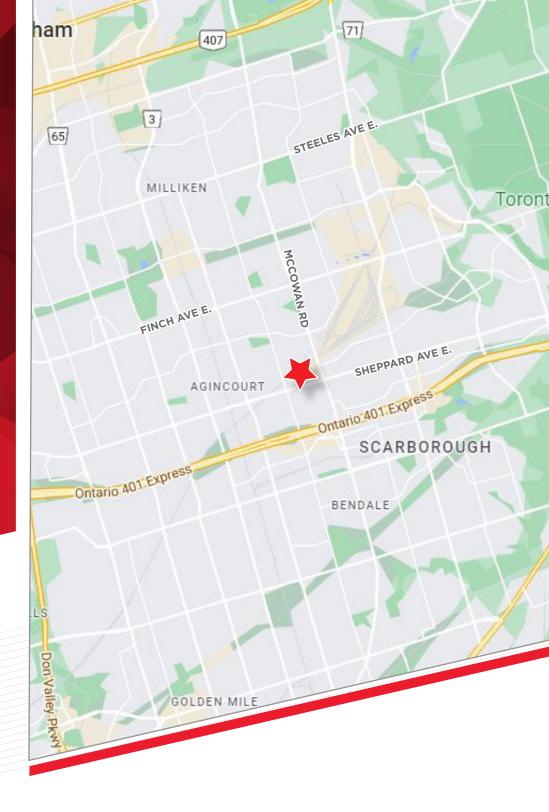


FOR LEASE

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

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

PROPERTY DETAILS

COMMENTS:

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

• Well maintained mixed use campus - professionally managed

500 meters from upcoming Sheppard Avenue East Subway Station

TTC stop directly in front

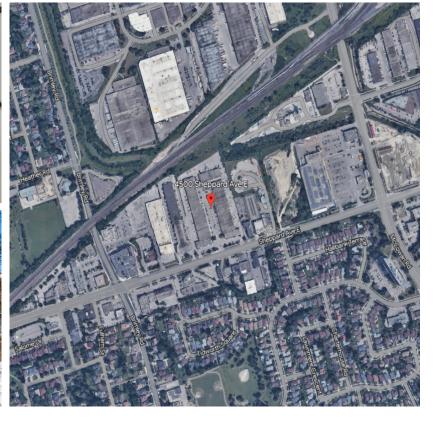
Frontage and signage on Sheppard Ave

• Suits Retail Service, Recreation, Professional Offices, Showroom, Production Studio

INTERIOR PHOTOS







GREG RACIC*

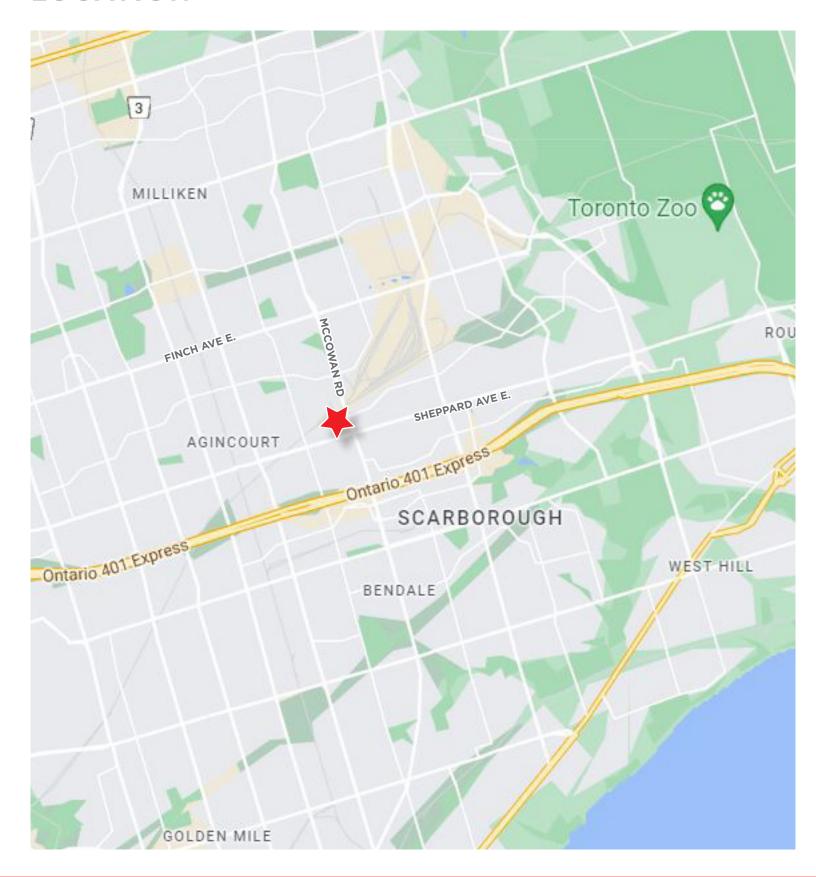
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LOCATION -



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