

2235

SHEPPARD AVENUE E.

TORONTO, ON

FOR SUBLEASE



For more information, contact the listing agent:

MIKE BROWN*

Senior Vice President

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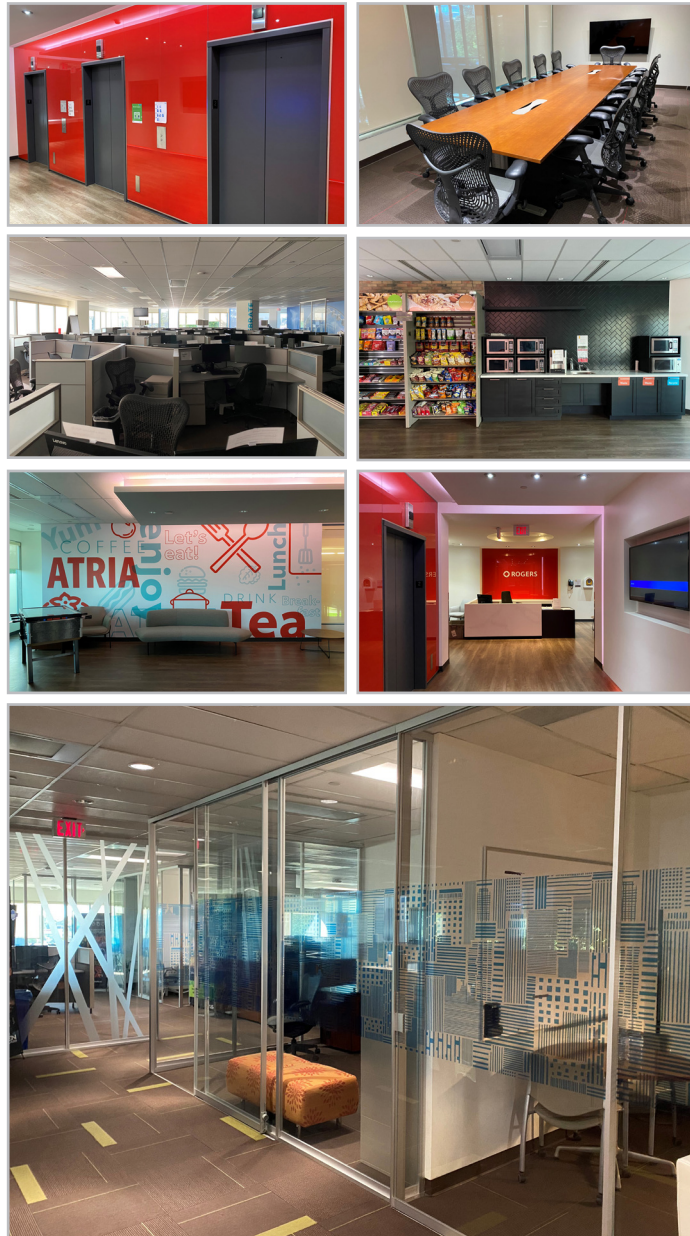
CUSHMAN & WAKEFIELD ULC

1100 - 3100 STEELES AVENUE EAST

MARKHAM, ON L3R 8T3

www.cushmanwakefield.com

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Available Suites

- **Suite 200:** 16,626 SF
- **Suite 300:** 21,232 SF
- **Suite 400:** 21,232 SF
- **Suites 200 & 300:** 37,858 SF
- **Suites 300 & 400:** 42,464 SF
- **Suites 200, 200 & 400:** 59,090 SF

Asking Net Rent
Negotiable

Additional Rent 2020
\$20.18 PSF

Sublease Term

- Expires October 31, 2025

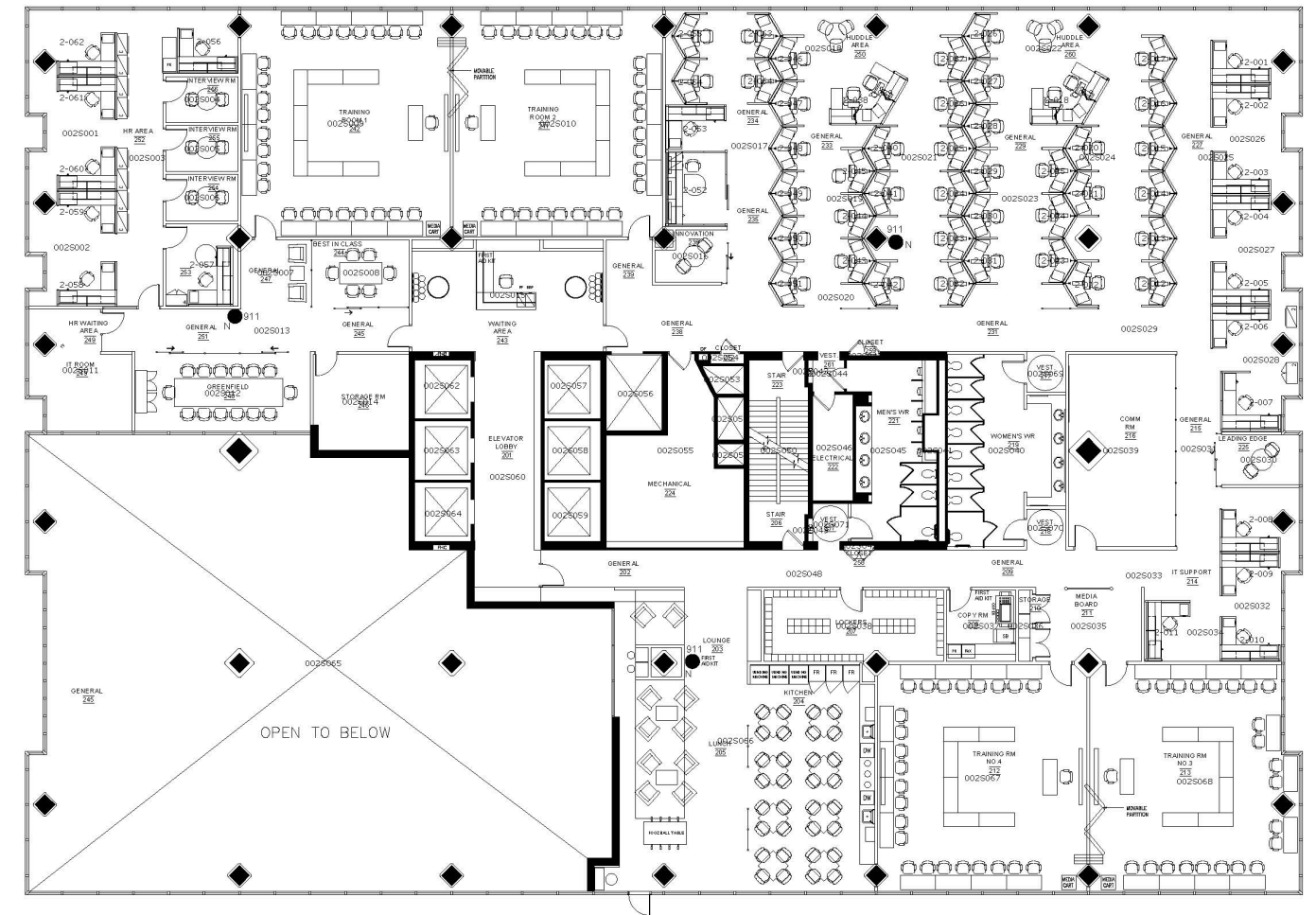
Key Advantages

- Plug & play offering
- Various suites available from 16,626 to 59,090 SF
- Well-built out space with furniture available (no chairs)
- Newly refurbished in 2019

Floor Plan - 2nd Floor

Suite 200

- Training floor with 4 large training rooms
- Main Boardroom
- Various smaller meeting rooms
- Café / Bistro
- Communications Room
- 59 cubicle seats



Public Transportation
Dedicated shuttle bus to Fairview Mall and Subway Station

Security
24/7 Manned Security

Amenities
GoodLife, La Prep, Ichiban Sushi Express & Head Start Montessori

Turnkey Options
Furniture Available

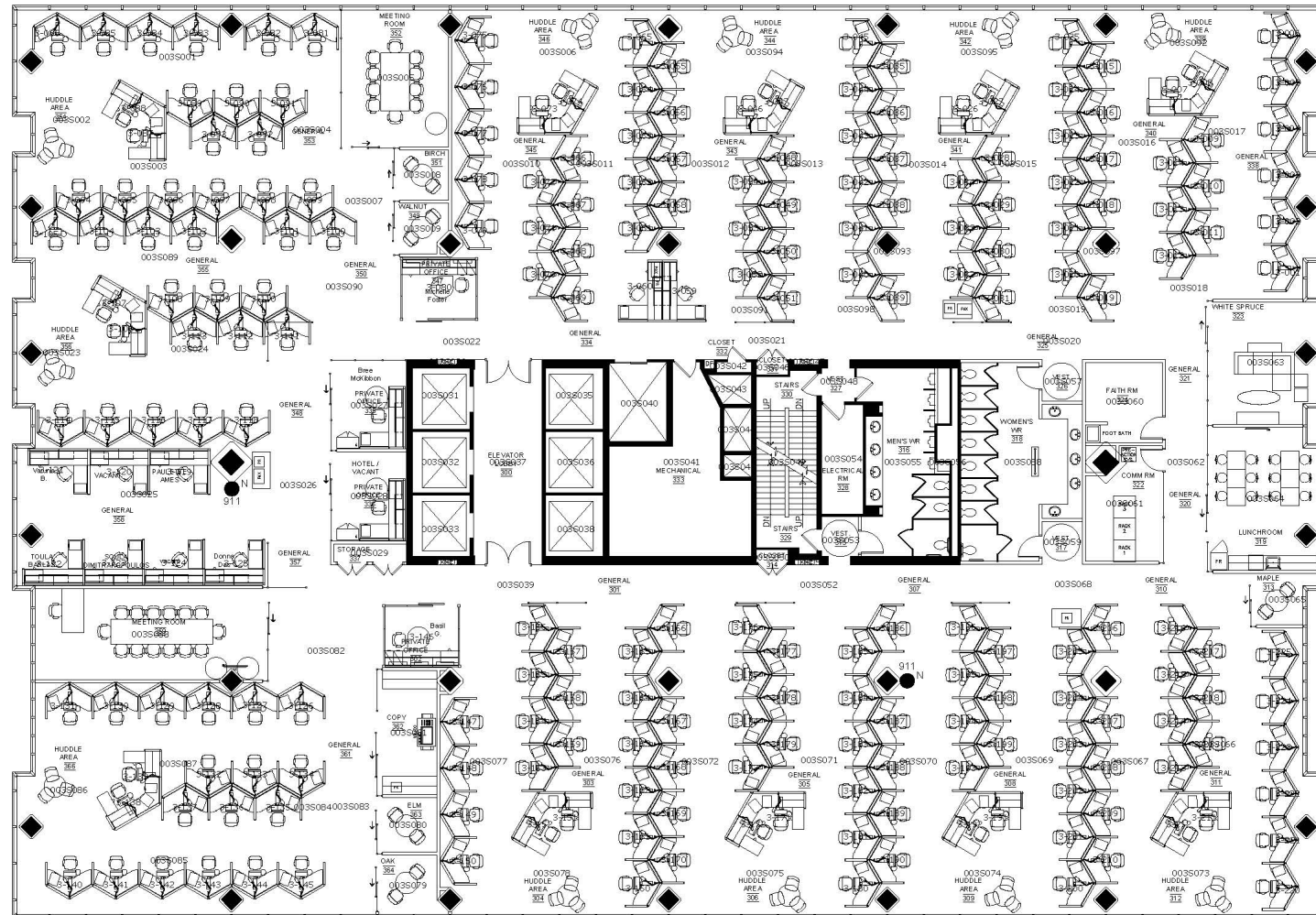
Parking
Underground and deck parking available

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Floor Plan - 3rd Floor

Suite 300

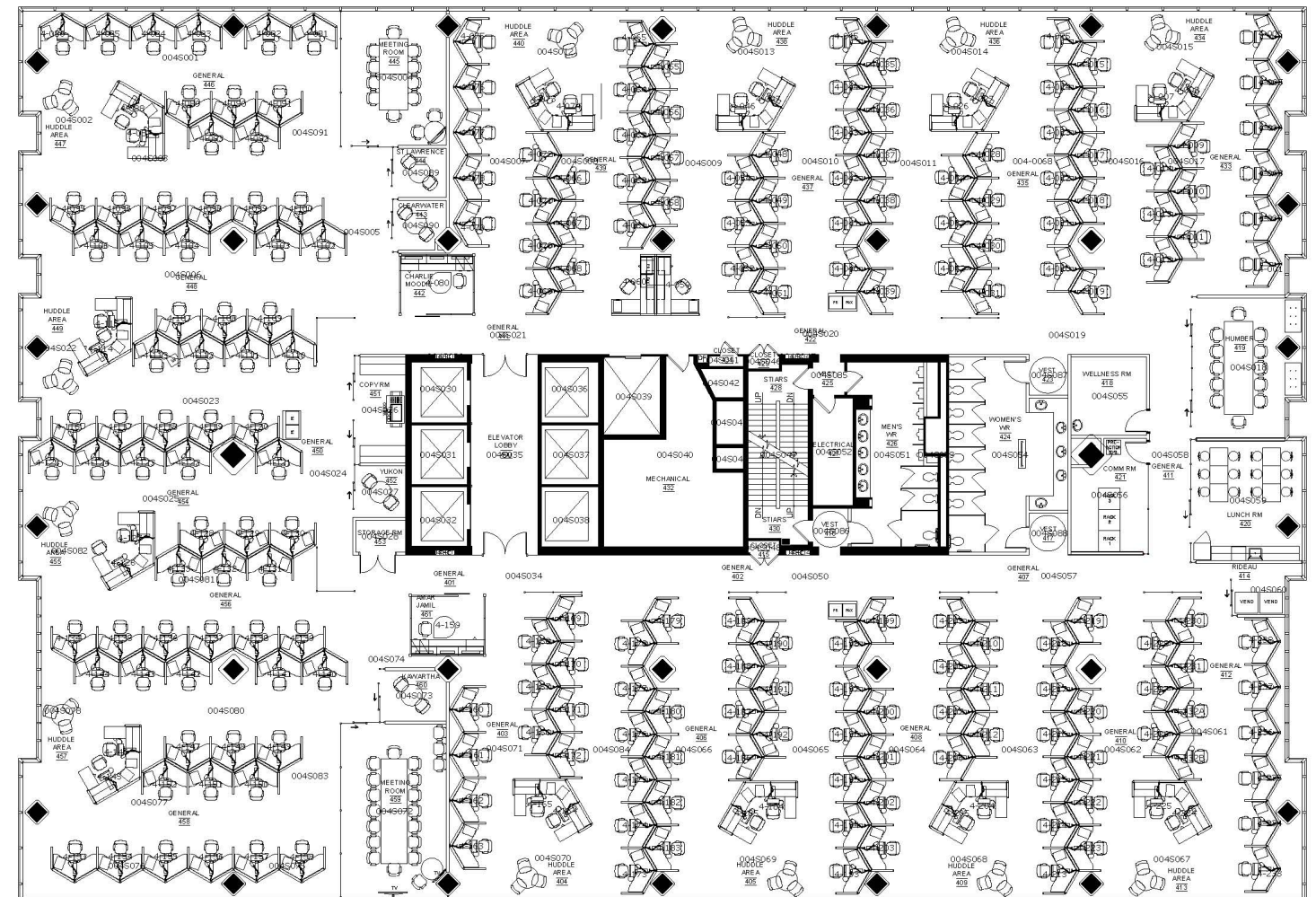
- Open concept “Call Centre” space
- 4 Private Offices
- Boardroom
- Various small breakout rooms
- Communications Room
- 214 cubicle seats



Floor Plan - 4th Floor

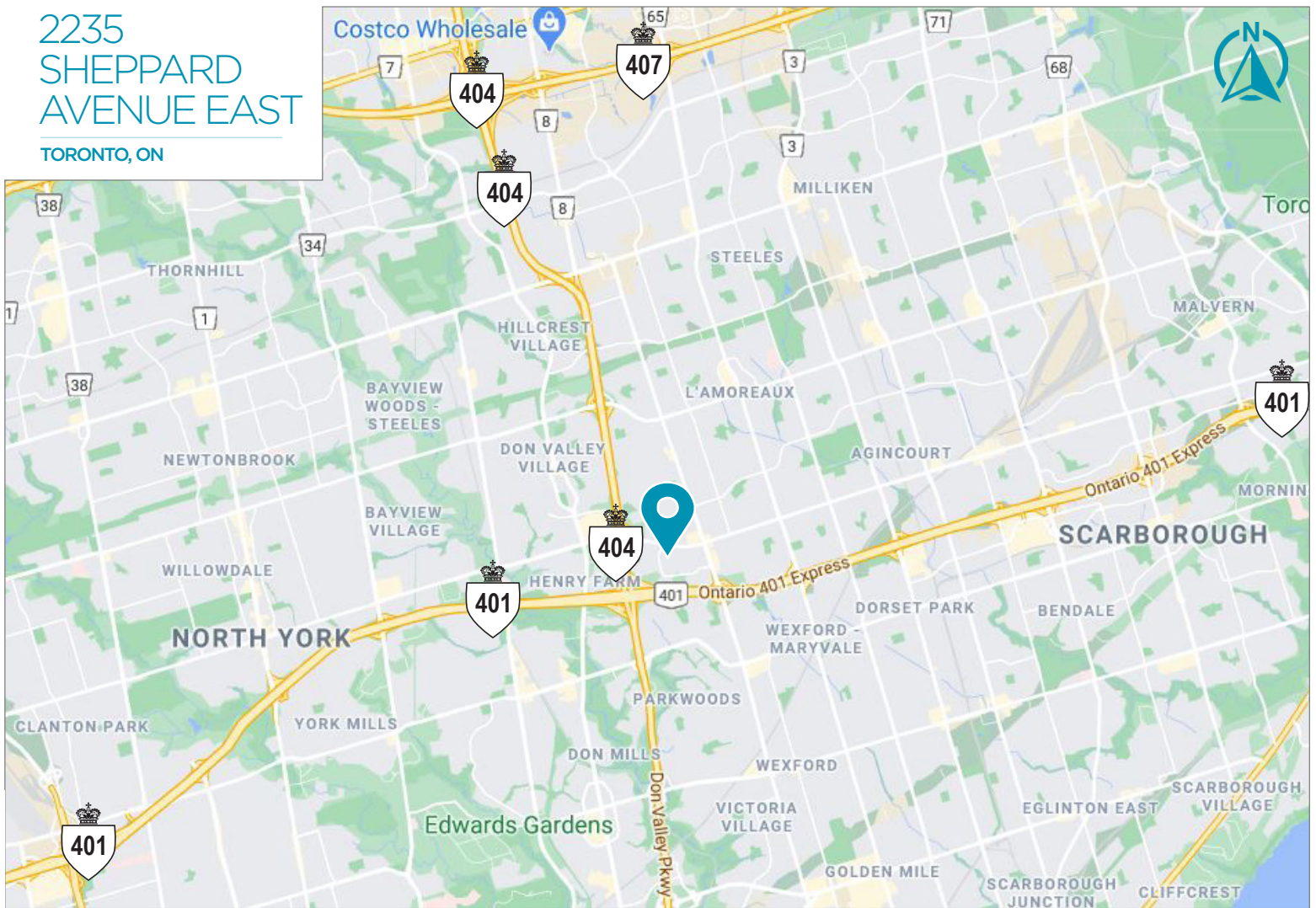
Suite 400

- Open concept “Call Centre” space
- 4 Private Offices
- Communications Room
- 234 cubicle seats



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