

FOR LEASE

# yonge eglinton centre

# Discover your *New Office* at the heart of Toronto's most exciting transformation

Step out of the office and into a world of trendy eateries, boutique shops, and green spaces.

Yonge Eglinton Centre is in the heart of midtown with a wide variety of amenities including restaurants, shops and entertainment to suit your thriving lifestyle.

It features direct access to the TTC's Subway Line 1 (Yonge - University) and the future Eglinton Crosstown LRT, offering tenants easy access around the city.



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20 EGLINTON AVENUE WEST | 2300 YONGE STREET



Multiple model suites and featured suites ranging in size from 1,000 to 4,000 sq. ft.



Unique and serene rooftop patio with water feature and gardens



Secure bicycle storage and showers restricted to tenant use located on P1 Level



Direct access to TTC Eglinton Station



Direct access to Eglinton Crosstown LRT



Newly renovated Food Hall with increased seating



RioCan Tenant Portal - interactive application for services and inquiries



24/7 Security onsite



EV Charging stations

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20 EGLINTON AVENUE WEST | 2300 YONGE STREET

# Available Suites

## TOWER A 20 Eglinton Avenue West

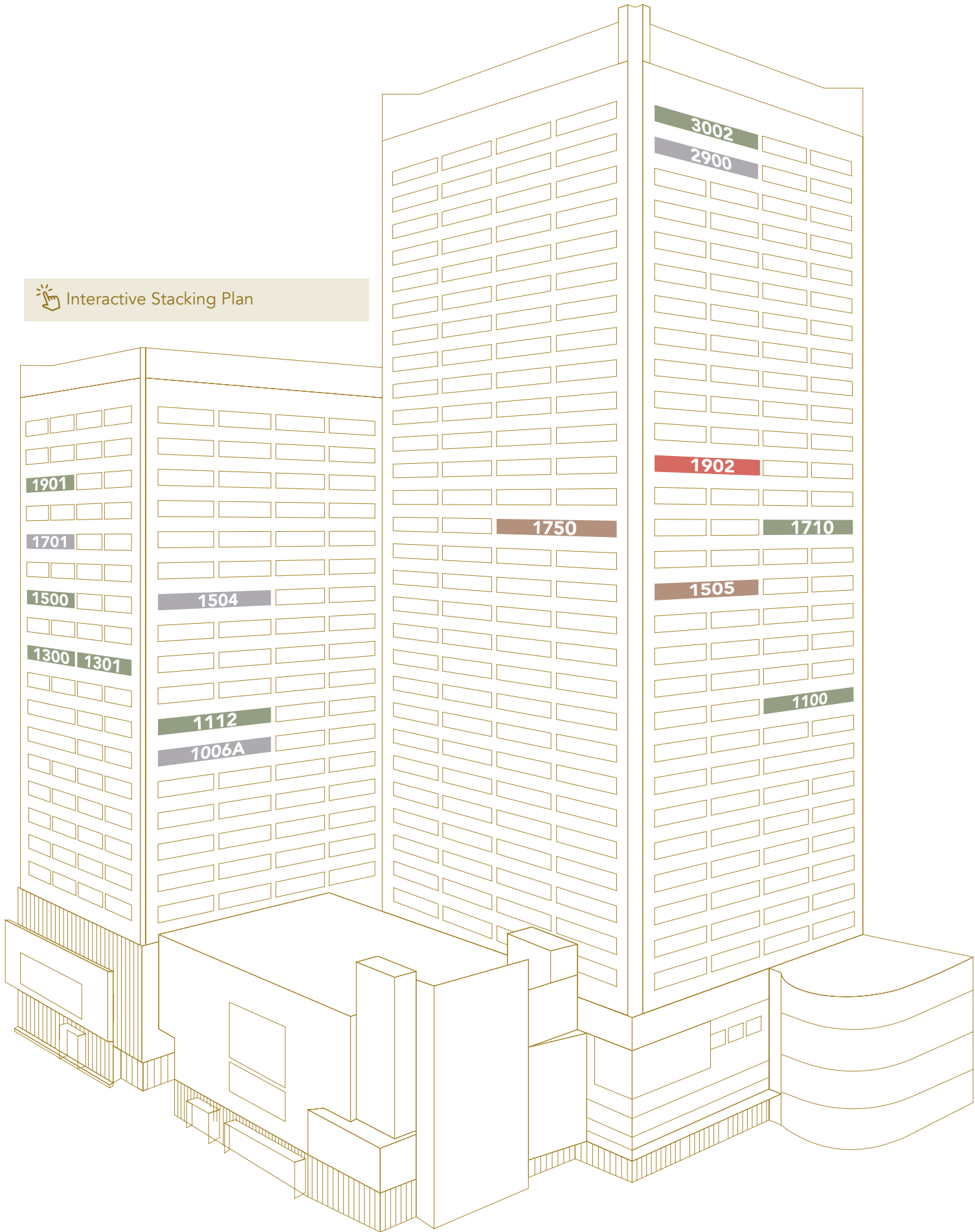
### Featured Suites

SUITE/FLOOR	SIZE (SF)	AVAILABLE
Suite 1701	2,743	Immediately
Suite 1504	1,710	Immediately
Suite 1006A	1,335	Immediately

### Built Out

SUITE/FLOOR	SIZE (SF)	AVAILABLE
Suite 1901	2,260	Immediately
Suite 1500	4,270	Immediately
Suite 1301	2,450	Immediately
Suite 1300	4,980	Immediately
Suite 1112	1,004	Immediately

 Interactive Stacking Plan



## TOWER B 2300 Yonge Street

### Featured Suites

SUITE/FLOOR	SIZE (SF)	AVAILABLE
Suite 2900	4,405	Q4 2025

### Future Model Suites

SUITE/FLOOR	SIZE (SF)	AVAILABLE
Suite 1750	2,566	Q3 2025
Suite 1505	4,000	Q2 2025

### Built Out

SUITE/FLOOR	SIZE (SF)	AVAILABLE
Suite 3002	4,375	Immediately
Suite 1710	2,154	Immediately
Suite 1100	2,290	Immediately

### Base Building

SUITE/FLOOR	SIZE (SF)	AVAILABLE
Suite 1902	3,406	Immediately



**ASKING NET RENT**  
Call Listing Agents



**2025 ADDITIONAL RENT**  
**20 Eglinton Avenue West:**  
\$31.57 PSF + Utilities  
**2300 Yonge Street:**  
\$30.29 PSF + Utilities



Featured Suite



Base Building



Future Model Suite



Built Out

<b>Featured Suite</b>	Move-in ready space with furniture
<b>Model Suite</b>	Newly constructed space

Suite 1006A

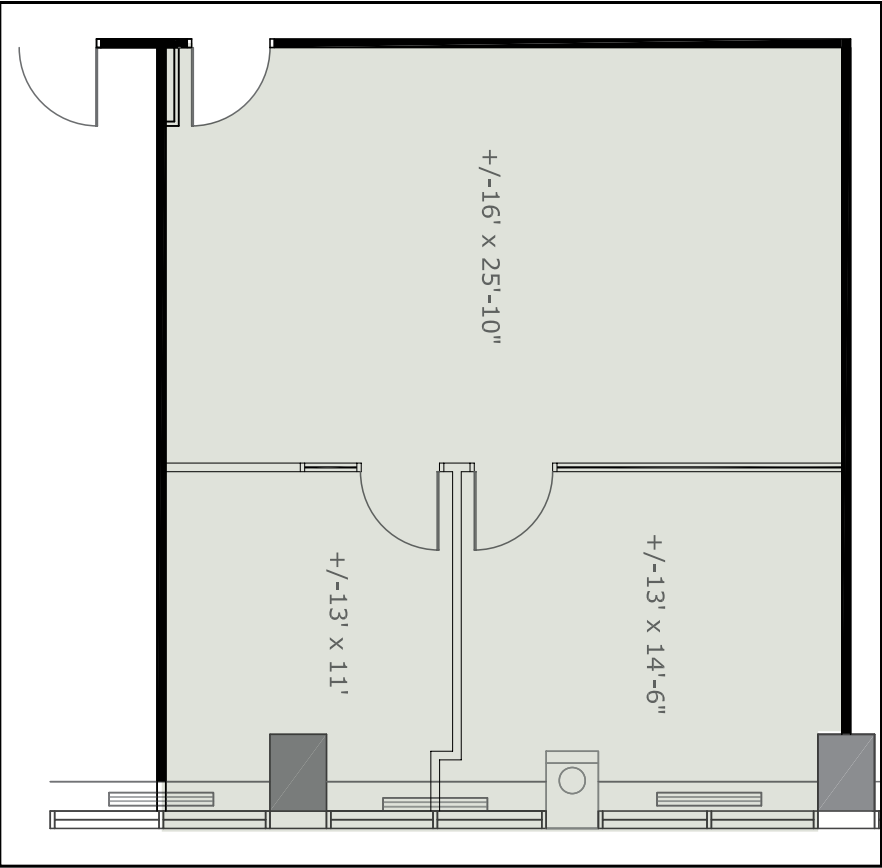
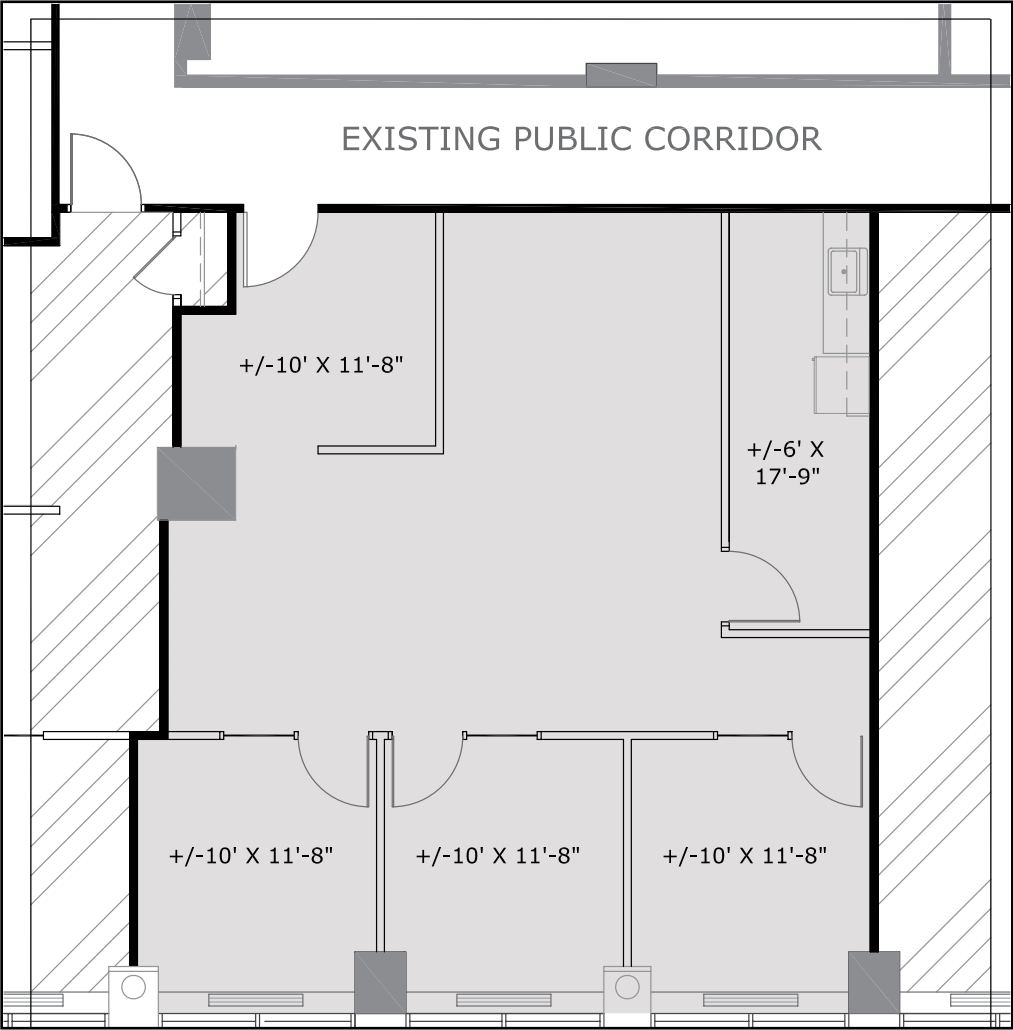
1,335 SF

Featured Suite

Suite 1112

1,004 SF

Built Out



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20 EGLINTON AVENUE WEST | 2300 YONGE STREET

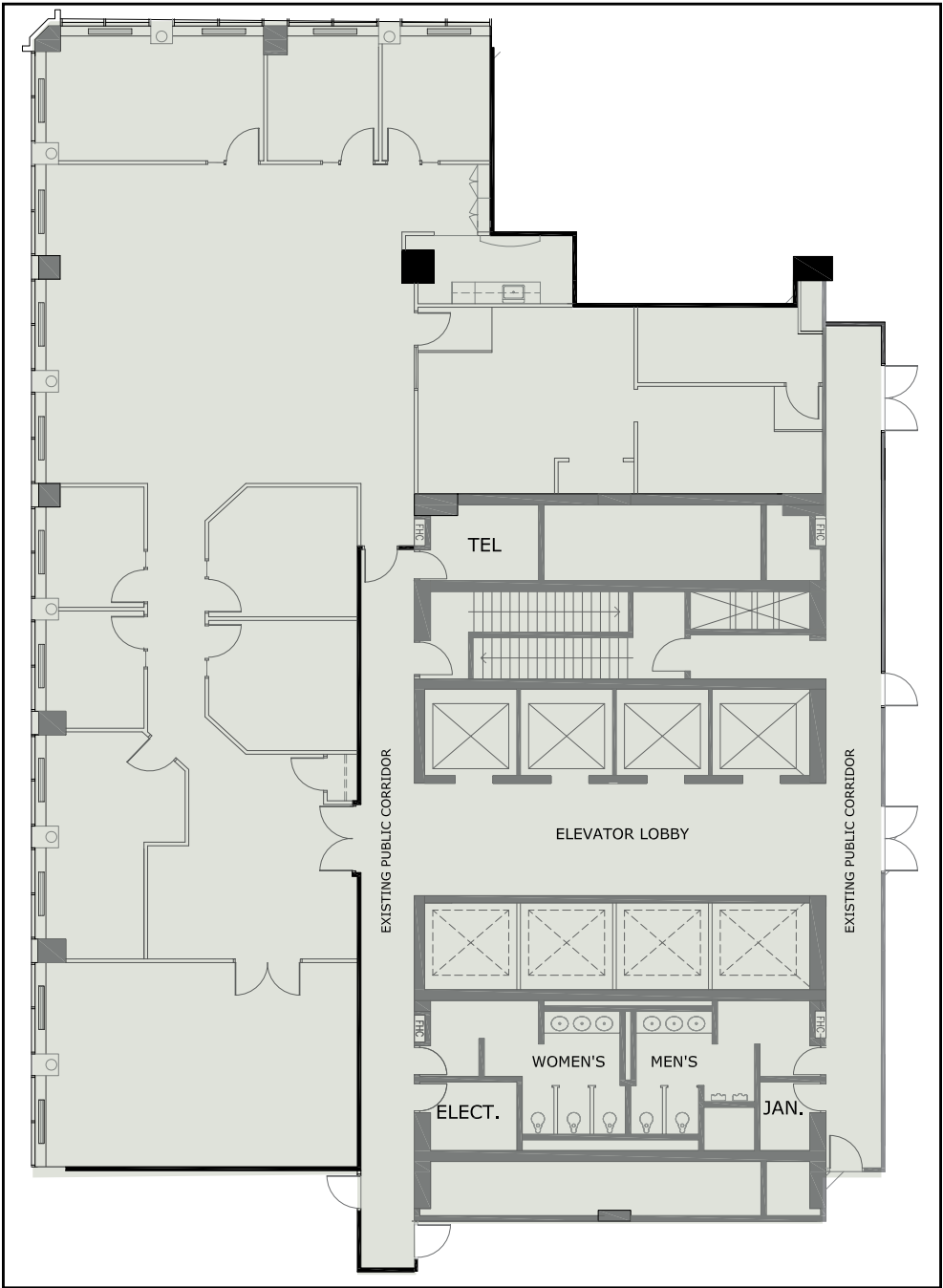
20 Eglinton

Suite 1300

4,980 SF

Built Out

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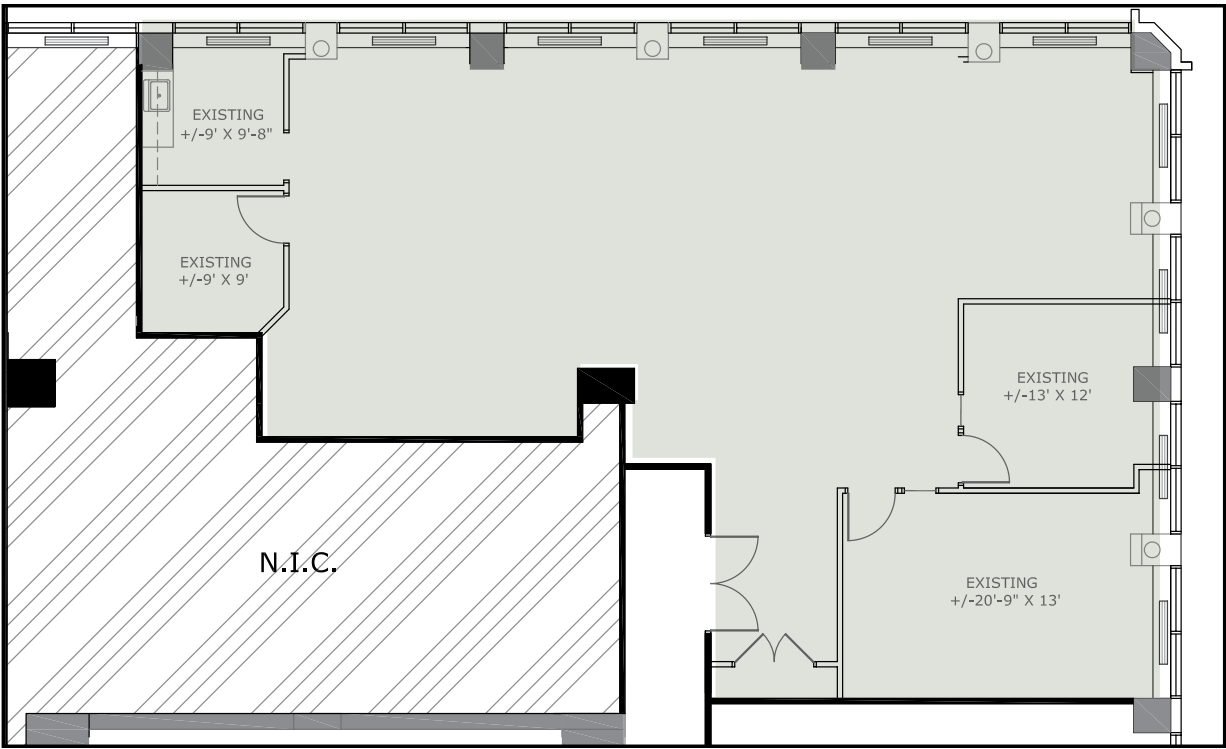


20 Eglinton

Suite 1301

2,450 SF

Built Out

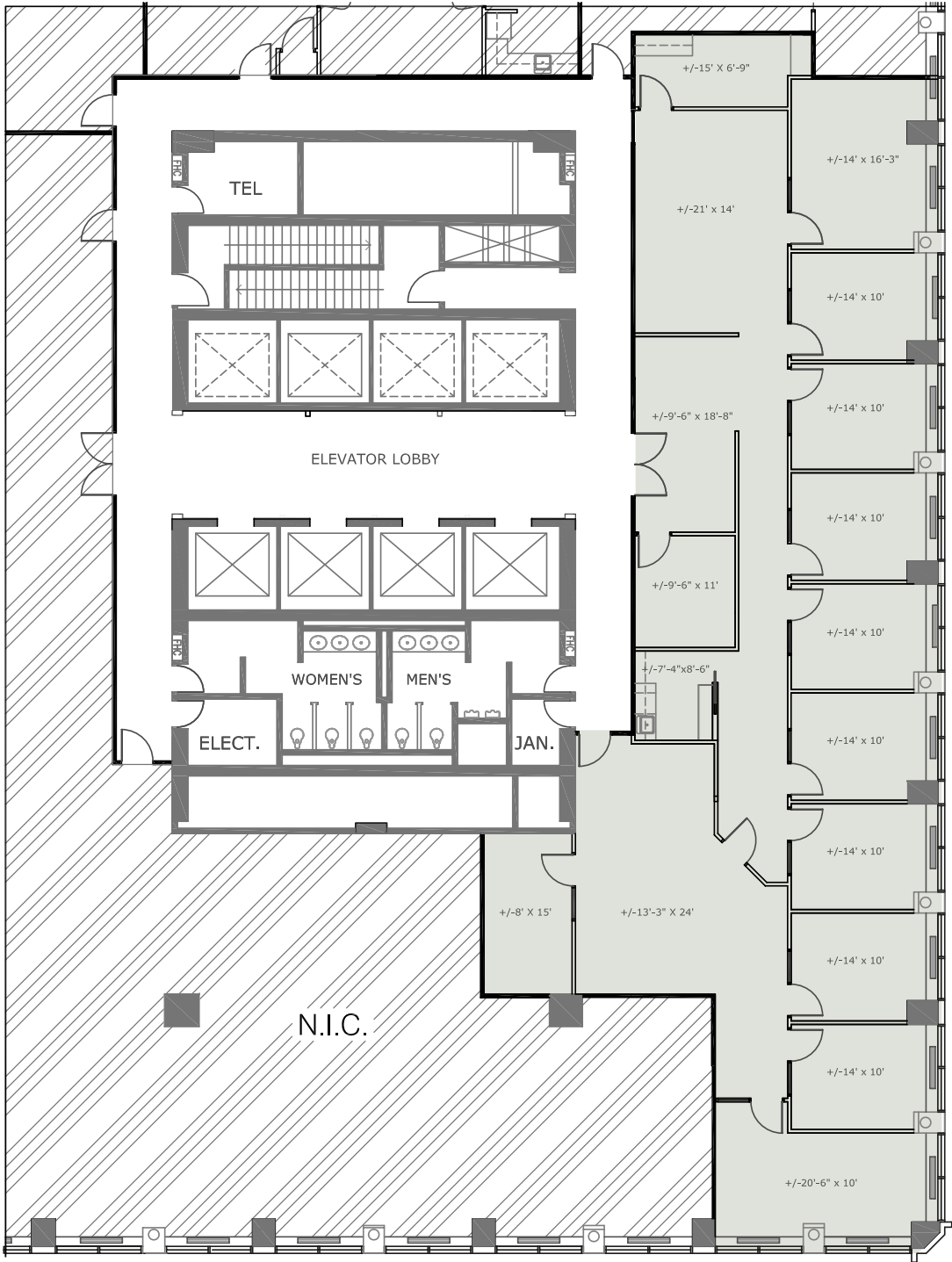


20 EGLINTON AVENUE WEST | 2300 YONGE STREET

Suite 1500

4,270 SF

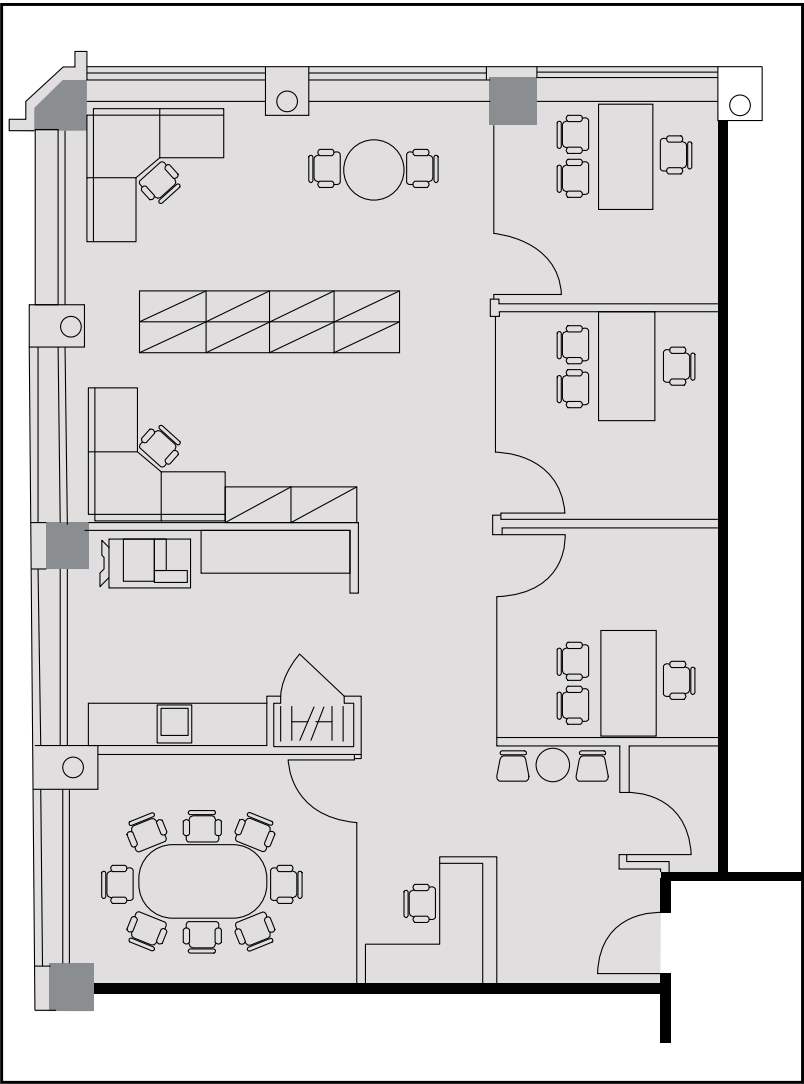
Built Out



Suite 1504

1,710 SF

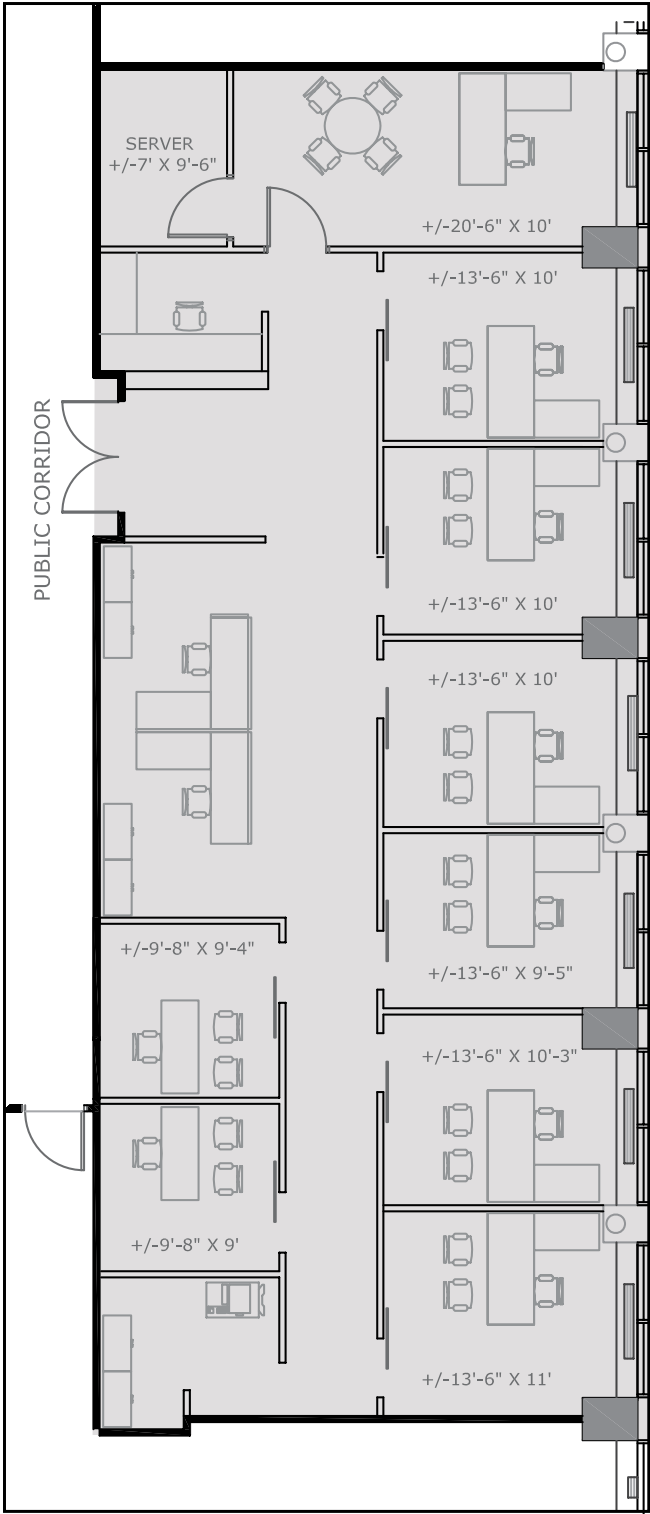
Featured Suite



Suite 1701

2,743 SF

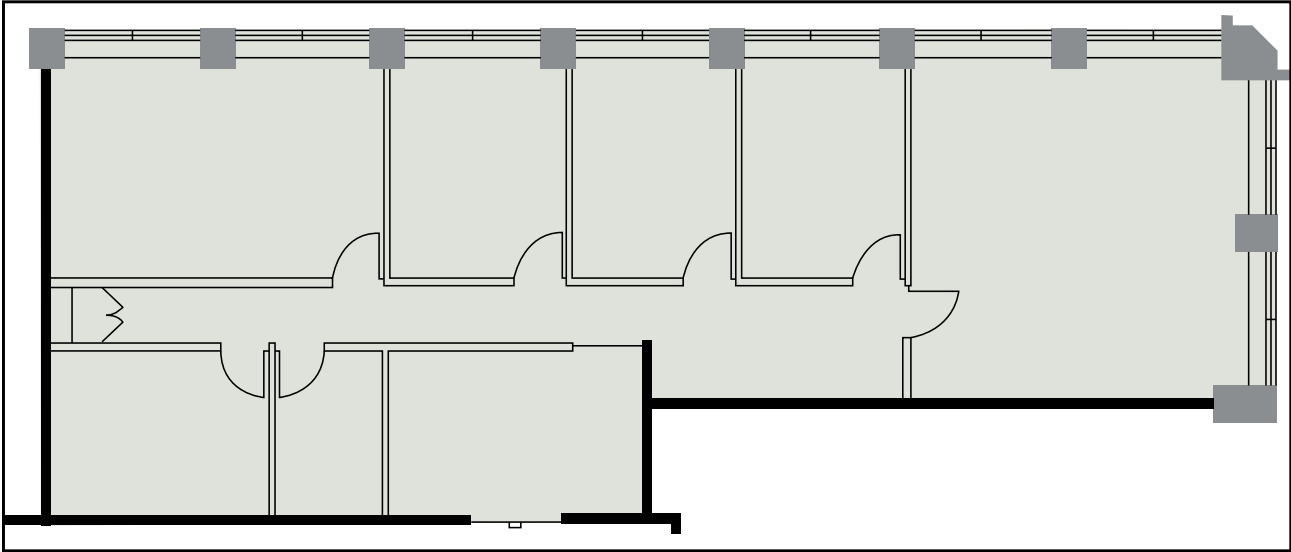
Featured Suite



Suite 1901

2,260 SF

Built Out



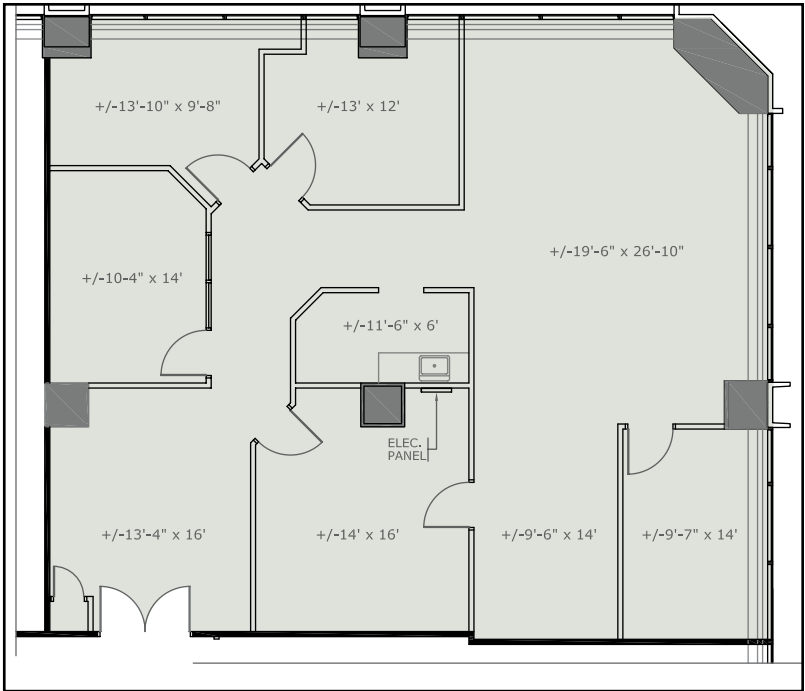
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2300 Yonge

Suite 1100

2,290 SF

Built Out



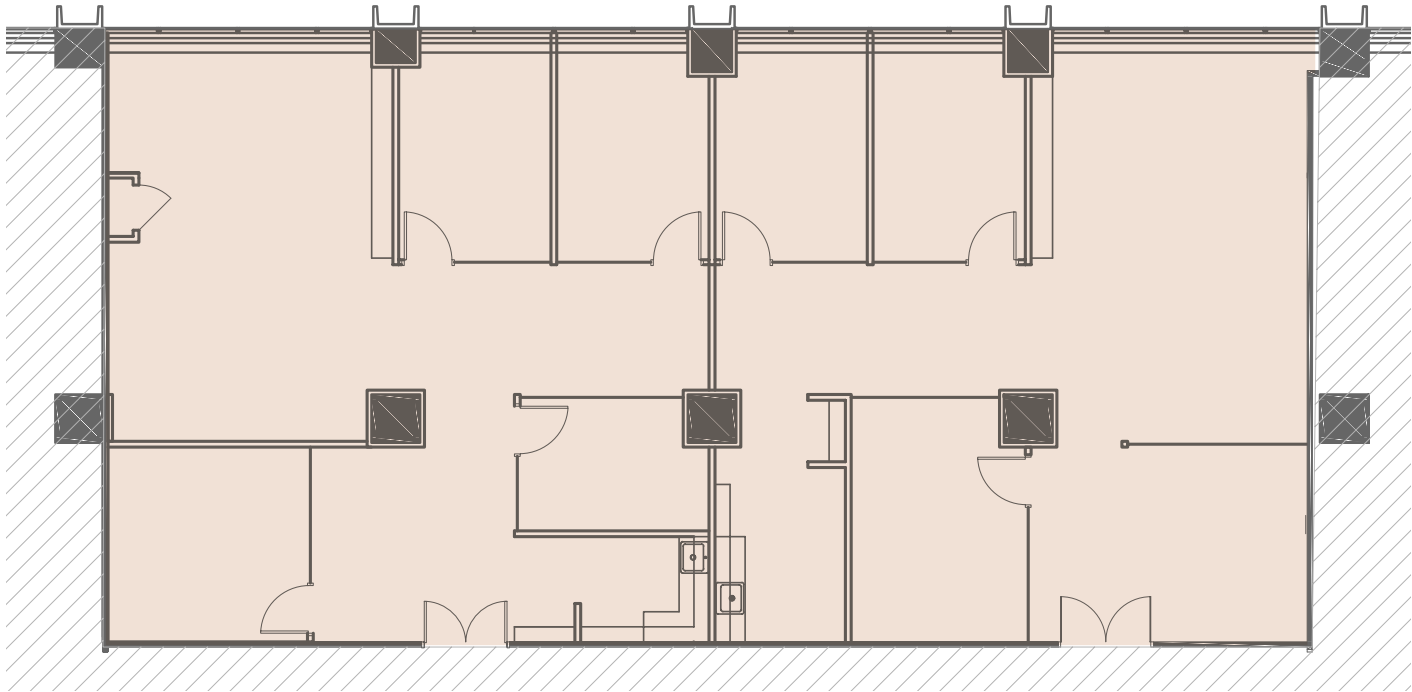
2300 Yonge

Suite 1505

4,000 SF

Model Suite Coming Soon

It can be demised to approx. 2,000 SF



Referential Images - Future Model Suite



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20 EGLINTON AVENUE WEST | 2300 YONGE STREET

2300 Yonge

Suite 1710

2,154 SF

Built Out

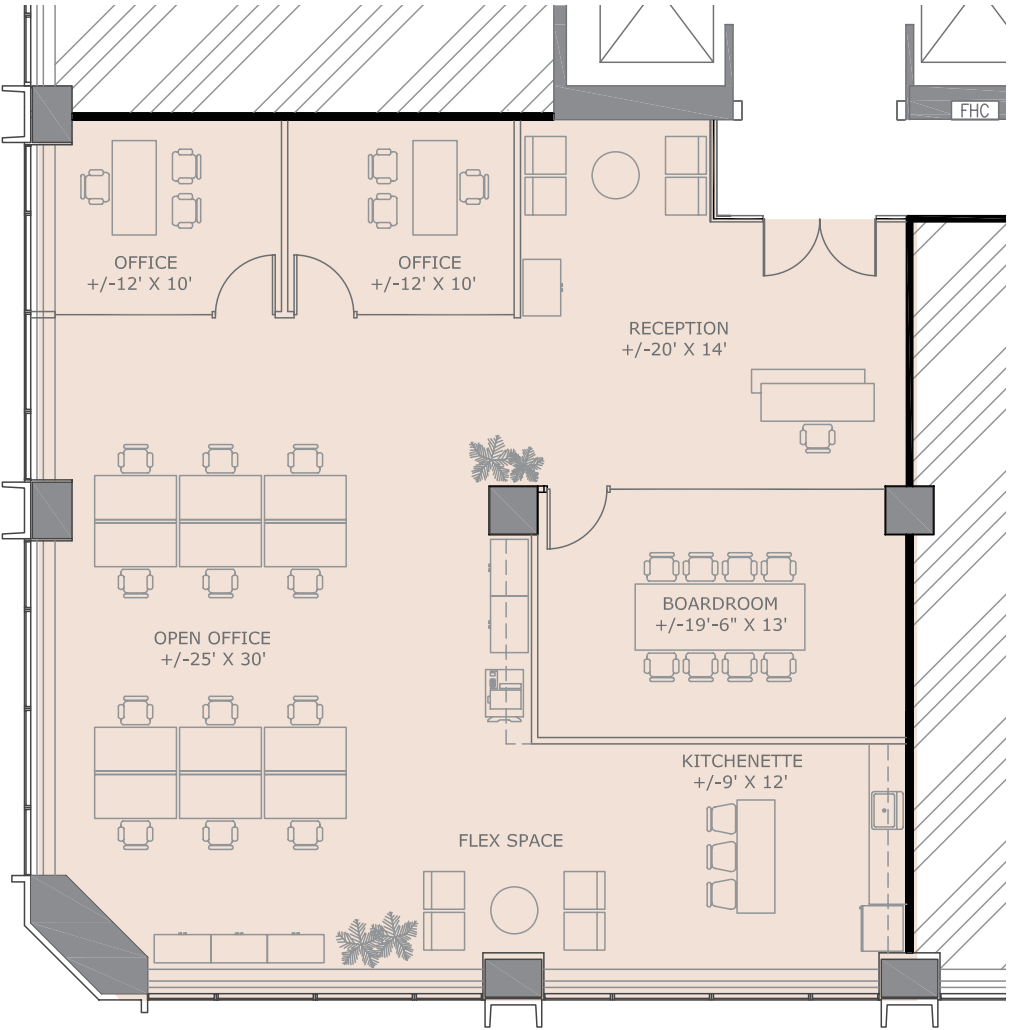
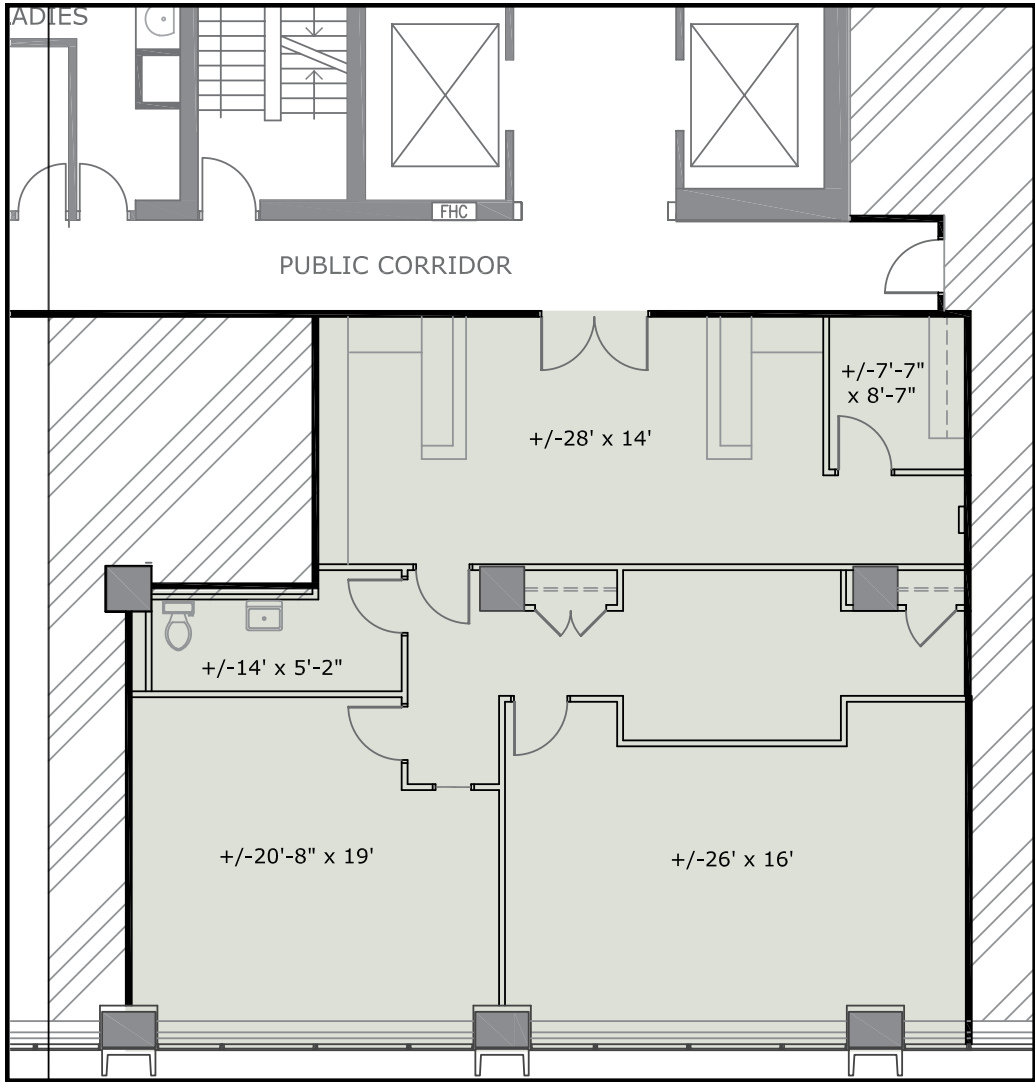
2300 Yonge

Suite 1750

2,566 SF

Model Suite Coming Soon

FOR LEASE



Referential Images - Future Model Suite



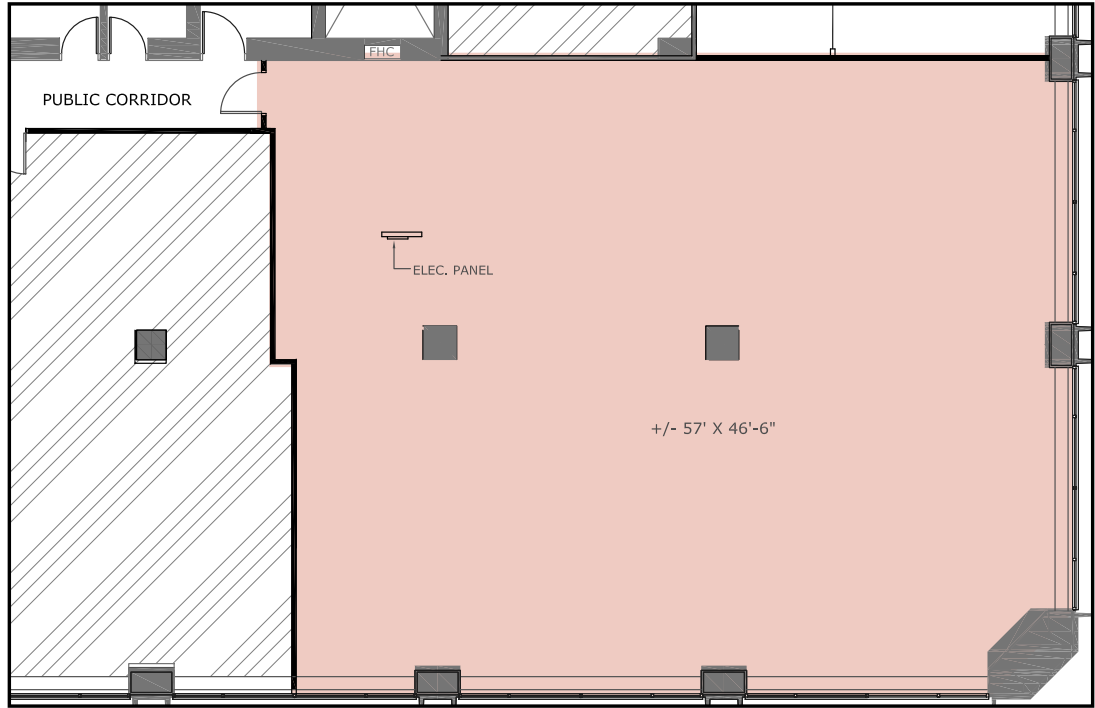
20 EGLINTON AVENUE WEST | 2300 YONGE STREET

2300 Yonge

Suite 1902

3,406 SF

Base Building

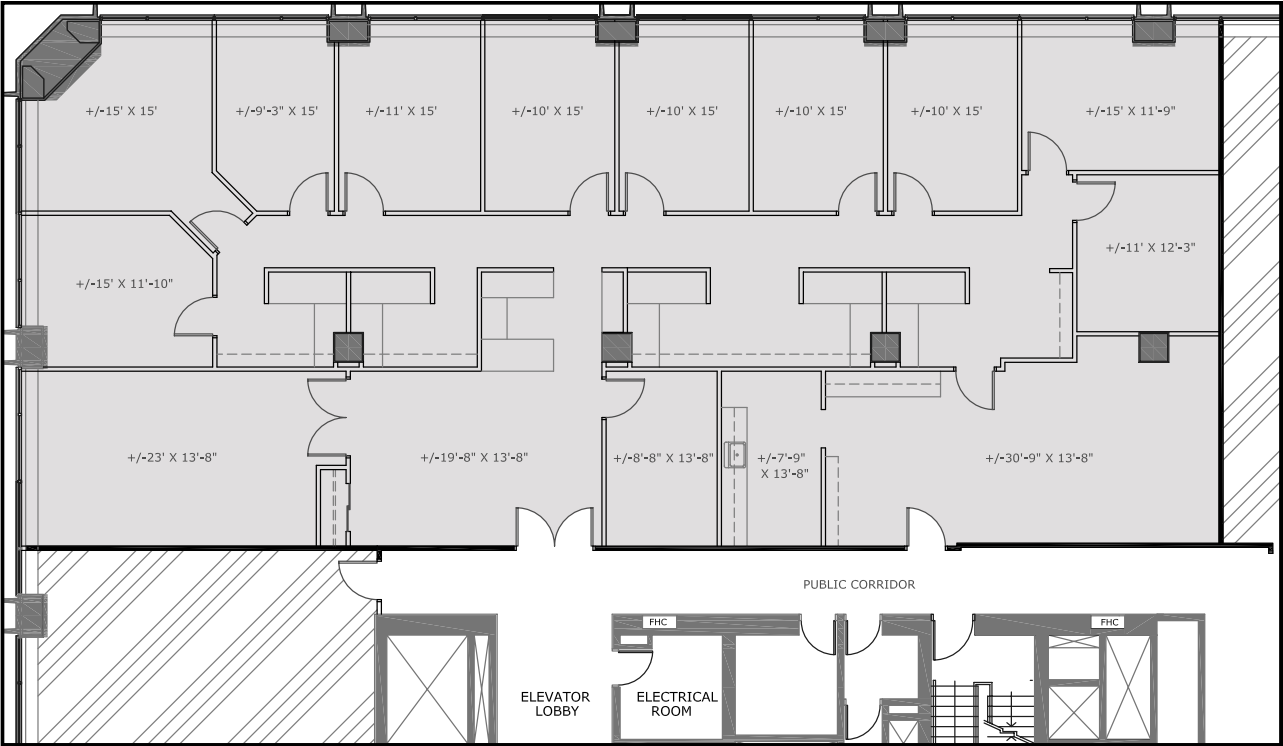


2300 Yonge

Suite 2900

4,405 SF

Featured Suite



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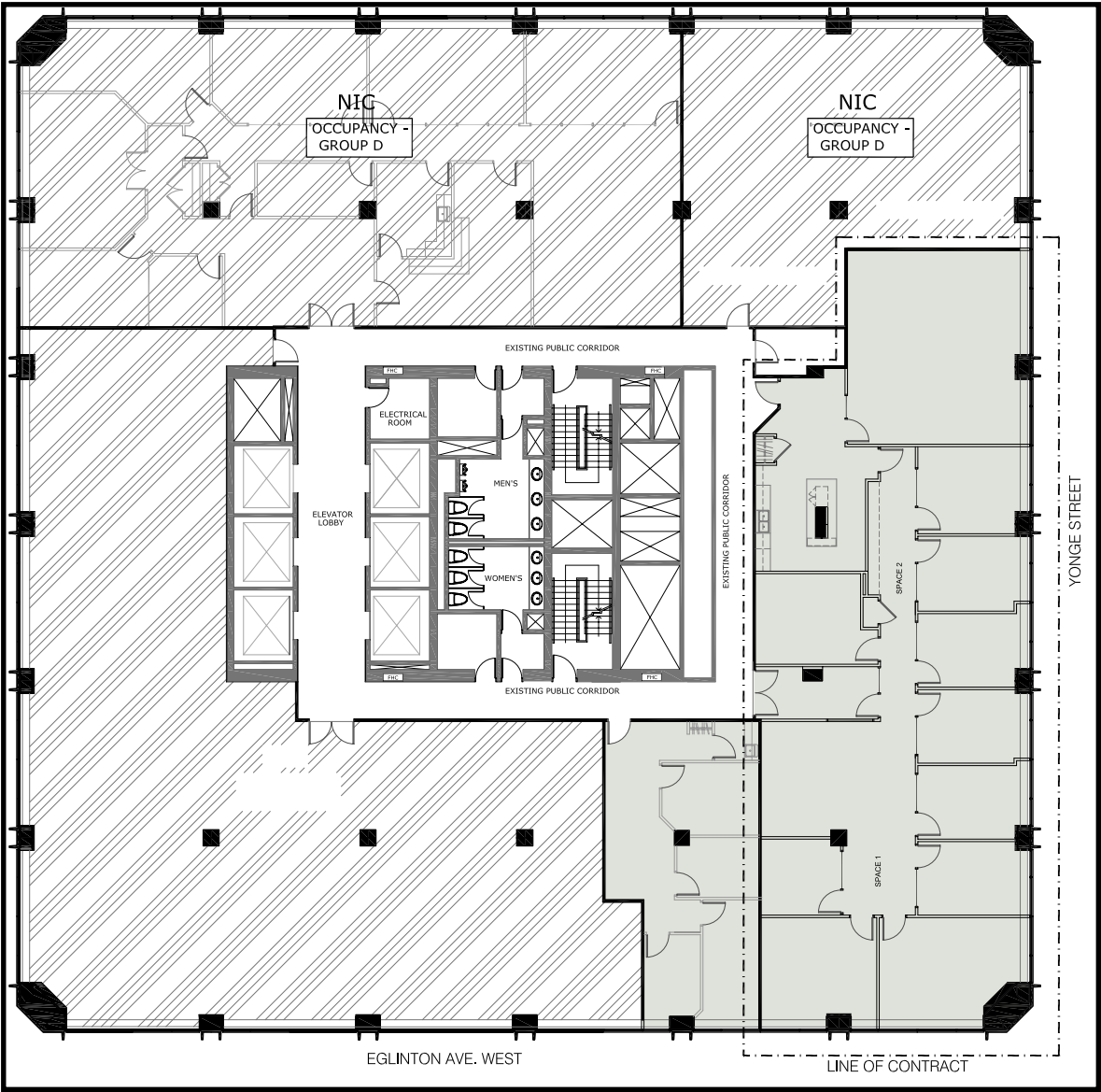
20 EGLINTON AVENUE WEST | 2300 YONGE STREET

2300 Yonge

Suite 3002

4,375 SF

Built Out



FOR LEASE



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