



CUSHMAN &  
WAKEFIELD

NEW RETAIL TENANT

OPENING FALL 2025

SHAKE  SHACK

**40** EGLINTON  
AVENUE EAST

## FOR LEASE

Suites: 201, 305, 500, 600, 601,  
700, 800 & 806 | 878 sf - 7,668 sf



**FOR MORE INFORMATION  
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# 40

40 EGLINTON AVENUE EAST

**40 Eglinton Avenue East** is located on the north side of Eglinton Avenue East, just east of Yonge Street in the heart of Midtown Toronto. The Yonge/Eglinton area is one of Toronto's main interchanges and as such, shopping, dining and other amenities are plentiful. Public transit is located steps away from the building.





## ABOUT THE PROPERTY

<b>Market</b>	Midtown
<b>Year Built/Year Retrofitted</b>	1953/2000 (renovated)
<b>Class</b>	A
<b>Typical Floor Plate</b>	13,500 SF
<b>Net Rent</b>	Contact listing agent for details
<b>2025 Additional Rent Estimates</b> (*includes in suite janitorial & utilities)	<div>Operating Costs \$19.65/SF</div> <div>Realty Tax \$5.32/SF</div> <div><b>TOTAL \$24.97/SF</b></div>

### PARKING

<b>Number of Parking Spaces</b>	104
<b>Ratio</b>	1/1,500 SF leased

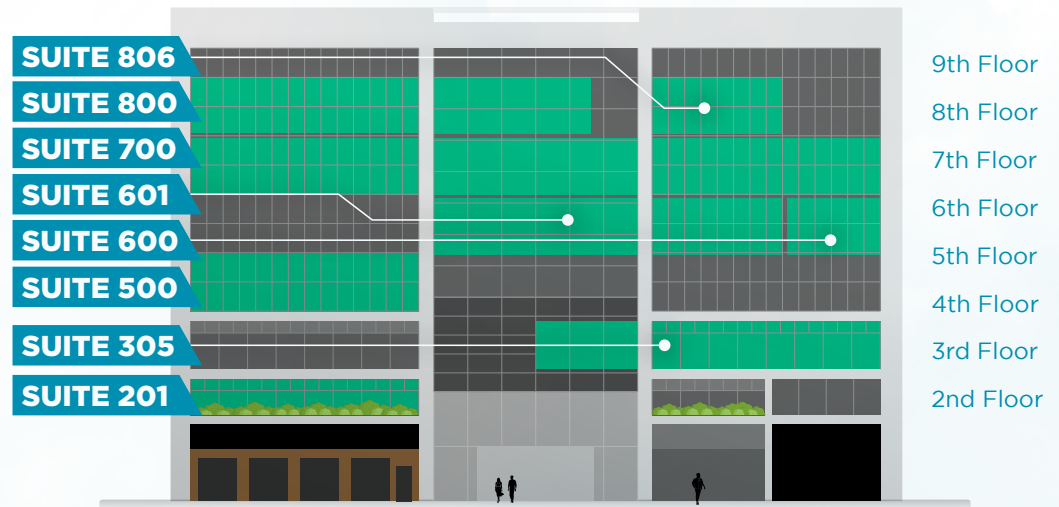
### TECHNICAL SPECIFICATIONS

<b>Elevators</b>	2 passenger, 1 dual purpose passenger & freight
<b>HVAC</b>	Heat pump; 4 zones/floor
<b>HVAC After Hours Cost</b>	Available upon request
<b>Sprinklers</b>	✓
<b>Security</b>	✓ Onsite, manned security
<b>Barrier Free</b>	✓ Wheelchair accessible
<b>Telco Providers</b>	Bell, Rogers, AT&T & Telus
<b>Environmental Certification</b>	BOMA Best Silver

## LEASING OPPORTUNITIES

SUITE	SF	AVAILABILITY	NOTES
<b>201</b>	1,559	IMMEDIATE	
<b>305</b>	3,061	IMMEDIATE	
<b>500</b>	3,208	IMMEDIATE	
<b>600</b>	2,446	IMMEDIATE	CONTIGUOUS UP TO <b>4,887 SF</b>
<b>601</b>	2,441	IMMEDIATE	
<b>700</b>	7,668	IMMEDIATE	
<b>800</b>	6,134	IMMEDIATE	CONTIGUOUS UP TO <b>7,012 SF</b>
<b>806</b>	878	SEP. 1/2025	

## STACKING PLAN



South facing exterior shown.

## RECENT BUILDING UPDATES

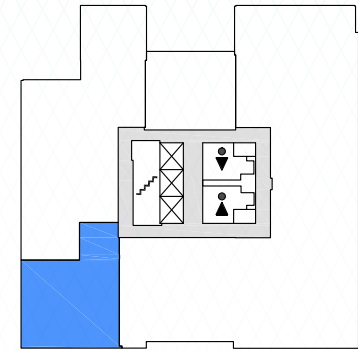
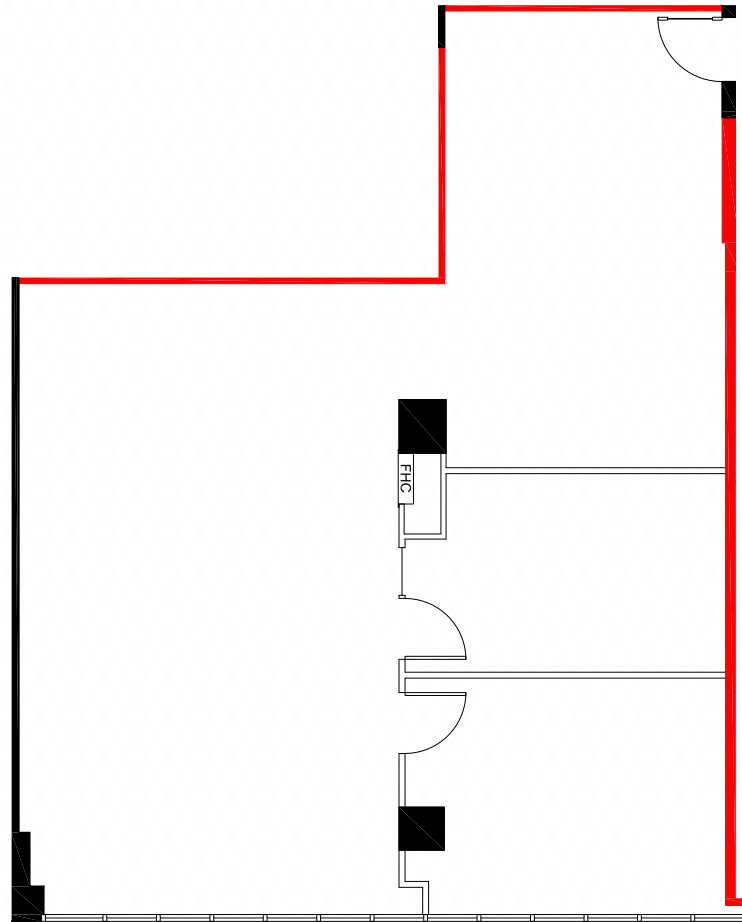
PROJECT	PROJECT DETAILS	TENANT BENEFITS
<b>Main Lobby Entrance Updates</b>	Updated façade, new revolving and glass doors, new access card reader, new building signage	Improved tenant and visitor experience
<b>Main Entrance Podium Repairs and Waterproofing</b>	Replacement of waterproofing system and new pavers, future new podium sign	Improved tenant and visitor experience
<b>Washroom Refresh Program</b>	Updated finishes and fixtures in common washrooms including touchless door openers and washroom fixtures	Improved tenant and visitor experience
<b>Security Access Card System Update</b>	Replacement of building card access system	Improved security services platform
<b>Booster Pump Replacement</b>	Replacement of building mechanical system equipment	Improved energy and operating cost management
<b>Heat Pump Replacement Program</b>	Replacement of building heat pumps, components of the HVAC system	Improved tenant comfort, improved energy and operating cost management
<b>Building Automation System (BAS) Replacement</b>	Replacement of base building HVAC equipment controls system to advanced platform	Improved equipment controls to enable greater tenant comfort levels, energy efficiency
<b>Parking Garage Exhaust Fans</b>	Replaced all garage exhaust fans	Improved equipment controls for enhanced air quality in parking garage
<b>Heating System</b>	Replaced two heating boilers with high efficiency boilers	Improved equipment controls to enable greater tenant comfort levels, energy efficiency



# SUITE 201

## ABOUT THE SUITE

► 1,559 SF



KEY PLAN

40 EGLINTON AVENUE EAST

— Demising wall

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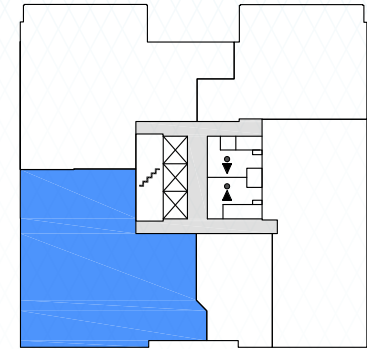
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# SUITE 305

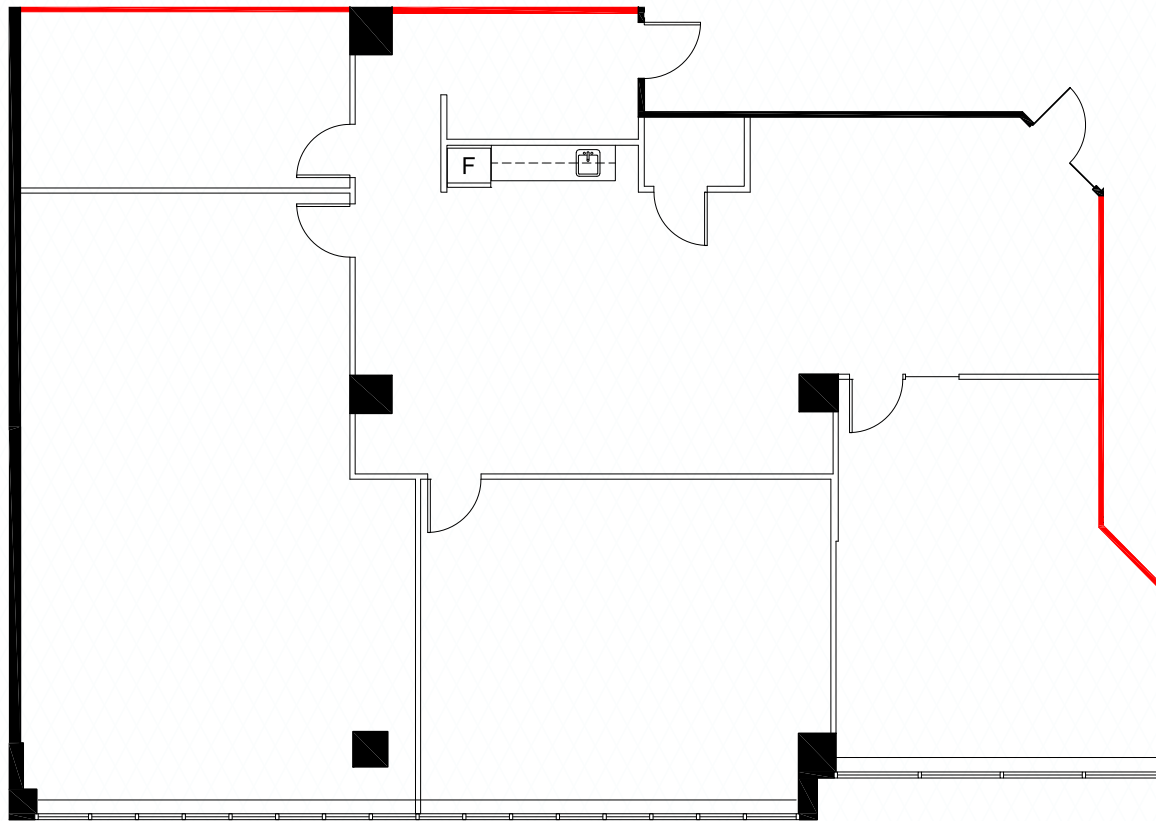
## ABOUT THE SUITE

► 3,061 SF



KEY PLAN

40 EGLINTON AVENUE EAST



— Demising wall

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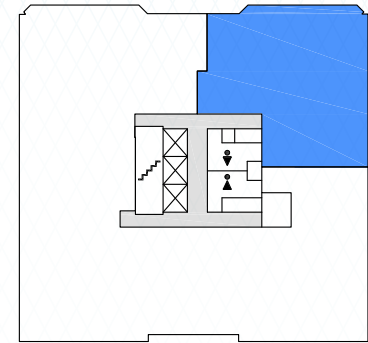
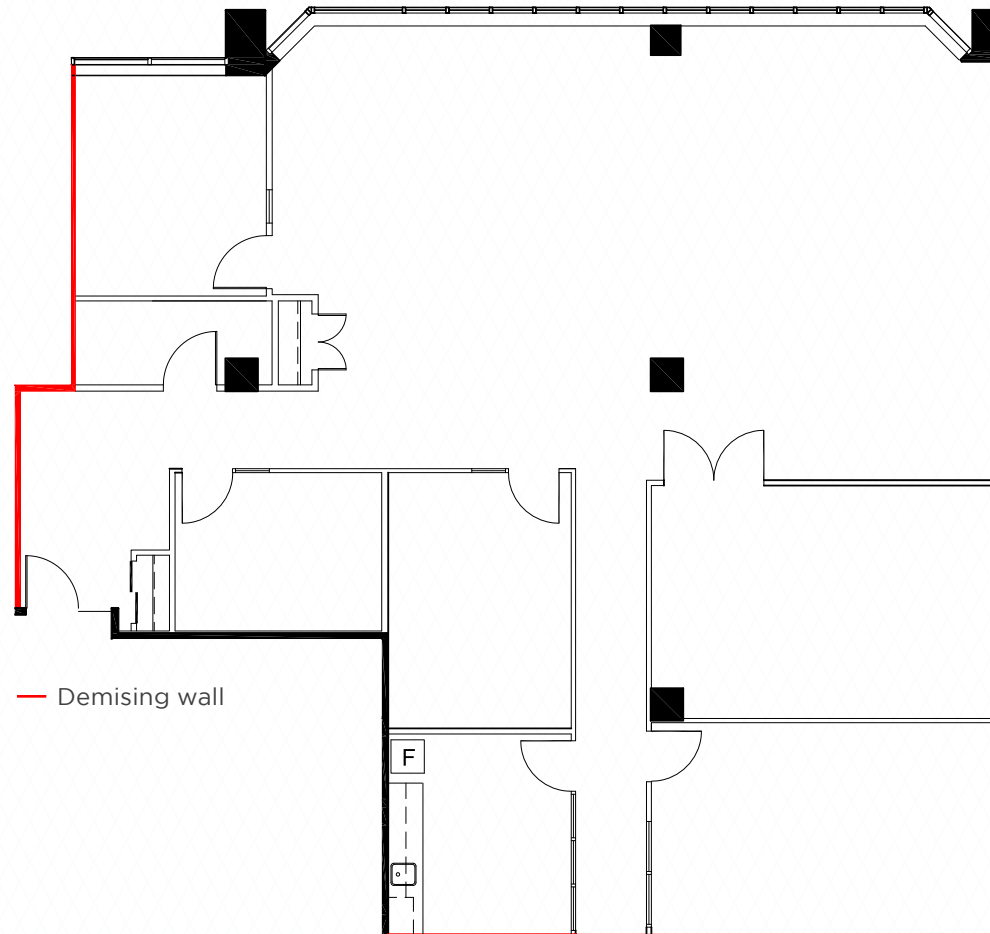
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# SUITE 500

## ABOUT THE SUITE

► 3,208 SF



KEY PLAN

40 EGLINTON AVENUE EAST

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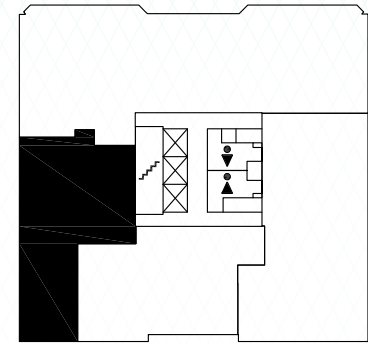
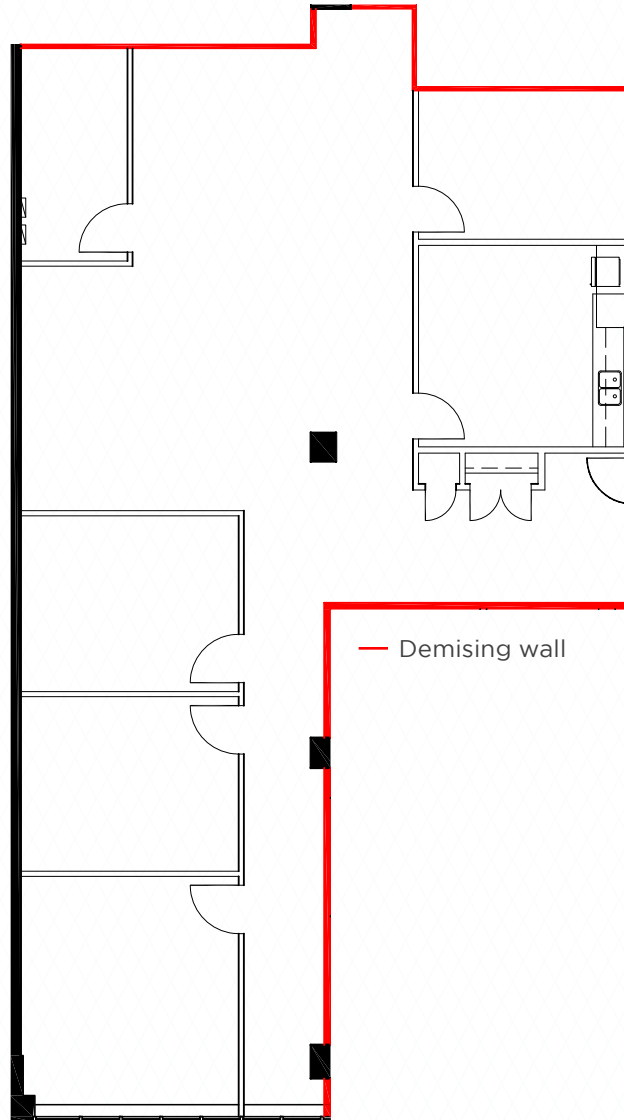
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# SUITE 600

## ABOUT THE SUITE

► 2,446 SF



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40 EGLINTON AVENUE EAST

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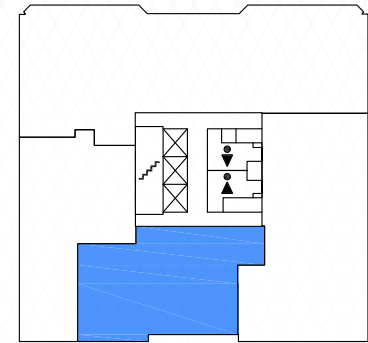
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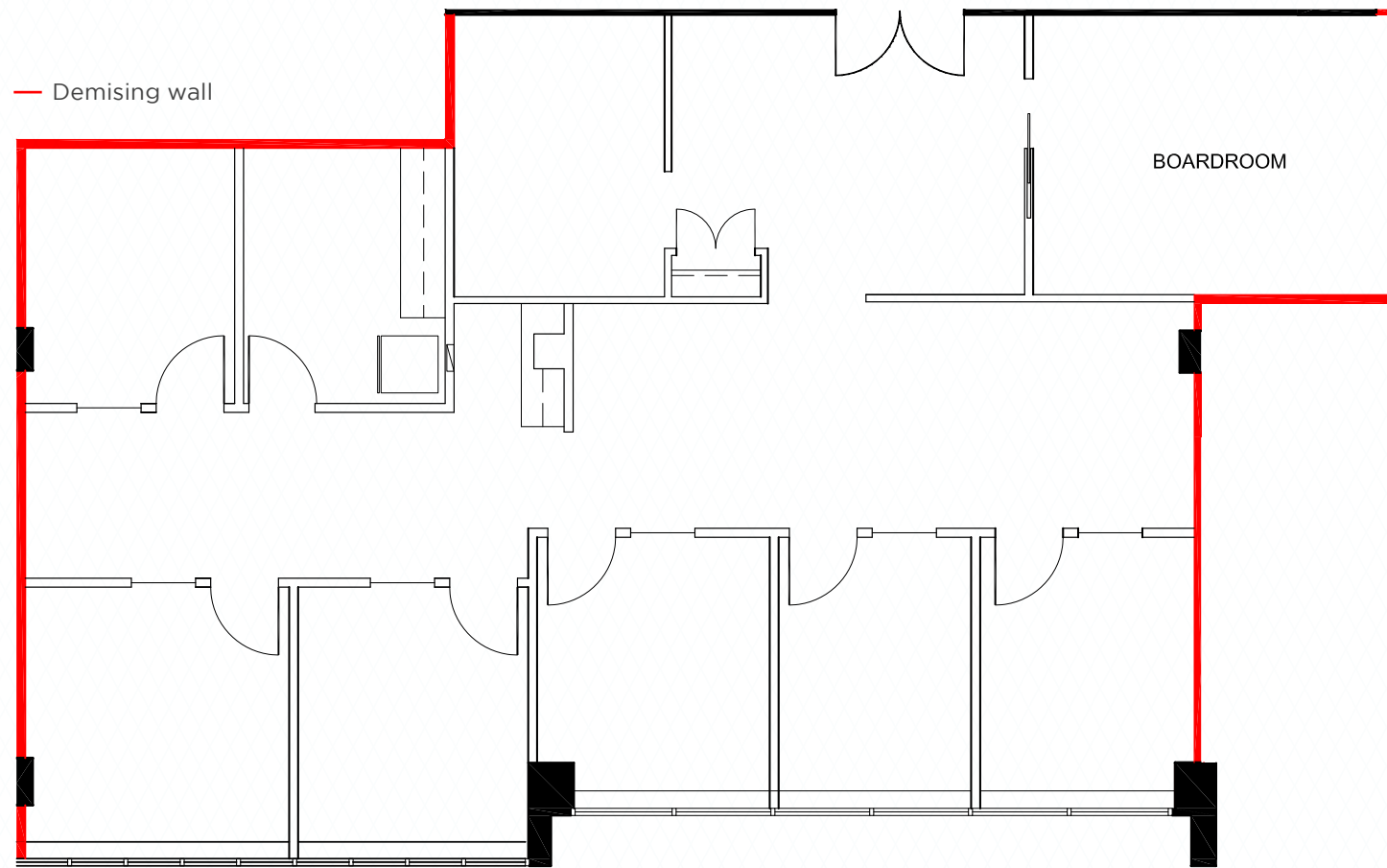
# SUITE 601

## ABOUT THE SUITE

► 2,441 SF



KEY PLAN



40 EGLINTON AVENUE EAST

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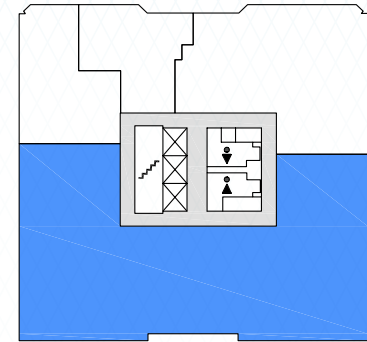
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# SUITE 700

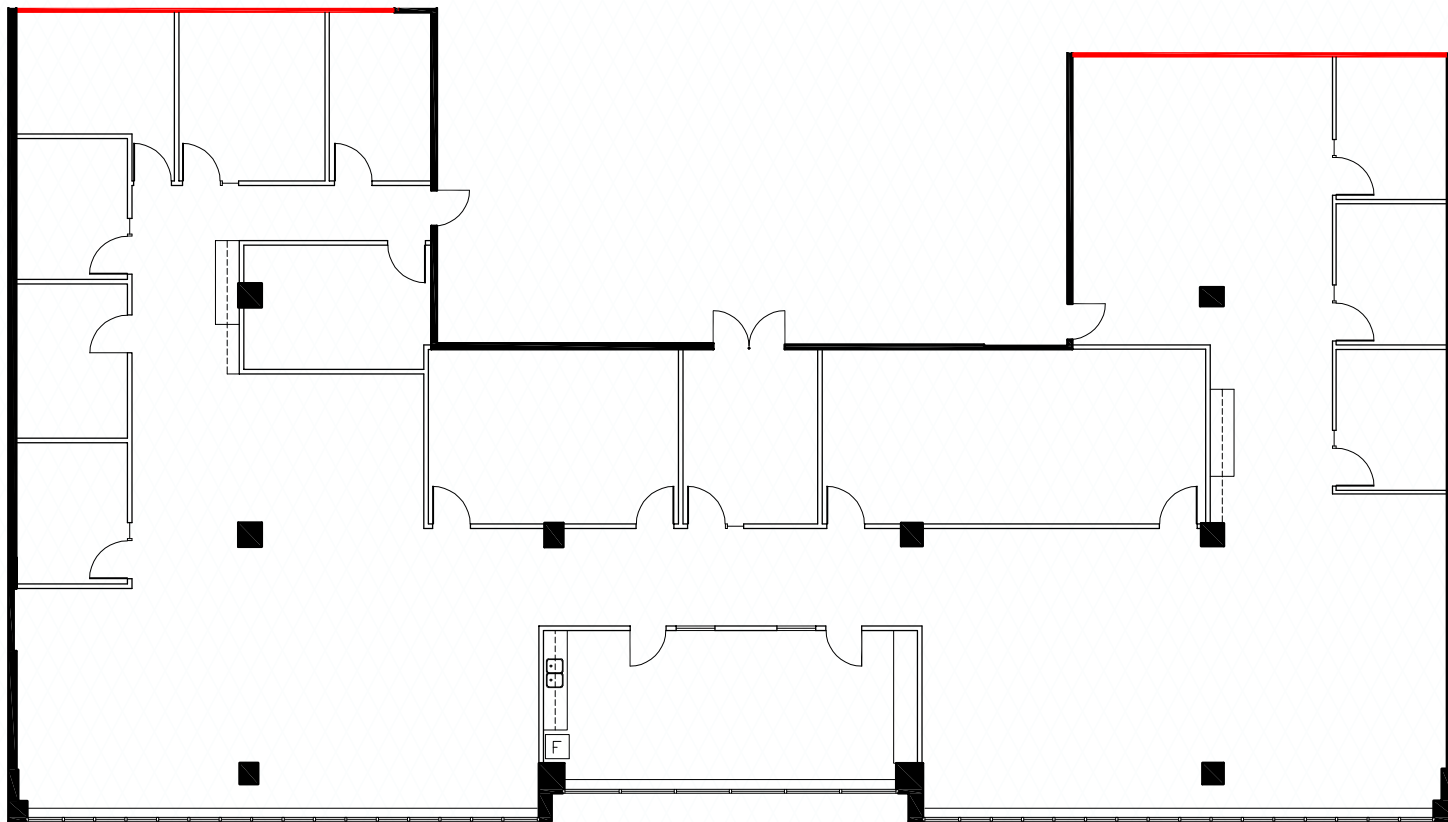
## ABOUT THE SUITE

► 7,668 SF



KEY PLAN

40 EGLINTON AVENUE EAST



— Demising wall

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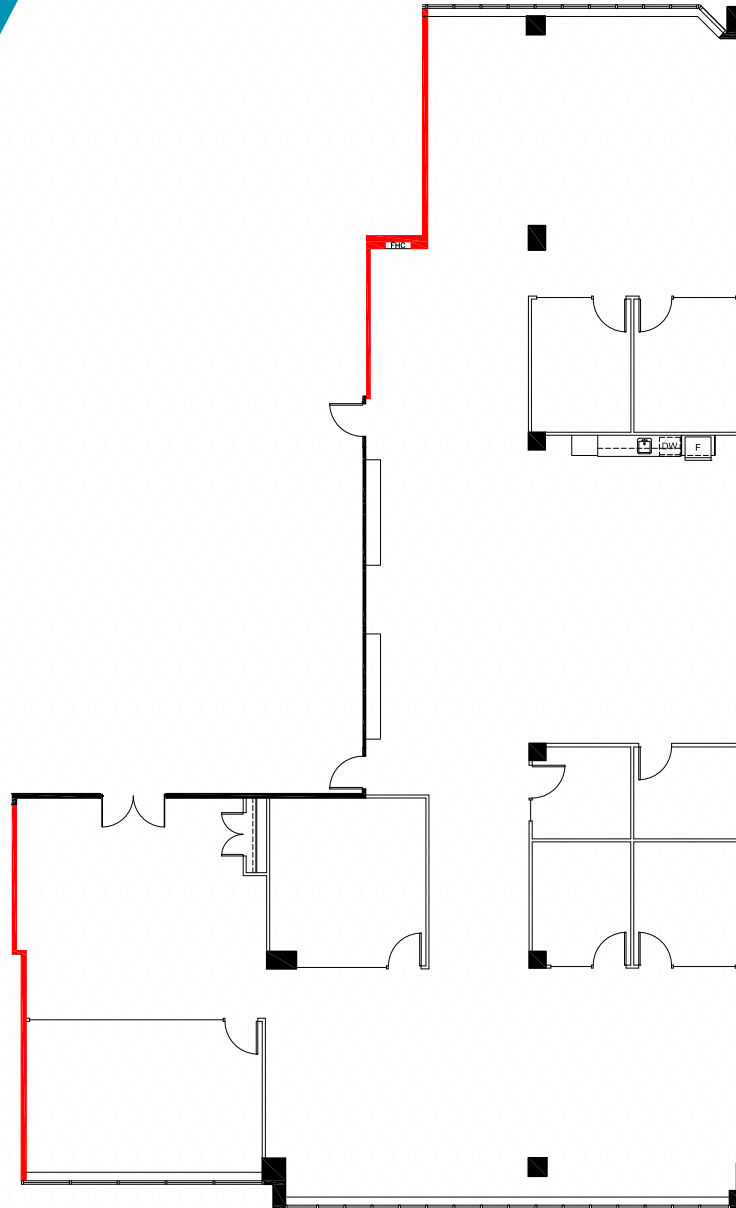
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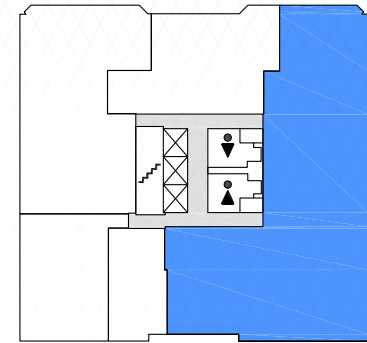
# SUITE 800

## ABOUT THE SUITE

► 6,134 SF



— Demising wall



KEY PLAN

40 EGLINTON AVENUE EAST

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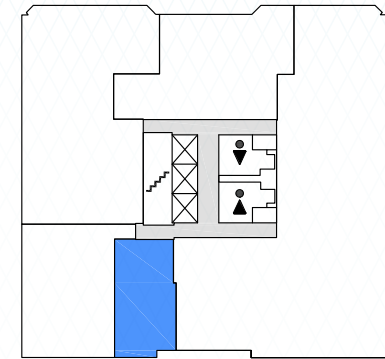
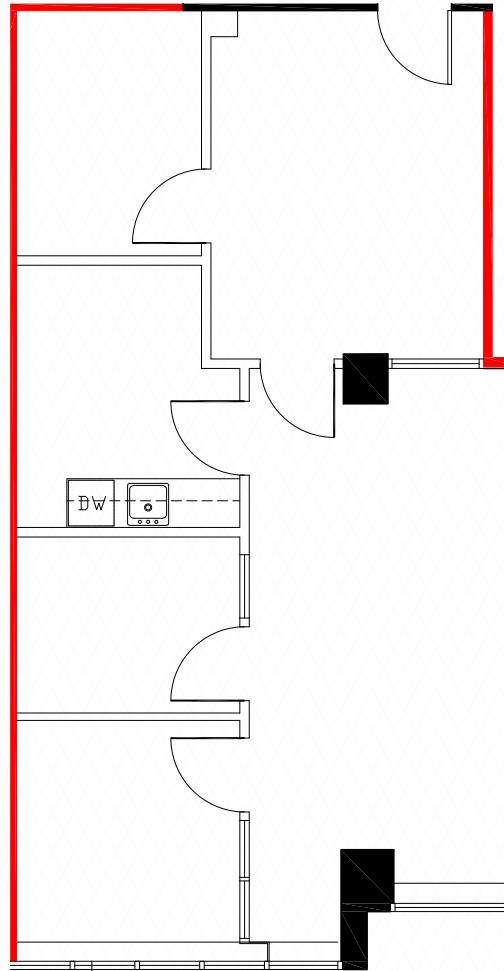
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# SUITE 806

## ABOUT THE SUITE

► 878 SF



KEY PLAN

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— Demising wall

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## ABOUT THE LANDLORD

Headquartered in Toronto, Adgar Canada is an active owner of quality commercial real estate with a specific focus on office properties. We own a portfolio of well-located, high quality office properties situated in Toronto, Mississauga, Markham and Richmond Hill.



**adgarcanada.com**

## FOR MORE INFORMATION PLEASE CONTACT:

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