

4881 YONGE ST — UP TO 39,000 SQ. FT. CONTIGUOUS **2 SHEPPARD AVE E** — SUITES FROM 2,556 TO 50,000 SQ. FT.

TURNKEY PROGRAM FOR NEW TENANTS & NEW MODEL SUITES









A HASSLE-FREE SOLUTION FOR TENANTS

RioCan will construct space to tenants layout requirements⁺

- + Finishes to include glass sidelights, upgraded lighting, and all new window blinds
- + Selection of layouts available to choose from to suit your specific needs
- + Premium finishes or furniture available upon request

AVAILABILITIES	NEW MODEL SUITES AVAILABLE				
4881 Yonge	Suite	Size	Comments		
2 Sheppard Up to 50,000 SF of space available Contact agents for details.	403	2,678 sq. ft.	Model Suite		
	404	976 sq. ft.	Customizable		
	405	3,592 sq. ft.	Improved		
	5th FL	16,488 sq. ft.	Customizable		
	6th FL	16,492 sq. ft.	Customizable		
	504	2,556 sq. ft.	Customizable		
	505	2,733 sq. ft.	Leased		
	800	8,423 sq. ft.	Improved		
	901	1,698 sq. ft.	Leased		
	1700 *Refer to	16,480 sq. ft. o various size config	Divisible/Customizable*		
ASKING RATE	Call agents to discuss				
ADDITIONAL RENT¹ (2025 ESTIMATE)	4881 Yonge \$25.22 per sq. ft. per annum 2 Sheppard \$24.01 per sq. ft. per annum Exclusive of Hydro & water				

1:1,200 sq. ft. at \$195 per month

PARKING



THREE SIMPLE STEPS TO YOUR BRAND NEW OFFICE

1

PLAN

We'll work with you to design a space that suits your needs

2

PRICE

We'll price out your design and offer competitive rates for your preferred term 3

PAPER

We will prepare the offer on our short-form term sheet





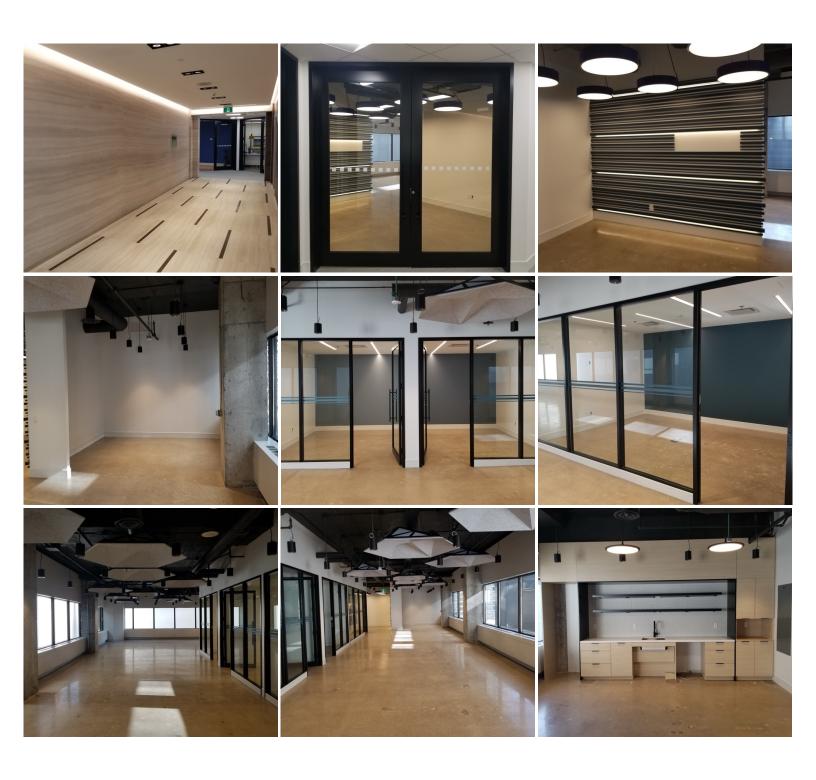
4TH FLOOR | MODEL SUITES

- + Suite 404 customizable
- + Suite 405 and 404 contiguous for 4,568 sq. ft.
- + Suite 402 and 405 are nicely improved with loft style open ceiling and pendant lighting





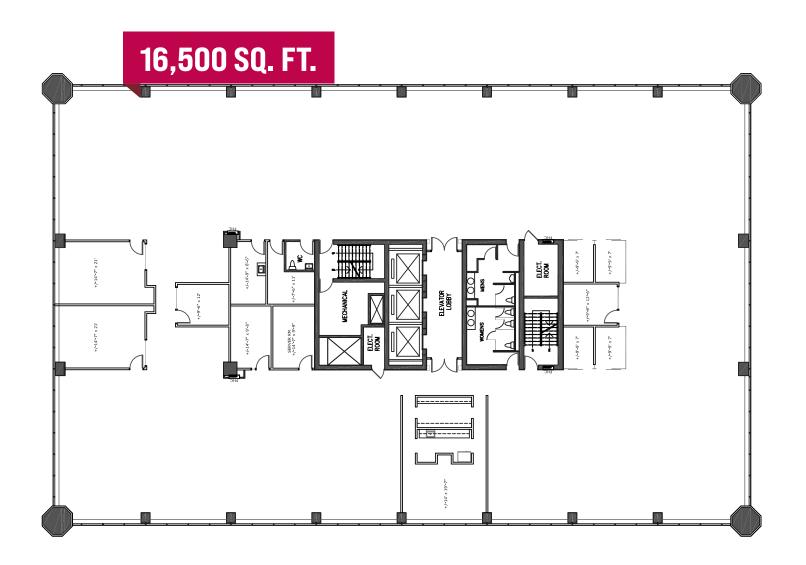
SUITE 403





TYPICAL AS BUILT PLAN | FLOORS 5-6

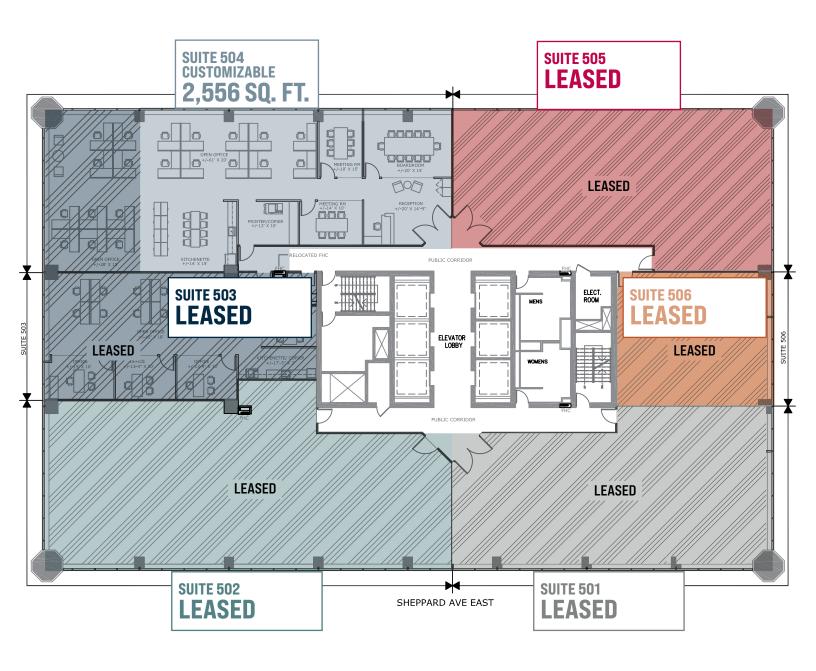
- + Improved space Divisible/Customizable
- + Efficient plates, with only two columns
- + Opportunity to demise any full floor 2,000 sq. ft. and up





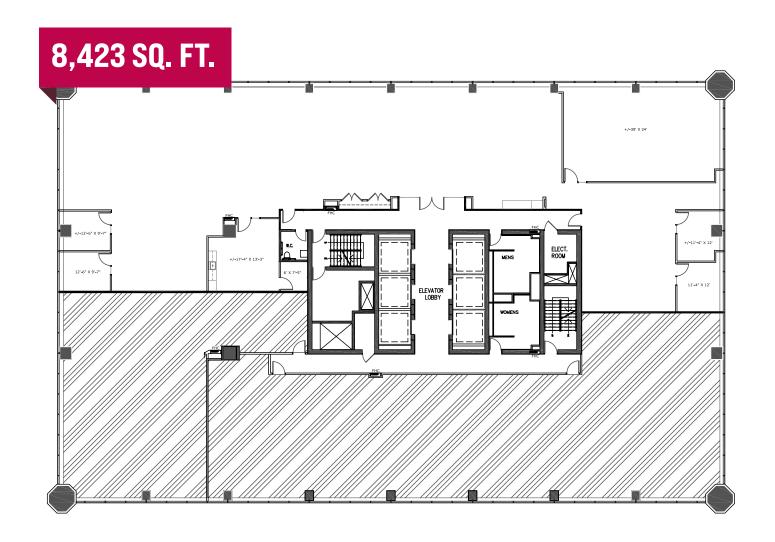
5TH FLOOR

- + Suite 504 customizable to tenant's layout requirements
- + All furniture shown in the plans below are for illustration purposes only





SUITE 800





FLOOR PLANS SUITE 1700

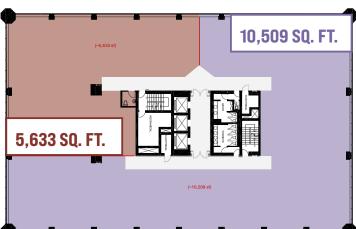
16,480 SQ. FT.

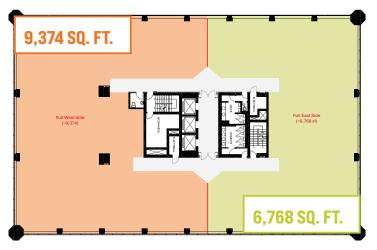


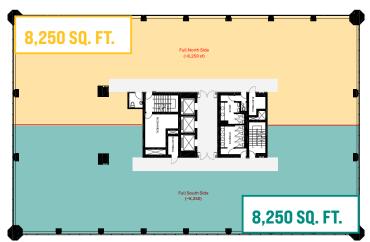
SUITE 1700

DIVISIBLE/CUSTOMIZABLE OPTIONS





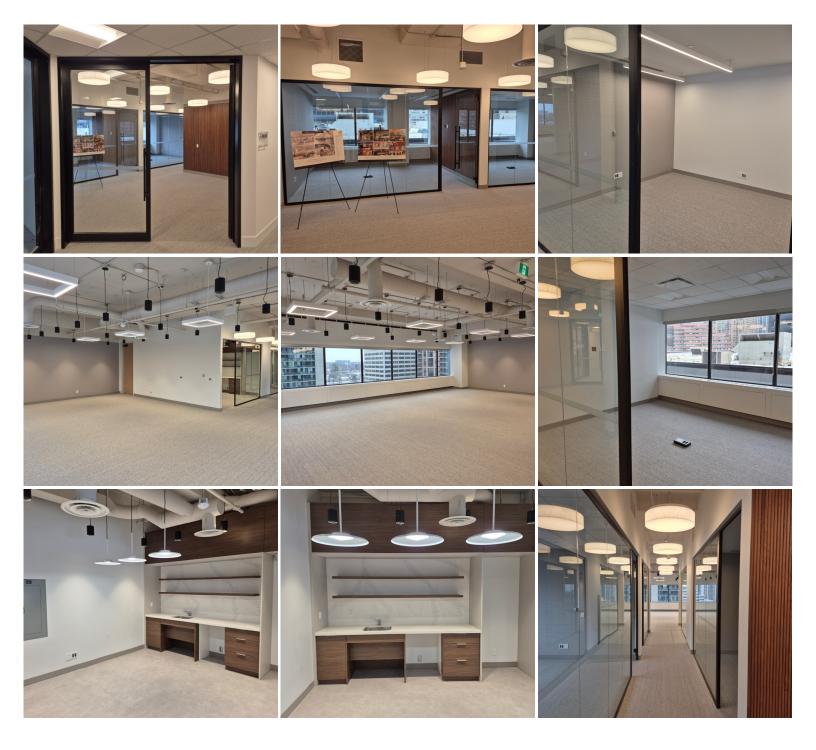








LANDLORD STANDARD TURNKEY FINISHES





ON-SITE AMENITIES INCLUDE

Direct subway access, Longos, LA Fitness, and a newly renovated food court.

Over 300K sq. ft. of additional on-site retail!





CONVENIENCE AT YOUR DOORSTEP

KEY ON-SITE AMENITIES

NOTABLE FEATURES & HIGHLIGHTS

Central Toronto office location

Located at the intersection of Yonge & Sheppard, the Yonge Sheppard Centre is at the nexus of trendy restaurants, premier office space, services, and a plethora of amenities.

Direct indoor access to 2 **Subway lines**

Easy and direct access to both the Yonge & Sheppard subways from the lobby of the building as well as a 2 level underground parking garage.

Conference Centre

Tenants have exclusive access to on-site 3,500 sq. ft. tenant conference centre suitable for meetings, townhalls and social gatherings.

24/7 Security & On-site **Daycare**

Manned security desk 24/7 with access to on-site daycare and Montessori.

Cactus Club Restaurant

A vibrant, contemporary dining experience spanning over two levels with an outdoor terrace in Cactus Club Cafe's new Yonge Sheppard location.

Green Roof

The building's 4 green roofs improves the building's thermal performance by reducing atmospheric heating and reducing storm water runoff contributing toward a greener urban environment.



300,000 sq. ft. Retail Mall

The Yonge Sheppard Centre now boasts a new, exciting retail mall anchored by Longo's, LA Fitness and Winners. After an extensive renovation of the mall interior, shoppers will have an elegant entrance to the bright new common areas illuminated with skylights and dramatic interiors, including soft seating and a variety of on-site trendy restaurants. Just a few of the on-site trendy restaurants & shops include:

- + Longos²
- + Winners²
- + LA Fitness²
- + Shoppers Drug Mart²
- + Paris Baguette
- + Five Guys
- + Bone & Biscuit
- + Imperfect Fresh Eats
- + Blaze Pizza
- + A&W
- + Freshii
- + Freshly Squeezed
- + Jimmy the Greek
- + Kin Kin Bakery
- + Mo's Golden Pretzel
- + Popeye's
- + Mean Poutine
- + Subway
- + Purdv's
- + Second Cup
- + Starbucks

- + Thai Express
- + Tim Hortons
- + Villa Madina
- + What a Bagel
- + Wikki Hut
- + GNC
- + OLG

- + Vivah + Fido
- + Du Monde Optical



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CENTRAL GTA LOCATION

NEXUS OF TWO SUBWAY LINES

Yonge Sheppard Centre thrives through the variety of commuters and community members who take part in our daily adventures. With the highway nearby, accessibility through the two subway lines, and a large neighbourhood proudly calling the area home, Yonge Sheppard Centre remains constantly busy with entertainment.

MAJOR POINTS OF INTEREST

	Distance	By Car	by TTC
Yorkdale	6.0 km	5 min	15 min
CF Fairview Mall	6.1 km	9 min	14 min
Toronto Pearson	19.1 km	14 min	30 min
porter	22.0 km	20 min	1 hr
Union Union	14.7 km	23 min	29 min



RESTAURANTS

- + Starbucks
- + Pizza Nova
- + Spicy & Delicious
- + Hero Burgers
- + Kinka Izakaya
- + Whale Juice
- + Wriate Ju + Presotea
- + Poke Eats
- + Allwyn's
- + Indian Crown
- + Nanashake
- + Second Cup
- + Union Social Eatery
- + Holy Snack
- + Mymy Chicken
- + Mamma's Pizza
- + Sushi One
- + Tim Horton's
- + Gol Takeout
- + Sushi Moto
- + Nolbu
- + Han Ba Tang
- + The Frog

- + JOONS
- + Lee Nam Jang
- + Dazzling Cafe
- + Bake Code
- + Nome Izakaya
- + Pizza Pizza
- + YogenFruz
- + Cheers Chicken & Burgers
- + McDonald's

RETAIL & GROCERY

- + Whole Foods
- + Rexall PharmaPlus
- + Chelsea NY
- + PAT Spring Garden Market
- + Rabba Fine Foods
- +7-Eleven
- + M2M
- + Print2Go
- + UPS Store
- + Dollarama
- + Winners

BANKING

- + TD + CIBC
- + RBC
- + RBC
- + Meridian
- + Scotiabank

FITNESS & SPA

- + Spa One
- + Goodlife Fitness
- + Taya Hair Salon
- + Moksha Yoga
- + 101 Spa
- + The Maze
- + Phase Hair Studio
- + Hollywood Nails & Waxing
- + Salon Sonya Spa
- + Salon de Elephant

CORPORATE NEIGHBOURS

- + Nestle
- + P&G
- + AON
- + Passport Canada

- + Ivari
- + Franklin Templeton
- + OLG
- + Tyco
- + Service Ontario
- + OHP
- + The Minto Group

WALK SCORE

90

Walker's Paradise

+ Daily errands do not require

TRANSIT SCORE



Rider's Paradise

+ Worldclass public transportation







Creating a sense of care and connection is important to Yonge Sheppard Centre.

Here are just some of the ways we've supported positive impacts with Yonge Sheppard Centre Cares programming in 2023:

SUPPORTING LOCAL COMMUNITY PARTNERS

We collected and/or contributed over

\$110,000

to community partners.



ENSURING OPERATIONAL BEST PRACTICES

Recipient of the prestigous BOMA

TOBY Award

(Renovated), recognizing quality in commercial real estate buildings and rewarding excellence in building management.





PROMOTING ENVIRONMENTAL SUSTAINABILITY

Recipient of BOMA BEST Sustainable Buildings

Platinum

certification, recognizing excellence in energy and environmental management and performance.



PROTECTING OUR ENVIRONMENT

Our rooftop bee hive installation, in collaboration with The Teddy Bee Honey

1000's

of bees, helping to protect pollination, decrease the decline of bees, increase local honey production, and provide a greener urban environment.

David Chiarello*

Associate Vice President 416 495 6220 david.chiarello@cbre.com

Reid Bethell*

Sales Associate 416 495 6242 reid.bethell@cbre.com CBRE Limited, Real Estate Brokerage 2005 Sheppard Ave. E., Suite 800 Toronto, ON M2J 5B4

www.cbre.ca

*Sales Representative

All outlines are approximate

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