



# 30 eglinton

AVENUE WEST

CONVENIENCE CONNECTED

CROWN

# Property Highlights



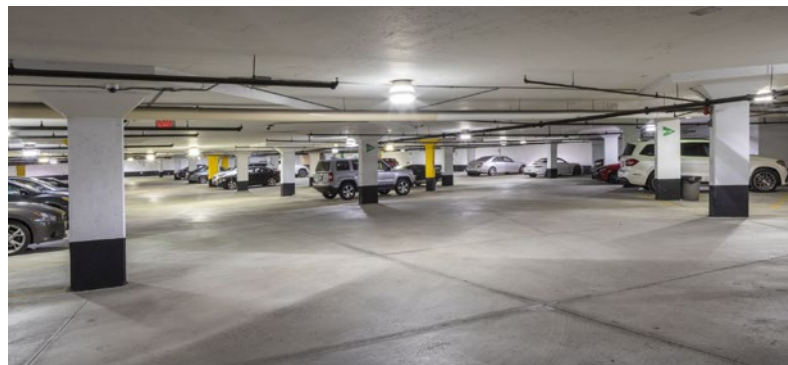
Model Suite Program Underway



Newly Renovated Lobby



On-Site Food Retailers



3.2:1,000 Parking  
Surface and Underground Available<sup>1</sup>



WiredScore Certified



Excellent Highway & Public Transit  
Accessibility

<sup>1</sup> Unreserved Underground Parking \$65 Per Month Per Stall

# Opportunities



Suite	Area (sq.ft.)	Net Ret (psf)	Availability	Comments
401	6,630	\$17.95	Immediate	Increase productivity with lots of well-sized private offices and thrive with brand new paint and carpet. Available now!
500	16,211	\$17.95	Immediate	New full floor in move-in condition available now!
710	4,053	\$17.95	Nov 01, 2021	Beautiful with numerous perimeter offices, nicely appointed reception, meeting room, and kitchen.
750	2,626	\$17.95	Immediate	Fantastic opportunity to take advantage of existing infrastructure from previous dental operation. Recently renovated common corridors and bathrooms.
800	5,590	\$17.95	Immediate	Model suite under construction with functional combination of private offices on glass, generous meeting spaces, reception and renovated/upgraded kitchen.

VIRTUAL TOURS



**CROWN READY MODEL SUITES**  
COMING 2021



# Make A Great First Impression

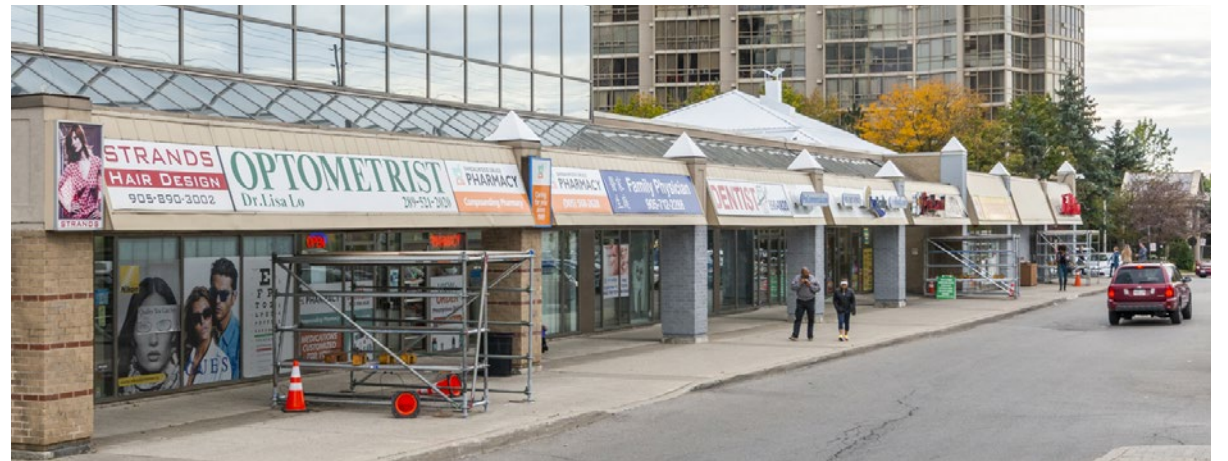
30 Eglinton recently went through a full lobby renovation, giving the building a sophisticated and welcoming look and feel upon entering.




# Convenience Connected

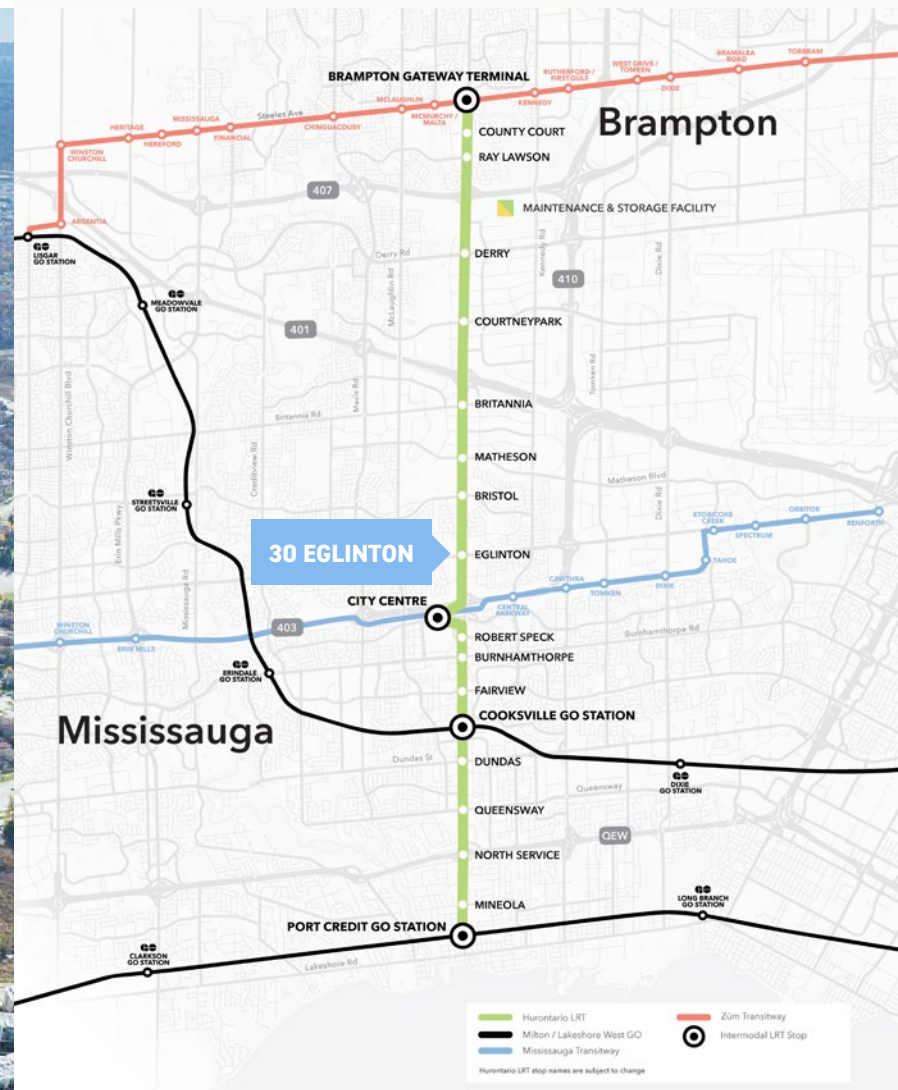
## ACCESS TO CONVENIENT ON-SITE AMENITIES

- The Wilcox Gastropub
- Tim Hortons
- Emerald Chinese
- Scotiabank
- CoCo Fresh Tea & Juice
- Mamma's Pizza
- Sandalwood Drugs Compounding Pharmacy



# Access and Amenities

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



# A Greener Workplace

Crown has an ongoing commitment to sustainable corporate and building operations. With environmental, social and governance (ESG) management an integral part of our strategy, our aim is to reduce our environmental footprint while elevating the way we operate for our clients, stakeholders and the greater community.

We manage and track what we believe to be the most important environmental indicators for our business: energy consumption, water usage, waste generation, and carbon emissions.



**ENERGY USE  
INTENSITY**



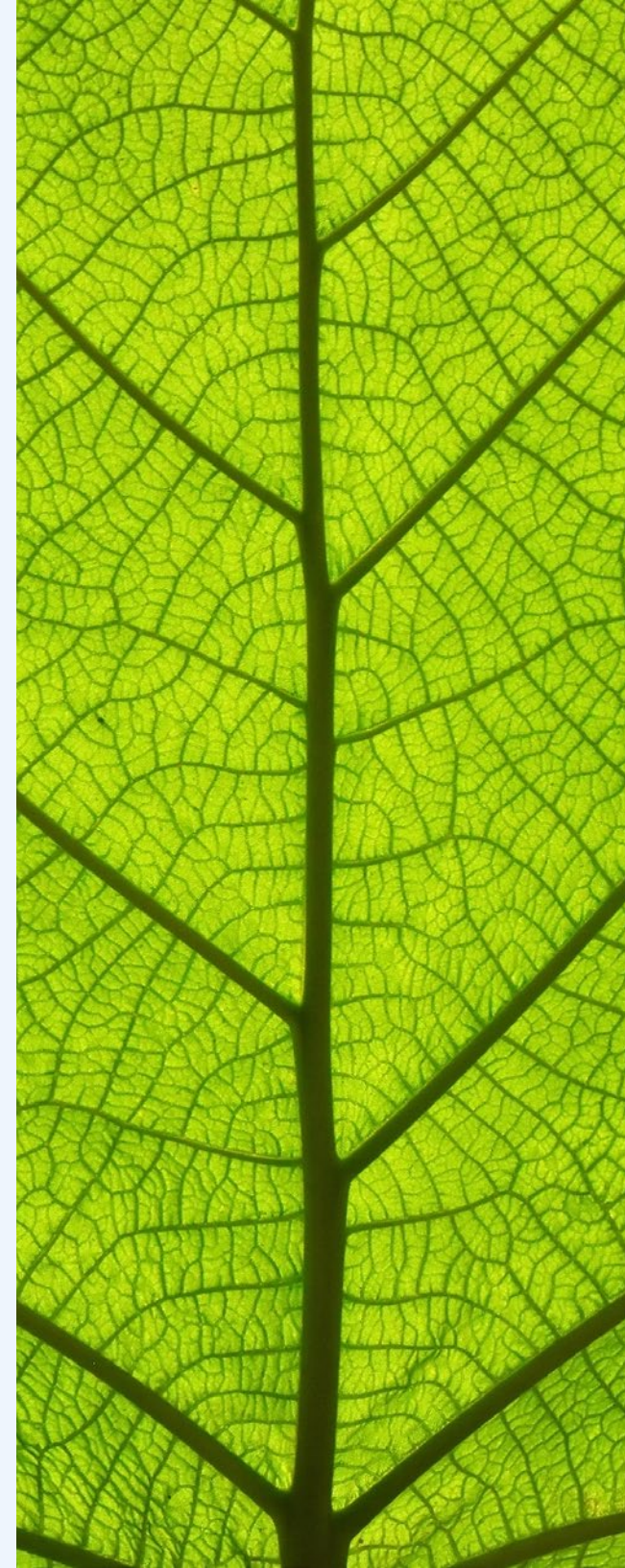
**WATER USE  
INTENSITY**



**GHG  
EMISSIONS**



**CAPTURE RATE FOR  
NON-HAZARDOUS  
WASTE**



## ABOUT CROWN

Founded in 2001, Crown Realty Partners acquires, leases, manages and redevelops commercial real estate assets across Canada. Crown has a well established track record, an experienced team and takes a hands-on approach to provide superior returns for our investors and better workplaces for businesses operating within our portfolio.

The Partners of Crown co-invest alongside the corporations, institutions, pension funds and high net worth individuals that entrust us with their capital, ensuring strong alignment of interests.

# CROWN

For more information about the property or to arrange a tour, please contact:

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