

# UNIT 204 - 8130 SHEPPARD AVE E, SCARBOROUGH, ON | M1B 6A3

740 SF OFFICE SPACE AVAILABLE FOR LEASE



Sam Shah  
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# OFFICE SPACE FOR LEASE

## UNIT DETAILS:

UNIT: 204

BASIC RENT: \$10 PER SF

TMI RATE: \$17.50 PER SF

TOTAL AREA: 740 SF

AVAILABLE FROM: IMMEDIATELY

VIEWING TIMINGS 11 AM - 4 PM |  
MONDAY- FRIDAY |  
24 HOURS NOTICE



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# 8130 SHEPPARD AVE E

## PROPERTY DETAILS:

Morningside & Sheppard is located right at the intersection and just north of two major Big-box developments.

Wal-Mart, Home Depot, and Staples all have a presence along Milner Ave and just South of the Property



CLOSE TO TTC  
AND SUBWAY  
STATION



NEAR TO  
ABUNDANCE  
OF AMENITIES



EASY ACCESS TO  
HIGHWAY 401,  
AND 407



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# 8130 SHEPPARD AVE E

## ZONING DETAILS:

ZONING: E 0.7

## PERMITTED USES:

- PROFESSIONAL OFFICE USE
- IMMIGRATION OFFICE
- LAWYER OFFICE
- BROKERAGE
- INSURANCE
- TUTORING CLASSES
- AND MANY MORE



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