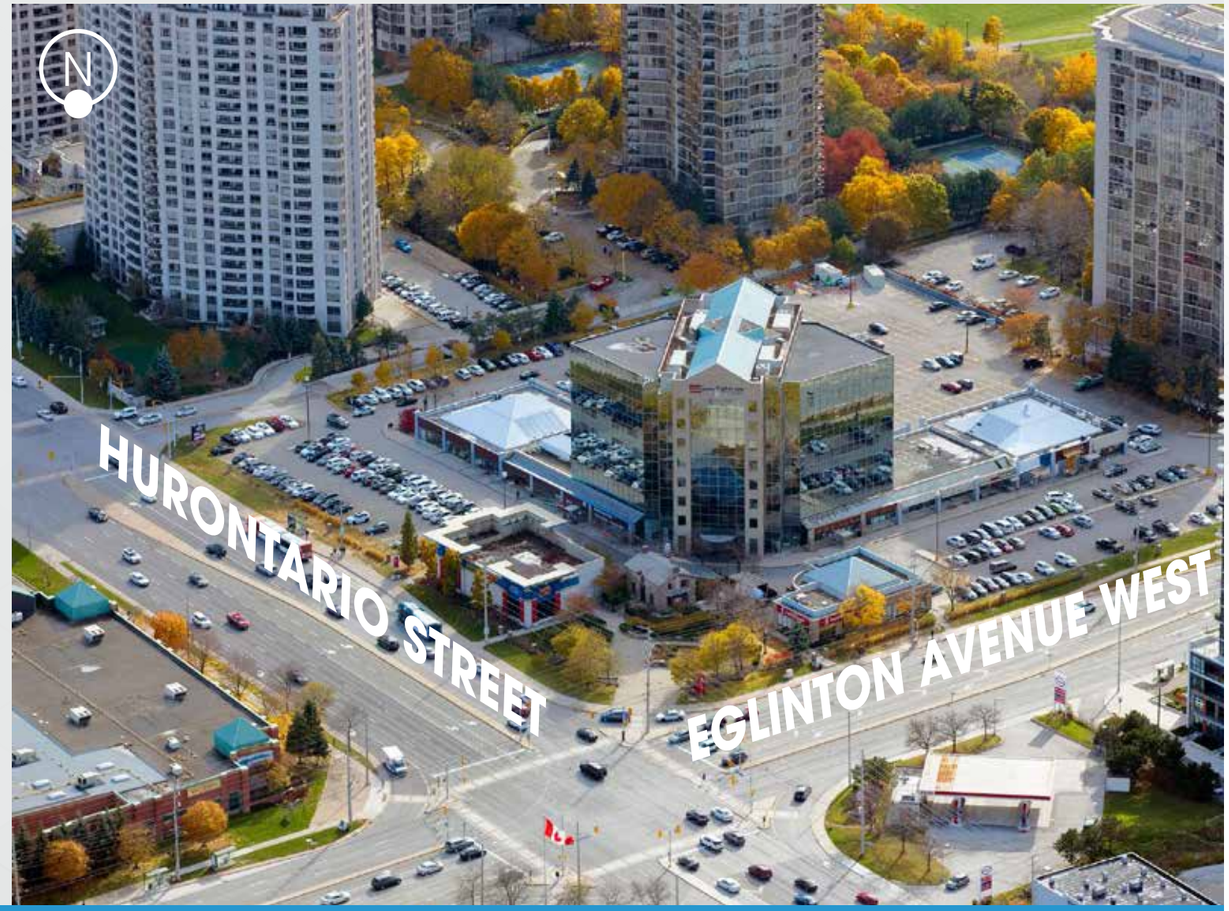
CONNECTED OFFICE SPACE FOR LEASE

30 EGLINTON WEST

STAND APART.

CROWN PROPERTY MANAGEMENT

CBRE



ABOUT THE BUILDING

30 Eglinton Avenue West offers tenants a unique experience. Stand apart with this distinguished location at the main intersection of Eglinton Avenue West and Hurontario Street. With retail services on the ground floor, tenants have everything they need at their fingertips. On-site amenities include: Tim Horton's, Mamma's Pizza, Emerald Chinese, The Wilcox Gastropub, Scotiabank, Sandalwood Drugs Pharmacy, Optometrist, Family Physician, Dentist, Chiropractor, Convenience Store, Strands Hair Design, Pita Land, and more! Easily accessible by public transit, 30 Eglinton Avenue West is also located near Square One Shopping Mall, providing even more amenities and transit routes within minutes.

With a model suite program underway, the building is a great option for tenant's looking for move-in-ready office space.

CROWN

PROPERTY MANAGEMENT

Founded in 2001, Crown is an integrated commercial real estate investment and management firm focused on value-add opportunities across Canada, with over three billion dollars of real assets under management. Crown has a well established track record, an experienced team and takes a hands-on approach to provide superior returns for investors and better workplaces for tenants.

crownrealtypartners.com

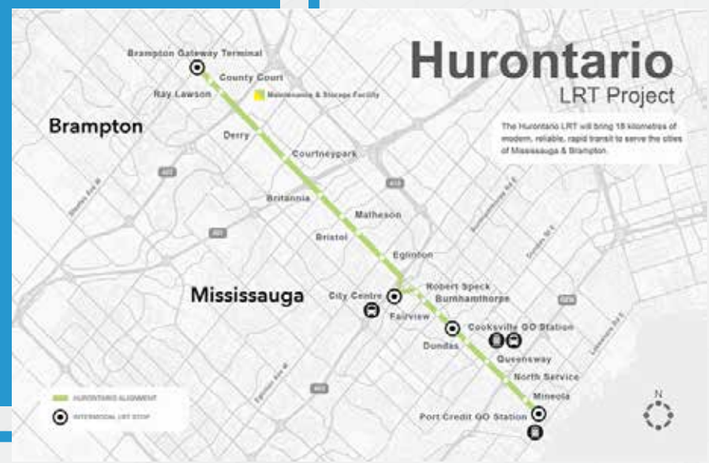
PLAZA PARTNERS

Plaza Partners is one of Toronto's leading asset management firms. We invest in income-producing real estate properties with significant residential intensification upside. Our focus is on assets with strong urban locations and stable cash flow, which allows us to capture land value appreciation, and provides downside protection during the rezoning process. We utilize an integrated team and extensive network of industry contacts in the acquisition, management, rezoning and redevelopment of commercial and multi-residential real estate. Plaza Partners is affiliated with Plazacorp Investments Ltd.

Hurontario LRT

The Hurontario Light Rail Transit (LRT) project is part of the Ontario Government's commitment to expand transit in the Greater Toronto Area. The LRT will run along Hurontario Street in Mississauga and Brampton and be fully integrated with municipal transit systems.

Source: https://www.infrastructureontario.ca/Hurontario-Light-Rail-Transit/



1	Walmart	9	TD Canada Trust
2	Sportchek	10	Swiss Chalet
3	Whole Foods	11	Second Cup
4	Cineplex	12	Shoppers Drugmart
5	Pizza Hut	13	LCBO
6	Toys R' Us	14	Starbucks
7	RBC	15	Esso
8	Oceans Fresh Market		Transit Stops

SQUAREONE

Holt Renfrew
Hudson's Bay
Simons
Rec Room
Goodlife Fitness Centre
BMO
Scotiabank
...and many more!

FEATURES & PRICING

Retail On-Site

Model Suite Program Underway

4:1,000 Parking
Surface and Underground

New Management
&
New Ownership

Highway & Public Transit Accessibility

Availabilities:

Suite 302: 985 Sq. Ft.
Suite 304: 2,053 Sq. Ft.
Suite 307: TBD
Suite 308: TBD
Suite 400: 7,129 Sq. Ft.
Suite 750: 2,626 Sq. Ft.
Suite 760: 1,843 Sq. Ft.
Suite 800: TBD

Pricing:

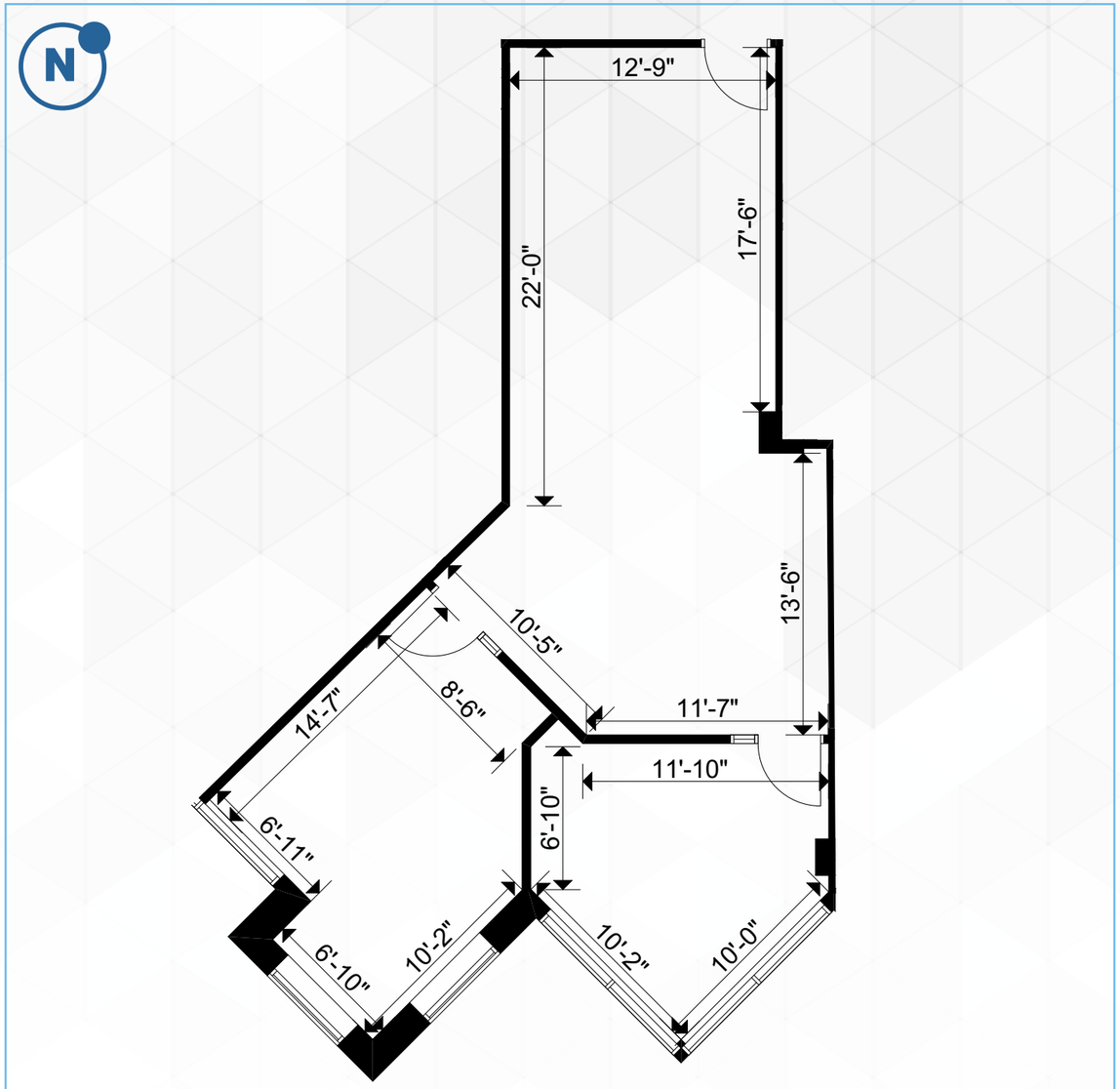
Net Rent
$17.75 Per Sq. Ft.

Additional Rent
$17.16 Per Sq. Ft.
(all inclusive**)

Gross Rent
$34.91 Per Sq. Ft.

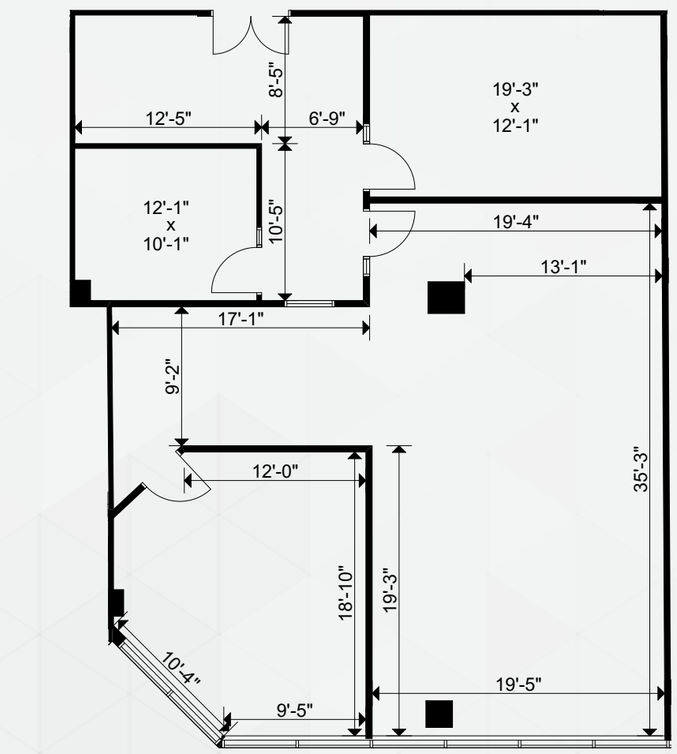
**includes utilities, taxes, and janitorial

SUITE 302 • 985 Sq. Ft.



Available: Immediately
Two private offices, both with great natural light.

SUITE 304 • 2,053 Sq. Ft.



Planned Model Suite

Available: Immediately
Great natural light! Planned improvements through model suite program.

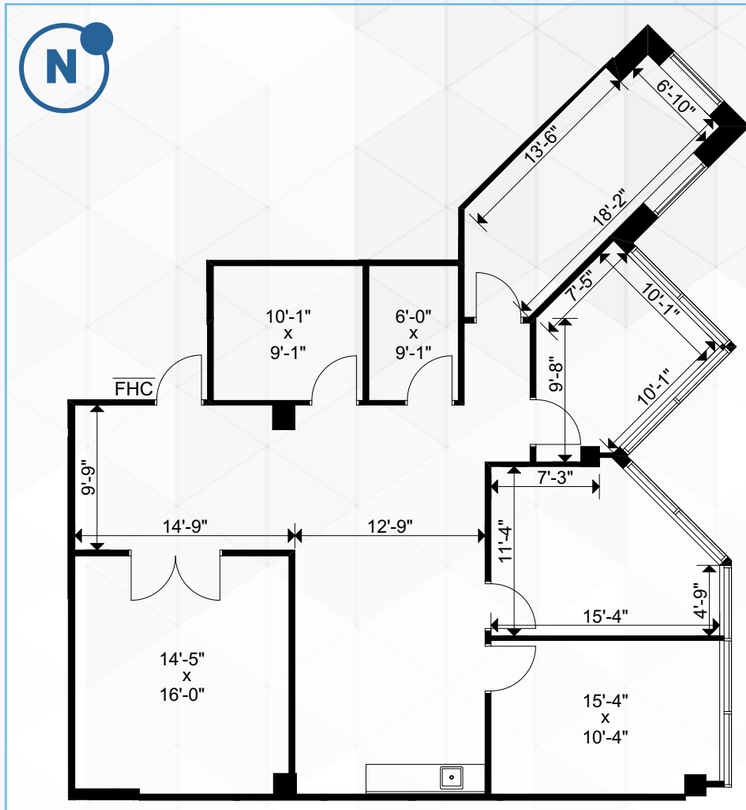
SUITE 400 • 7,129 Sq. Ft.

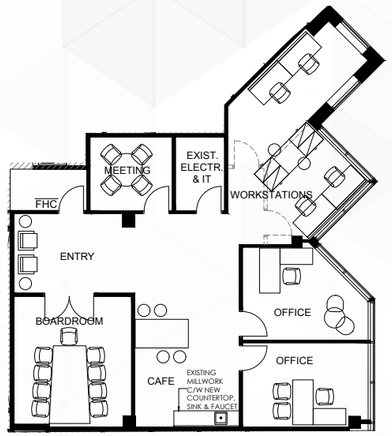
Available: Immediately
Flexible size options, can be demised and built-to-suit.

SUITE 750 • 2,626 Sq. Ft.

Available: Immediately
Excellent fit for dental/medical user, existing infrastructure in place from previous dental operation.

SUITE 760 • 1,843 Sq. Ft.





Planned Model Suite

Available: Immediately
Incredible views of the Mississauga and Toronto skyline. Planned improvements through model suite program.

FOR MORE INFORMATION:

KAY LOCKE*
Associate Vice President

416.798.6268
kay.locke@cbre.com

JUSTIN BATES*
Senior Sales Associate

905.315.3698
justin.bates@cbre.com

3 EGLINTON WEST

STAND APART.

CROWN PROPERTY MANAGEMENT

CBRE

*Sales Representative

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.