

# 90 EGLINTON EAST



# ABOUT 90 EGLINTON EAST

A first class 9-storey office building located on the north side of Eglinton Ave., minutes from the Eglinton TTC, featuring prominent frontage and street front retail on Eglinton Avenue E. along with quick access to the wide range of amenities along Yonge + Eglinton.

This property and its location is well suited for small, medium and large tenancies, providing tenants with underground parking, 24 hour security and access to Madison' neighbouring Flex Space.

**SUITE 102**  
1,320 SQ.FT  
RETAIL SPACE

## PROPERTY

-  9 STOREYS
-  60 SUITES
-  100 GUEST PARKING SPOTS

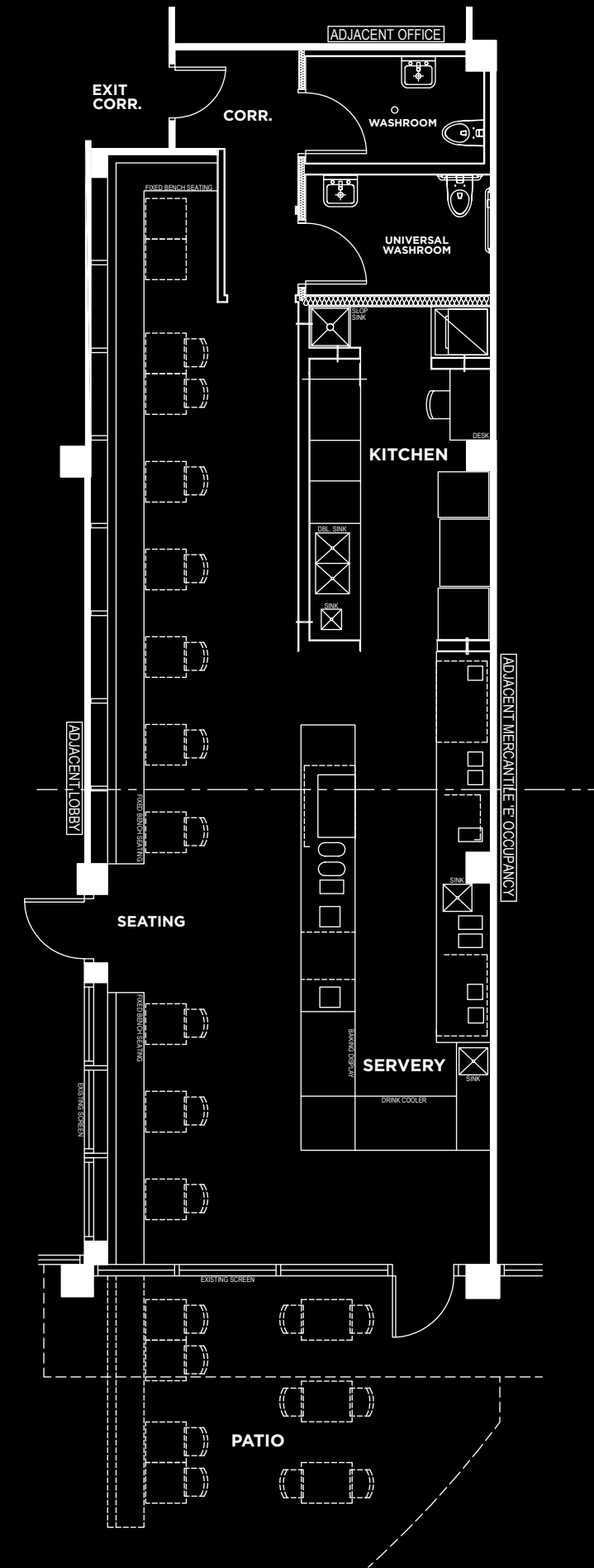
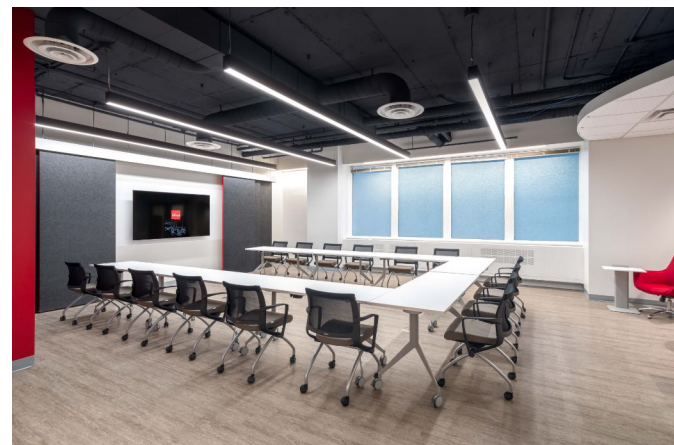
## AMENITIES

- FEATURING A RENOVATED TWO-STOREY LOBBY
- 24-HOUR MANNED SECURITY
- CARD ACCESS SECURITY SYSTEM
- BARRIER FREE ACCESS
- TWO LEVEL UNDERGROUND PARKING
- HIGH DENSITY MIXED COMMERCIAL / RESIDENTIAL AREA
- RESTAURANTS & COFFEE SHOPS ON GROUND FLOOR
- WALKING DISTANCE TO SUBWAY & TTC

## EXTRA PERK

COMPLIMENTARY USE OF  
MADISON FLEX SPACE

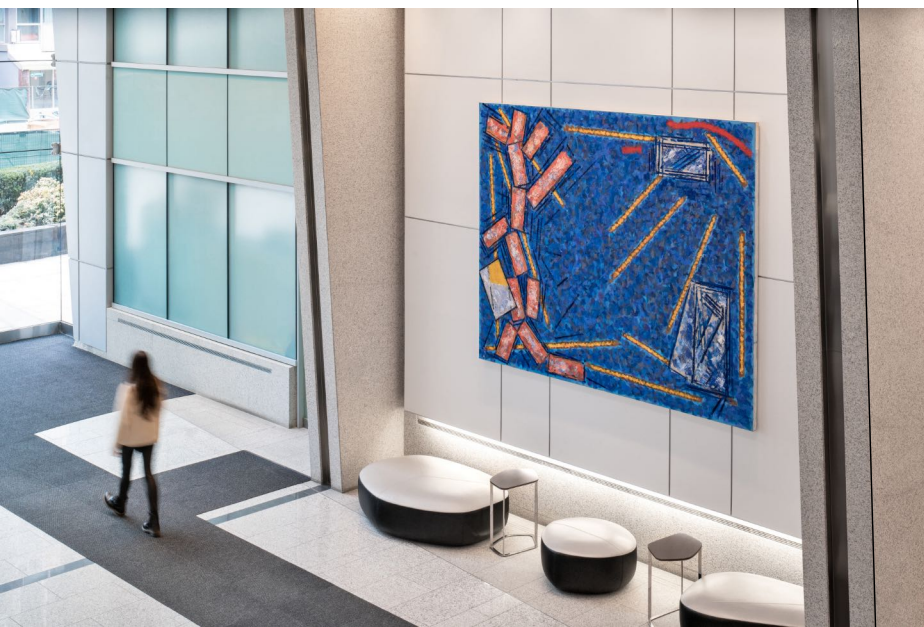
Madison Group presents Flex Space- a custom space designed just for you. Available to the Madison Community, tenants will be able to utilize the complimentary workspace at your leisure. Designed with you in mind, we created an office outside your office. Whether it be for meetings, training, or simply to celebrate, tenants can be inspired by our four suggested room layouts or prepare your own unique setup to best suit your needs. By using your tenant login, the flex space can be easily reserved with the click of a button. Forget the stress and leave the mess, Madison Properties welcomes all tenants to enjoy the Flex Space located at 150 Eglinton East.



EGLINTON AVENUE EAST

# MADISON ART

The lobby at 90 Eglinton East features artfully curated pieces by world renowned artists David Urban and Andrés Marroquín



Artwork by David Urban



Artwork by Andrés Marroquín

Lobby designed by award-winning Toronto based Alessandro Munge of Studio Munge

