

# 25

Sheppard Ave West



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## Welcome to 25 Sheppard Avenue West

Offering model suites, ranging from 580 up to 38,766 sf of contiguous space, 25 Sheppard can accommodate tenants of all sizes.

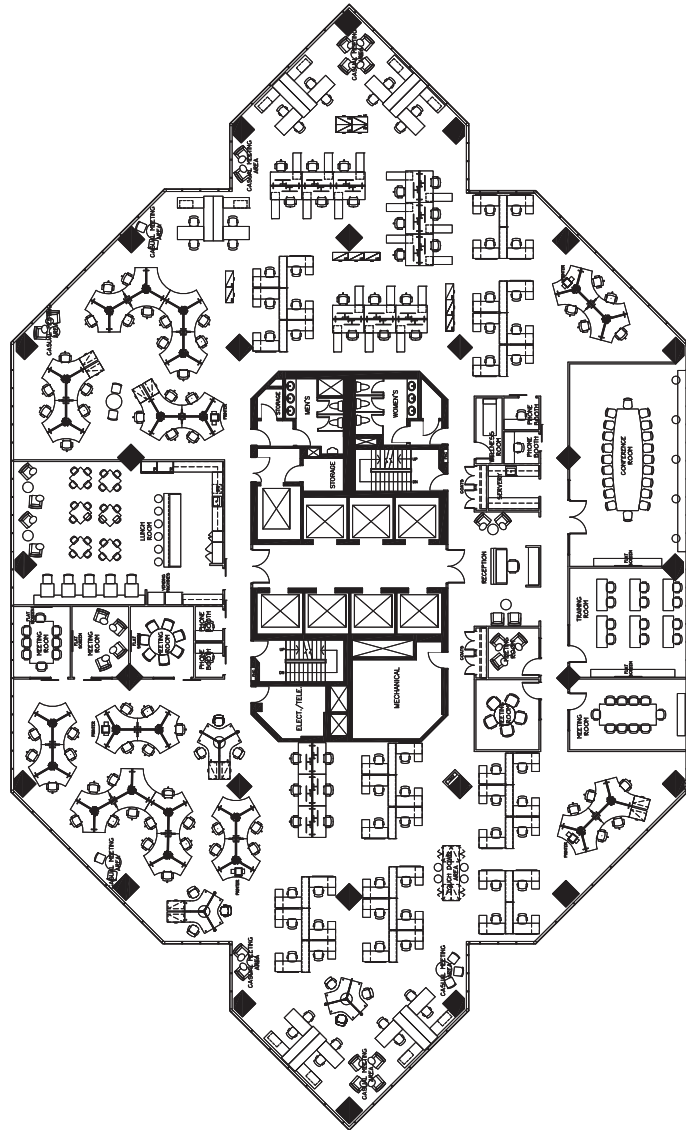
25 Sheppard represents an exciting opportunity to enhance your business and optimize your office space. Situated in the heart of the North York core, 25 Sheppard is a connected location, providing access to all the city has to offer. With convenient building amenities, built-out model suites available and a motivated landlord, 25 Sheppard offers an array of

possibilities for any occupier. Located at Yonge & Sheppard, this building offers direct access to the TTC subway, is minutes from highway 401 and is steps to numerous retail amenities, including shops, restaurants and cafes. The combination of location, connectivity and built-out modern workspace will act as a catalyst to both attract and retain your organization's talent.



# Availabilities

Suite 135	580 sf	Available Immediately
Suite 700	5,396 sf	Available Immediately
Suite 720	2,402 sf	Available Immediately
Suite 800	19,469 sf	Available Immediately
Suite 900	19,469 sf	Available Immediately
Suite 901	3,106 sf	Available June 1 <sup>st</sup> , 2024



Conceptual Space Plan



Net Rent:	Please contact listing agents to discuss
Additional Rent:	\$24.87 (2024 estimate)
Parking Ratio:	1/1,250 rentable sf leased and 30 bicycle spaces

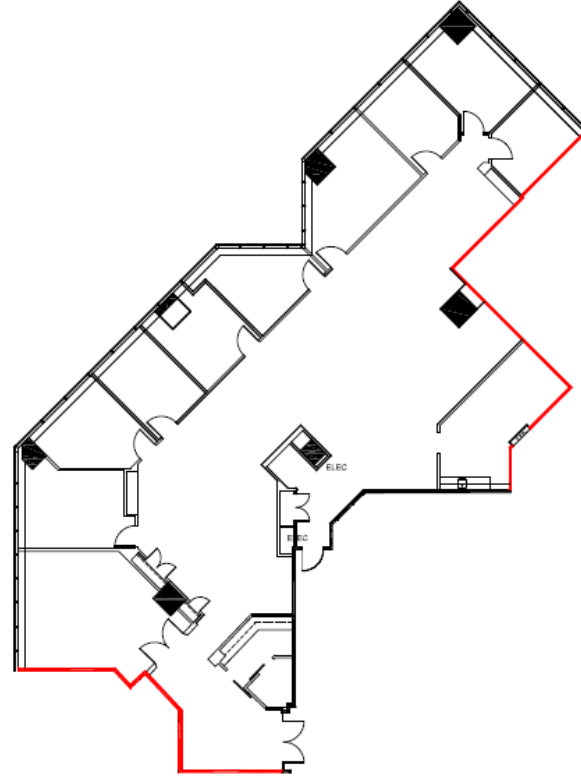


# Availabilities

## Suite 700 | 5,396 sf

Available Immediately

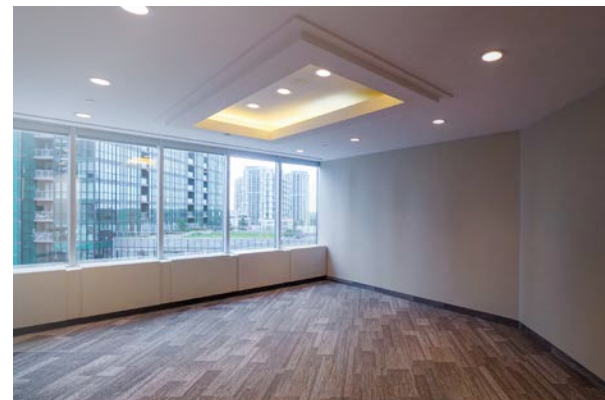
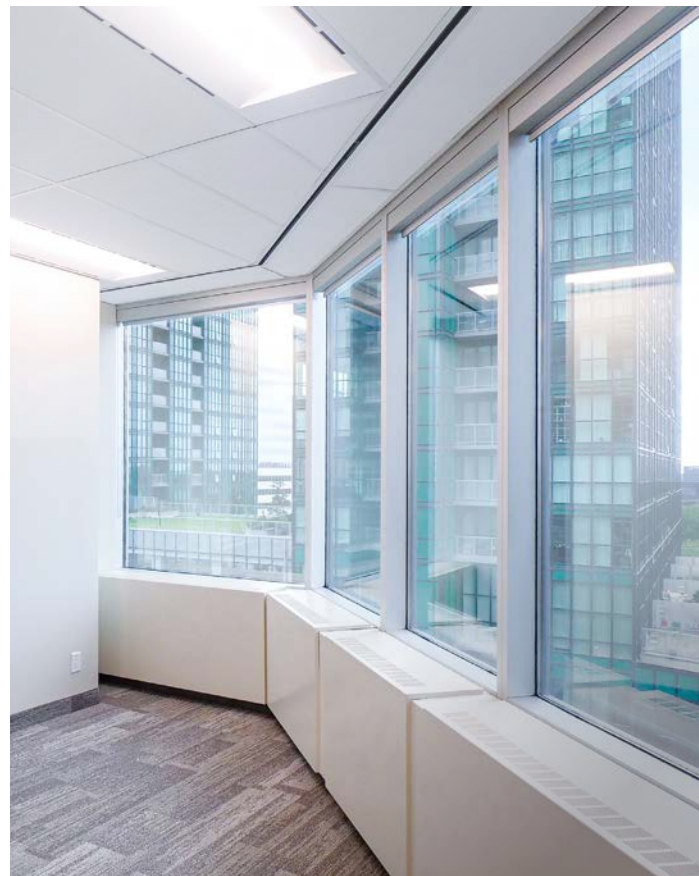
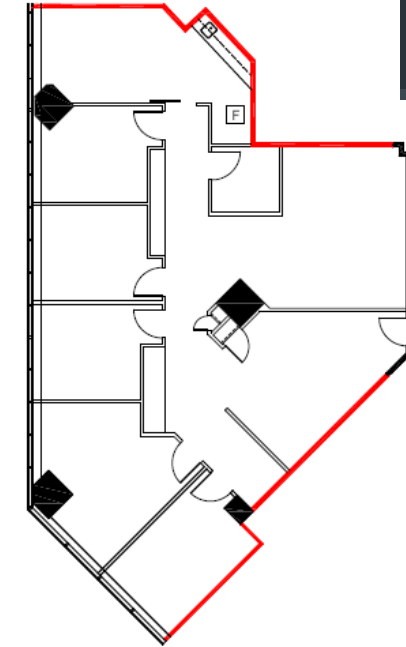
- New Model Suite
- New Paint & Carpet
- Elevator Exposure
- 9 Offices with Full Height Doors
- Elegant Boardroom / Library
- Contiguous with #720



## Suite 720 | 2,402 sf

Available Immediately

- Model Suite
- Traditional Office
- New Paint & Carpet
- Contiguous with #700

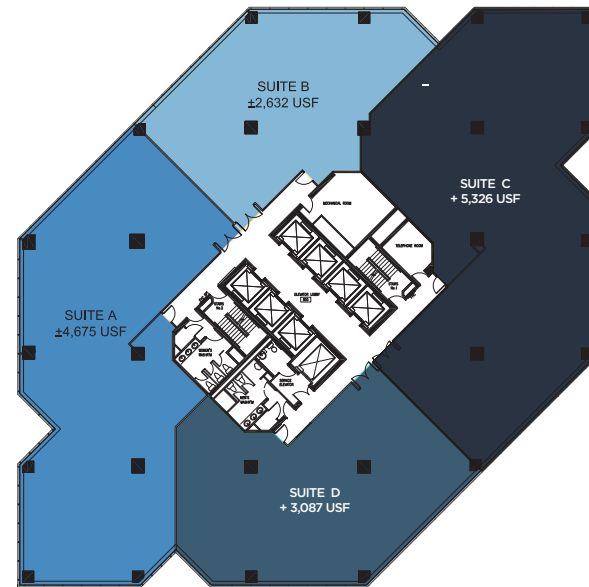


# Availabilities

## Suite 800 | 19,469 sf

Available Immediately

- Base Building Condition, model suite creation planned
- Divisible to various sizes ranging from 2,632 sf and up
- Full Floor, Contiguous with Suite 900



## Suite 900 | 19,469 sf

Available Immediately

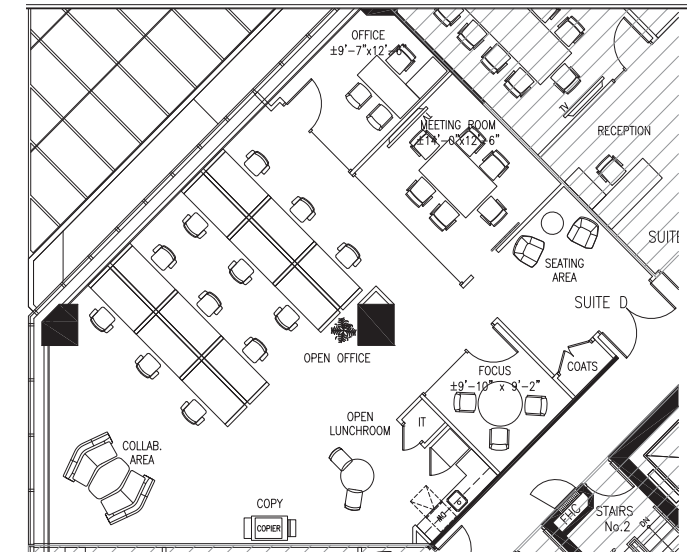
- Base Building Condition
- Divisible to various sizes ranging from 4,796 sf and up
- Full Floor, Contiguous with Suite 800



## Suite 901 | 3,106 sf

Available June 1<sup>st</sup> 2024

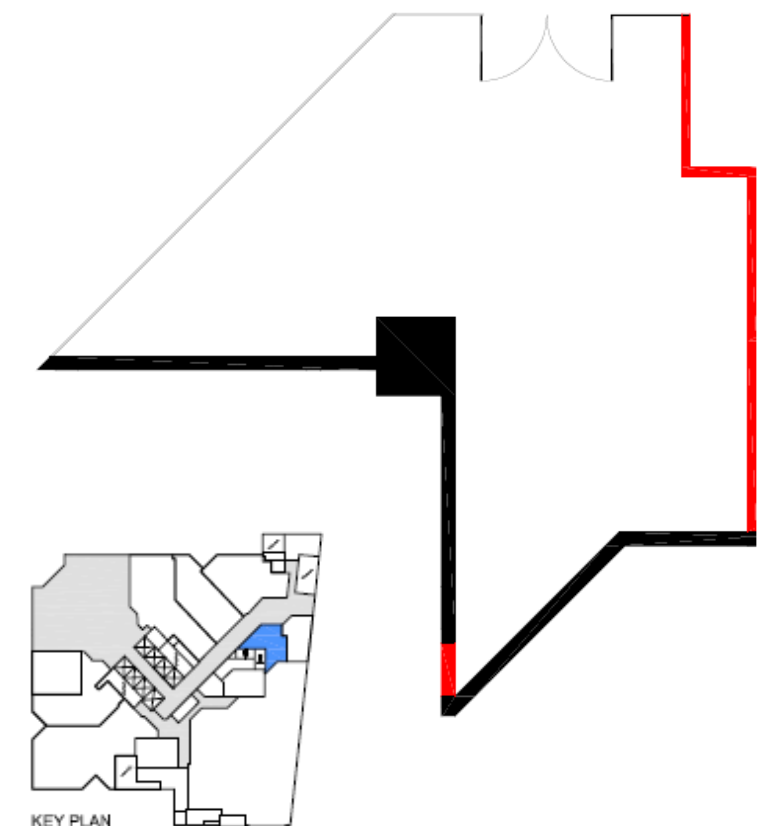
- Model Suite built out with meeting room, focus room, office, work stations, open lunchroom, and collaboration area
- Contiguous with Suite 900



## Suite 135 | 580 sf

Available Immediately










- High traffic corridor to subway
- Glass walls to corridor
- Ideal for convenience store or other building amenity
- Currently in base building condition





Building Highlights

### Building Highlights


-  Built out suites with varying sizes & configurations
-  Direct access to Yonge & Sheppard subway lines
-  Minutes to highway 401
-  Underground car & bike parking
-  Building signage opportunity
-  LEED Platinum Certified
-  Java Joes café located in lobby
-  Destination dispatch elevators
-  On-site property management





# Amenities

25 Sheppard is situated in the heart of the North York core, and is steps away from a multitude of dining, and shopping options, with numerous sit-down and quick-service restaurants, cafes, shops and lifestyle amenities in close proximity.

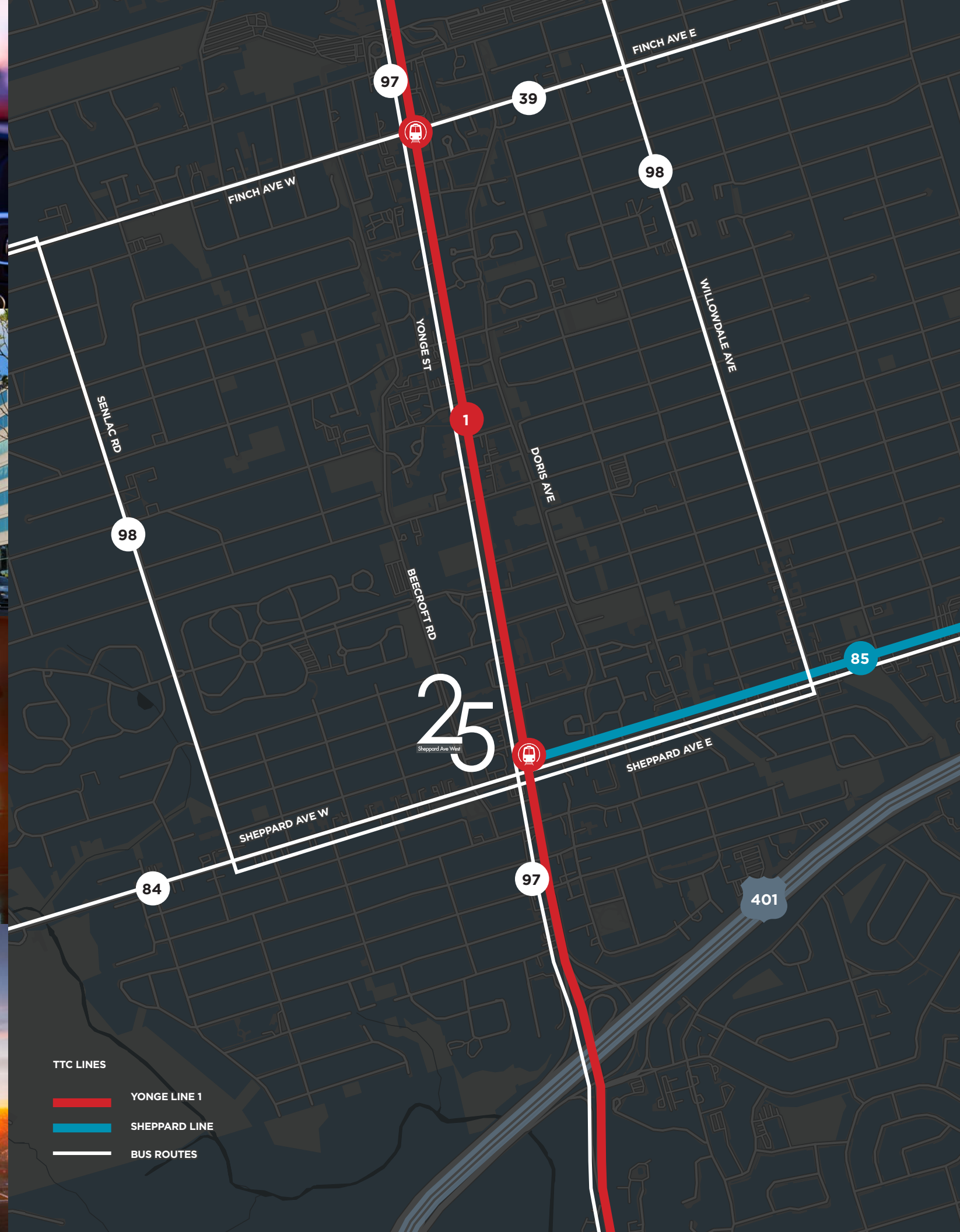
-  RESTAURANTS
-  CAFES
-  RETAIL
-  SERVICE
-  PARKS
-  BANKS
-  GAS
-  FITNESS
-  DAYCARE
-  GROCERY



# Connectivity

With highway 401 just four minutes away, and direct access to Yonge-Sheppard TTC subway station - connecting you to both the Yonge line and Sheppard line - commuting to and from 25 Sheppard is a breeze for both drivers and commuters alike. Additionally, 25 Sheppard is less than 20 minutes away from both downtown Toronto and Pearson International Airport.

Highway 401	4 mins	1 km
Bayview Village	8 mins	4 km
Fairview Mall	9 mins	6 km
Yorkdale Mall	10 mins	7.5 km
Pearson International Airport	18 mins	22 km
Downtown Toronto	20 mins	14 km



- TTC LINES
- YONGE LINE 1
  - SHEPPARD LINE
  - BUS ROUTES



# 25

Sheppard Ave West

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