



For Sublease: Office

Commission:
\$2.00/SF/
Annum

40 Holly Street

Incredible Office Space in the Heart of Yonge-Eglinton

Lennard:

209-1 Yorkdale Road, Toronto
905.752.2220

lennard.com

40 Holly Street



Outstanding professional office space opportunity in the heart of Yonge and Eglinton in Midtown Toronto



Suite

900

Available Space

5,291 SF



Net Rent

Contact Listing Agent

Additional Rent (2026)

\$26.83 PSF



Availability

April 30, 2028



Listing Agent

Ariel Stern

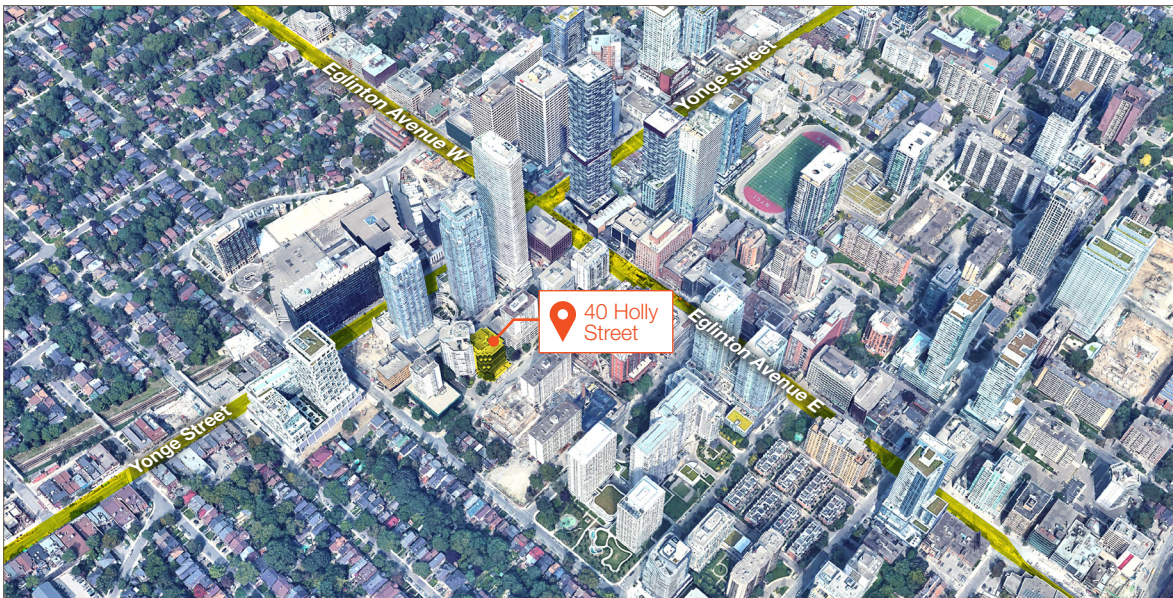
Vice President & Broker

416.649.5925

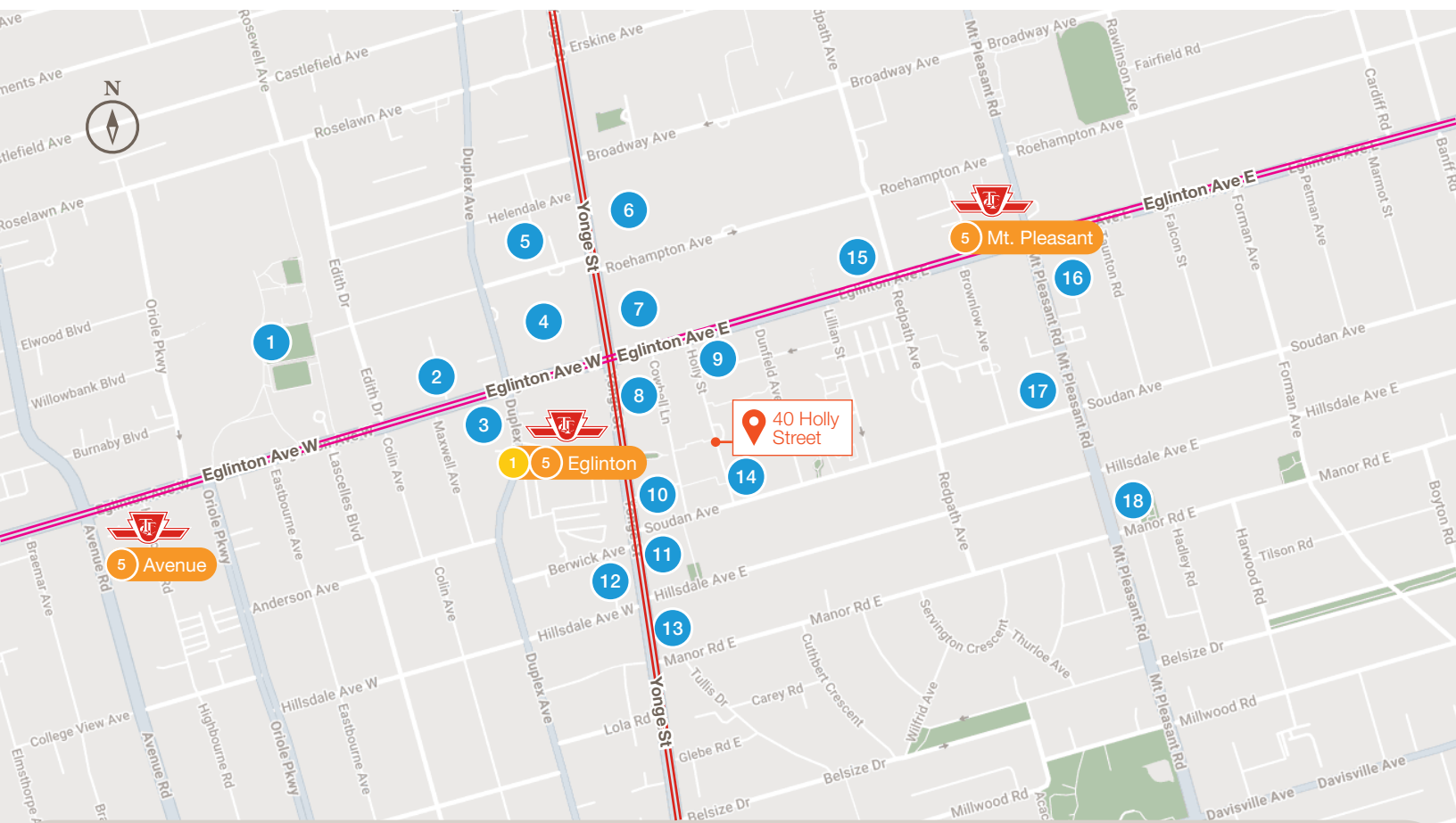
astern@lennard.com

Property Highlights

- Walking distance to Yonge and Eglinton for easy subway access
- Extensive list of amenities just steps away from the building
- Built out office space with offices on glass, boardroom, kitchenette, bullpen and storage
- Parking available



40 Holly Street



Commute to **Midtown Toronto** 1 min 2 min 1 min 4 min

Walk Score **98** Transit Score **94**

Amenities

- | | |
|---|---|
| 1 Eglinton Park, North Toronto Memorial Arena | 10 Rogers, Fido, Pi Co. Pizza Bar |
| 2 Bike Share Toronto | 11 Farm Boy, Staples, Scotiabank |
| 3 Toronto Police Service | 12 MIA Brunch Bar |
| 4 Yonge Eglinton Centre (Shopping Mall), Cineplex | 13 Kitchen Stuff Plus, Global Pet Foods |
| 5 Toronto Public Library, RBC | 14 Party Room Plaza Midtown (Event Venue) |
| 6 Edison Centre, Dollarama, Canada Post | 15 Yonge Eglinton Community Centre |
| 7 TD, McDonald's, Galleria Supermarket, BMW | 16 Jesse's NOFRILLS |
| 8 CIBC, Tim Hortons, Starbucks, The KEG | 17 Shoppers Drug Mart |
| 9 Evviva, Swiss Chalet, A&W, The Fox Pub | 18 Piano Piano Italian Restaurant |

Bus Routes

- 97(A, B, C), 320(A, B, S)
- 13(A, B), 34, 61, 334(A, B, S)

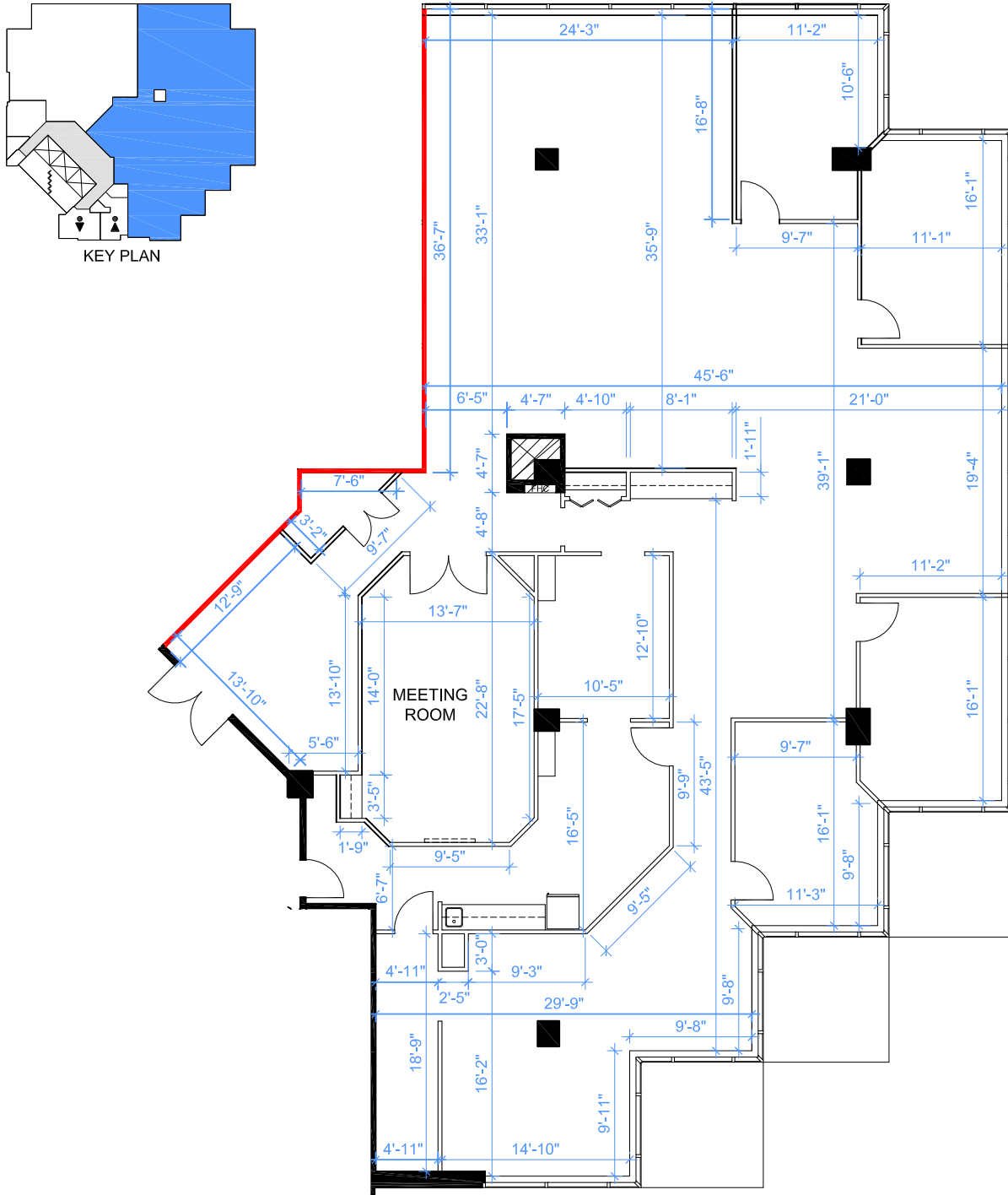
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40 Holly Street



Floor Plan



40 Holly Street



Reception



Cubicle



Office



Workspace



Office

40 Holly Street



Boardroom



Workspace



Kitchen



Print Room

Lennard:

Ariel Stern*, Vice President
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*Broker

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