

# OFFICE SPACES FOR LEASE

## 234 EGLINTON AVENUE EAST

TORONTO, ON



MOUNT PLEASANT RD. & EGLINTON AVE.

### AVAILABLE FOR LEASE:

UNIT 402: 1,290 SF

UNIT 500: 923 SF

UNIT 506: 947 SF

~~UNIT 207: 2,710 SF (LEASED)~~

~~UNIT 401: 1,257 SF (LEASED)~~

~~UNIT 407: 958 SF (LEASED)~~

~~UNIT 408: 478 SF (LEASED)~~

~~UNIT 503: 689 SF (LEASED)~~

OFFICE FOR LEASE

234



# PROPERTY HIGHLIGHTS

**234 Eglinton Ave. E.**, is an eight storey office building with **three (3)** office vacancies available **For Lease**. This boutique office building is located just east of the busy intersection of Mount Pleasant Rd. and Eglinton Avenue E. in Midtown Toronto.

## Key Highlights:

- Prime location in the heart of Midtown Toronto, offering easy access to major transportation routes and public transit hubs.
- Spacious office layout with customizable floor plans to suit diverse business needs, whether it's a startup, established corporation, or creative agency.
- Modern amenities including high-speed internet, key-pass elevator access, and environmentally sustainable features.
- Surrounded by a vibrant neighborhood with an array of dining options, daycare, schools, and recreational facilities, this office building provides a dynamic work-life balance.

## Available Vacancy:

Unit 402: 1,290 SF

Unit 500: 923 SF

Unit 506: 947 SF

**Unit 207: 2,710 SF (LEASED)**

**Unit 401: 1,259 SF (LEASED)**

**Unit 407: 958 SF (LEASED)**

**Unit 408: 478 SF (LEASED)**

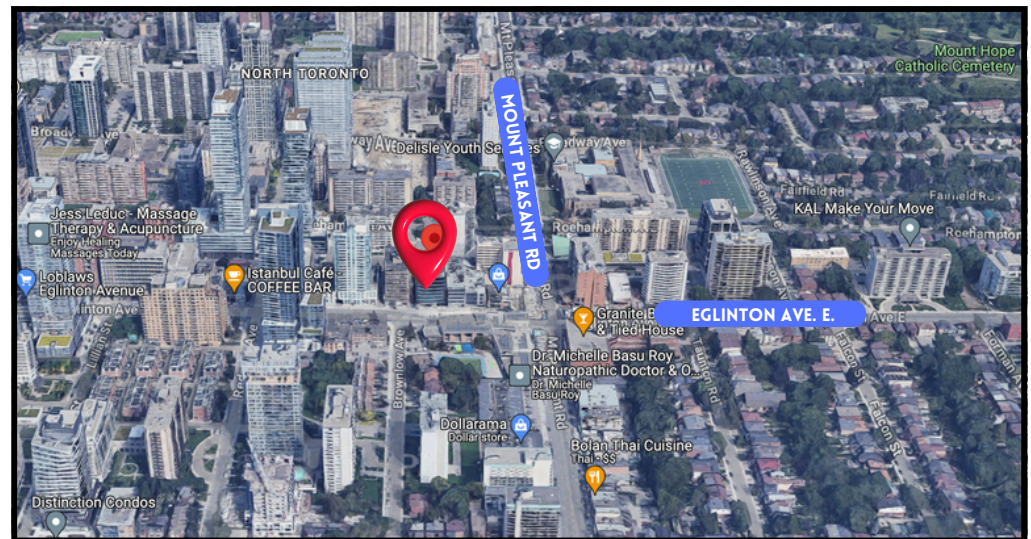
**Unit 503: 689 SF (LEASED)**

**Available:** Immediate

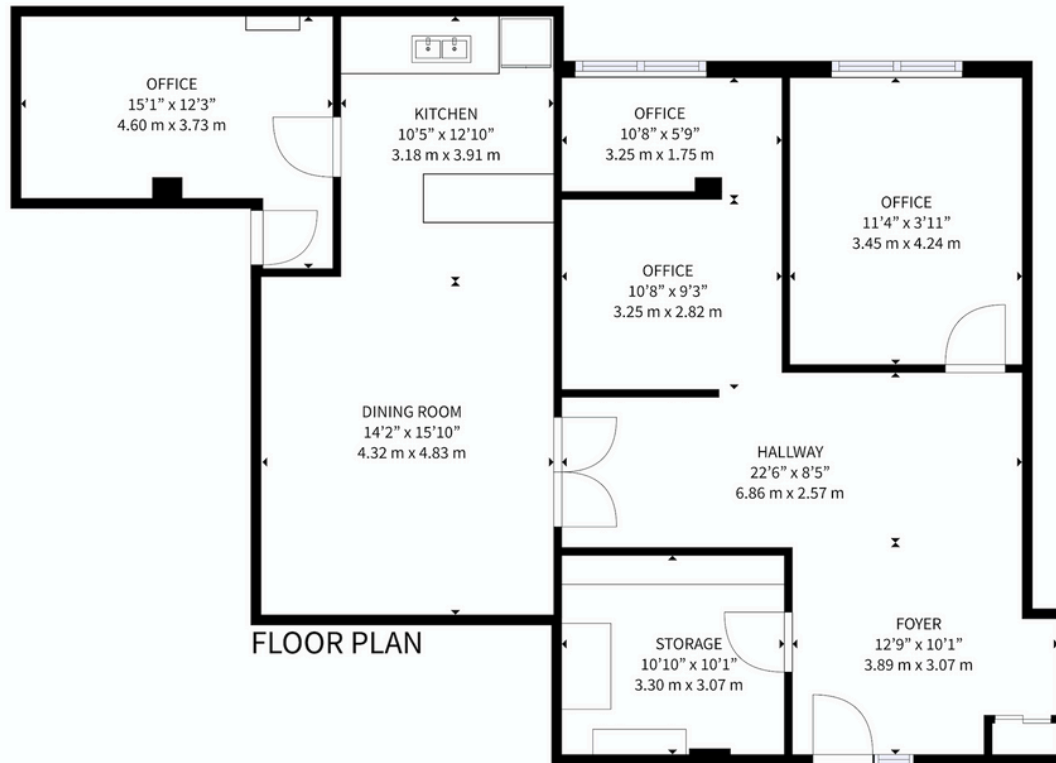
**Net Rent:** Call Broker

**T.M.I.:** \$14.06 PSF (2024)

**Garage Parking:** \$180/ Month



# FLOOR PLAN | UNIT 402: 1,290 SF

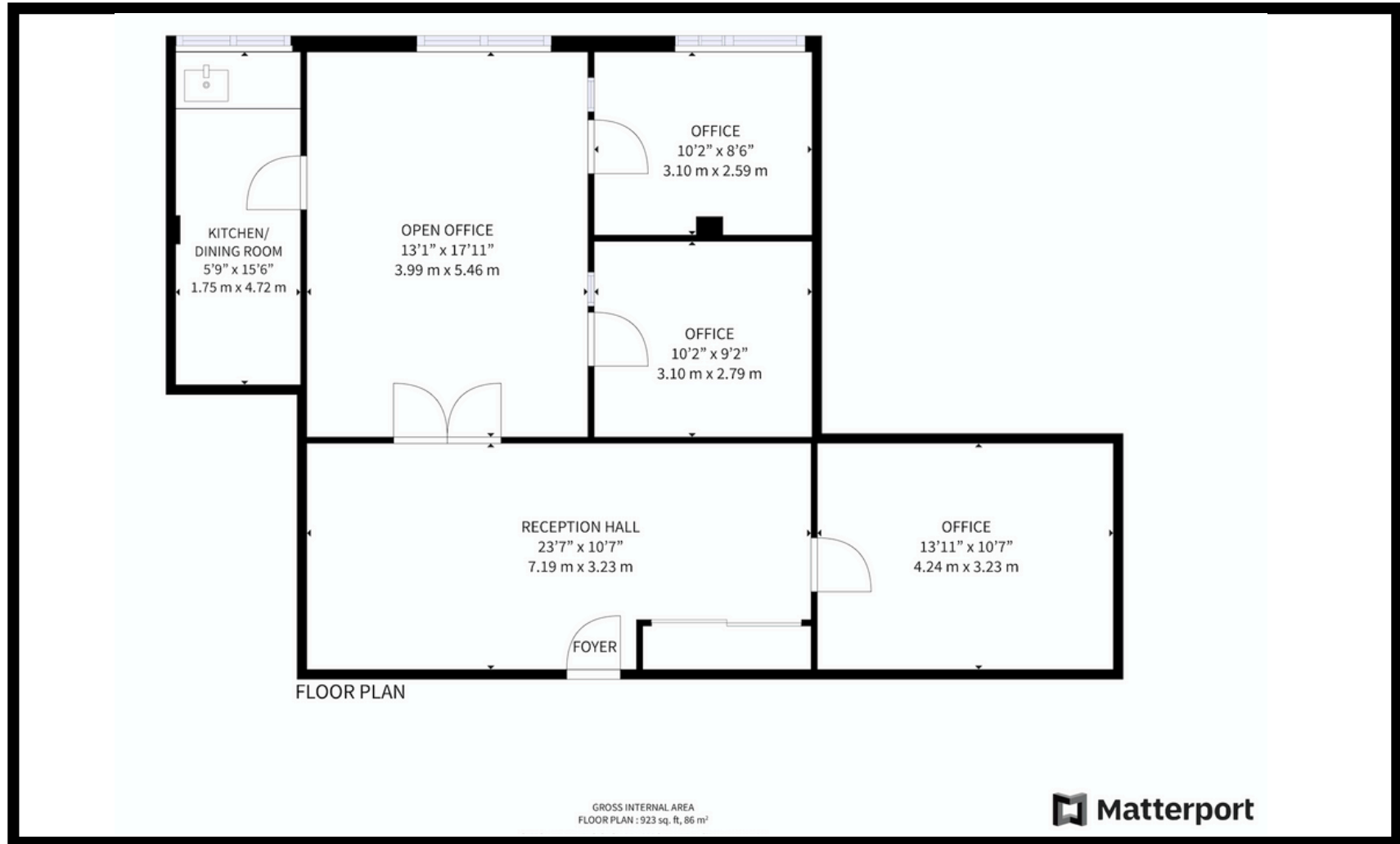


FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN: 1,290 sq. ft, 120 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

# FLOOR PLAN | UNIT 500: 923 SF



# FLOOR PLAN | UNIT 506: 947 SF



FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN: 947 sq. ft, 88 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

# SITE MAP



# CONTACT INFORMATION

234 EGLINTON AVENUE EAST  
TORONTO, ON



SHAWN ABRAMOVITZ, BA  
CEO & BROKER OF RECORD  
416.900.3878 EXT:102  
SHAWN@PIVOTALCOMMERCIALREALTY.COM

**MOUNT PLEASANT RD. & EGLINTON AVE.**

**AVAILABLE FOR LEASE:**  
**UNIT 402: 1,290 SF**  
**UNIT 500: 923 SF**  
**UNIT 506: 947 SF**

**OFFICE FOR LEASE**

