



CUSHMAN &
WAKEFIELD

YONGE & EGLINTON OFFICE & REDEVELOPMENT OPPORTUNITY

50 EGLINTON AVENUE EAST
TORONTO



Offering at a Glance

Cushman & Wakefield ULC (the “Advisor”), on behalf of Bell Canada (the “Vendor”), is pleased to offer for sale a 100% freehold interest in 50 Eglinton Avenue East, Toronto, Ontario (the “Property” or “Site”). The Property is a 10-storey, 164,304 square foot office building situated on a site being approximately 26,931 square feet (0.62 acres) in size in the heart of Midtown Toronto’s Yonge-Eglinton node. The Property benefits from exceptional transit connectivity, located approximately 200 metres from Eglinton Station with direct access to TTC Line 1 Yonge-University and the Eglinton Crosstown LRT.

The Property offers an ideal opportunity for a potential owner-occupier and/or investor to control the entire building or generate income from third-party tenants. Additionally, with a Walk Score of 100, a Transit Score of 95, and a Bike Score of 80, the Property is positioned within one of Toronto’s most established and amenity-rich mixed-use environments. The Property has benefited from a proactive capital program, with approximately \$5.0 million invested by the Vendor since 2017 across elevator modernization, building automation system upgrades, HVAC improvements, and life safety and security systems.

The Property also offers future redevelopment upside. Based on a review of the zoning framework and nearby development applications, C&W is of the opinion that the Property can accommodate redevelopment in the range of 40 to 50-storeys (or higher pending market demand), representing a potential gross floor area of approximately 316,000 square feet. This offers flexibility and upside for a future owner to occupy and/or hold the existing building, lease-up the space to generate income imminently, or pursue redevelopment of the Property in the long-term.

The Property is offered for sale on an unpriced basis. Submission of offers will be on a specific date that will be communicated by the Advisor at least seven (7) days in advance. All inquiries and offers should be addressed to the attention of Walid Cheaib, Dan Rogers, Jeff Lever, Hao Li, Jason Ko, Reilly Hayhurst and Mike Murray at the address provided within.

Investment Highlights



Irreplaceable Yonge & Eglinton Location

50 Eglinton Avenue East is strategically located just east of Yonge Street in the heart of Midtown Toronto's Yonge and Eglinton node, one of the city's most established and actively intensifying mixed use environments. The Property benefits from an unmatched concentration of residential density, office employment, retail, dining, and service amenities along the Yonge Street and Eglinton Avenue corridors, creating a highly compelling workplace environment for a broad range of office occupiers.

Occupiers enjoy walkable access to the Yonge Eglinton Centre, Loblaws, LCBO, and Farm Boy, alongside a deep base of restaurants and cafés and nearby green space including Eglinton Park, supporting occupier attraction and retention.



Exceptional Transit Connectivity and Regional Access

The Property delivers exceptional transit connectivity, located approximately 200 metres from Eglinton Station, providing direct access to TTC Line 1 Yonge University and the Eglinton Crosstown LRT (Line 5). Line 1 offers rapid north south connectivity to Bloor Yonge, Yorkville, the Financial District, and Union Station, while the 19-kilometre Crosstown LRT strengthens east west connectivity across Midtown, with a westward extension already underway that will extend the line's reach further into the city.

The location's mobility profile is reinforced by a Walk Score of 100, a Transit Score of 95, and a Bike Score of 80, positioning the Property as a highly connected and amenity rich Midtown office location capable of supporting strong occupier attraction and retention.



Highly Functional Building with Scalable Space

50 Eglinton Avenue East is a 10-storey office building totaling 164,304 square feet, with a typical floor plate of approximately 13,400 square feet that is well suited for an owner-occupier or investor seeking scalable, single or multi-tenant space, further supported by a proactive capital program with approximately \$5.0 million invested by the Vendor since 2017 across elevator modernization, building automation system upgrades, HVAC improvements, and life safety and security systems, providing a well maintained and flexible platform for continued office use or future repositioning.



Investment Highlights



Strengthening Office Leasing Market

Yonge and Eglinton enters the second half of 2026 as one of Midtown's strongest performing office nodes, with current quarter vacancy of 17.6% sitting more than 200 basis points below the Midtown average and down roughly 520 basis points from a 2023 peak. Leasing activity has scaled more than twelvefold since 2021 and continues to outpace the broader Midtown market, translating into approximately 48,000 sf of positive net absorption year to date and a more than 40% decline in sublet space. Supported by the recently completed Eglinton LRT and future westward extension, the node is well positioned to keep drawing a broadening base of occupiers, reinforcing the long-term leasing prospects of the Property.



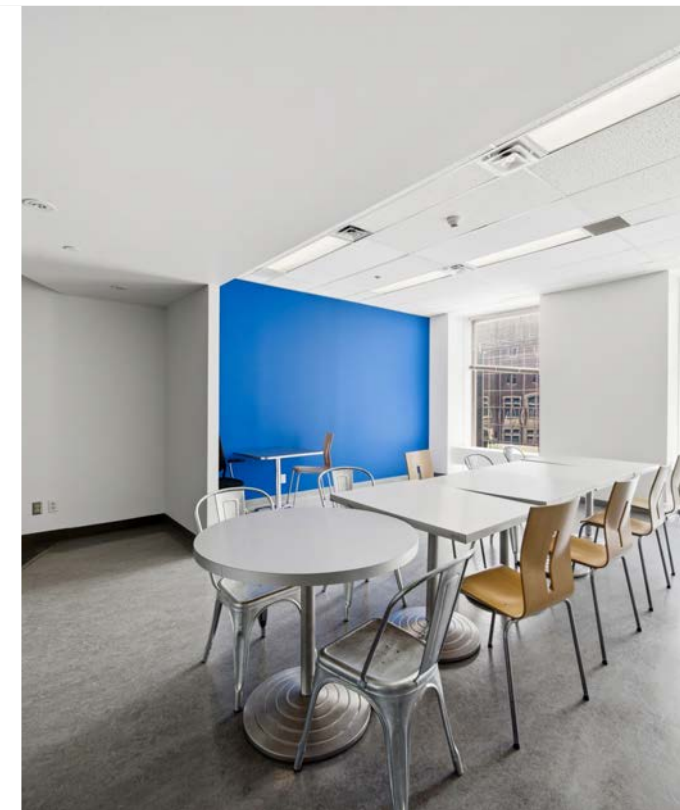
Future Redevelopment Potential

Based on a review of the zoning framework and nearby development applications, which include approved and under review projects ranging from approximately 49 to 70-storeys, C&W is of the opinion that the Property can accommodate redevelopment in the range of 40 to 50-storeys, representing a potential gross floor area of up to approximately 316,000 square feet. If there is market demand for higher density, there is potential to substantially increase the height beyond 50-storeys. This framework allows a purchaser to occupy the building or lease up the space to generate income in the near term, while retaining a clearly defined, value enhancing entitlement path to be pursued over the hold period.



Growing and Solidified Rental Market

The Property is well positioned to benefit from one of Toronto's strongest and fastest growing purpose-built rental markets. Average rental rates among completed projects in the immediate Yonge and Eglinton area are currently \$4.39 per square foot, with a 2.2% vacancy rate among projects following lease up, and rates achieved in the most recent quarter reaching as high as \$5.02 per square foot. This local strength reflects broader momentum across the GTA multifamily market, where purpose-built rental net absorption reached a record 3,205 units in the first half of 2026, running 75% above the ten-year average, and rental construction starts surged 50% year over year to a multi decade high. With six purpose-built rental projects currently under construction in the immediate area and a further 14,441 units proposed, the sustained depth of rental demand at Yonge and Eglinton reinforces the long-term value of the Property's location and supports its future redevelopment potential.



Building & Site Details

PIN	211360544
Legal Description	PART LOTS 2 & 3 SOUTH SIDE ROEHAMPTON AVENUE & PART LOTS 3 & 4 NORTH SIDE EGLINTON AVENUE PLAN 639 NORTH TORONTO PART 1 66R30066; PART LOT 2 SOUTH SIDE ROEHAMPTON AVENUE PLAN 639 NORTH TORONTO PART 2 66R30066; PART LOT 3 NORTH SIDE EGLINTON AVENUE PLAN 639 NORTH TORONTO PART 6 66R30066 SUBJECT TO AN EASEMENT OVER PART 2, PLAN 66R30066 IN FAVOUR OF PARTS 3, 4 & 5 PLAN 66R30066, PARTS 1&2 66R15898 & PART LOT 2 S/S ROEHAMPTON AV PLAN 639 NORTH TORONTO AS IN CA664816 AS IN AT4984663 TOGETHER WITH AN EASEMENT OVER PART 4, PLAN 66R30066 AS IN AT4984664 SUBJECT TO AN EASEMENT OVER PARTS 1 & 2, PLAN 66R30590 IN FAVOUR OF PART LOTS 1 & 2 PLAN 639 S/S ROEHAMPTON AVE, PARTS 1 & 2 PLAN 66R15898 AND PARTS 1, 2, 3 & 4 PLAN 66R30686 AS IN AT5173187 CITY OF TORONTO
Net Site Area	26,931 sf (0.62 acres)
Total Rentable Area	164,304 sf
Ground Floor Retail Area	1,992 sf
Building Height	10-storeys
Typical Floor Plate	~13,400 sf*
Year Built	1959
Parking	10 surface parking stalls
Official Plan	Mixed Use Areas
Yonge-Eglinton Secondary Plan	Mixed Use Areas “A”
Zoning By-law 569-2013	Commercial Residential

*Floors 2 to 10



Property Severance and Building Separation

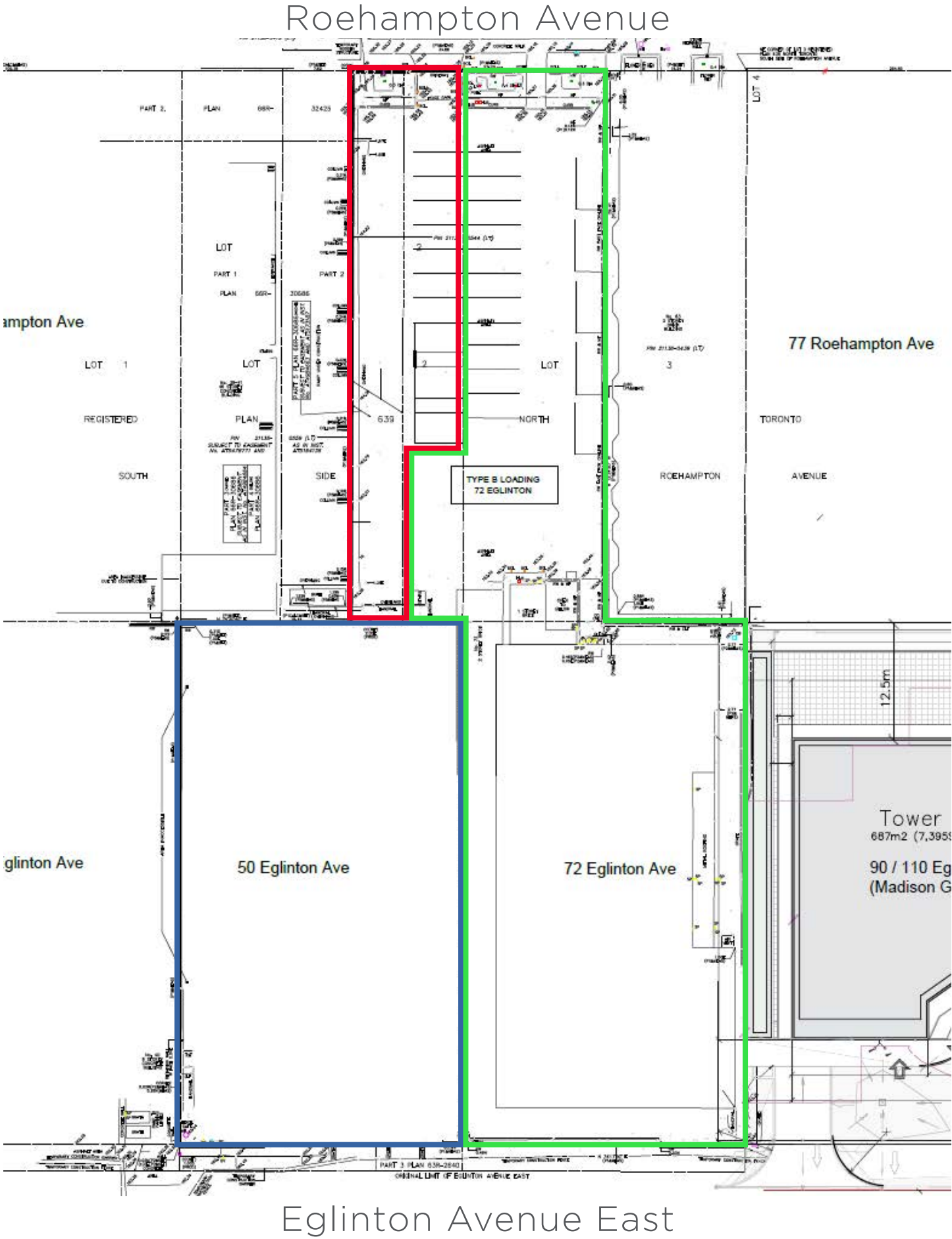
The Property is currently improved with two semi-detached buildings, known as 50 Eglinton Avenue East and 72 Eglinton Avenue East. The buildings were built separately, with 72 Eglinton being constructed in approximately 1926, and 50 Eglinton being constructed in 1959. The buildings share some electrical and HVAC equipment, and are connected by corridors in the basement, ground floor, and some of the higher floors. The Vendor intends to sever the Property and sell the new 50 Eglinton parcel, while retaining 72 Eglinton for operational purposes. On September 25, 2026, the Vendor submitted an application to the City of Toronto for a technical severance of the Property, which is subject to Committee of Adjustment approval and is anticipated to take roughly 6-8 weeks for approval.

Building Separation

It is the Vendor's intention to define and negotiate the terms of the building separation process with the successful purchaser. It is anticipated that the building separation work will take approximately 9 months to complete. This work can be completed after closing a transaction, subject to agreements to be negotiated. The work involved includes modifications to various shared accessways between the two buildings, shared utility infrastructure (electrical, HVAC etc.), and updates to loading and wheelchair access. All shared services with 72 Eglinton will be eliminated by the building separation project. This will include the relocation of the generator, the UPS, and other interconnected services. A detailed list to be provided. The parking lot will also function with easements over the drive aisles for the benefit of 72 Eglinton until a distinct curb cut and access drive aisle can be constructed off Roehampton. The access laneway located at the east side of 72 Eglinton will not be shared with 50 Eglinton.

Site Plan with Easements

The site plan illustrates how the Vendor is proposing to sever the Property. The blue outline is for the new 50 Eglinton building. The red outline is land to the rear that will be part of 50 Eglinton, but remain subject to easements. The green outline is for 72 Eglinton, which the Vendor will retain for ongoing and future operational purposes.



Amenities & Transit

1.

Shake Shack
2.

McDonald's
3.

Yonge Eglinton Centre
4.

La Carnita
5.

Loblaws
6.

Orange Theory
7.

LCBO
8.

CopaCabana Brazilian Steakhouse
9.

Granite Brewery & Tied House
10.

NO Frills
11.

Starbucks
12.

Piano Piano
13.

Sobeys
14.

Burrito Boyz
15.

Tim Hortons
16.

Subway
17.

Cobbs Bread
18.

LCBO
19.

Tabule Middle Eastern Cuisine
20.

Amico Eatery
21.

La Salumeria
22.

Hokkaido Ramen Santouka
23.

Forest Hill Farmhouse
24.

Dave's Hot Chicken
25.

Oretta Midtown
26.

West Elm
27.

Farm Boy
28.

Pi Co. Pizza Bar
29.

The Keg Steakhouse + Bar
30.

Starbucks
31.

Chipotle
32.

PAI Northern Thai Kitchen
33.

STOCK
34.

Impact Kitchen
35.

nutbar
36.

Sporting Life

Commute Times	Bloor Street	9 mins
	Yonge & Sheppard	10 mins
	Financial District	14 mins
	Union Station	18 mins
	GO Transit & UP Express	18 mins



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