

150 EGLINTON EAST



ABOUT 150 EGLINTON EAST




This prestigious 10-storey building is located on the north side of Eglinton Avenue four blocks east of Yonge Street.

Many of the common areas and bathrooms have recently been renovated. There is a front desk security and public parking space for clients located at the back of the building. Underground tenant parking is available.

Enjoy many great and convenient amenities including: TTC, subway, restaurants, hotels, shops and much more!

SUITE 303
1,341 SQ.FT.

PROPERTY

-  10 STOREYS
-  26 SUITES / INCL. 3 RETAIL
-  99 GUEST PARKING SPOTS

AMENITIES

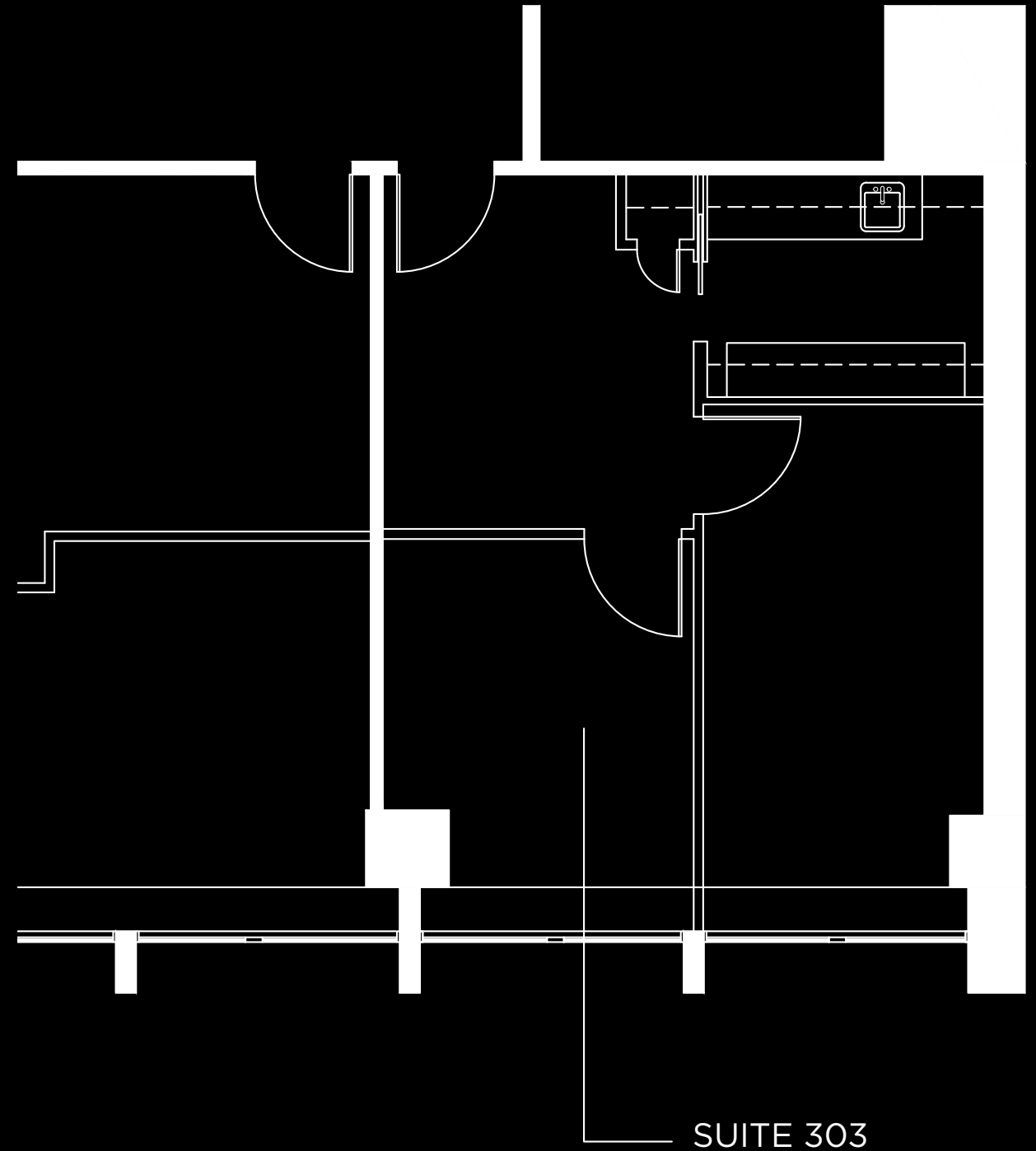
- NEWLY RENOVATED MAIN LOBBY (2013)
- BARRIER FREE ACCESS
- CARD ACCESS SECURITY SYSTEM
- OUTDOOR AND UNDERGROUND PUBLIC PARKING AVAILABLE
- HIGH DENSITY MIXED COMMERCIAL/ RESIDENTIAL AREA
- LARGE FLOOR PLATE
- BUILT-OUT SUITES AVAILABLE IMMEDIATELY
- RESTAURANTS ON GROUND FLOOR
- EQUIPPED WITH THREE COMPUTERIZED PASSENGER ELEVATORS
- NEW SECURITY MONITORING SYSTEM INSTALLED
- NEW DIGITAL DIRECTORY

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.

Madison Properties welcomes all tenants to enjoy the Flex Space located at 150 Eglinton East.



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SUITE 402
2,341 SQ.FT.

PROPERTY

-  10 STOREYS
-  26 SUITES / INCL. 3 RETAIL
-  99 GUEST PARKING SPOTS

AMENITIES

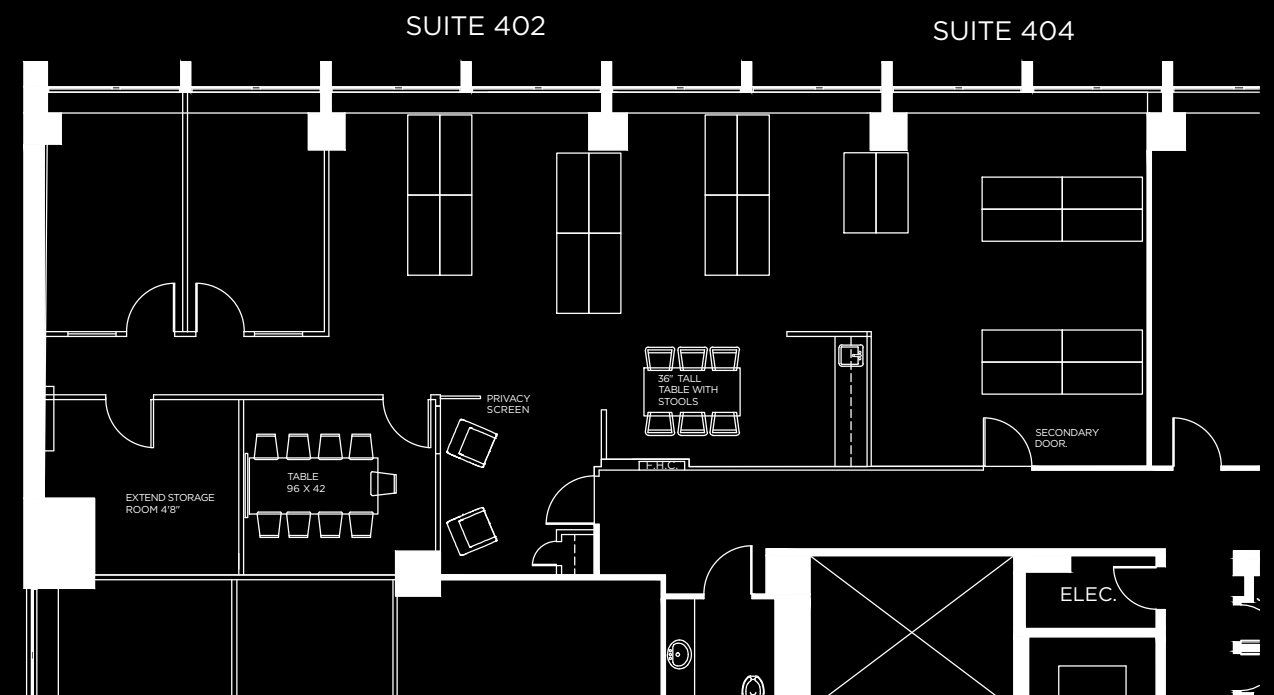
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EXTRA PERK

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SUITE 805
1,191 SQ.FT.

PROPERTY

-  10 STOREYS
-  26 SUITES / INCL. 3 RETAIL
-  99 GUEST PARKING SPOTS

AMENITIES

- NEWLY RENOVATED MAIN LOBBY (2013)
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EXTRA PERK

COMPLIMENTARY USE OF
MADISON FLEX SPACE

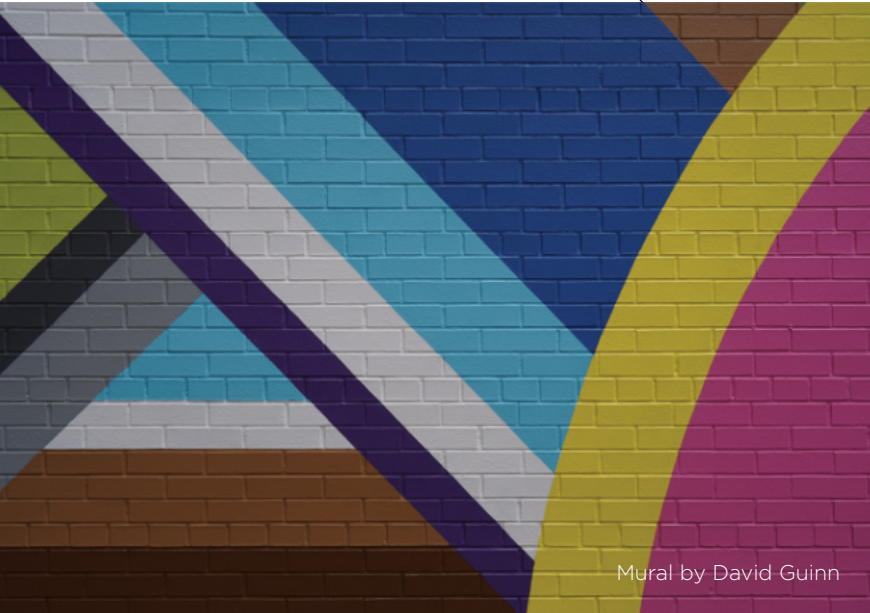
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MADISON ART

PERCY STREET PROJECT



Mural by David Guinn

Mural artist David Guinn and lighting designer Drew Billiau have combined their talents to create an illuminated mural on the west wall of 150 Eglinton Ave East. The project was commissioned by Madison Group to highlight a pedestrian thorough way from Eglinton Avenue to their parking lots. This work is part



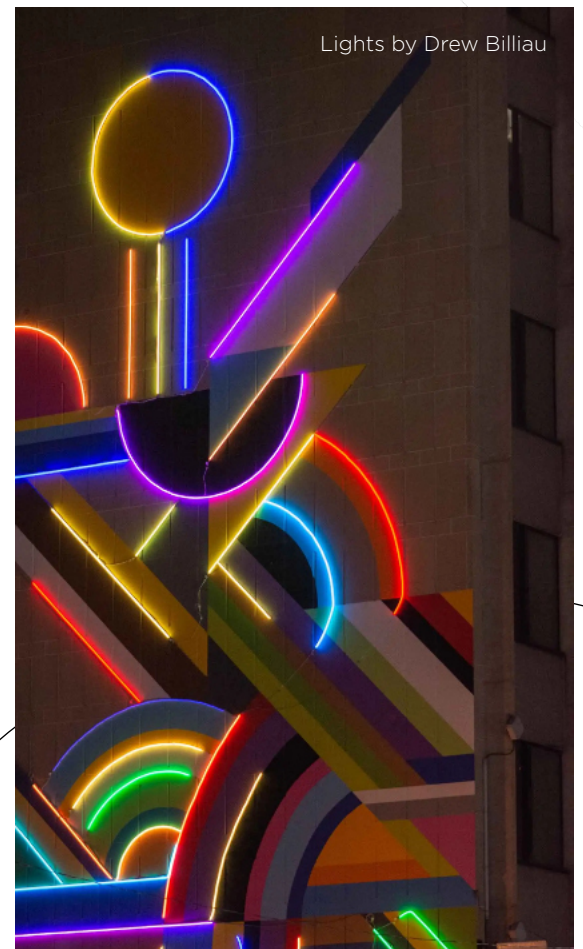
David Guinn

of a larger scheme by Madison Group to invest in art for the public on their properties. Owning several properties on Eglinton Avenue, Madison considers the inclusion of art as an opportunity to enhance community spirit as well as brighten up the area - in this case literally!

THE MURAL

150 Eglinton Avenue East was constructed in the 1960's in the International Style, recognized for its minimal ornament and a strong emphasis on material and form. For this building, the inspired minimalist identity is transformed with a mural design that incorporates architectural forms, bold colours, and influences from art history. Guinn explains, "The surrounding environment at the site is defined by the right angles and grey tones. The goal in designing the mural was to provide a dose of bright color and contrast the strong vertical structure of the building with curves." Guinn's background in architecture heavily impacts his aesthetic. His works use architectural shapes and forms, such as arches, rectangles, squares, and rondels in various angles. "It was important to work with the architecture of 150 Eglinton Avenue East. Lines in the composition reinforce existing lines established by rows of windows and breaks in the wall surface."

Drew Billiau



Lights by Drew Billiau