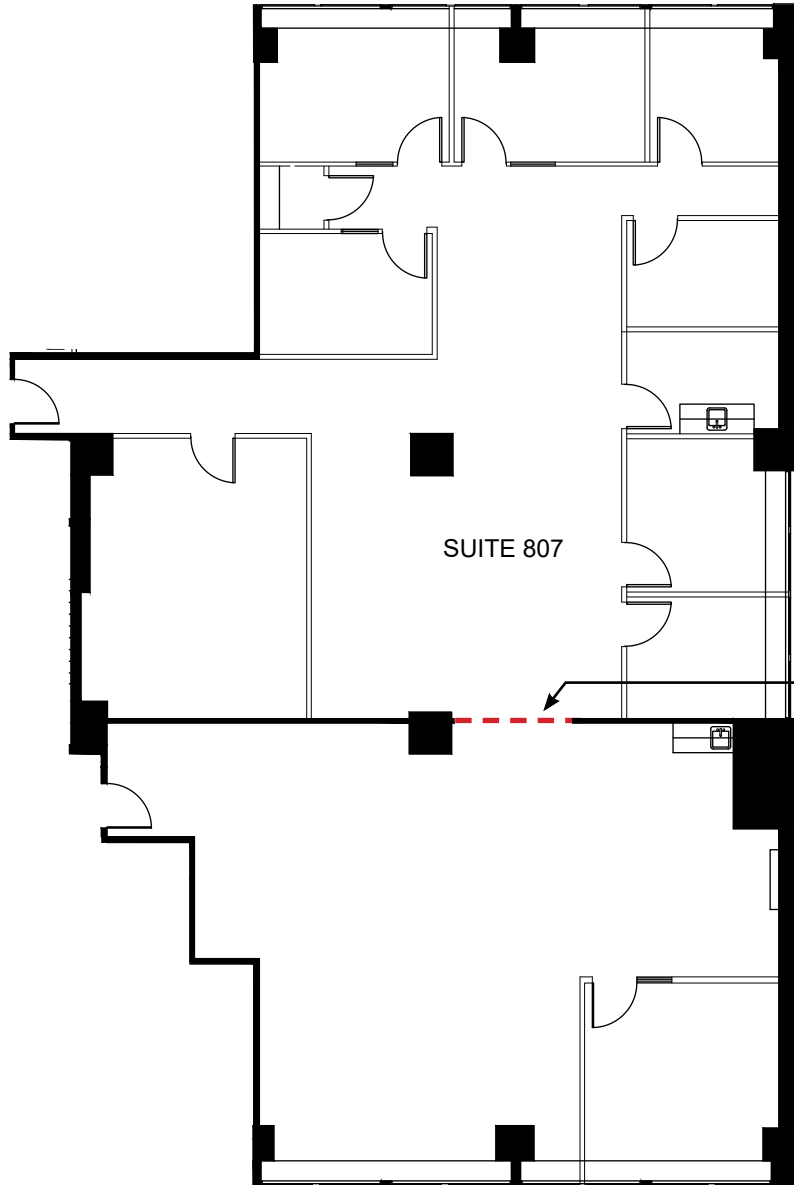
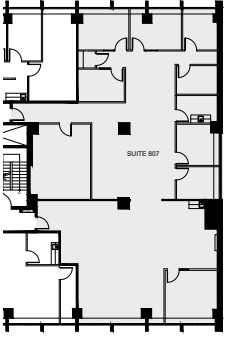
*Can be demised



SUITE 807 | 3,945 SQ. FT.
AVAILABLE IMMEDIATELY

150 Eglinton Avenue East

EIGHTH FLOOR • FLOOR PLAN

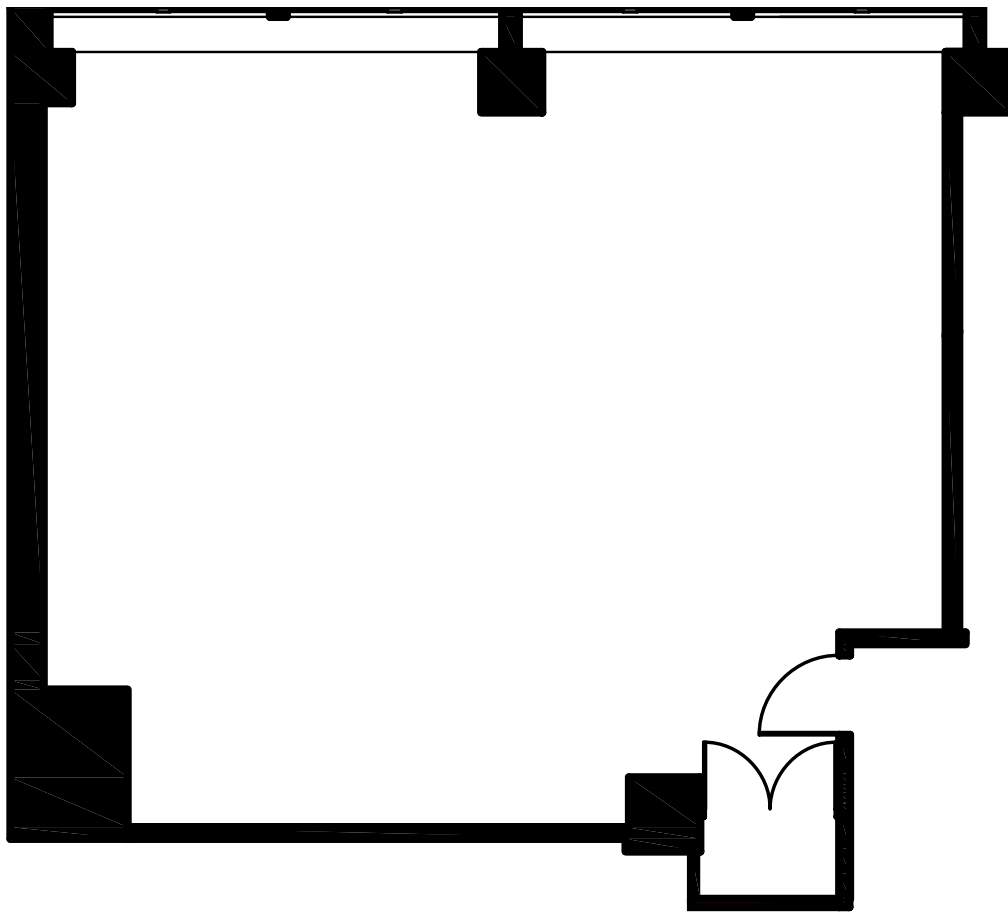


Can be demised to
1,470 & 2,470 sq. ft.

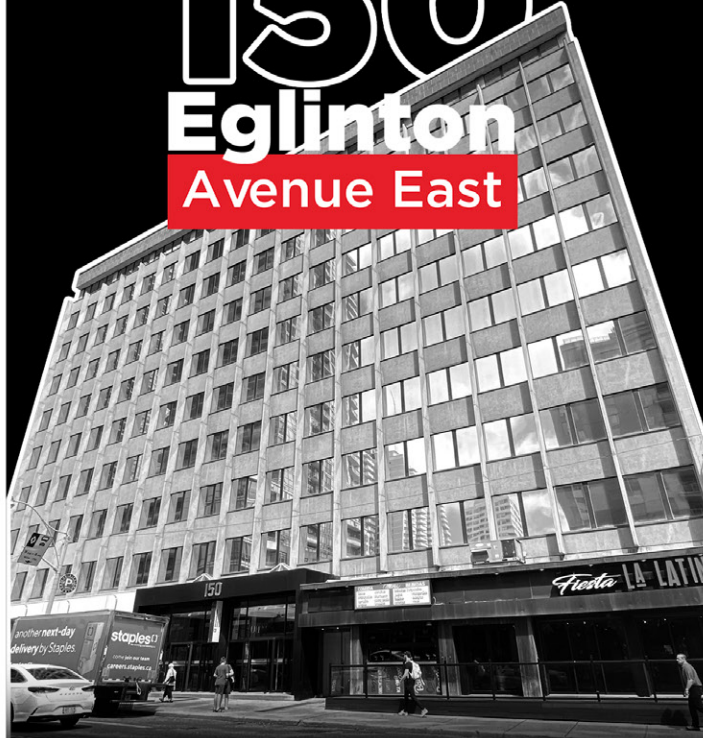
SUITE 804 | 1,268 SQ. FT.
AVAILABLE IMMEDIATELY

150 Eglinton Avenue East

EIGHTH FLOOR • FLOOR PLAN



150 Eglinton Avenue East



CBRE **MADISON**
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