

AVISON  
YOUNG

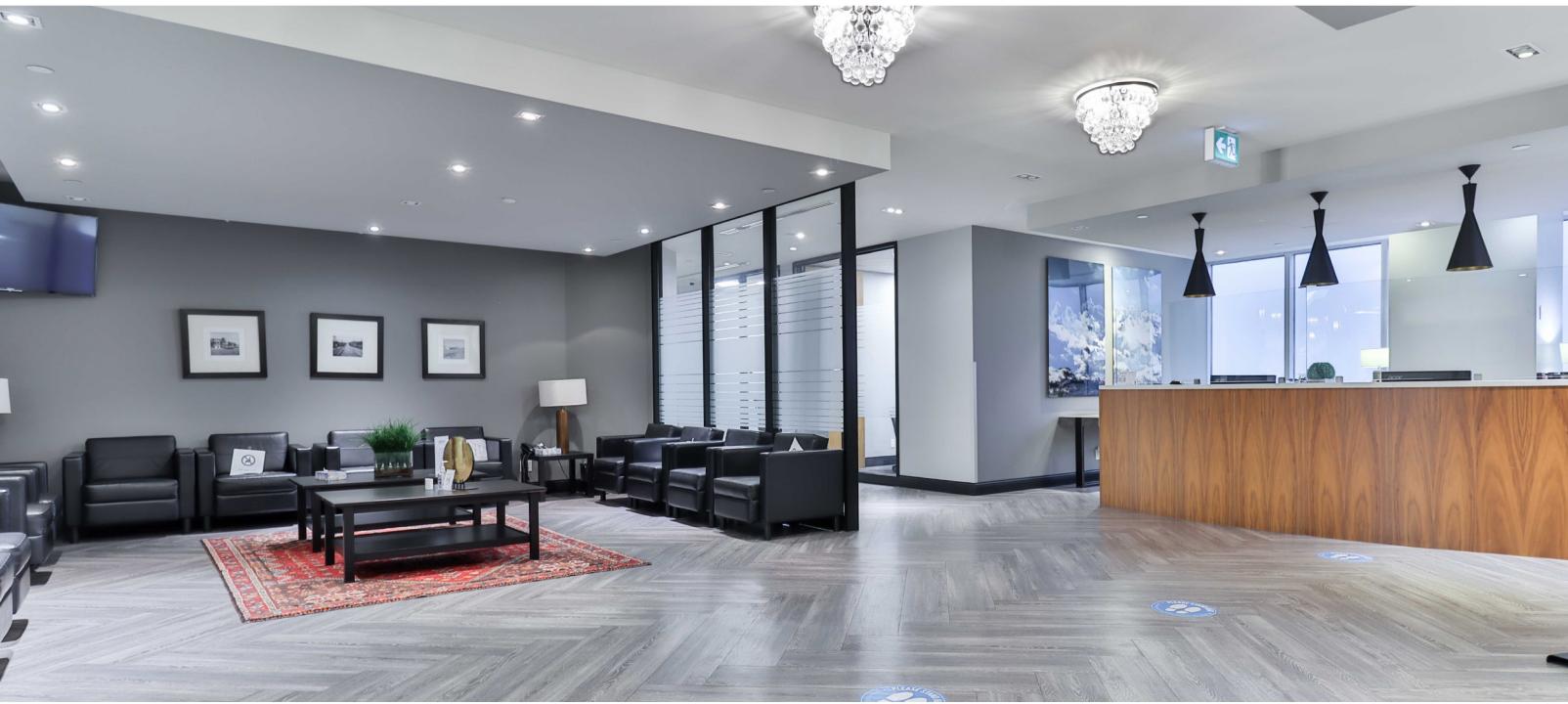
# 25 Sheppard Ave W

## Office Sublease

**2 Suites  
Available!**

**10<sup>th</sup> & 12<sup>th</sup> Floors**





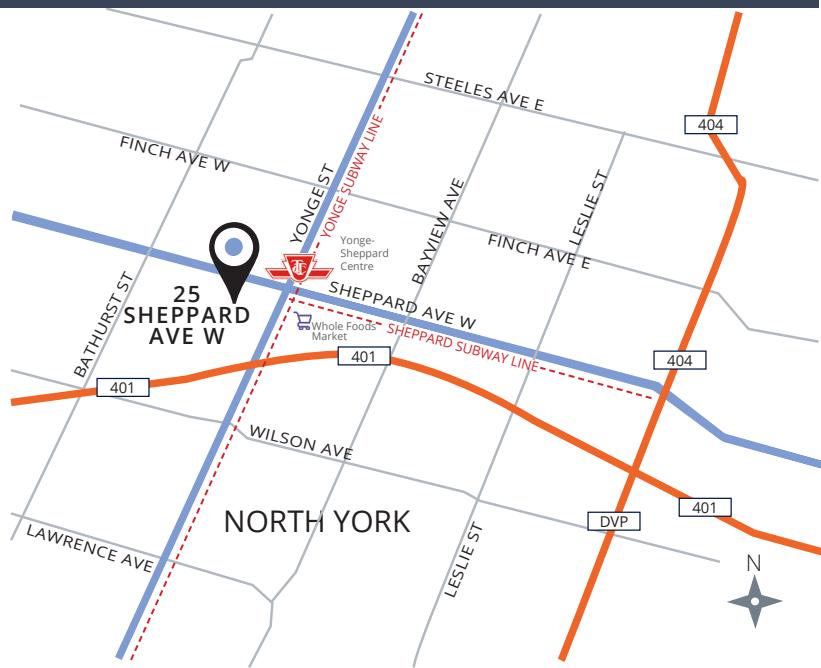
## Details

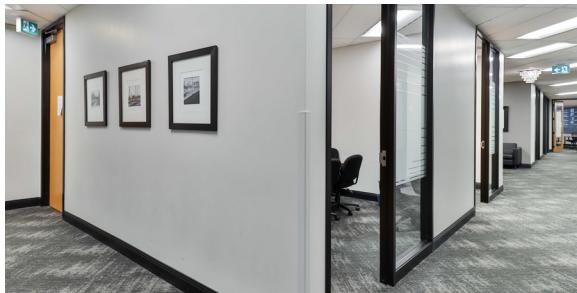
	<b>Location</b> Sheppard Ave W & Yonge St		<b>Asking Rent</b> To Be Negotiated		<b>Occupancy</b> Immediate
	<b>Sublease Space*</b> Suites 1000/1010 8,427 sf <sup>Leased</sup> 8,928 sf		<b>Additional Rent</b> Suite 1200 19,383 sf \$28.25 psf (2024)		<b>Sublease Term</b> July 31, 2028

## Highlights

- Two suite options available
- Both suites are fully built-out premises with large windows providing ample natural light and beautiful views
- Building is directly connected to TTC Subway (Yonge & Sheppard subway lines)
- On site parking
- Easy access to Highway 401
- LEED Platinum building

\*All measurements to be verified



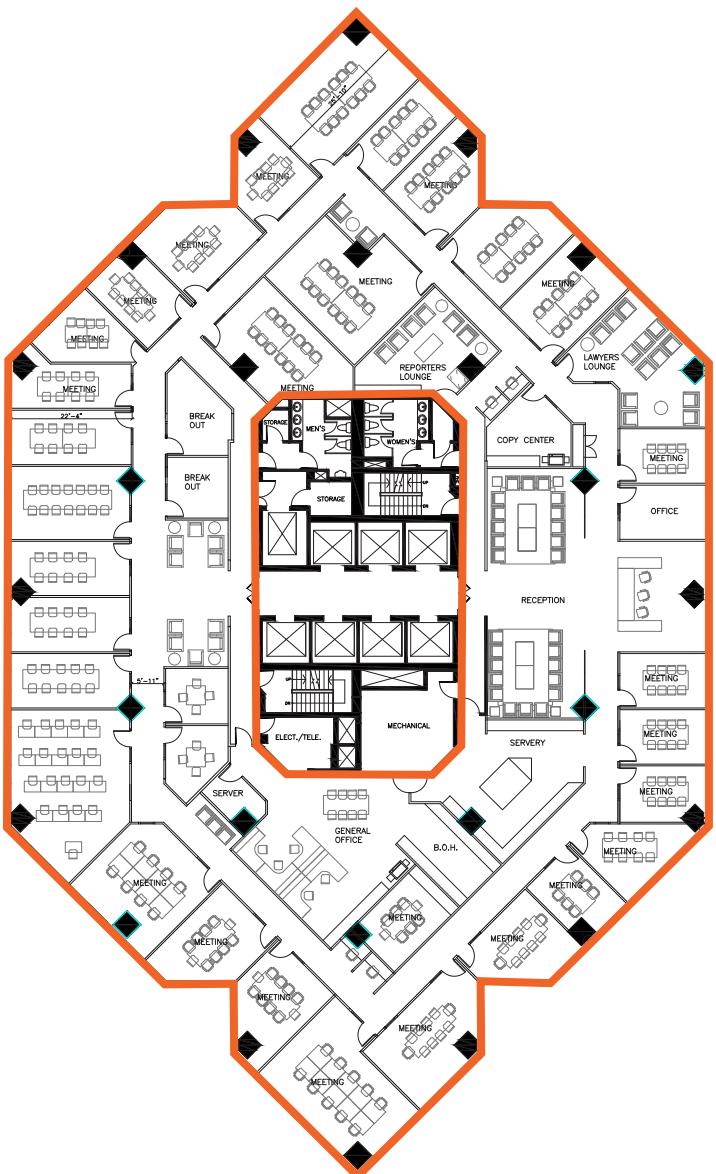


## Floor Plans

Suites 1000/1010  
**8,427 sf AVAILABLE**  
**8,928 sf LEASED**



**Suite 1200  
19,383 sf AVAILABLE**



**Contact listing agents for more information:**

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