



FOR LEASE



184,410 SF

TOTAL RENTABLE AREA

22,000 SF

AVERAGE FLOOR SIZE

PROPERTY

Executive Summary

Discover 90 Eglinton Avenue East – a sleek nine-storey building in the vibrant Yonge and Eglinton neighbourhood within the heart of Midtown Toronto. Featuring a modern glass exterior and stylishly updated common areas, this contemporary gem offers easy access to top restaurants, banks, gyms, and more. With Eglinton subway station just a 3-minute walk away, the whole city is at your doorstep.

FlexSPACE

brought to you by **Madison Group**

Exclusively available to the Madison Community, tenants have **complimentary access to additional workspaces** at 150 Eglinton Avenue East. Whether it be for meetings, training, or simply to celebrate – reserve a flex space with just one click! With four suggested room layouts, enjoy the flexibility to choose which setup best suits your needs.

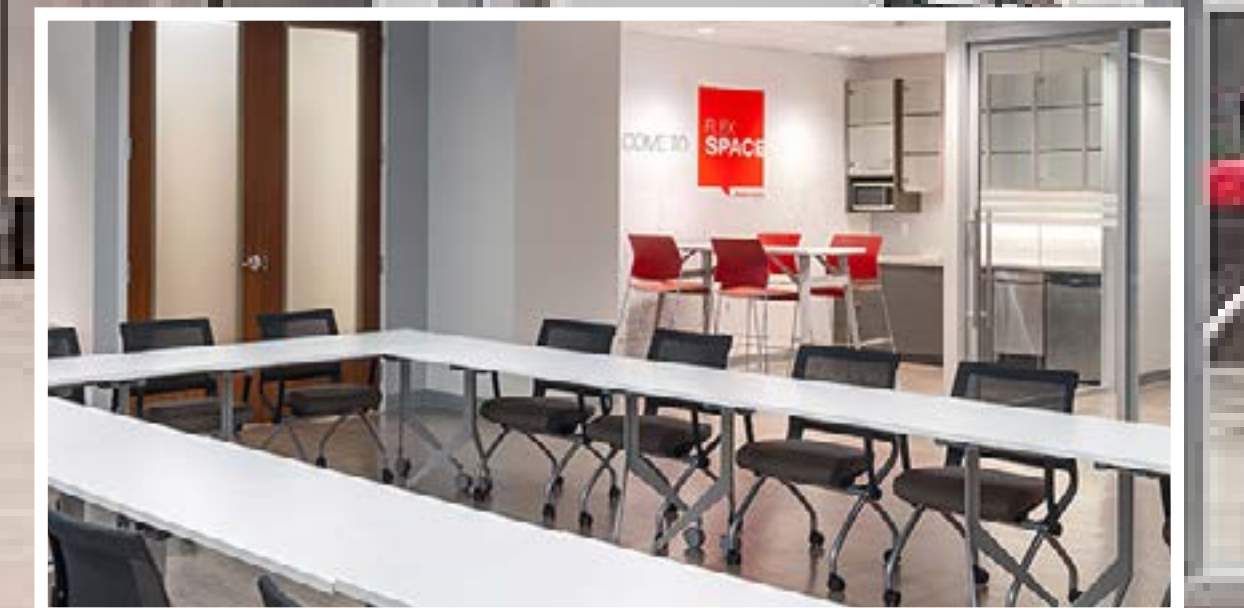
*Forget the stress and leave the mess,
Madison Tenants are welcome to enjoy
FlexSPACE!*



PROPERTY

FLEX
SPACE

MADISON
GROUP





Artistry in Every Corner

Designed by award-winning **Alessandro Munge of Studio Munge**, step into the building's stunning lobby. Here, you'll find a curated collection of art by world-renowned artists **David Urban** and **Andrés Marroquin**.

Fueled by modern design, **90 Eglinton Avenue East** is where creativity and productivity come together.

Lobby designed by

STUDIO
MUNGE

HIGHLIGHTS

Extra Perks



BUILT-OUT SUITES AVAILABLE

Model suite options are available for occupancy, providing tenants with **fully built-out office spaces** designed for efficiency and convenience. These outfitted suites allow your employees to settle in quickly and start working right away. 90 Eglinton Avenue East presents the perfect solution for those seeking a **hassle-free, turnkey office space, supporting productivity from day one.**

MODERN AMENITIES

90 Eglinton Avenue East boasts a range of modern design amenities that enhance both convenience and security, including **computerized passenger elevators** and **card access systems** for easy, secure movement. **Barrier-free access** ensuring inclusivity and ease for all occupants. **On-site 24/7 security** offers peace of mind, while optimized parking ratios and **available underground parking** make commuting effortless. Configured with you and your needs in mind, these features create a **functional, secure, and comfortable environment for all tenants.**

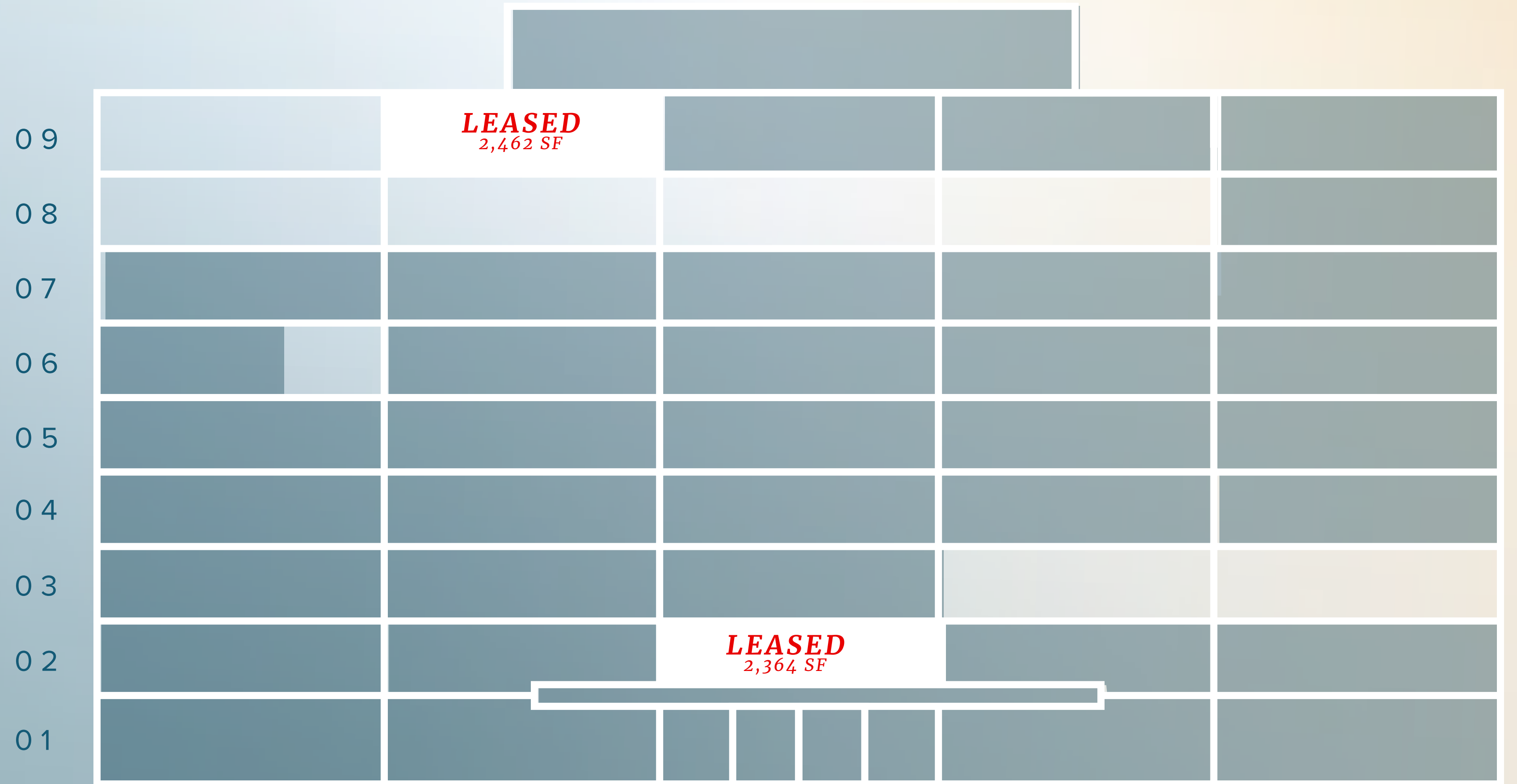
PARKING

Cost: \$265.00 per unreserved space plus HST

Ratio: 1 per 1,000

HIGHLIGHTS

Discover Your New Space



STACKING PLAN

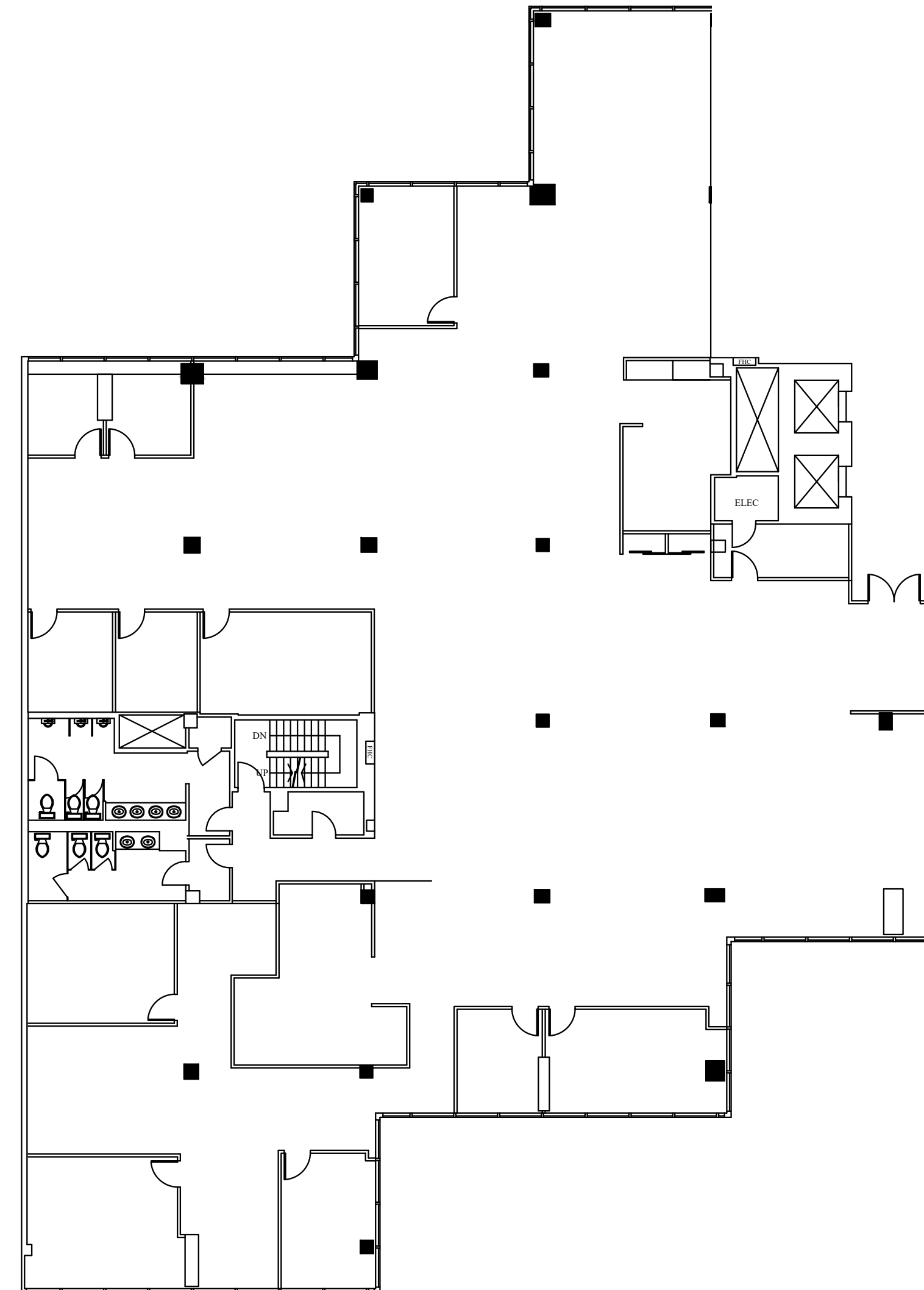
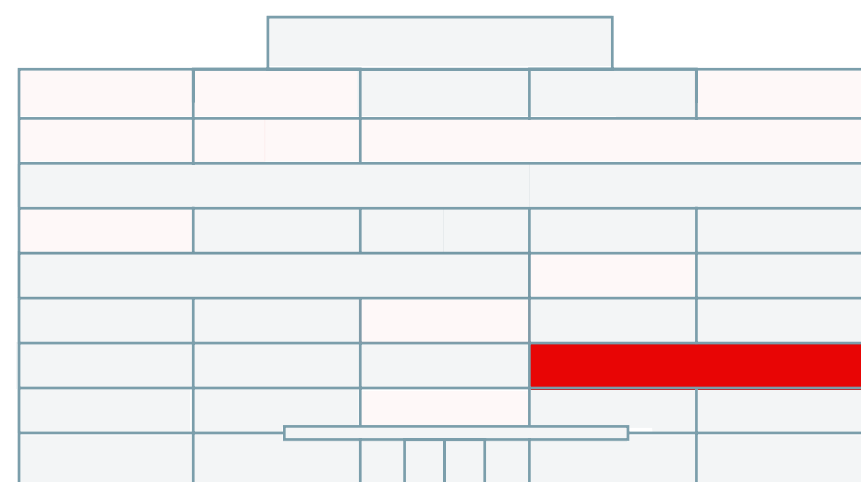
SUITE 301

AVAILABLE SPACE 9,982 SF

POSSESSION Available Immediately

NET RENT Contact Listing Agent

ADDITIONAL RENT ~\$24.98 PSF



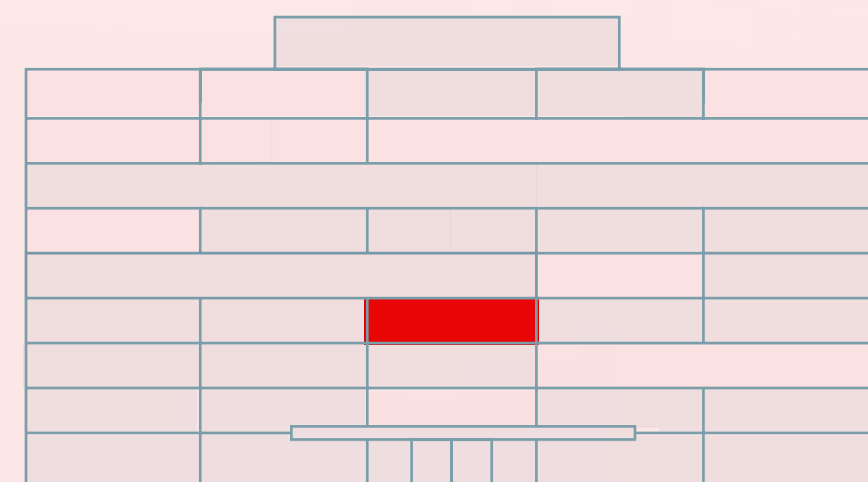
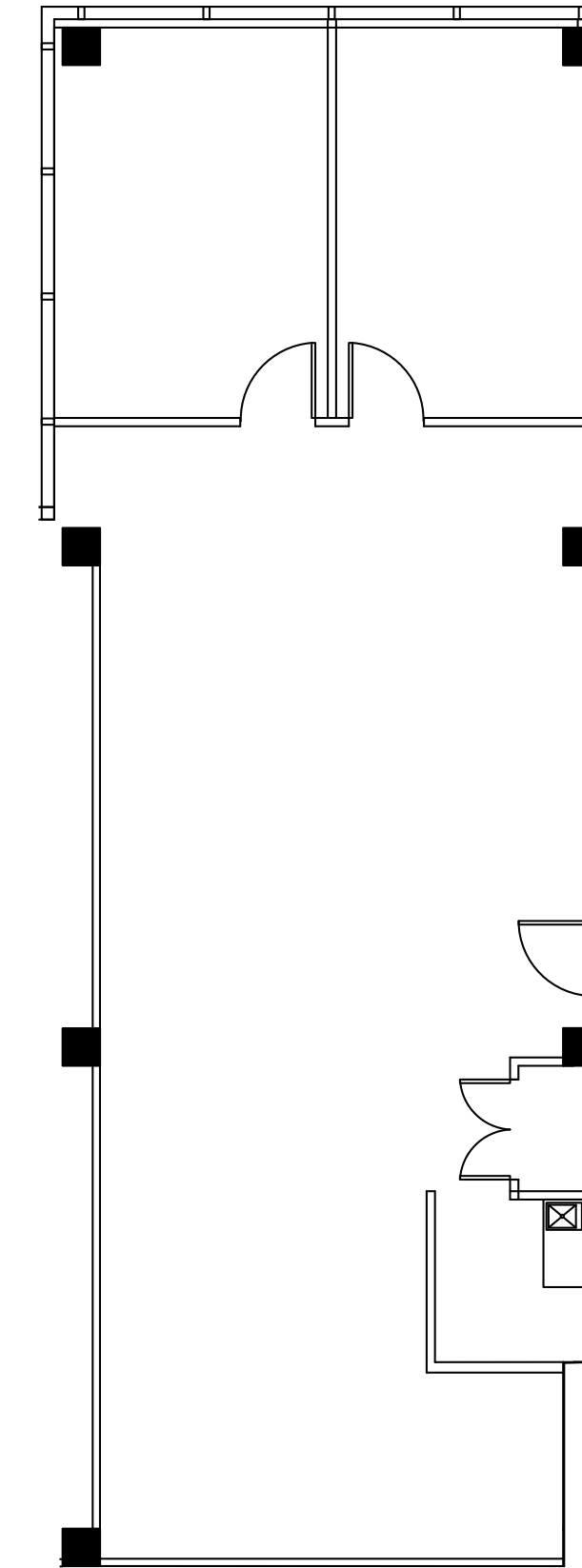
SUITE 407

AVAILABLE SPACE 1,513 SF

POSSESSION Available Immediately

NET RENT Contact Listing Agent

ADDITIONAL RENT ~\$24.98 PSF



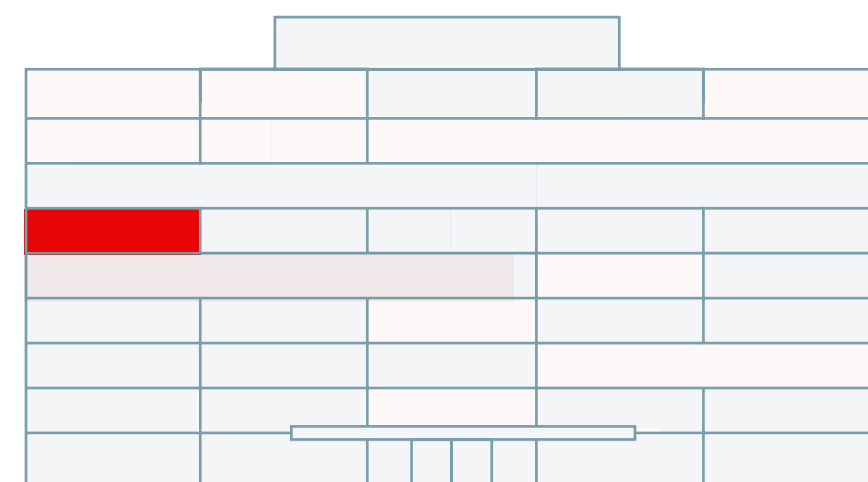
SUITE 600

AVAILABLE SPACE 2,182 SF

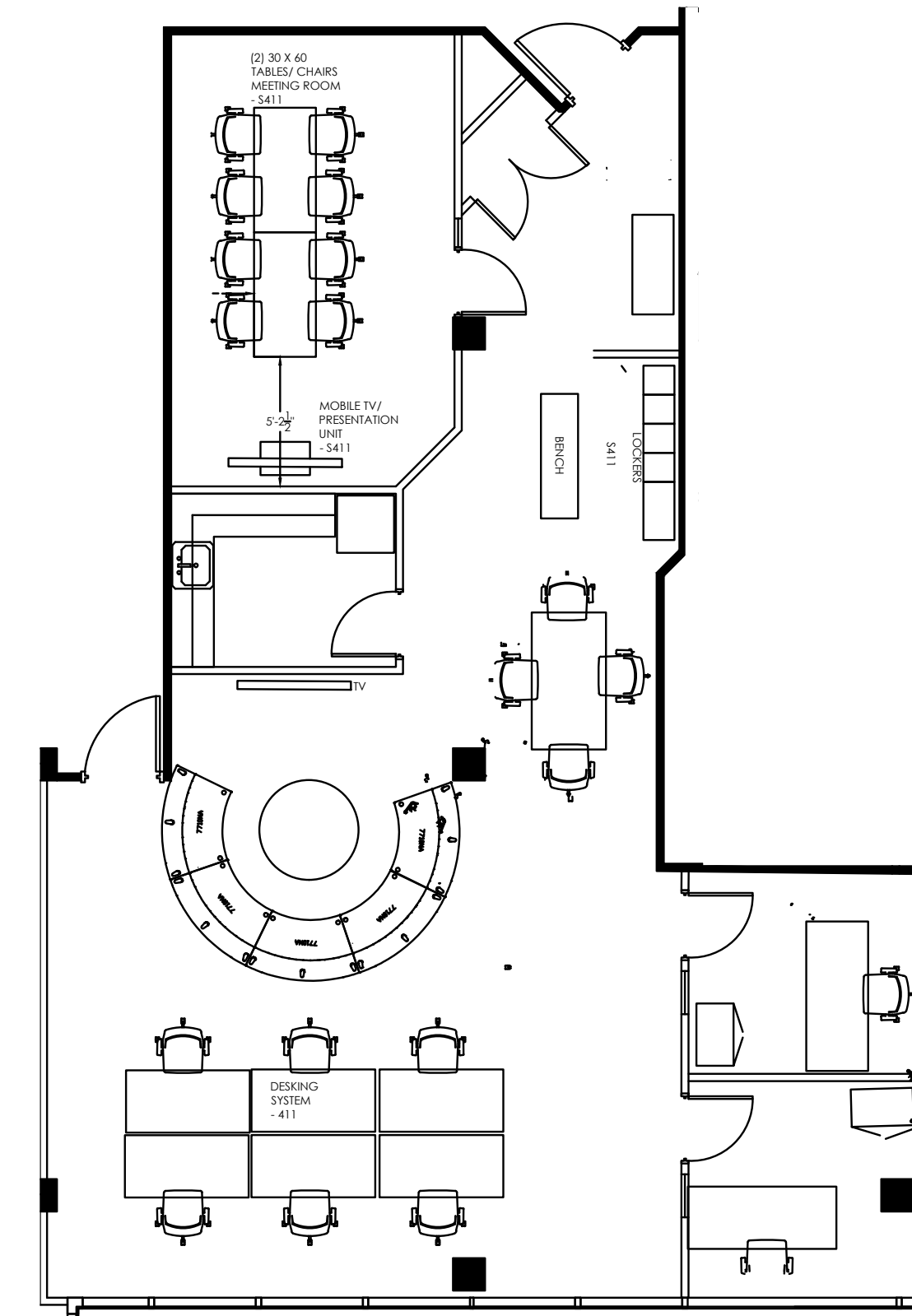
POSSESSION Available Immediately

NET RENT Contact Listing Agent

ADDITIONAL RENT ~\$24.98 PSF



FURNISHED
MODEL SUITE



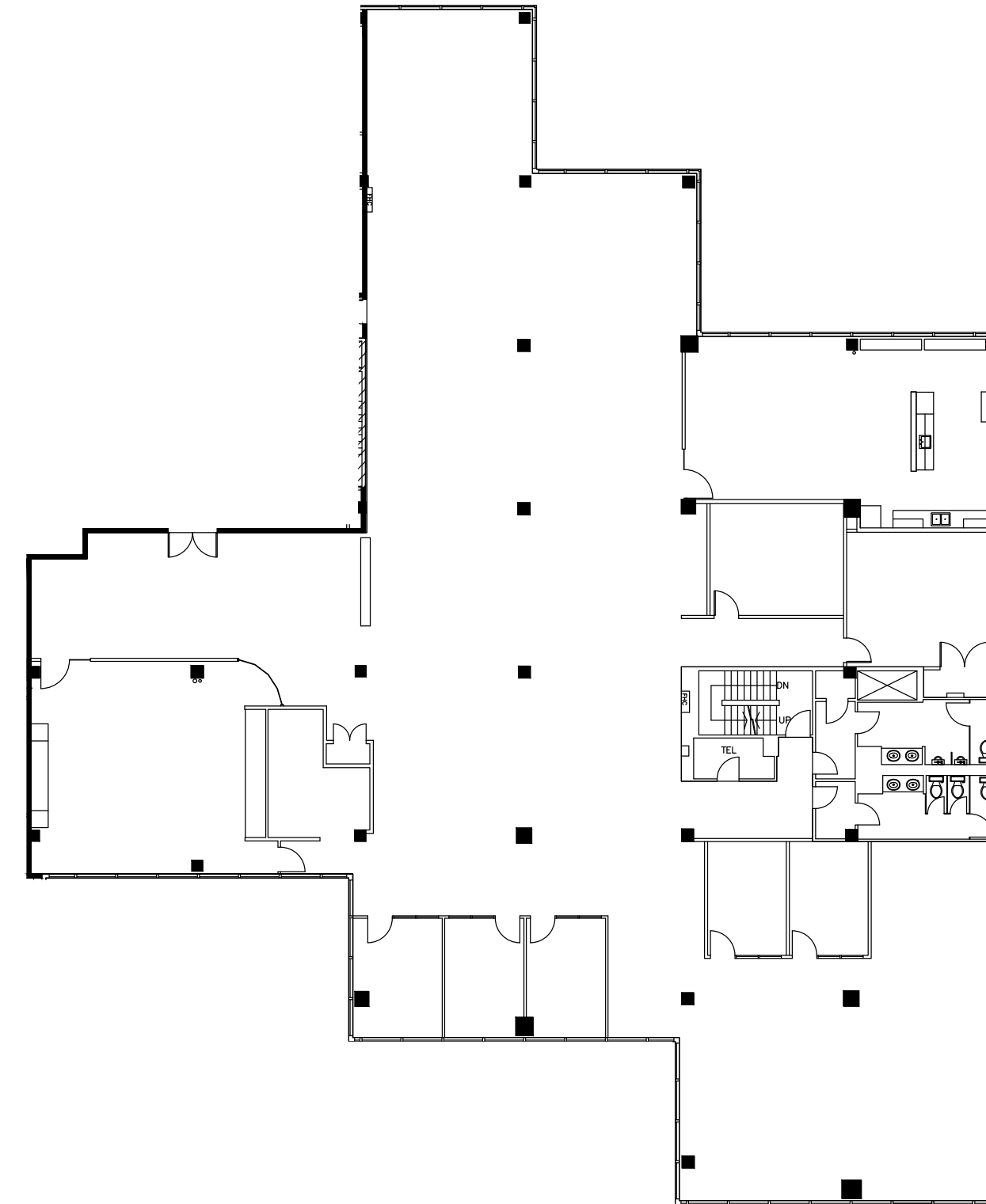
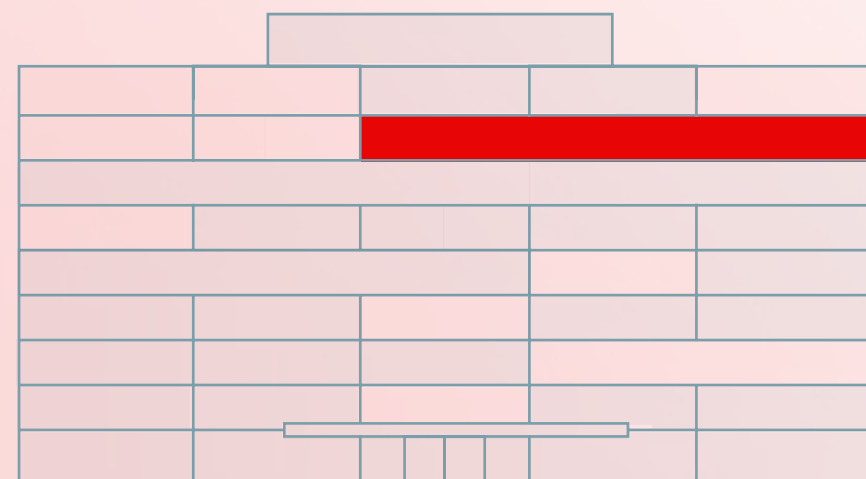
SUITE 800

AVAILABLE SPACE 12,077 SF

POSSESSION Available Immediately

NET RENT Contact Listing Agent

ADDITIONAL RENT ~\$24.98 PSF



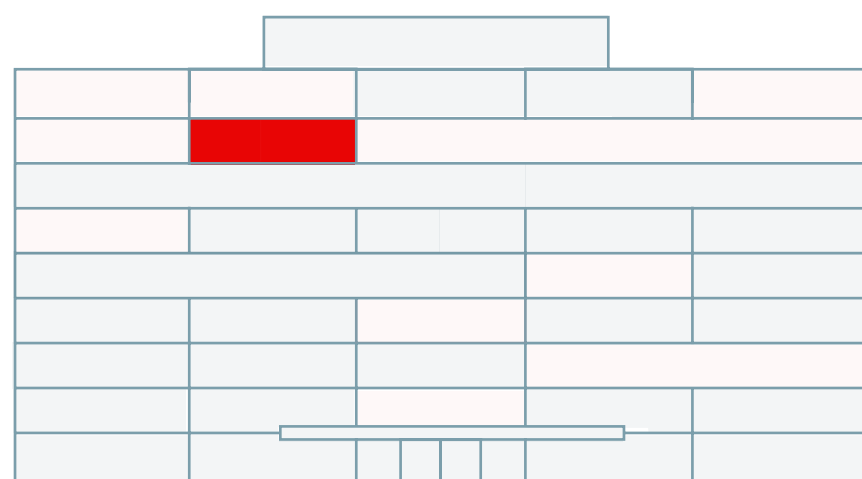
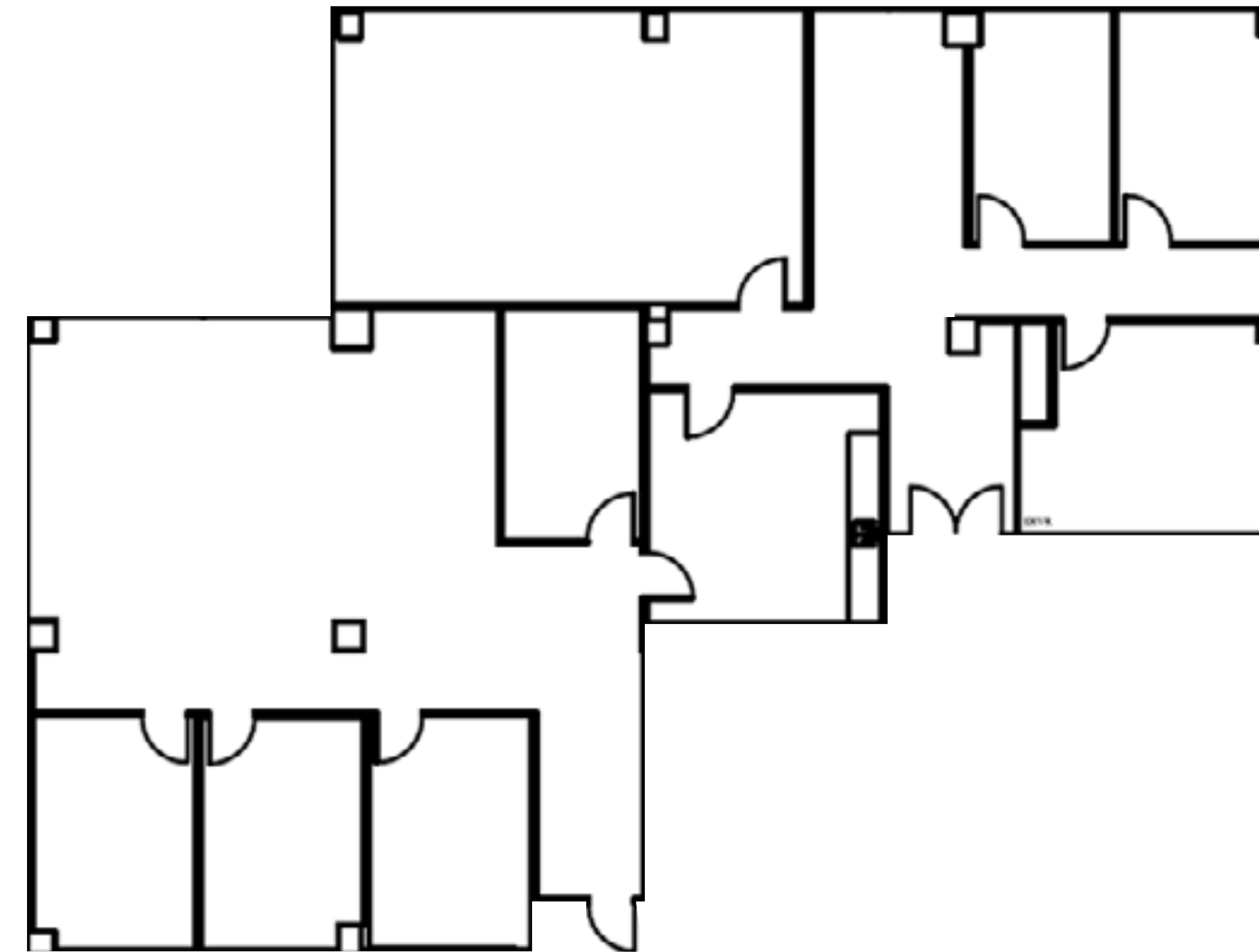
SUITE 810

AVAILABLE SPACE 4,250 SF

POSSESSION Available Immediately

NET RENT Contact Listing Agent

ADDITIONAL RENT ~\$24.98 PSF



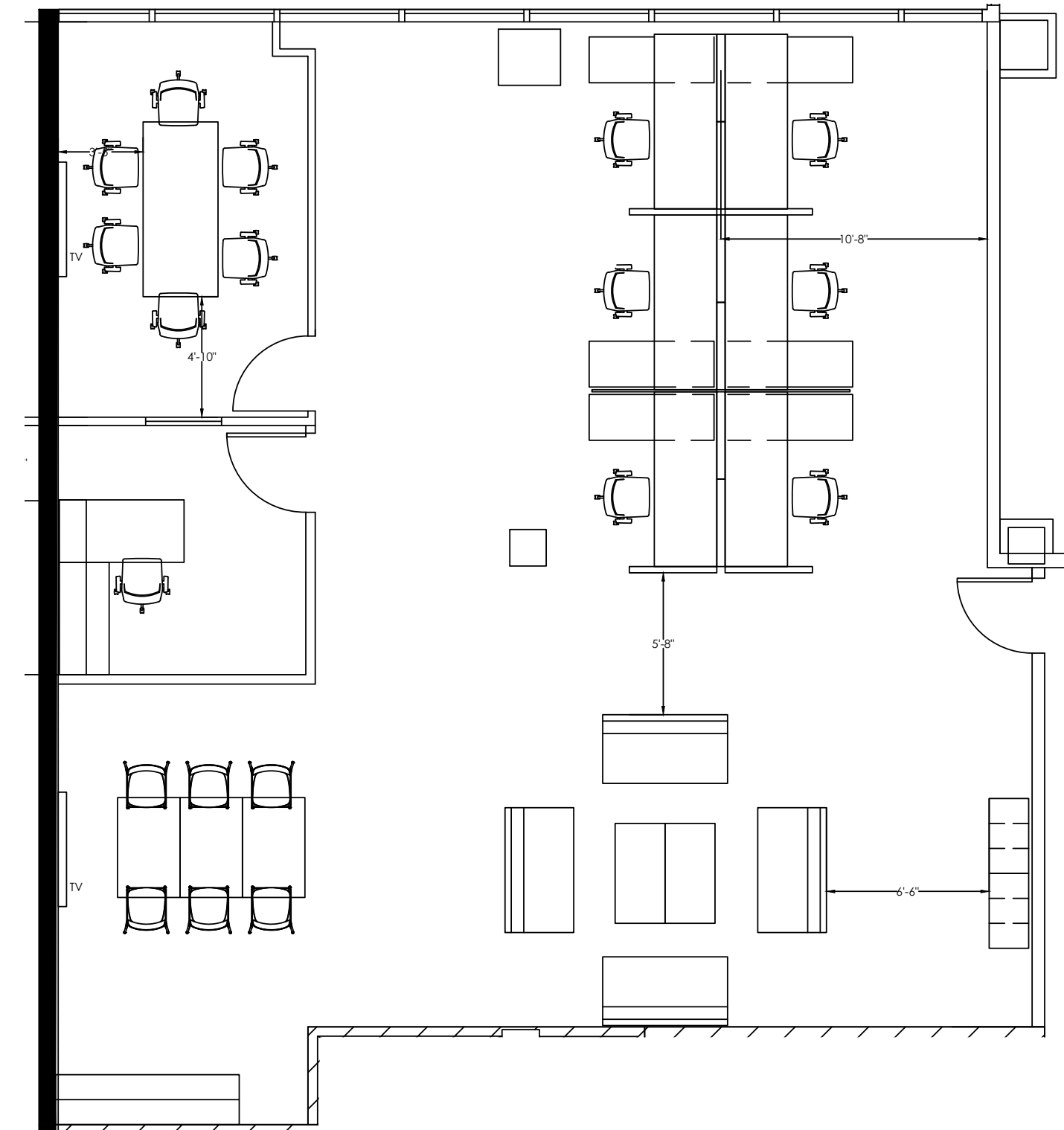
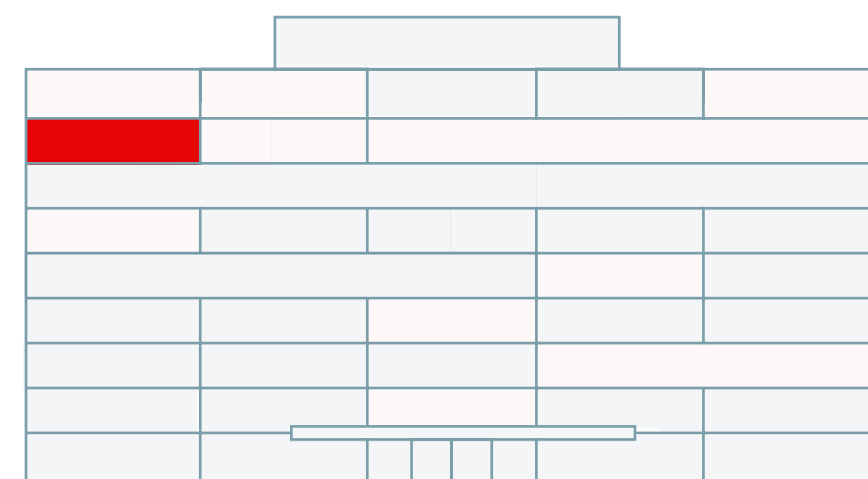
SUITE 815

AVAILABLE SPACE 1,857 SF

POSSESSION Available Immediately

NET RENT Contact Listing Agent

ADDITIONAL RENT ~\$24.98 PSF



FURNISHED
MODEL SUITE



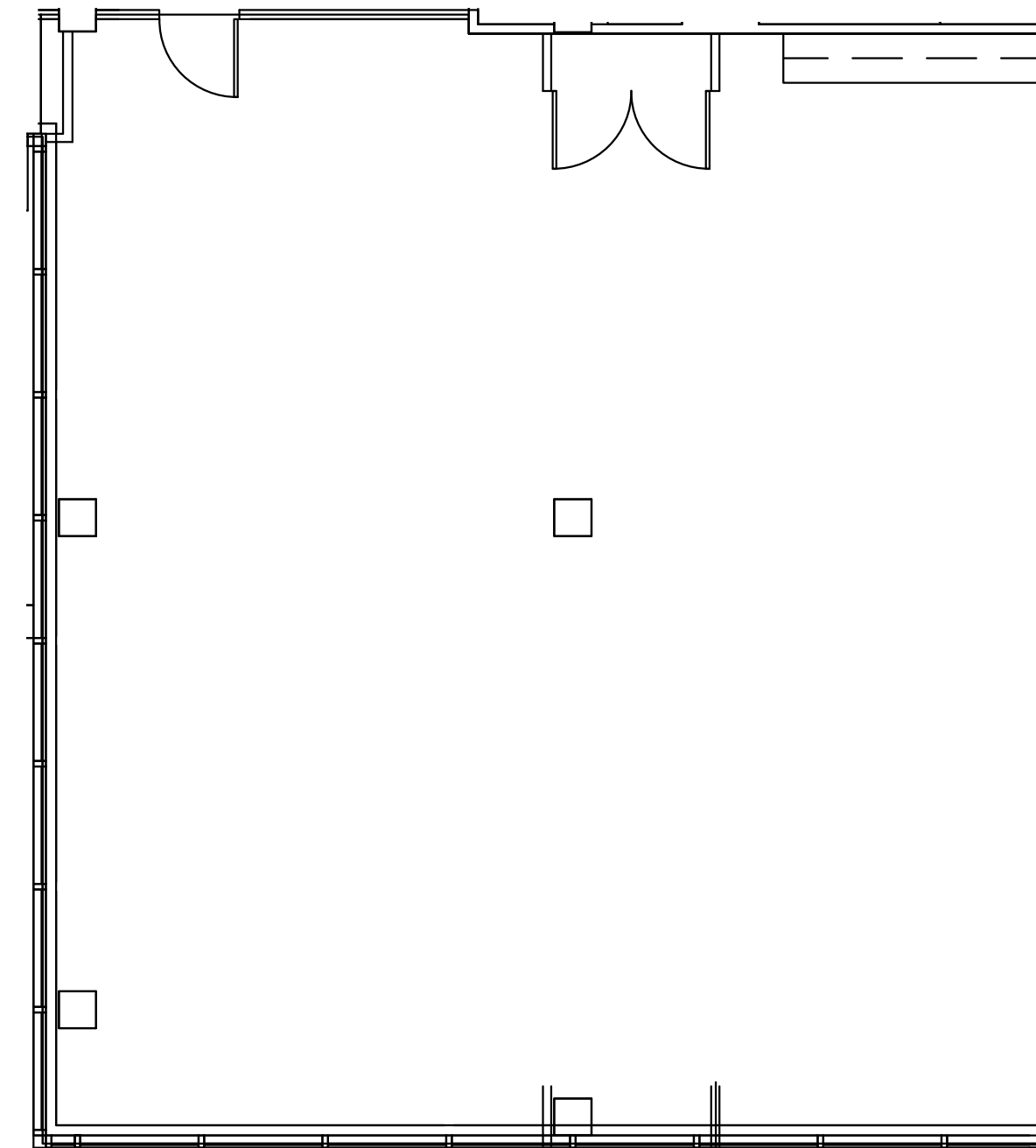
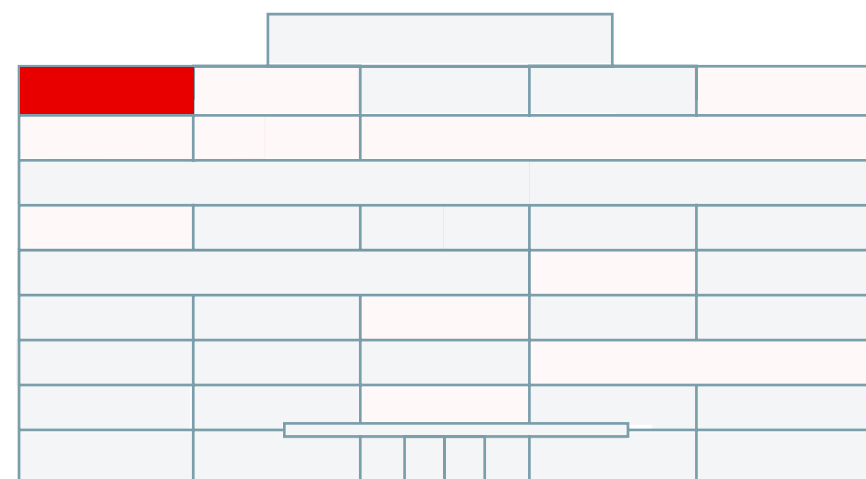
SUITE 950

AVAILABLE SPACE 2,157 SF

POSSESSION Available Immediately

NET RENT Contact Listing Agent

ADDITIONAL RENT ~\$24.98 PSF



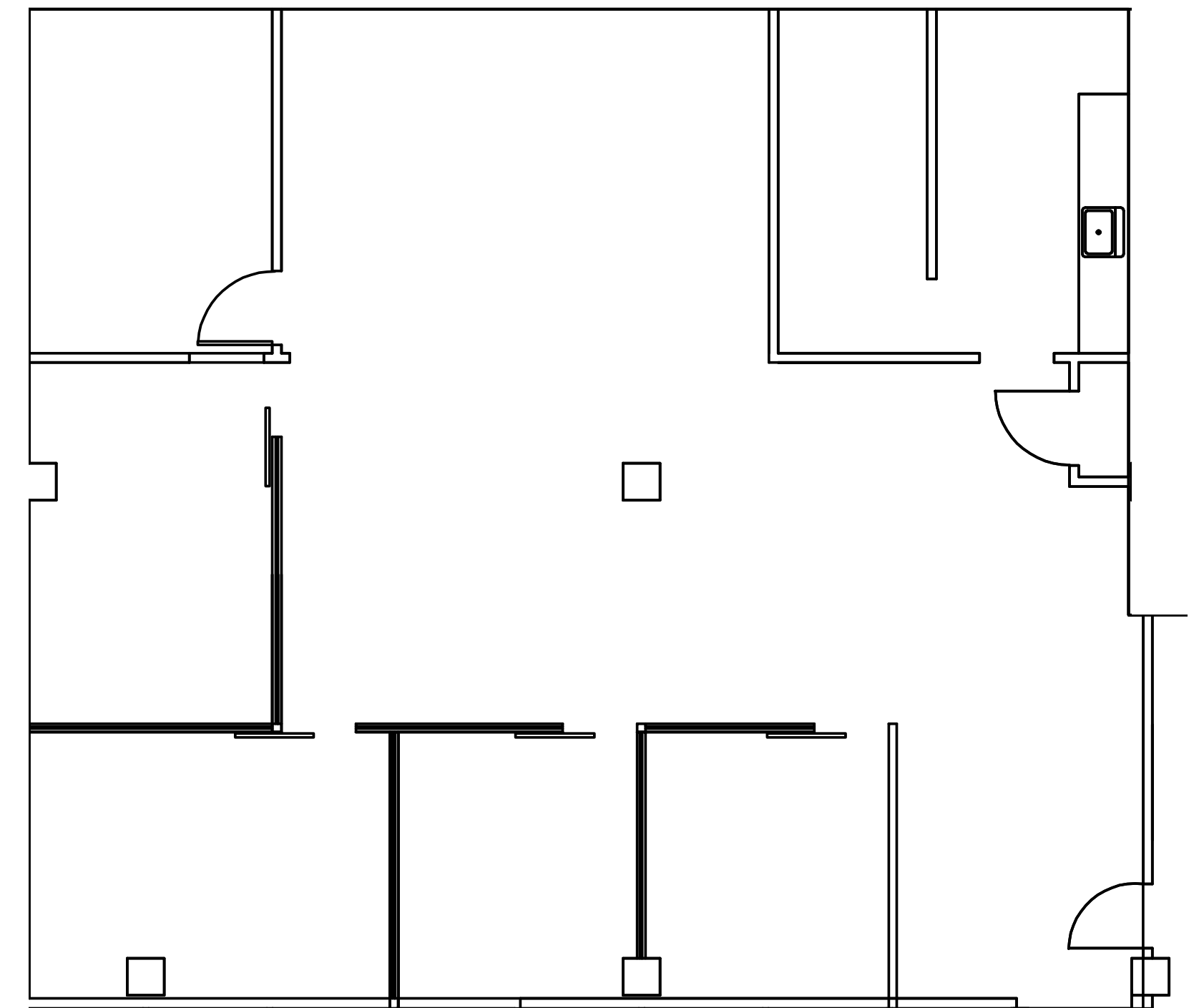
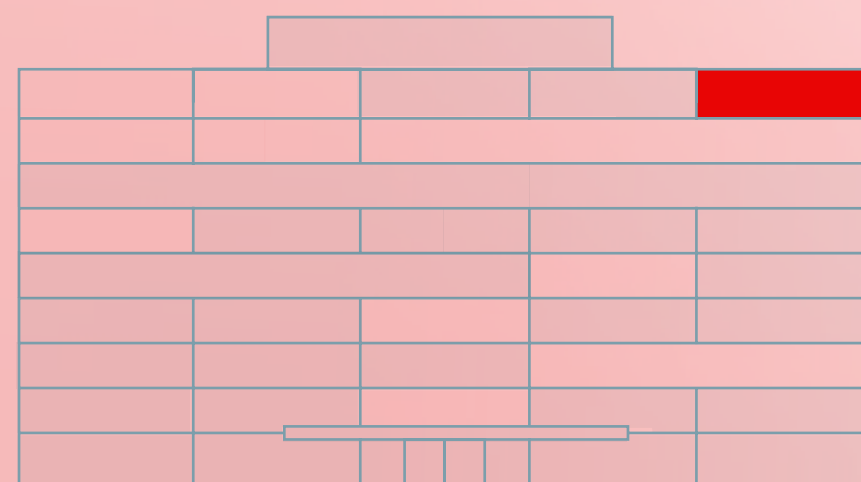
SUITE 990

AVAILABLE SPACE 2,097 SF

POSSESSION Available Immediately

NET RENT Contact Listing Agent

ADDITIONAL RENT ~\$24.98 PSF



Business Meets Convenience

RESTAURANTS & CAFES

- 1 CopaCabana Brazil
- 2 PAI
- 3 Stock Bar
- 4 Grazie Ristorante
- 5 Aroma Espresso Bar
- 6 De Mello Coffee
- 7 Oretta
- 8 Piano Piano
- 9 Granite Brewery
- 10 Starbucks
- 11 Tim Hortons
- 12 McDonald's
- 13 The Keg

BANKS

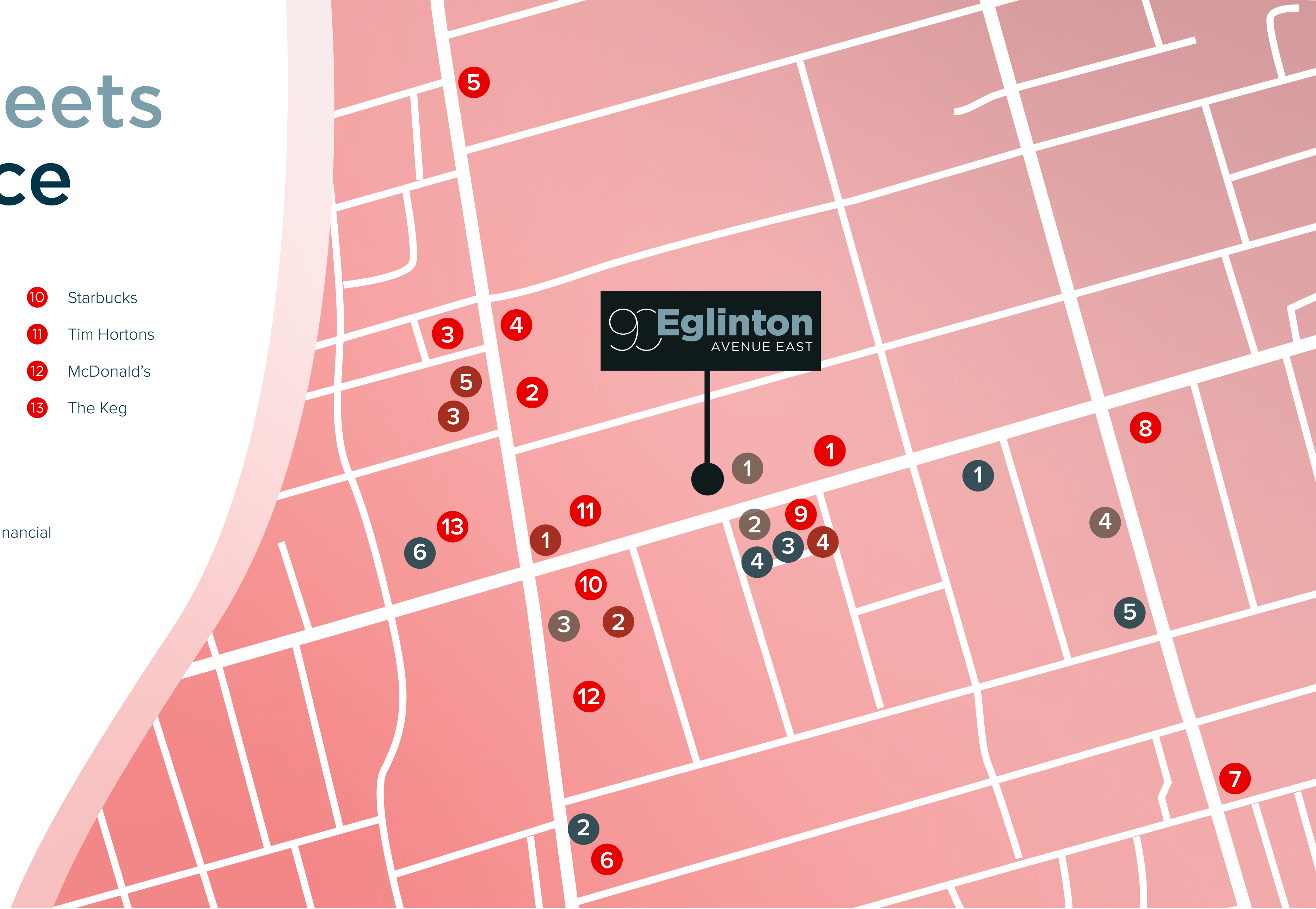
- 1 TD Bank
- 2 CIBC
- 3 RBC Royal Bank
- 4 President's Choice Financial
- 5 Scotia Bank

FITNESS

- 1 GoodLife Fitness
- 2 OrangeTheory Fitness
- 3 F45 Training
- 4 Metric Fitness

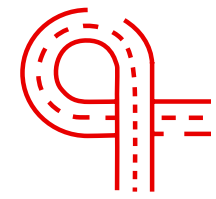
GROCERY

- 1 Marche Leo's
- 2 Farm Boy
- 3 LCBO
- 4 Loblaws
- 5 Shoppers Drug Mart
- 6 Rexall



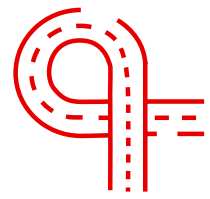
Unmatched Connectivity

DRIVE TIMES



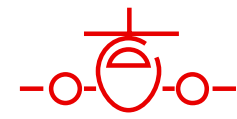
Highway
401

10 Min



Don Valley
Parkway

9 Min



Billy Bishop Toronto
City Airport

10 Min

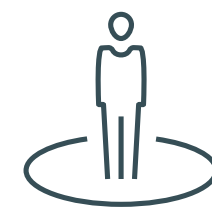
COMING SOON: EGLINTON CROSSTOWN LRT

Connecting East and West Toronto, the new Eglinton Crosstown LRT will make your **commute up to 60% faster** and is expected to launch mid-2025. With 25 stations along a dedicated 19-km route, getting across town just got easier. With 90 Eglinton Avenue East just a short walk from both the upcoming Mt. Pleasant and Eglinton stations, enjoy seamless access to superior transit!



AMENITIES

Yonge Eglinton at a Glance



35.8

MEDIAN
AGE



\$133,796 ^{CAD}

AVERAGE
HOUSEHOLD INCOME



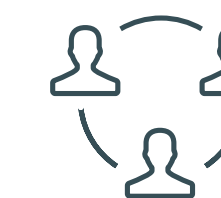
56,788

TOTAL
POPULATION



65,285

PROJECTED 2029
TOTAL POPULATION



58,762

DAYTIME
POPULATION

Figures represent 2024 (unless stated otherwise) demographics within a 1KM radius of 90 Eglinton Avenue East

Source: Colliers Hydra

Your Trusted Team



madisongroup.ca

Madison Group is a leading real estate development company based in Toronto and New York City. Madison Group has evolved from a successful family business into a multi-faceted company that owns, develops, and manages landmark residential and commercial properties. Madison's extensive portfolio includes mixed-use high-rise projects, low-rise master planned communities, office, retail, prestige industrial, rental, and retirement properties throughout Toronto and New York. Madison is dedicated to creating vibrant, integrated communities rooted in highly desirable locations that elevate the lifestyle of their residents. Developments are brought to life with innovative architecture, thoughtful design, and strategic partnerships, resulting in dynamic destinations. Madison continues to set the standard for value, design, and customer service across the Greater Toronto Area. Madison's expertise and passion are built on a foundation of more than 55 years and three generations of hard work and commitment to exceptional environments.



collierscanada.com

Colliers is a leading global diversified professional services company, specializing in commercial real estate services, engineering consultancy and investment management. With operations in 70 countries, our 22,000 enterprising professionals provide exceptional service and expert advice to clients. Colliers maximizes the potential of property, infrastructure and real assets to accelerate the success of our clients, investors and tenants.

90 Eglinton

AVENUE EAST

TOBY TOBIASON

Senior Vice President
Sales Representative
Work +1 416 643 3459
Mobile +1 416 271 8629
Toby.Tobiason@colliers.com

TIM BRISTOW

Senior Vice President
Sales Representative
Work +1 416 643 3408
Mobile +1 416 520 7525
Tim.Bristow@colliers.com



[COLLIERSCANADA.COM](https://www.collierscanada.com)

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc., Brokerage.