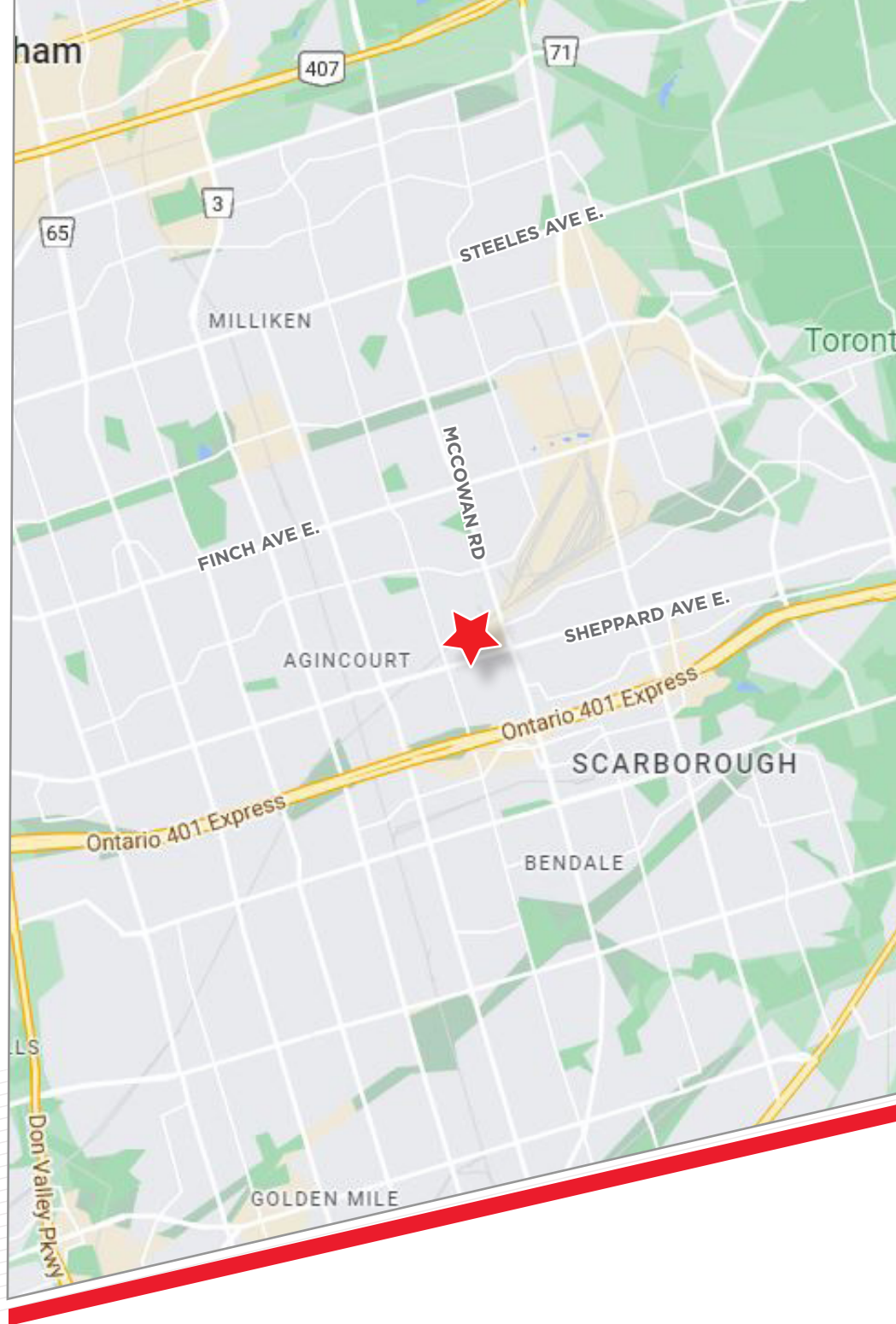


FOR LEASE

OFFICE /
SHOWROOM UNIT

3,505 SF

RENOVATED, MAIN STREET
EXPOSURE AND SIGNAGE



4500 SHEPPARD AVE. EAST, UNITS 111 & 113
TORONTO, ONTARIO

GREG RACIC*

Associate Vice President
Direct: +1 416 756 5465
Mobile: +1 416 629 4734
greg.racic@cushwake.com

CUSHMAN & WAKEFIELD ULC, BROKERAGE

3100 Steeles Ave. East,
Suite 1100, Markham, ON
L3R 8T3 | Canada
www.cushmanwakefield.com

PROPERTY DETAILS

TOTAL SIZE: 3,505 SF

NET RENTAL RATE \$15.00 PSF

TAXES AND OPERATING COSTS: \$9.66 PSF (2023) - Includes All Utilities

UTILITIES: Included

SPRINKLERS: Yes

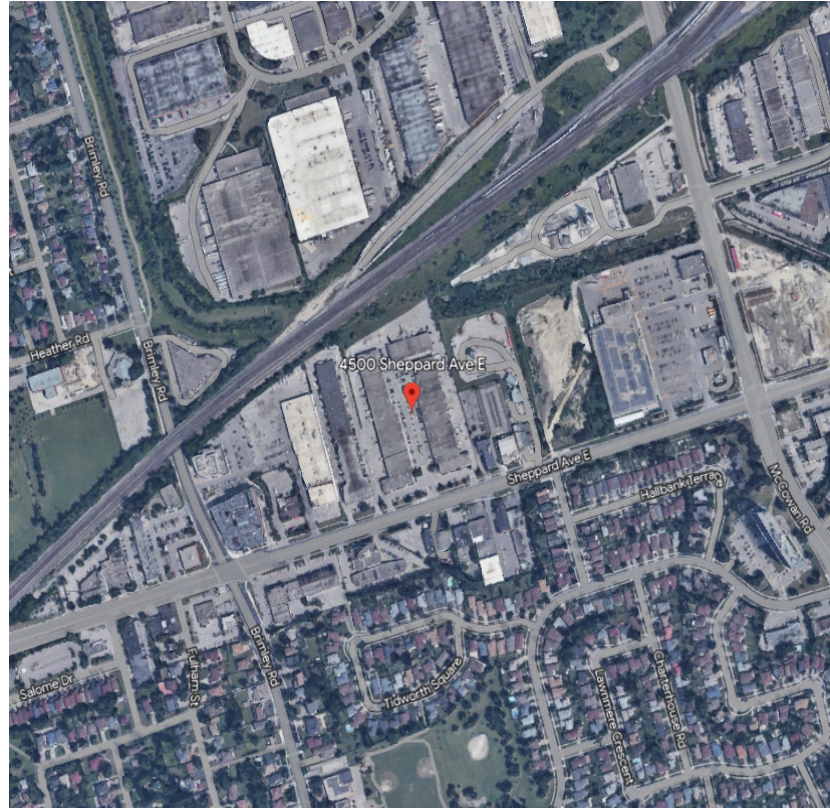
PARKING: Ample Free Surface Parking

HIGHLIGHTS: Excellent access to Hwy #401 and to public transportation. Frontage and signage on Sheppard Avenue

COMMENTS:

- Well maintained mixed use campus - professionally managed
- 500 meters from upcoming Sheppard Avenue East Subway Station
- TTC stop directly in front
- Frontage and signage on Sheppard Ave
- Suits Retail Service, Recreation, Professional Offices, Showroom, Production Studio

INTERIOR PHOTOS



GREG RACIC*

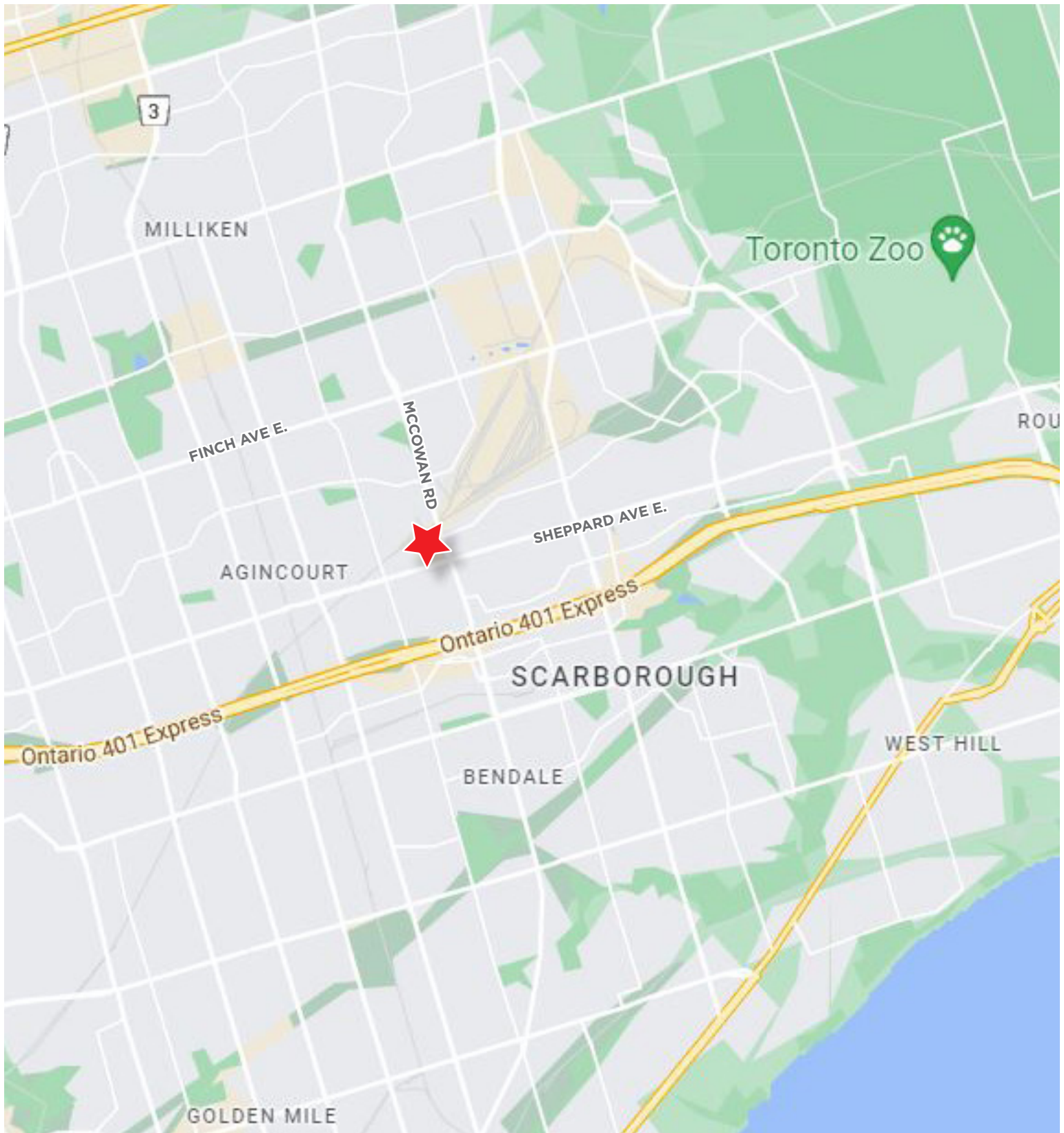
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LOCATION



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