



120

EGLINTON
AVENUE
EAST

Healthy Foot S

EXECUTIVE SUMMARY

120 Eglinton Avenue East is a premier office destination in Toronto's thriving Yonge & Eglinton corridor, designed for high-performance teams that value collaboration and creativity. This centrally located property offers seamless transit access and a vibrant neighbourhood surrounded by top restaurants, fitness studios, and essential services.

Choose from a range of turnkey office space, thoughtfully designed with modern finishes, open-concept layouts, private meeting rooms, kitchenettes, and built-in storage. Sunlit interiors and elegant glass entrances create an inspiring, productive environment, while premium amenities offer convenience and efficiency. Perfect for dynamic teams seeking a sophisticated, move-in-ready workspace in the heart of Midtown Toronto.




AMENITIES THAT ELEVATE YOUR WORKDAY

Enjoy premium amenities such as secure 24/7 access, high-speed fiber optic internet, multiple boardrooms and meeting spaces, coffee bars with premium beverages, and on-site property management. With underground parking, outdoor seating, and proximity to transit and Midtown’s vibrant retail and dining scene, this location offers everything your business needs.




85,195 SF TOTAL
BUILDING SIZE



7,745 SF
AVERAGE
FLOOR SIZE



SECURE 24/7
ACCESS



MULTIPLE
CONFIGURATIONS
AVAILABLE



BOARDROOM &
MEETING ROOM
AMENITY SPACE




COFFEE BARS
& LOUNGE AREAS



ON-SITE
PROPERTY
MANAGEMENT



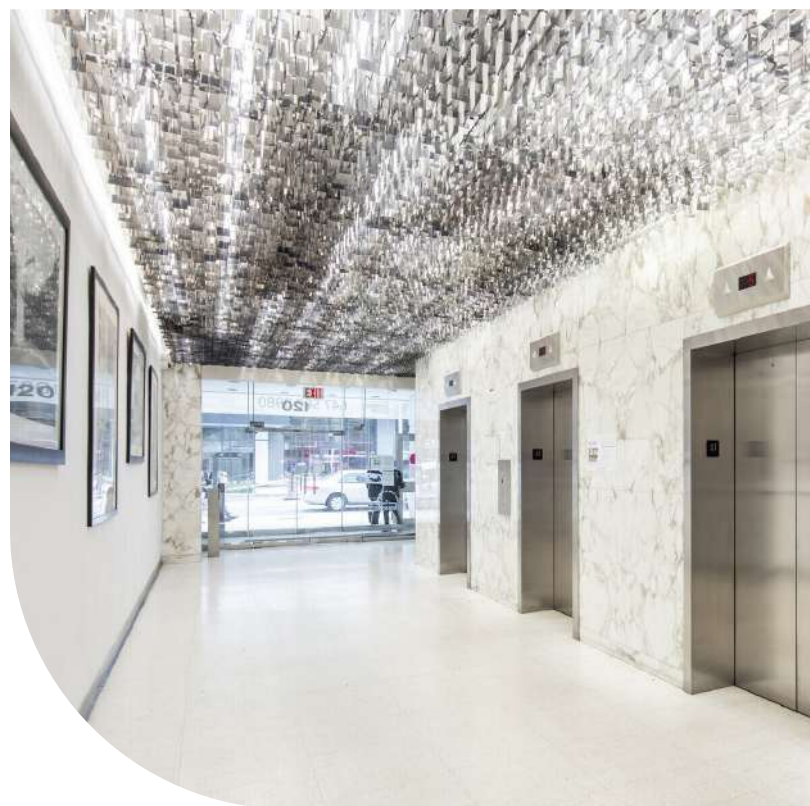
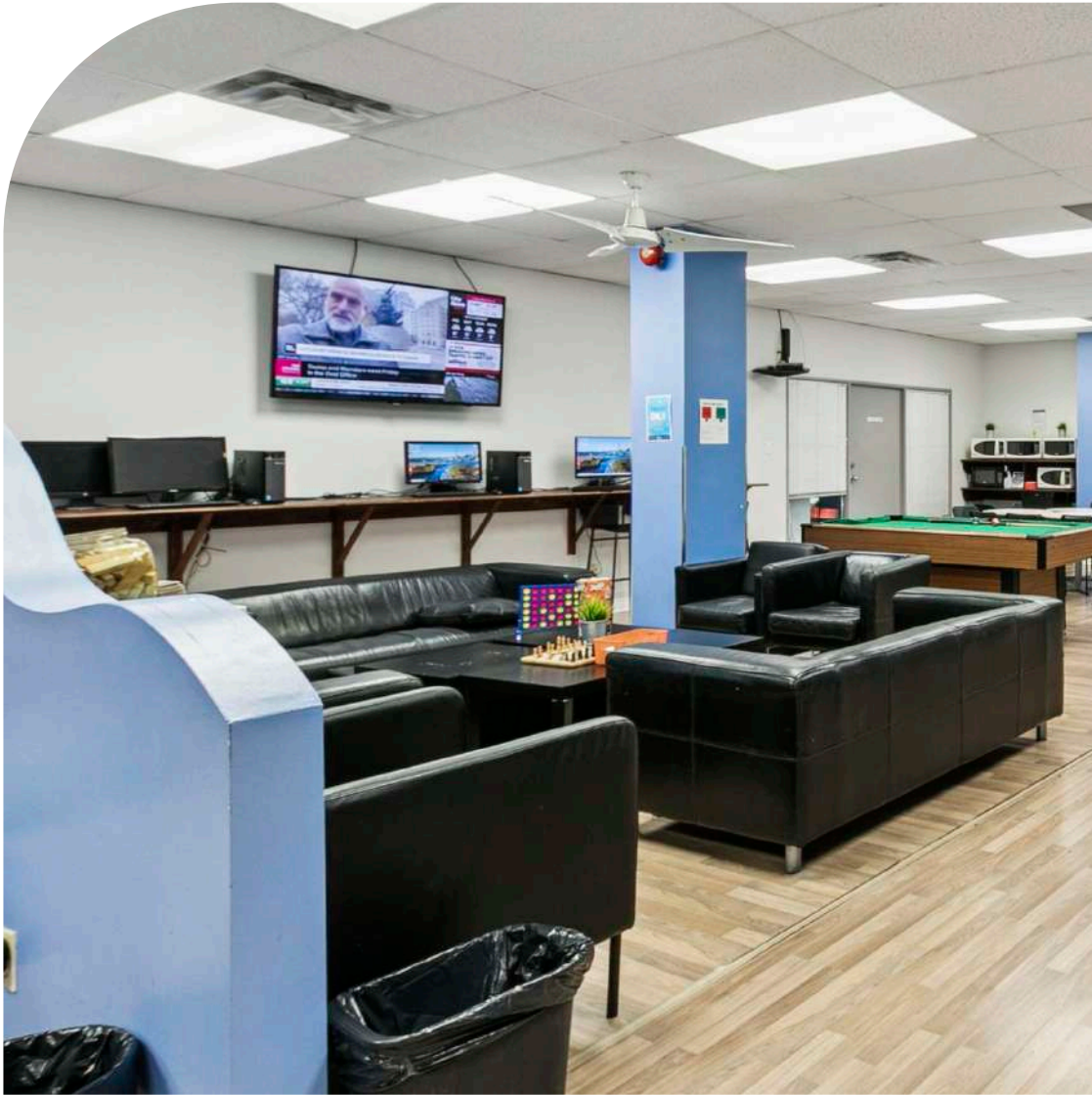
UNDERGROUND
& SURFACE
PARKING



HIGH-SPEED
FIBER OPTIC
INTERNET



WHEELCHAIR
ACCESSIBLE

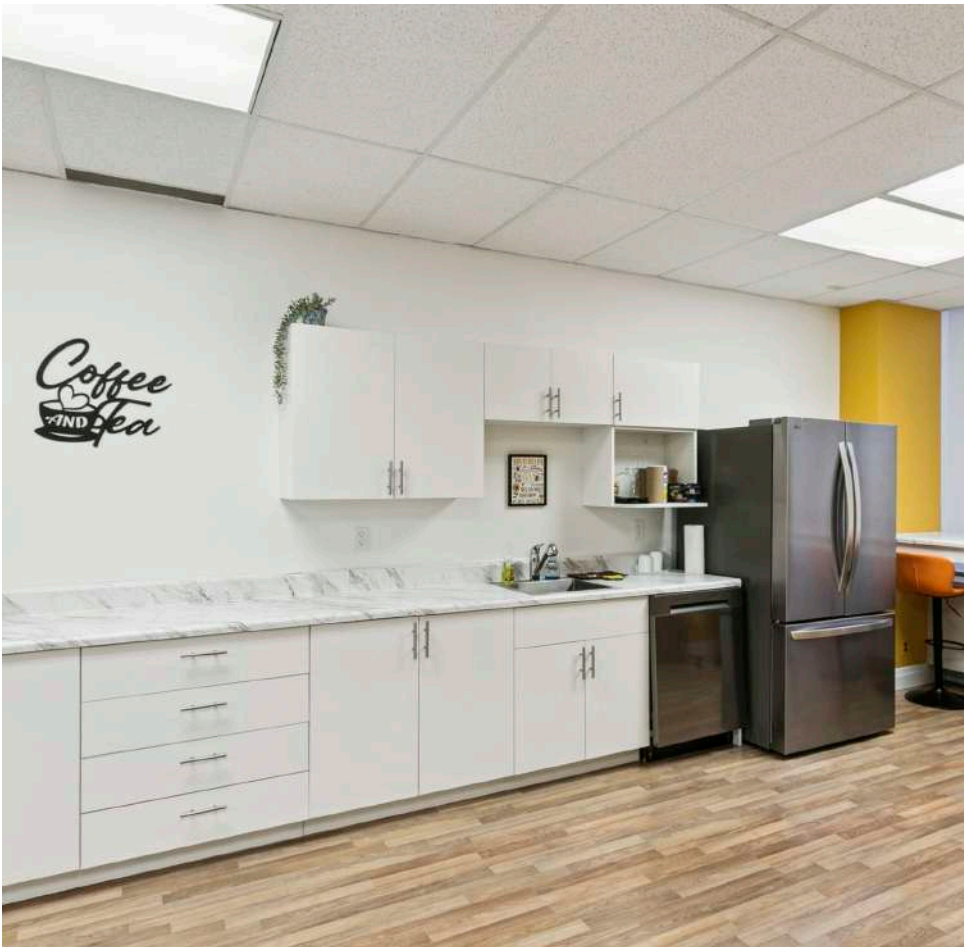
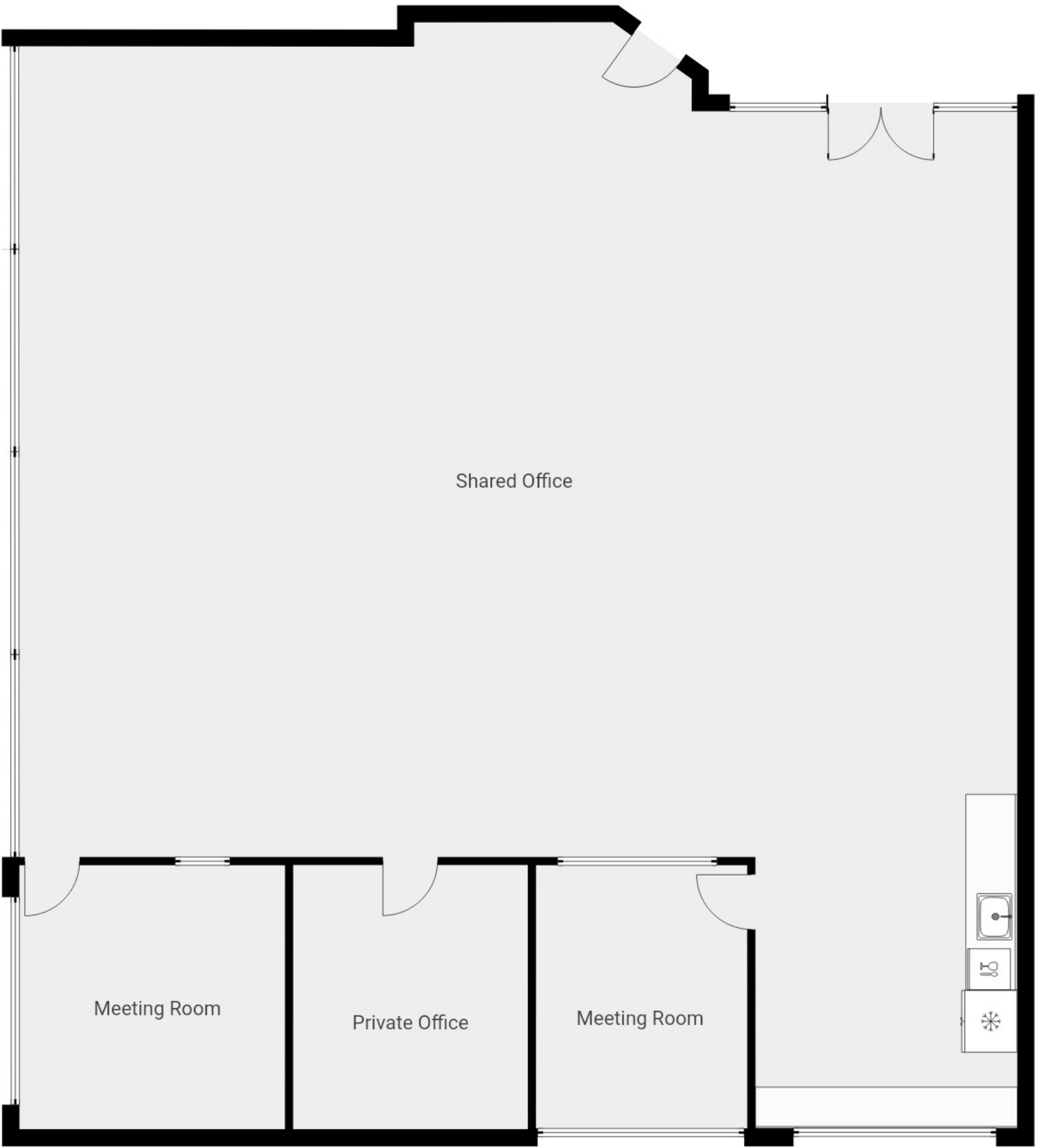


FLOOR PLANS

SUITE 302

Available Space	2,565 SF
Occupancy	30 days
Net Rent	\$21.00 PSF
Add. Rent	\$17.14 PSF (2025)

Click to view:

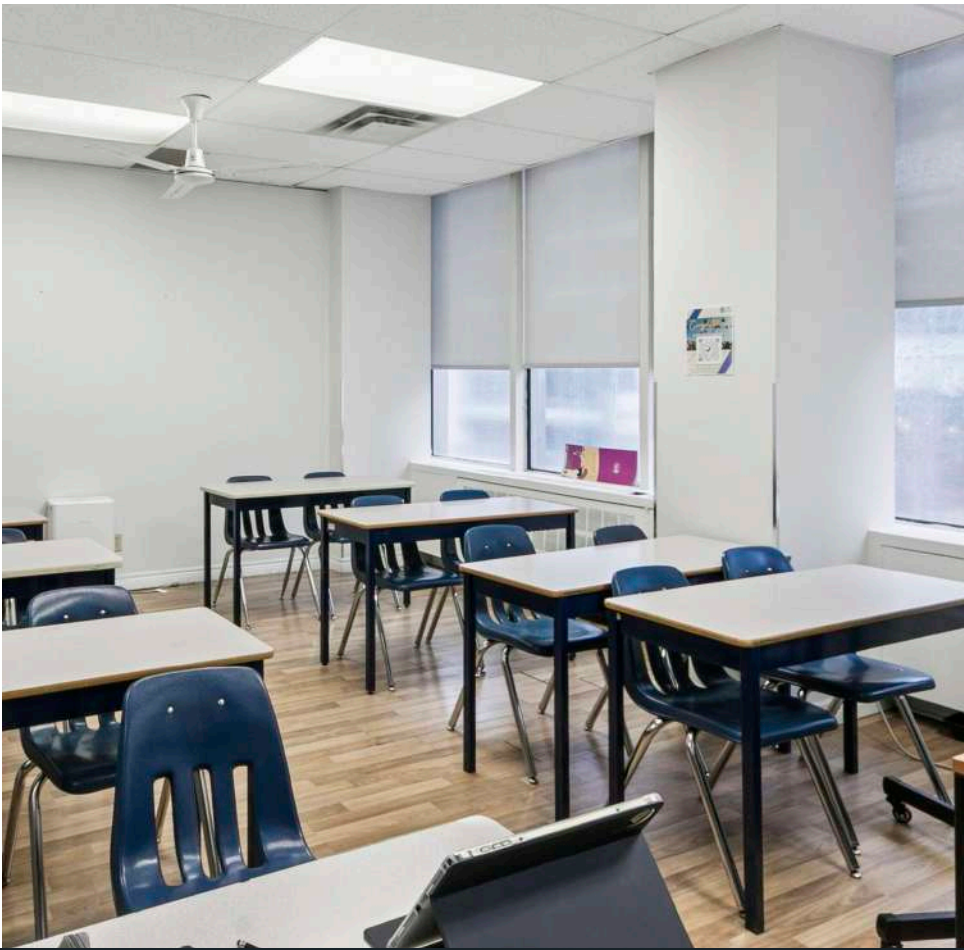
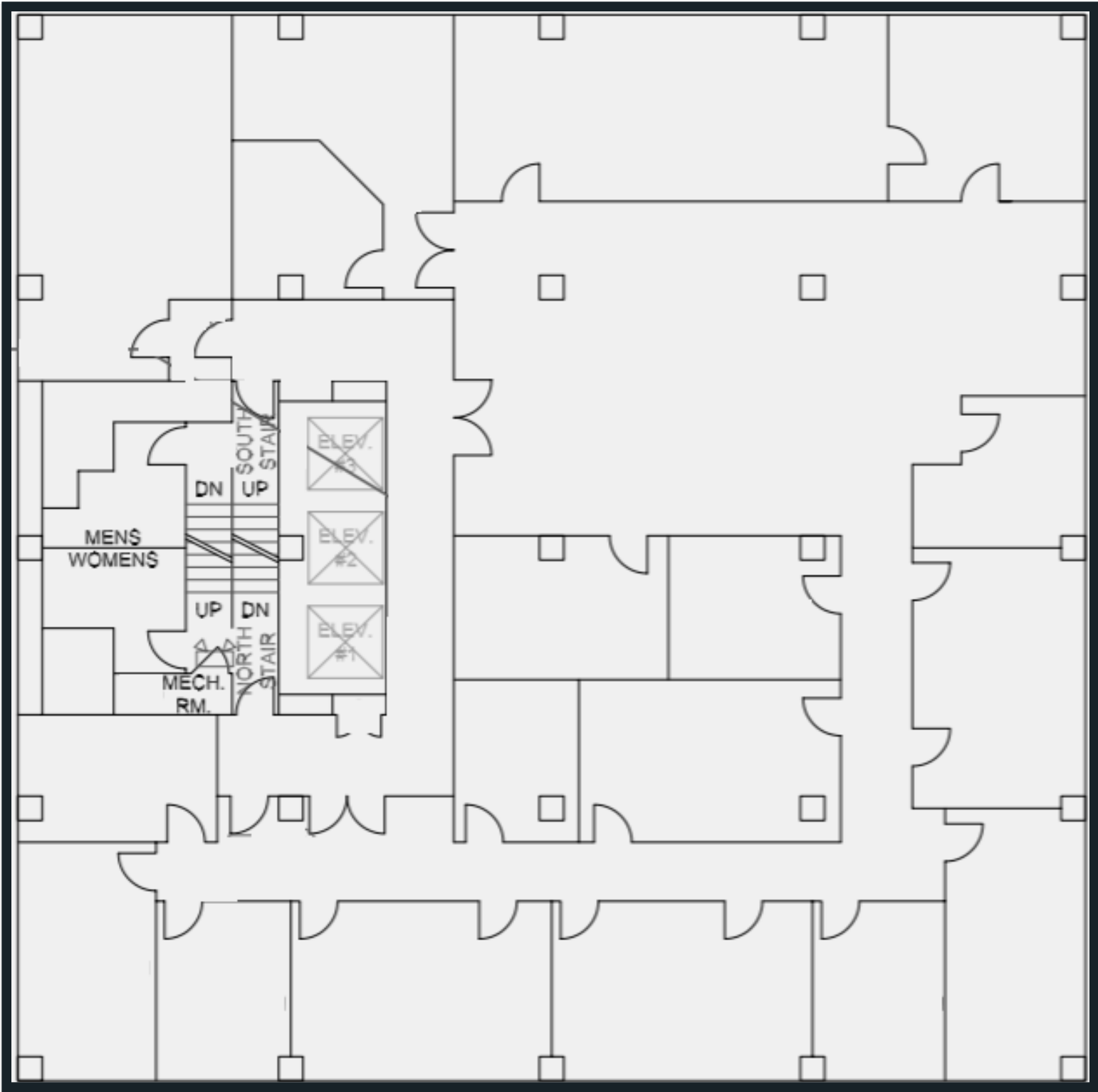


FLOOR PLANS

SUITE 400

Available Space	6,990 SF
Occupancy	March 1, 2026
Net Rent	\$21.00 PSF
Add. Rent	\$17.14 PSF (2025)

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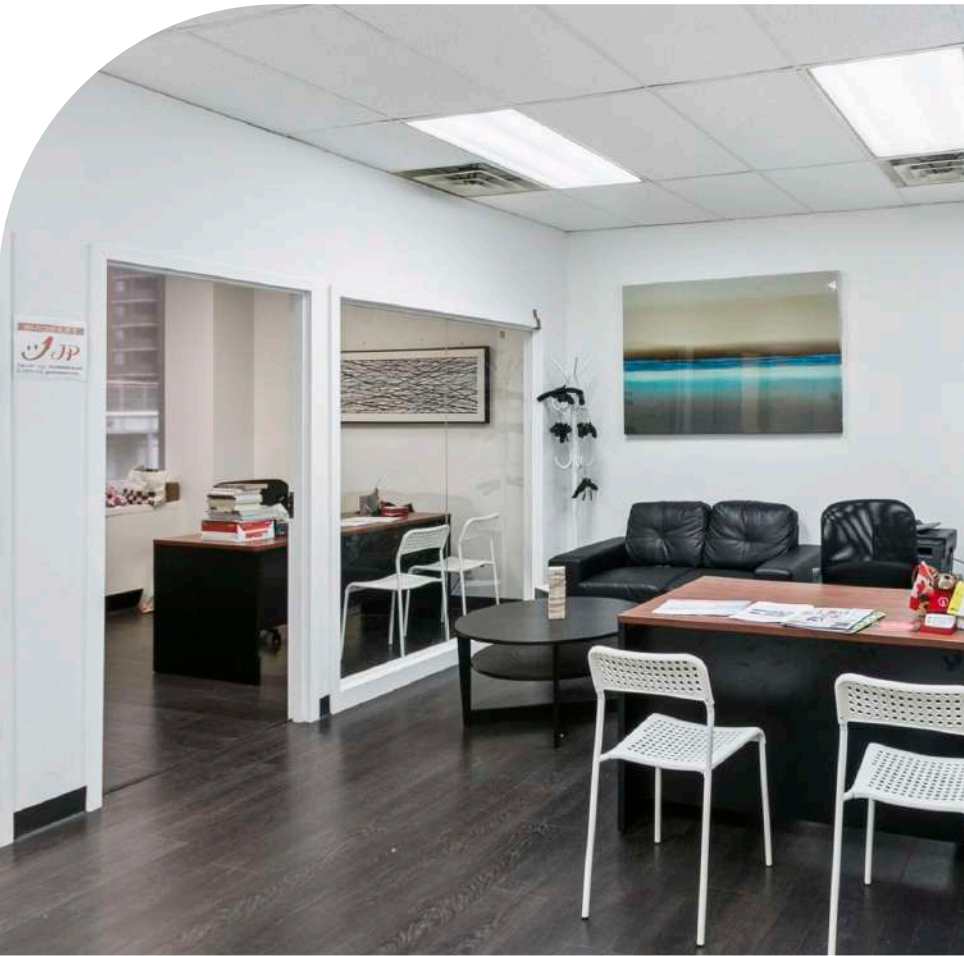
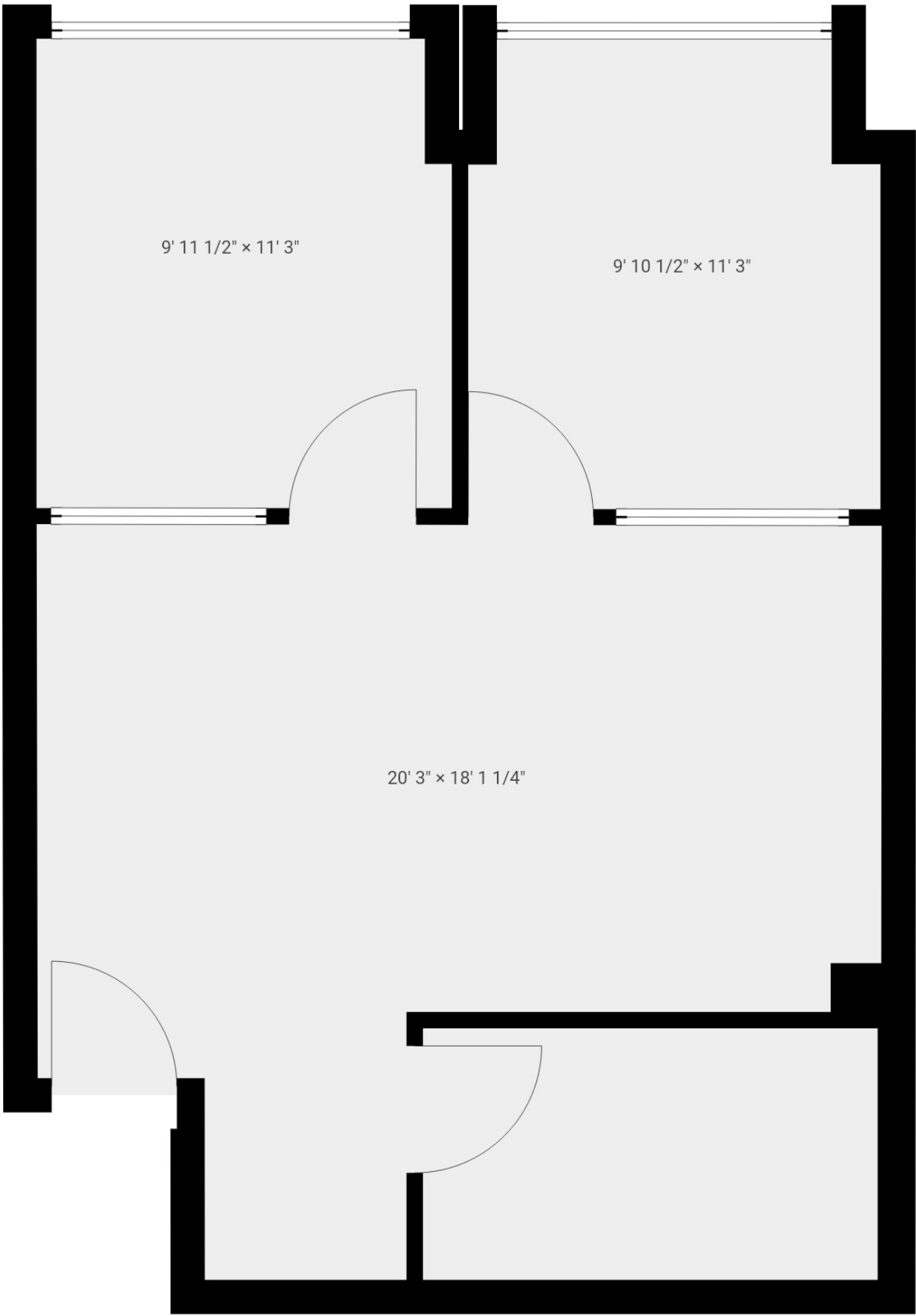


FLOOR PLANS

SUITE 702

Available Space	668 SF
Occupancy	Immediate
Net Rent	\$21.00 PSF
Add. Rent	\$17.14 PSF (2025)

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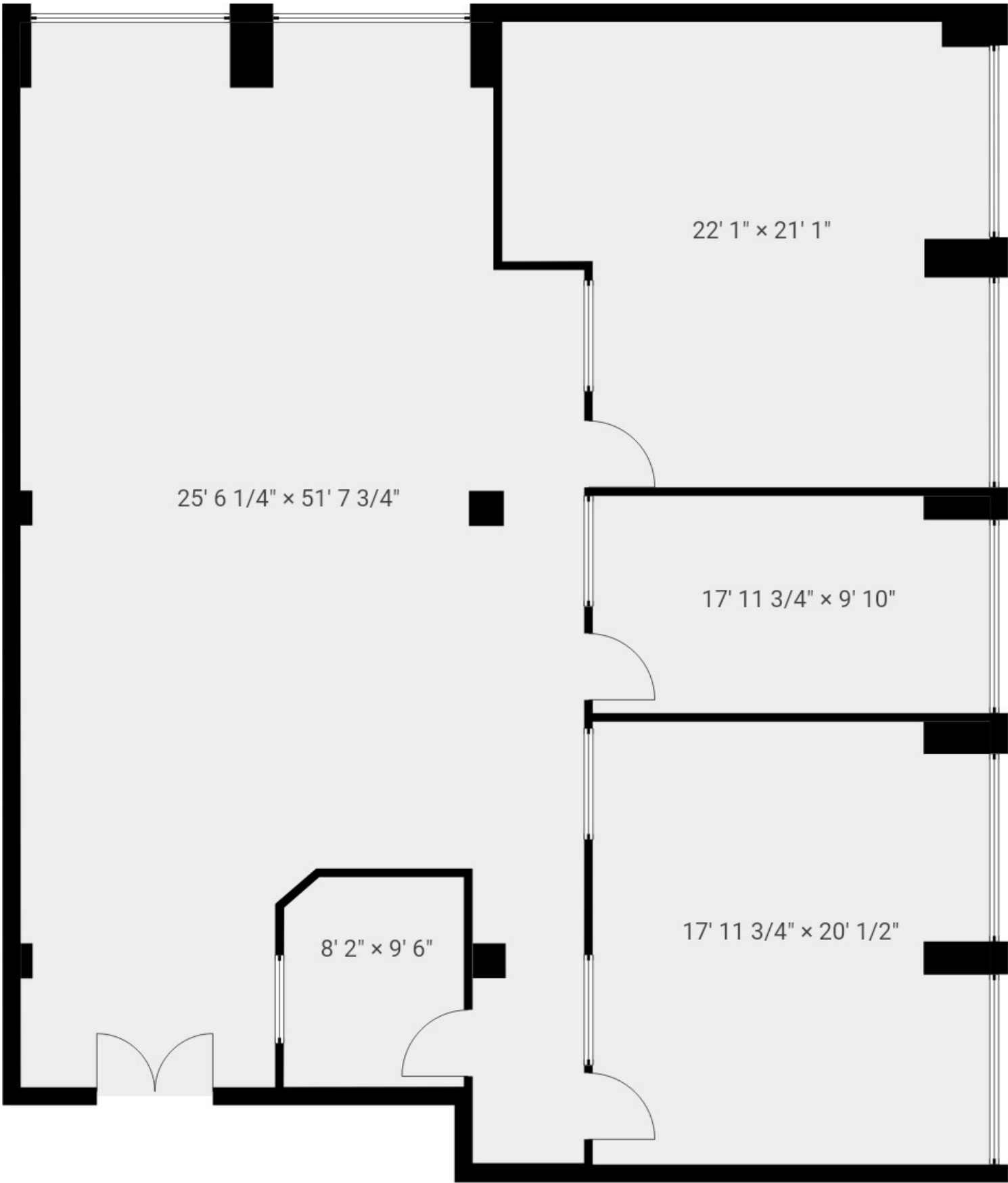


FLOOR PLANS

SUITE 902

Available Space	3,495 SF
Occupancy	60 days' notice
Net Rent	\$21.00 PSF
Add. Rent	\$17.14 PSF (2025)

Click to view:



A LOCATION THAT
WORKS FOR YOU

Restaurants & Cafes

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

Banks

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

Fitness

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

Grocery

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



YOUR TRANSIT ADVANTAGE

Drive Times

HWY401	10 Mins
Don Valley Parkway	9 Mins
Union Station	14 Mins
Billy Bishop Airport	21 Mins
Pearson International Airport	26 Mins

Coming soon: Eglinton Crosstown LRT

Connecting East and West Toronto, the new Eglinton Crosstown LRT will make your commute up to 60% faster. With 25 stations along a dedicated 19-km route, getting across town just got easier. With 120 Eglinton Avenue East just a short walk from both the upcoming Mt. Pleasant and Eglinton stations, enjoy seamless access to superior transit!



98
Walk Score



91
Transit Score



69
Bike Score



YONGE - EGLINTON SNAPSHOT

Figures represent 2025 demographics within a 1km radius of 120 Eglinton Avenue East

Total Population	61,312
Projected 2030 Total Population	65,070
Total Daytime Population at Work	39,337
Median Age	35.9
Average Household Income	CA\$144,209

Source: Colliers Hydra





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& Eglinton corridor, designed for high-performance
teams that value collaboration and creativity.





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