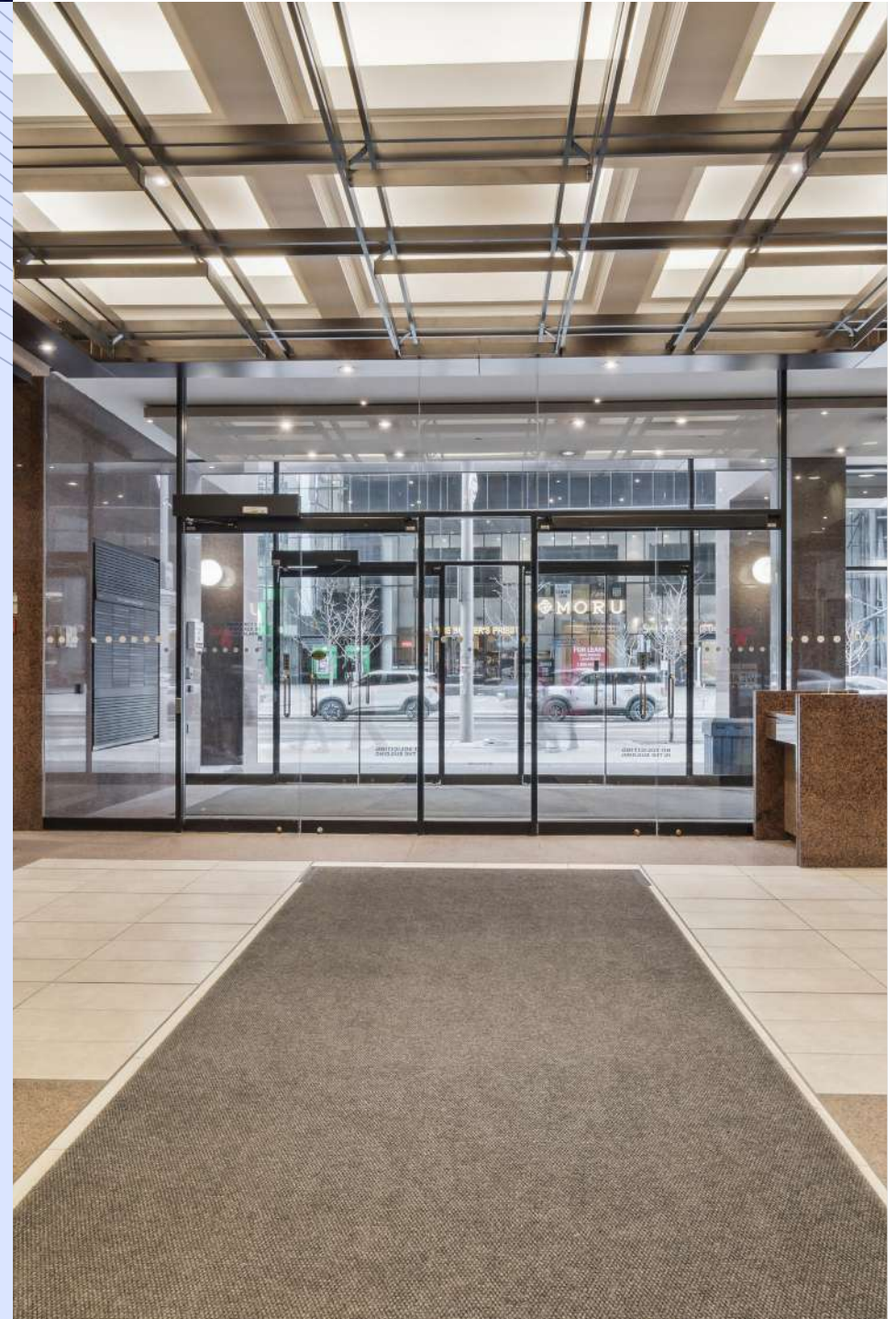


1 EGLINTON
STREET EAST
FRESHLY TRANSFORMED
EXCEPTIONALLY LOCATED
OFFICE SPACE
FOR LEASE



The Property

Located in the heart of Toronto's vibrant Yonge and Eglinton district, 1 Eglinton Avenue East offers businesses a prestigious address with exceptional connectivity. Directly connected to the TTC subway and served by the new Eglinton Crosstown LRT, the building provides outstanding access across the city. Surrounded by an extensive selection of restaurants, cafés, retail shops, and everyday amenities, it offers an ideal environment for both employees and clients. Tenants benefit from professional property management, modern building systems, fibre connectivity, and convenient parking options. As one of Midtown Toronto's most sought-after business locations, 1 Eglinton Avenue East combines unparalleled transit access, a dynamic neighbourhood, and a professional corporate setting that supports business growth and long-term success.





Overview

Address 1 Eglinton Avenue East, Toronto

Major Intersection Yonge and Eglinton

Parking Underground parking available

Available Space

Suite 201: 10,110 SF (Immediate)

Entire Third Floor: 17,946 SF (Immediate)

Suite 400: 2,837 SF (Immediate)

Suite 407: 1,897 SF (Immediate)

Suite 416: 7,857 SF (Immediate)

Suite 500: 8,318 SF (Immediate)

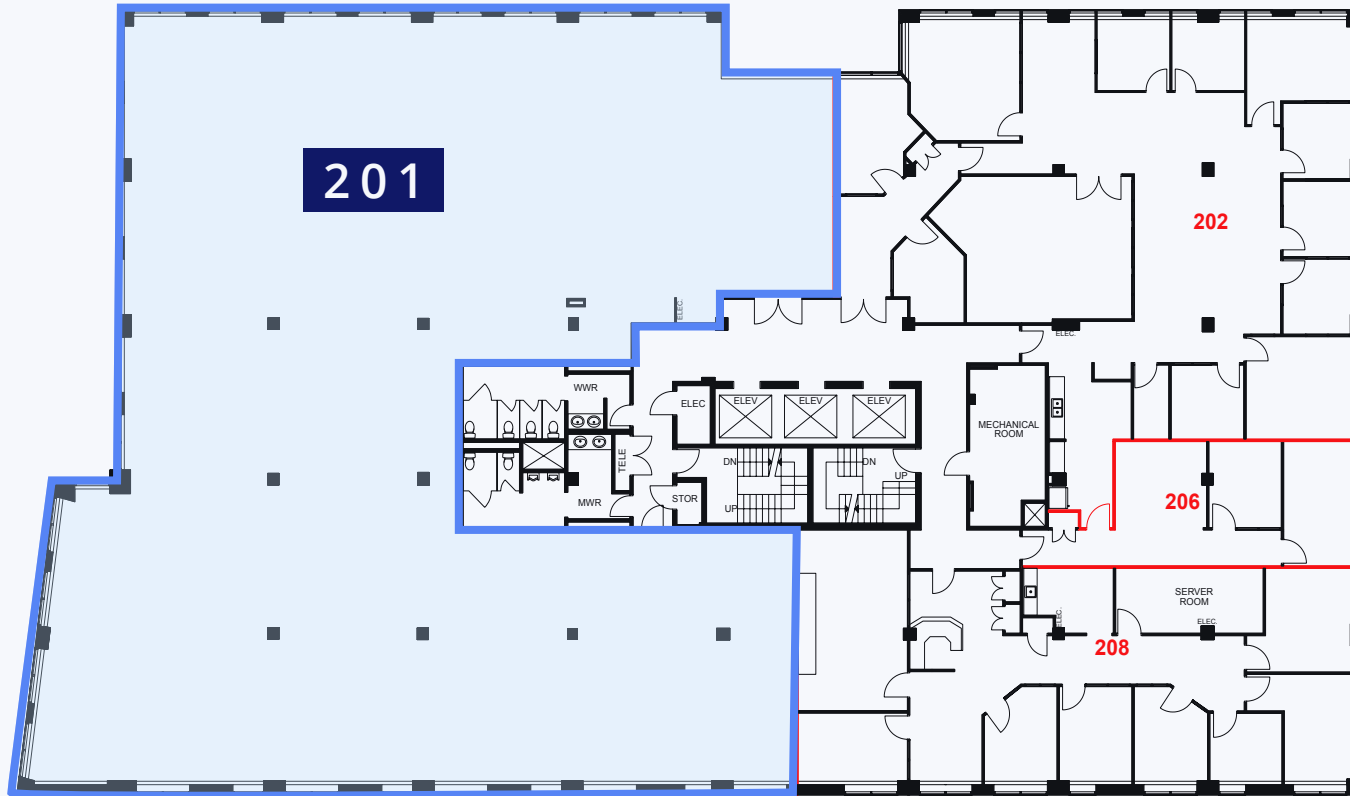
Suite 602: 2,171 SF **(Model Suite Coming Soon)**

Suite 705: 5,389 SF (Immediate)

Net Rent \$18.00 PSF

Additional Rent \$23.30 (2026)

Suite 201 10,110 SF



Entire Third Floor 17,946 SF 360°



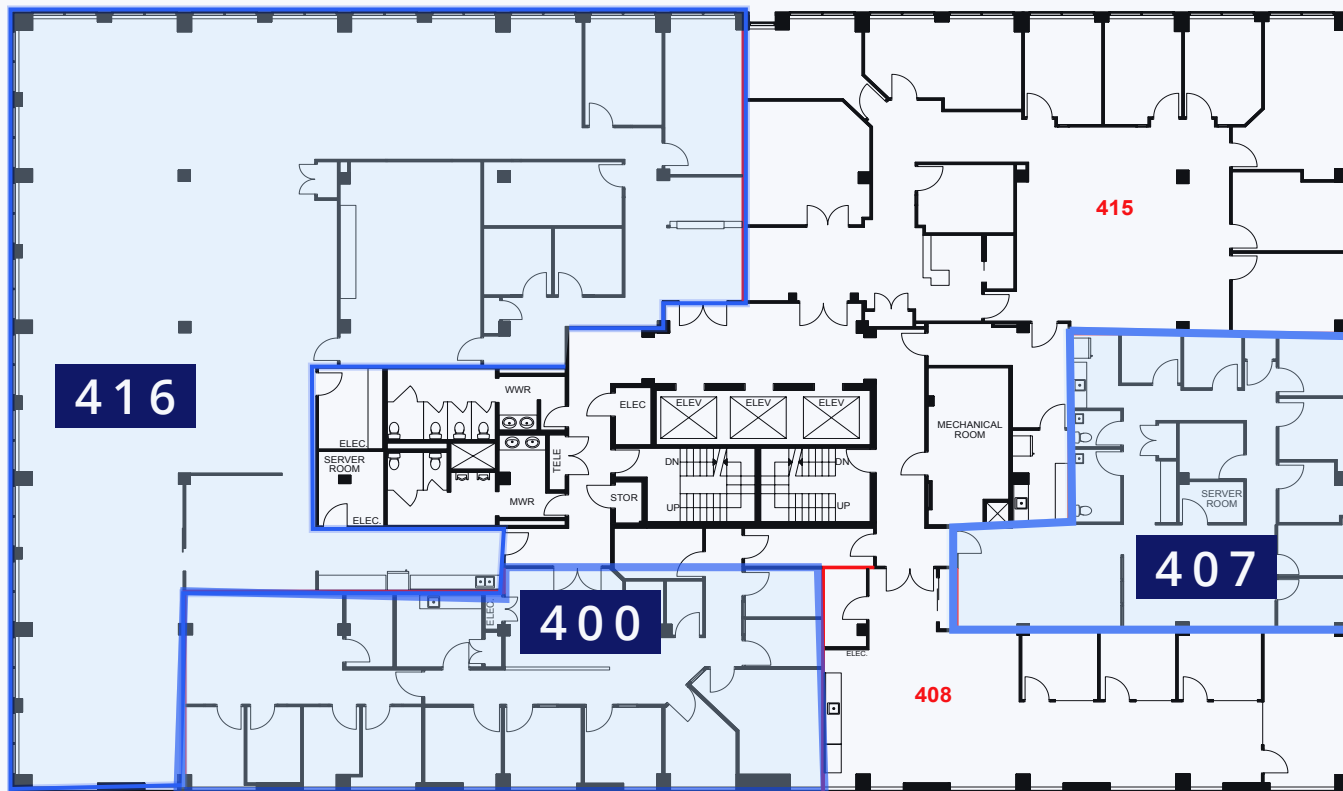
AVAILABLE SPACE

Suite 400 2,831 SF

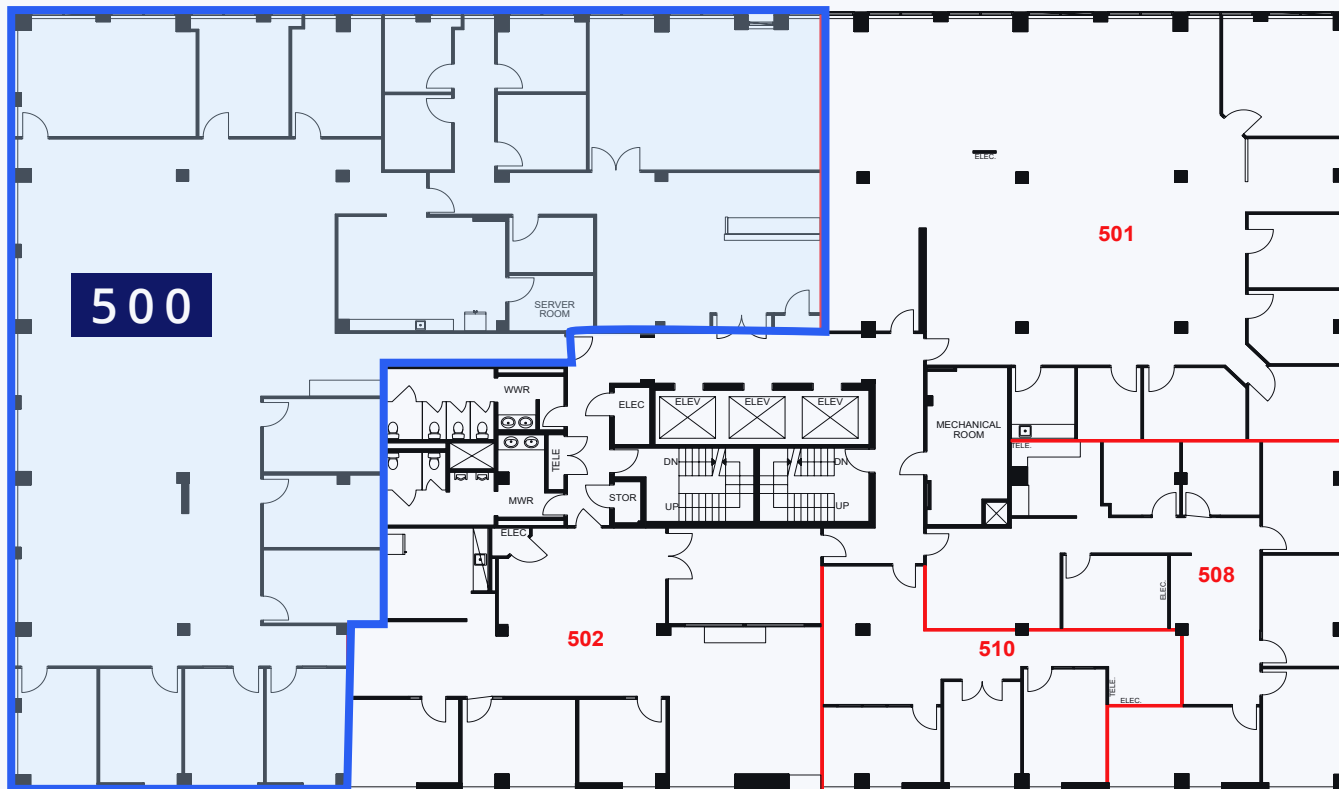
Suite 407 1,897 SF

Suite 416 7,357 SF

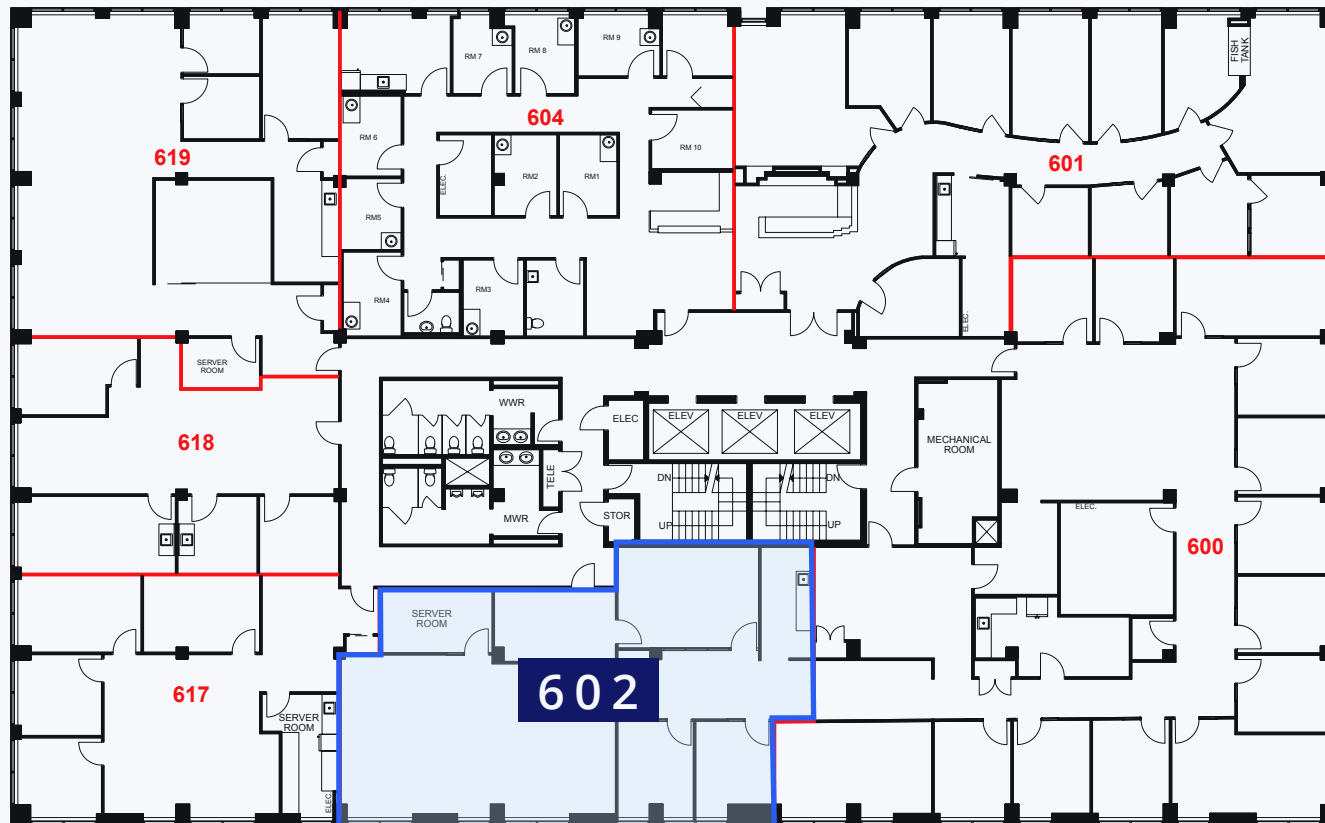
360°



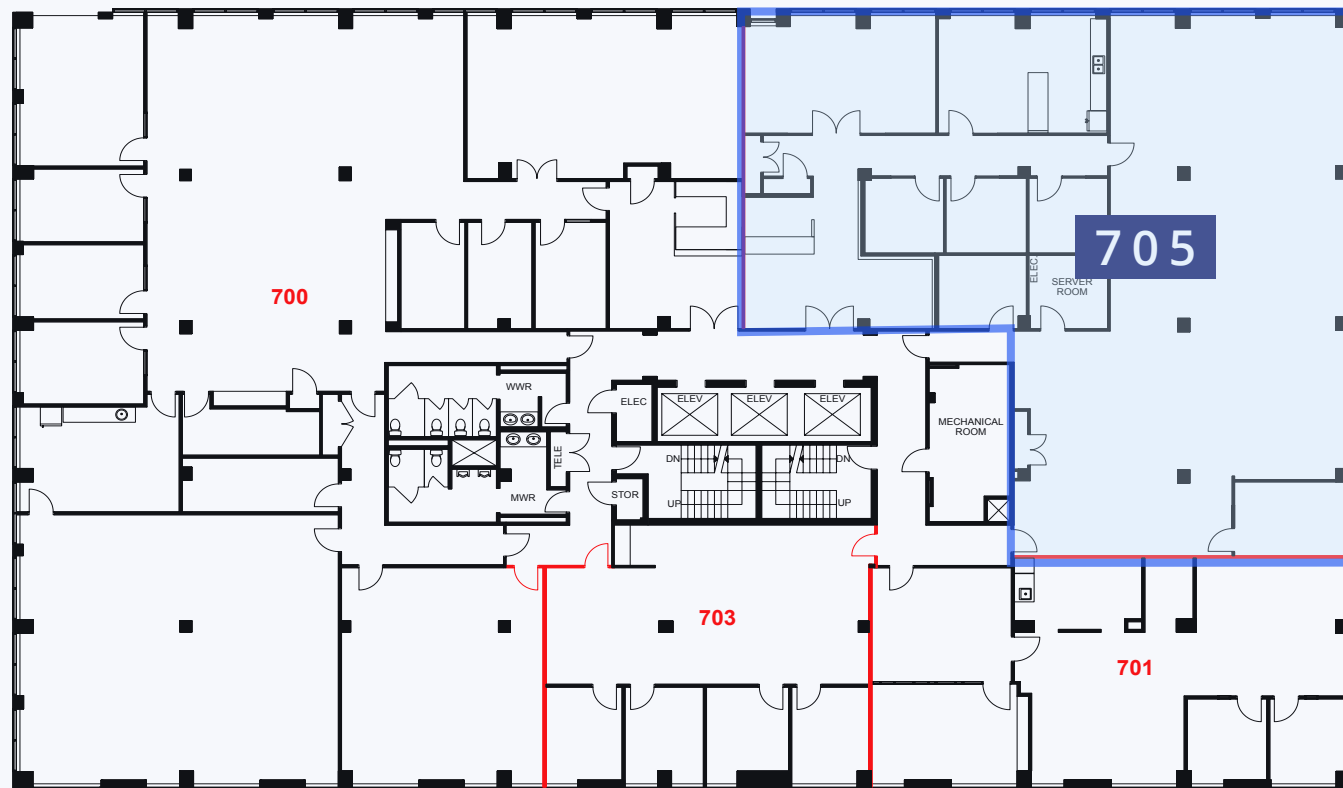
Suite 500 8,318 SF 360°



Suite 602 (Model Suite Coming Soon) 2,171 SF



Suite 705 5,389 SF



Neighbourhood

At **1 Eglinton Avenue East**, midtown energy meets everyday convenience in one of Toronto's most connected and dynamic hubs. Surrounded by an ever-growing mix of modern developments and established city staples, the neighbourhood offers easy access to shopping along Yonge Street, diverse dining options, and vibrant entertainment venues, all just steps from your door.

Moments away, residents can enjoy the convenience of the Yonge-Eglinton Centre, nearby parks, and a variety of cafés, boutiques, and services that enhance daily living. With the Eglinton subway station and Crosstown LRT at your doorstep, along with quick access to major routes, commuting across the city is seamless. This highly walkable and transit-rich area continues to evolve, making it a sought-after destination for both work and lifestyle.



99

Walk Score



98

Transit Score

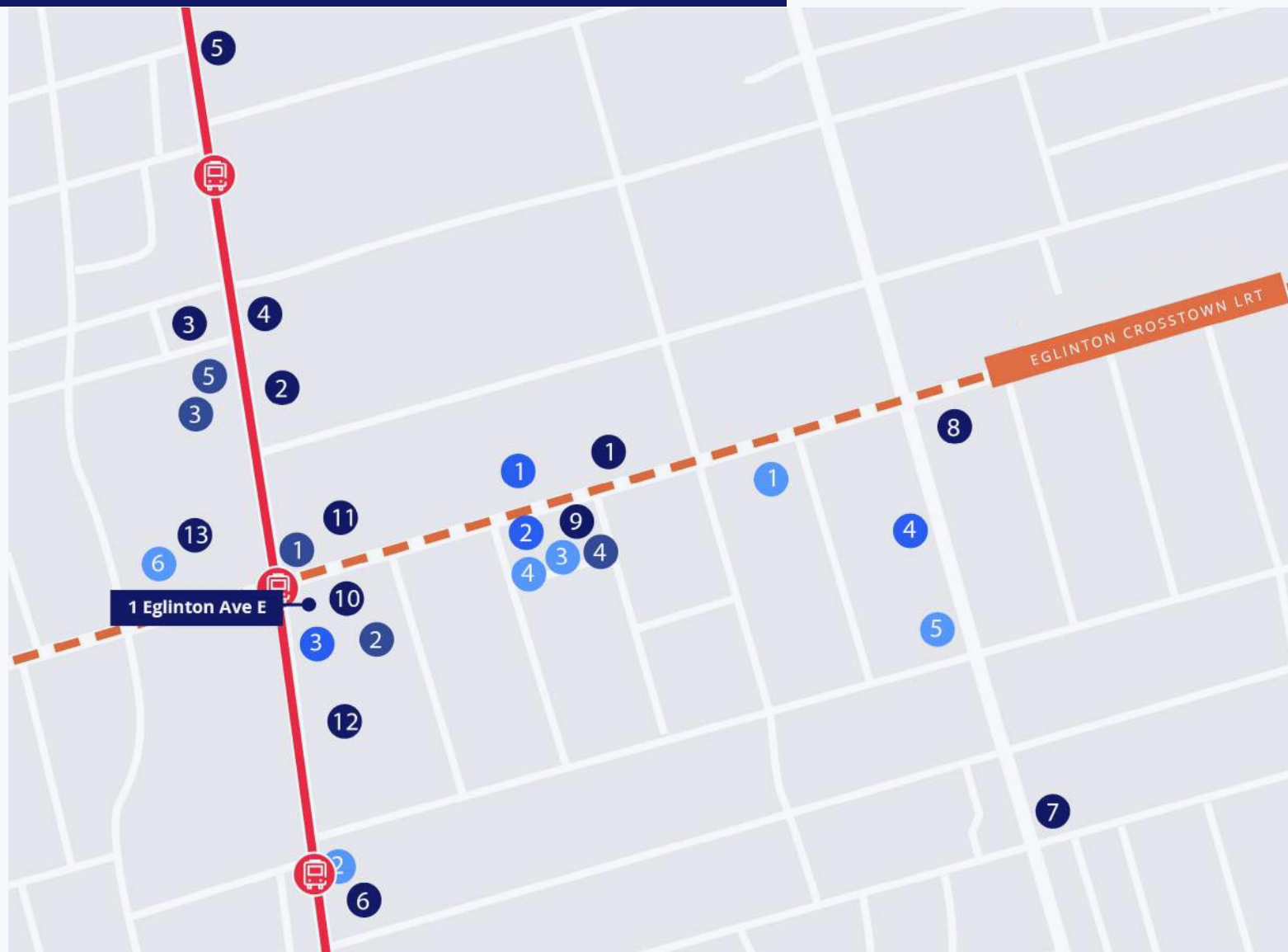


60

Bike Score



AMENITIES MAP



GROCERY

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

FITNESS

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

- 1 TTC Subway Line
- 2 LRT Line

RESTAURANTS & CAFES

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

BANKS

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

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