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HOLLY STREET



CBRE Limited | REAL ESTATE BROKERAGE | 145 King Street West, Suite 1100 | Toronto, ON M5H 1J8



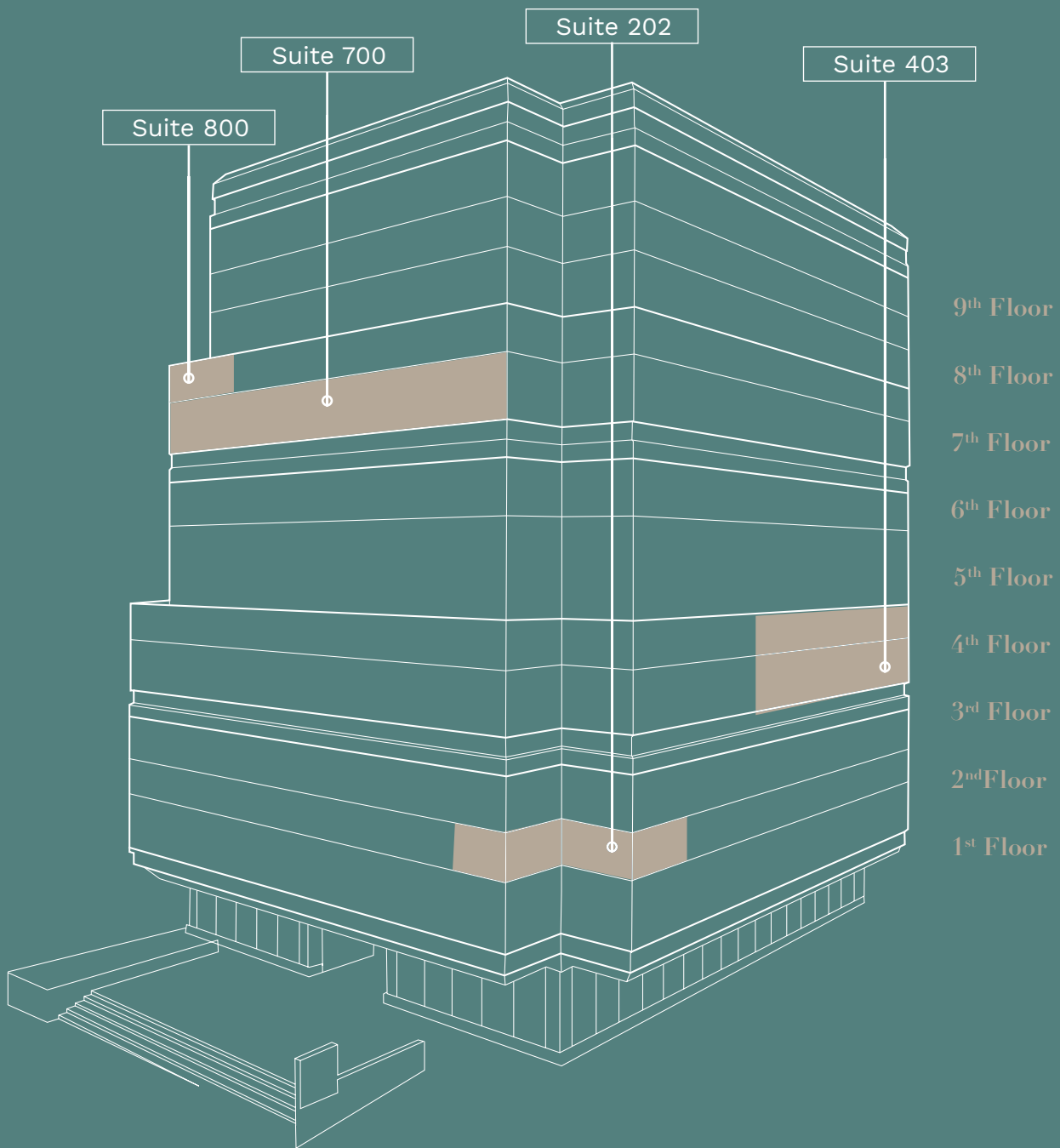
∞ PROPERTY DETAILS ∞

Availability Summary

Suite 202	3,769 sq. ft.	Available Immediate
Suite 403	2,154 sq. ft.	Available Immediate
Suite 700	8,234 sq. ft.	Available June 1, 2024
Suite 800	1,333 sq. ft.	Available June 1, 2024



∞ STACKING PLAN ∞



∞ 40 ∞
HOLLY STREET

∞ PROPERTY DETAILS ∞



NET RENT
Contact Listing
Agents



ADDITIONAL RENT
\$25.84 per sq. ft.
(2024 Estimate)



PARKING
Unreserved
\$200.00 | 1:1,200 sq. ft.



**BUILDING
HOURS**
7:00 a.m. to 6:00
p.m.



SECURITY
Card Access

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. The development of the Eglinton LRT will add value to the area in the future.

The property has 61 underground parking stalls. The building was constructed in 1988.



Adgar is firmly committed to environmental responsibility within our portfolio. We are continually seeking ways to efficiently operate the building, reduce our carbon footprint and improve energy performance through energy saving initiatives, our waste reduction initiatives and mechanical improvements.

∞ THE BUILDING ∞

Building & Amenities

Boutique office building.

High-rise alternative.

Downtown access in a quiet midtown setting.

Many retail amenities, and the bustling Yonge and Eglinton intersection steps away from the building.

Opportunity to be in a first class office building with exceptional on site building staff.

Eglinton TTC station steps away.

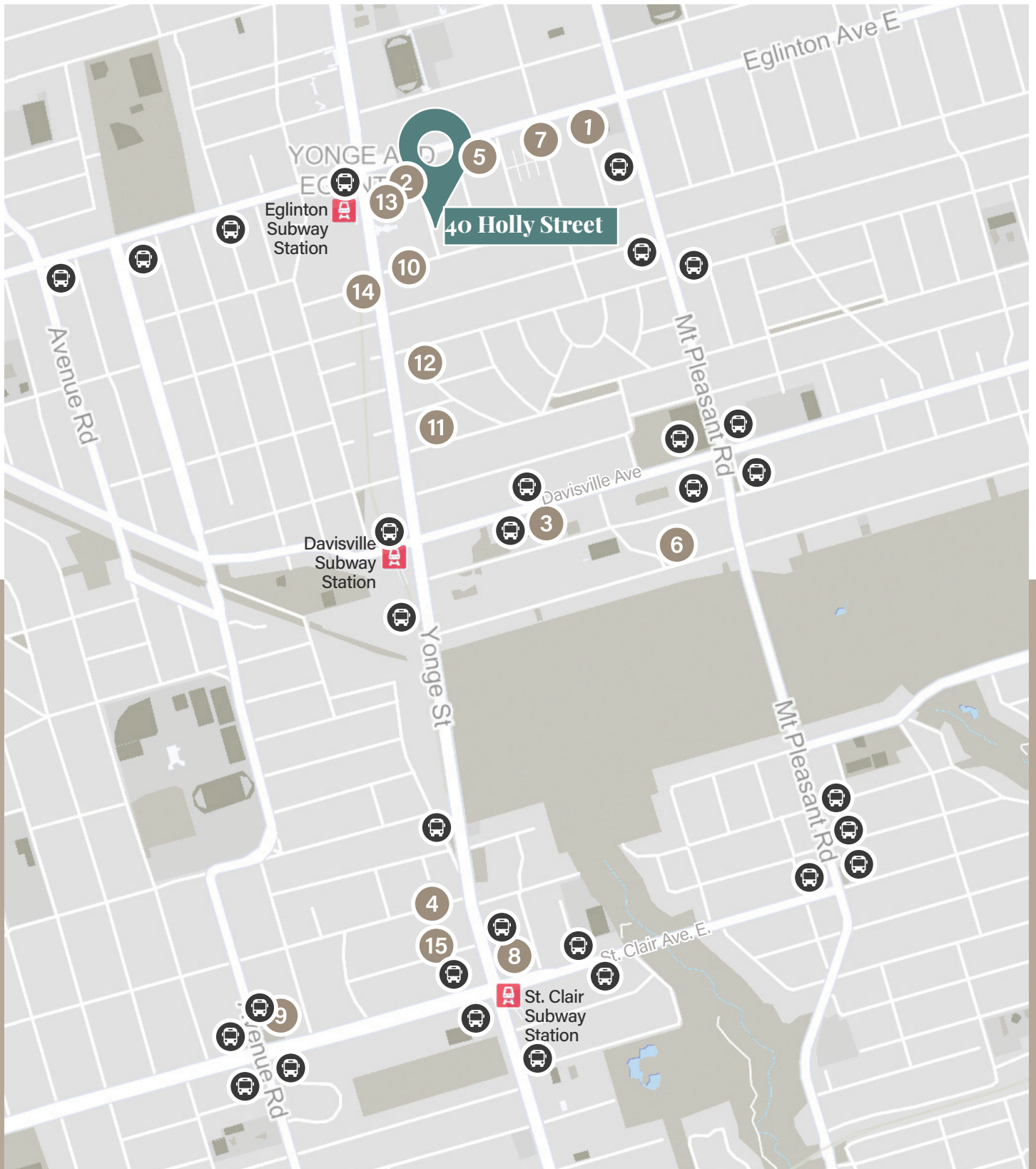
Market Demographics

In 2018, the total population of the Yonge/Eglinton submarket was 102,469; that number is projected to increase by 5.8% in 2023. The submarket at Yonge/Eglinton is a relatively affluent area, with average annual household income of \$194,460 (projected to rise to \$222,269 in 2023). By comparison, average household incomes across Toronto as a whole in 2018 was \$118,346.

The population of the Yonge/Eglinton submarket is slightly younger than Toronto as a whole with the median age at 39.2 years. 25 to 34 year-olds are the largest demographic, comprising 17.7% of the population.



MAP LOCATION



∞ AMENITIES ∞

40 Holly Street is located on the north side of Eglinton Avenue East, just east of Yonge Street in the heart of Midtown Toronto.



Fitness Centres

1. Fit Factory Midtown
2. OrangeTheory Fitness
3. Striation 6 Fitness Centre
4. Oxygen Yoga & Fitness
5. F45 Training



Grocery Stores

6. Sobeys Urban Fresh Balliol
7. Loblaws
8. Loblaws
9. The Market by Longo's
10. Farm Boy



Major Restaurants

11. Positano Restaurant
12. Tabule Middle Eastern Cuisine
13. The Keg Steakhouse + Bar
14. Mandarin Restaurant
15. Ambiyon On Yonge



Public Transit

- Yonge Subway Line
- Eglinton Subway Station
- Eglinton Ave W at Duplex Ave
- Eglinton Ave E at Mount Pleasant Rd
- Eglinton Ave E at Bayview Ave
- Davisville Subway Station
- Davisville at Yonge
- Davisville Ave at Mount Pleasant Rd
- St. Clair Subway Station
- St. Clair Ave E at Yonge
- St. Clair Ave W at Yonge





∞ FLOOR PLAN ∞

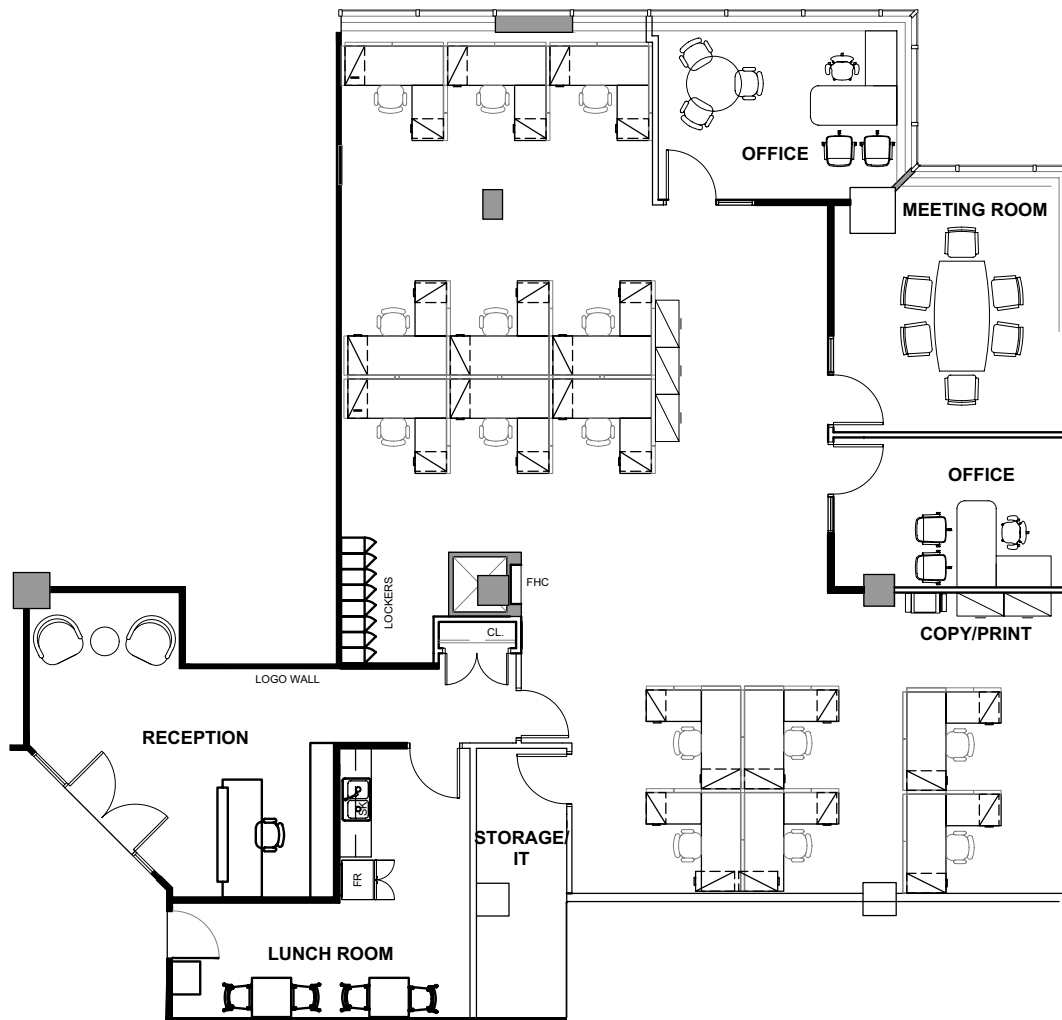
2nd Floor

Suite 202

3,769 Sq. Ft.

Available Immediate

Model Suite



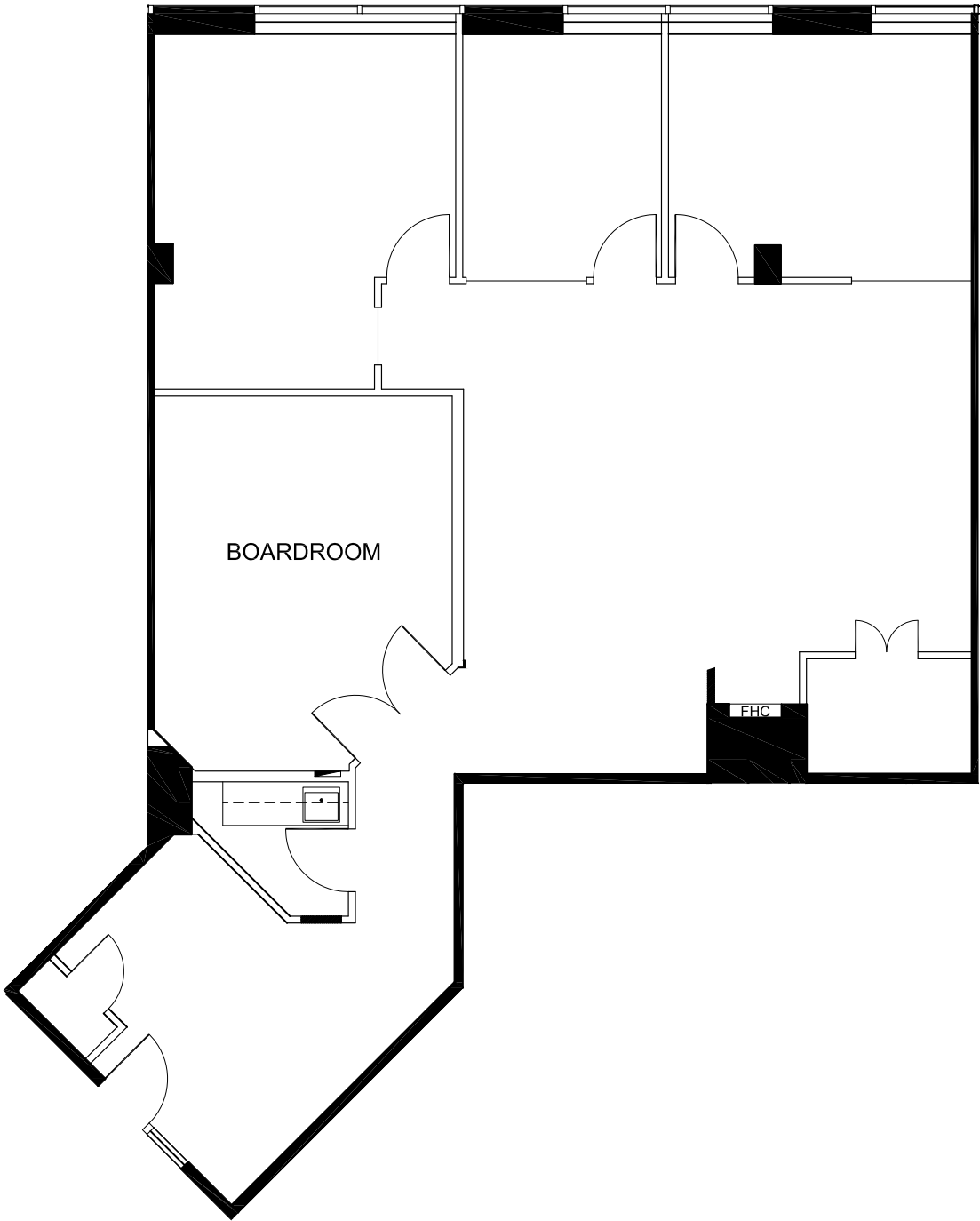
∞ FLOOR PLAN ∞

4th Floor

Suite 403

2,154 Sq. Ft.

Available Immediate



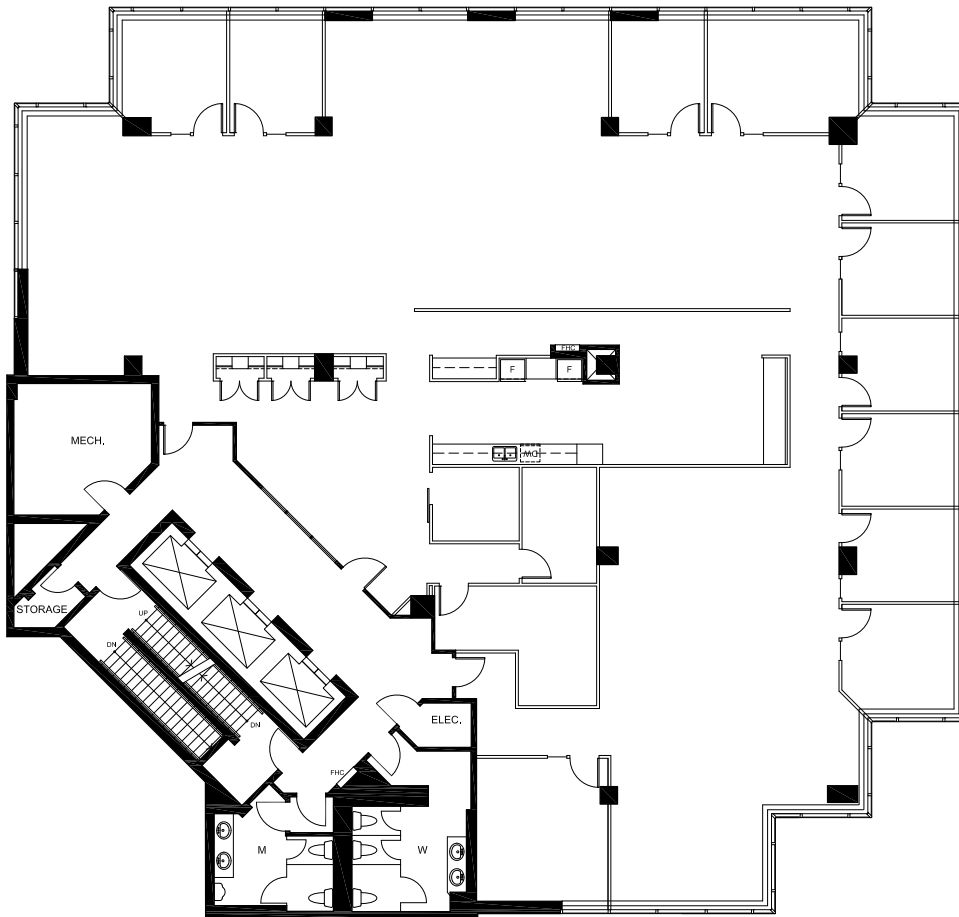
∞ FLOOR PLAN ∞

7th Floor

Suite 700

8,234 Sq. Ft.

Available June 1, 2024



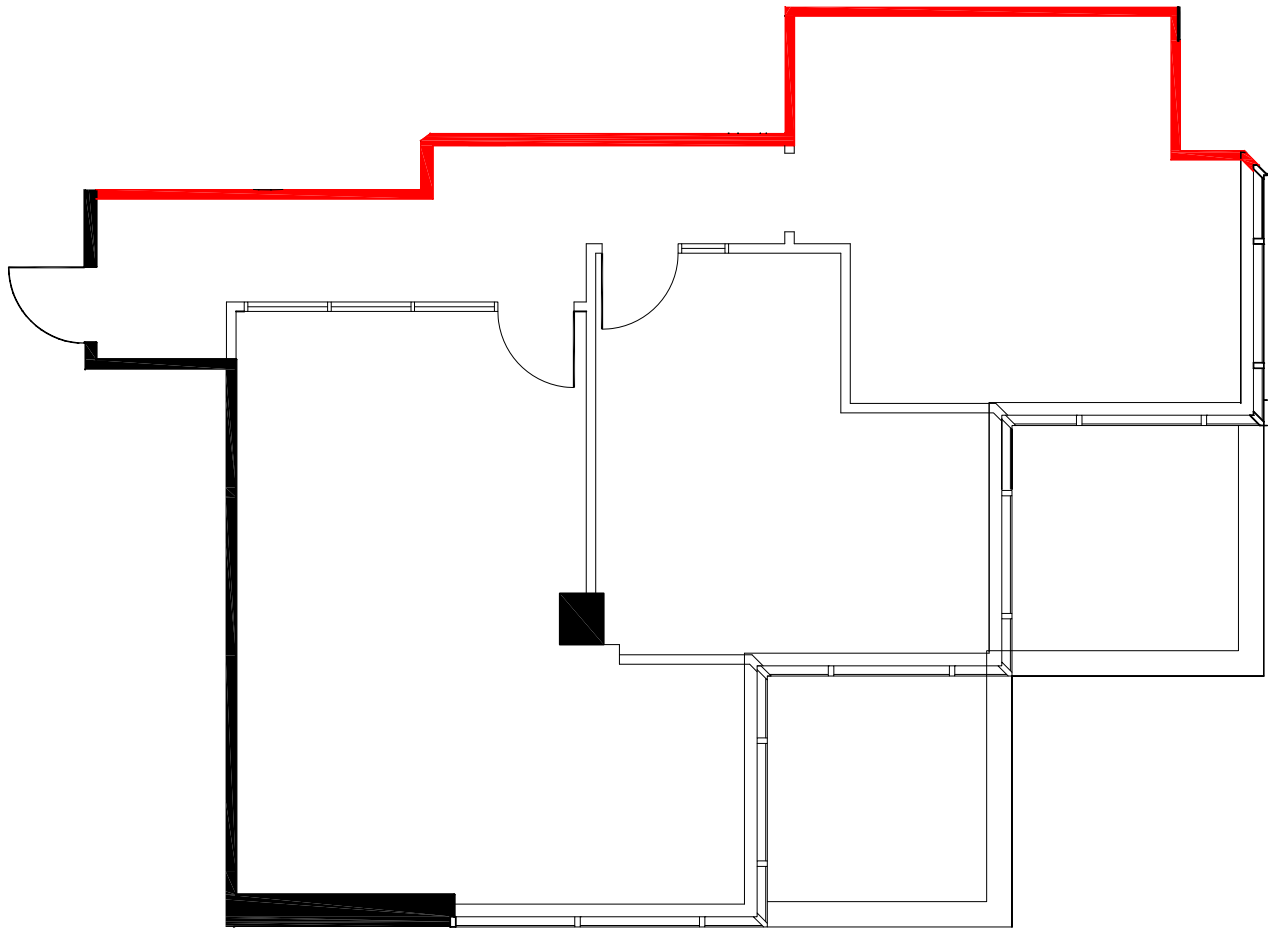
∞ FLOOR PLAN ∞

8th Floor

Suite 800

1,333 Sq. Ft.

Available June 1, 2024



— DEMISING WALL



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FOR LEASE



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