

**AVISON
YOUNG**

40 Sheppard Avenue West

OFFICE LEASING OPPORTUNITY
IN TORONTO



**Get more
information**

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Platinum member

OPPORTUNITY

Suite 200*	2,731 sf] *6,711 sf contiguous
Suite 204*	3,980 sf	

NET RENT

\$17.00 psf

ADDITIONAL RENT

\$23.75 psf

HIGHLIGHTS

- Located in the desirable Yonge - Sheppard area with direct access to two TTC Subway lines outside the building's main entrance
- Countless amenities within walking distance including restaurants, fitness Centre, banking, groceries and retail outlets



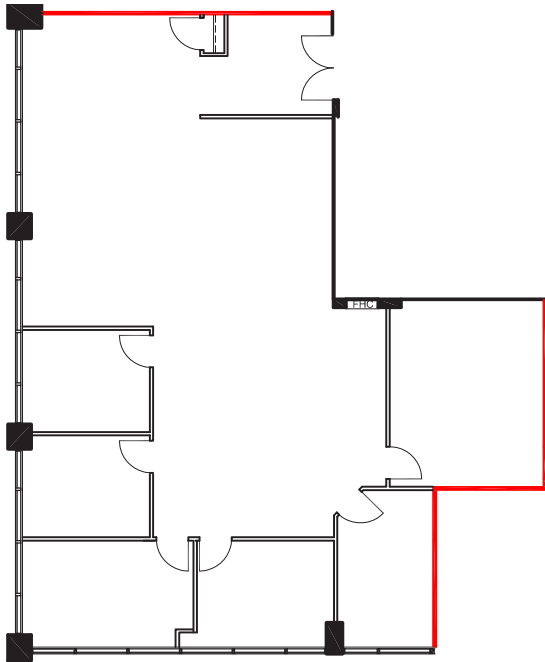
OFFICE LEASING OPPORTUNITY

40 SHEPPARD AVENUE WEST, TORONTO

SUITE 200

2,731 sf

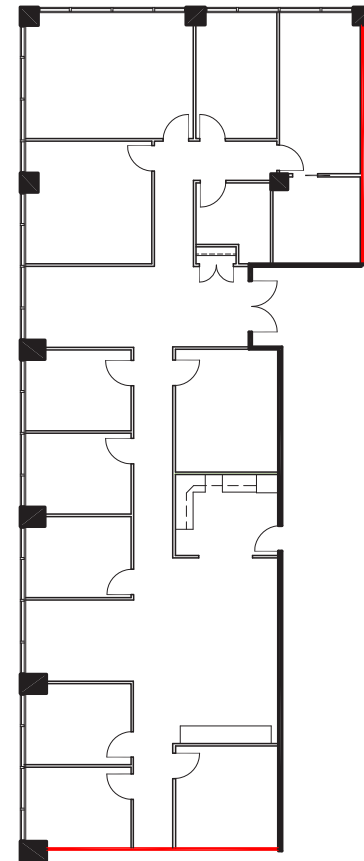
- Double glass door entry immediately off of the elevator
- Built-out corner suite with lots of natural light and a mix of private offices and open space
- The suite includes a reception area and a boardroom with a kitchenette



SUITE 204

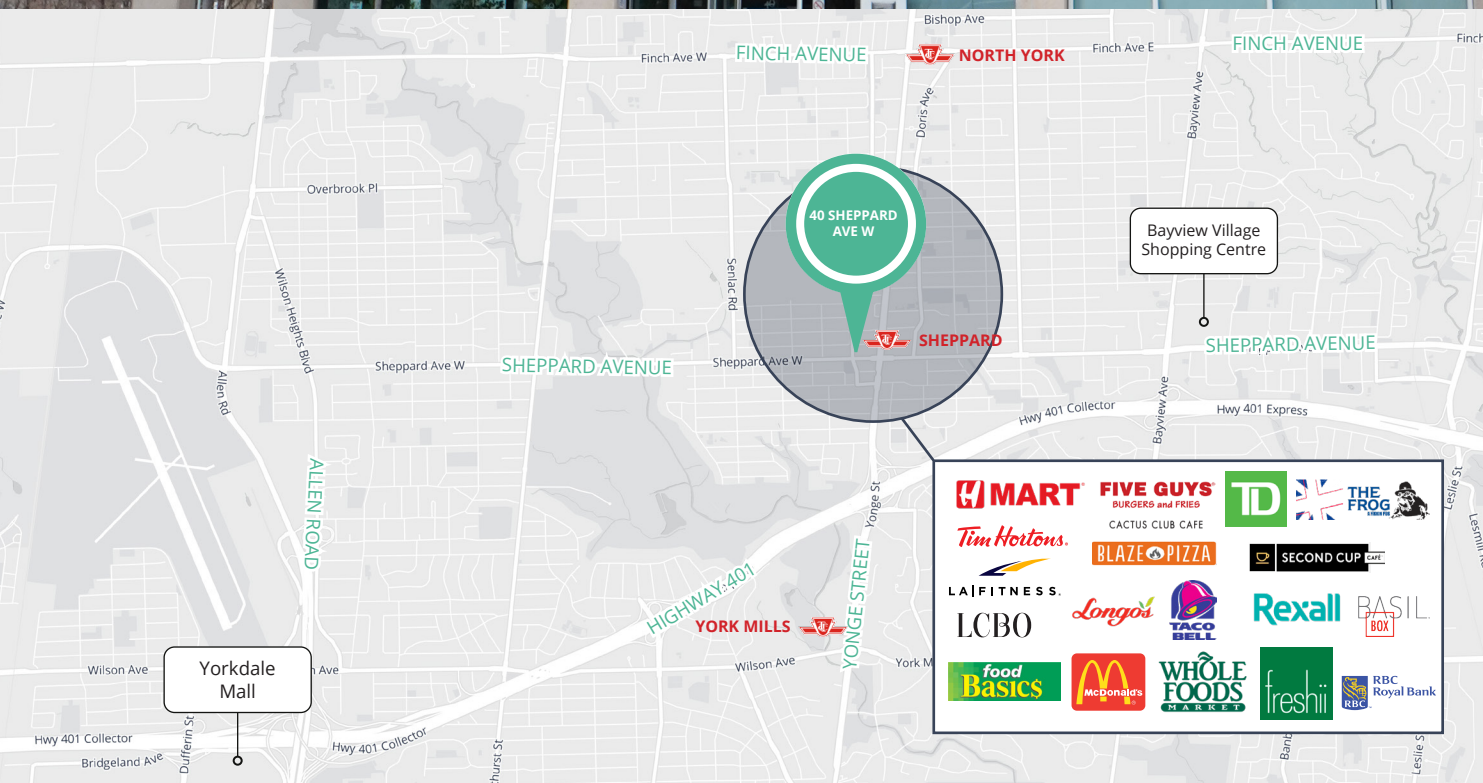
3,980 sf

- Built-out and bright corner suite
- The suite includes a number of private offices, boardrooms, and a kitchenette



40 Sheppard Ave W

AMENITIES & TRANSPORTATION



DRIVE TIMES IN MINUTES

Downsview Airport	14
Union Station	27
Yorkdale Mall	9
Fairview Mall	11

DEMOGRAPHICS

353,388	40.4
2023 TOTAL POPULATION	2023 MEDIAN AGE
40,549	140,962
2023 TOTAL DAYTIME POPULATION	2023 HOUSEHOLDS
2.6	\$146,678
2023 AVERAGE FAMILY SIZE	2023 AVERAGE HOUSEHOLD INCOME

Amenities within 5km

469

RESTAURANTS & CAFÉS

586

RETAIL

5

HOTELS

30

FITNESS CENTRES

102

BANKS

44

GAS STATIONS



AVISON
YOUNG

Professional Engineers

40
Sheppard Ave W

Office Space for
Lease

40 Sheppard
Avenue West

Toronto, ON

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