

**AVISON
YOUNG**

40 Sheppard Avenue West

OFFICE LEASING OPPORTUNITY
IN TORONTO



Get more
information

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 **CANADA BEST
MANAGED
COMPANIES**
Platinum member

OPPORTUNITY

Suite 200* 2,731 sf

Suite 204* 3,980 sf

2,731 sf
3,980 sf

**6,711 sf contiguous*



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



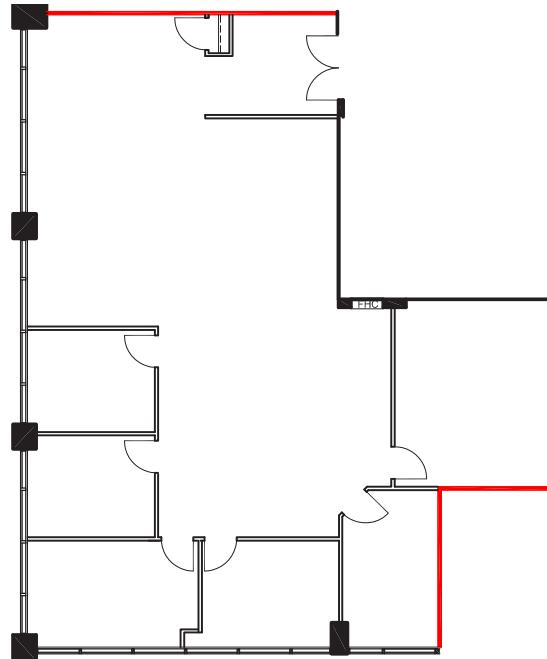
OFFICE LEASING OPPORTUNITY

40 SHEPPARD AVENUE WEST, TORONTO

SUITE 200

2,731 sf

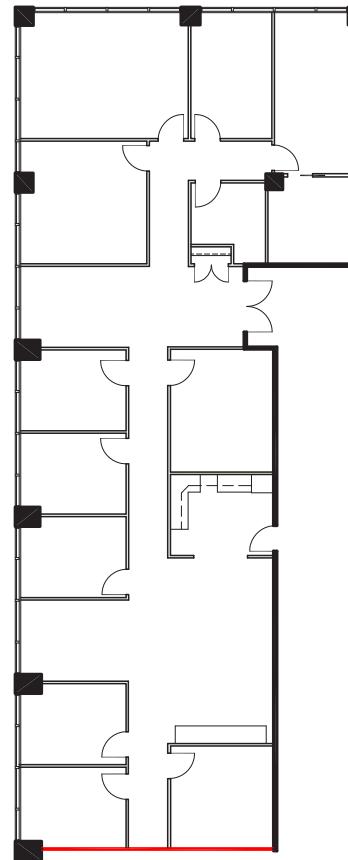
- Double glass door entry immediately off of the elevator
- Built-out corner suite with lots of natural light and a mix of private offices and open space
- The suite includes a reception area and a boardroom with a kitchenette



SUITE 204

3,980 sf

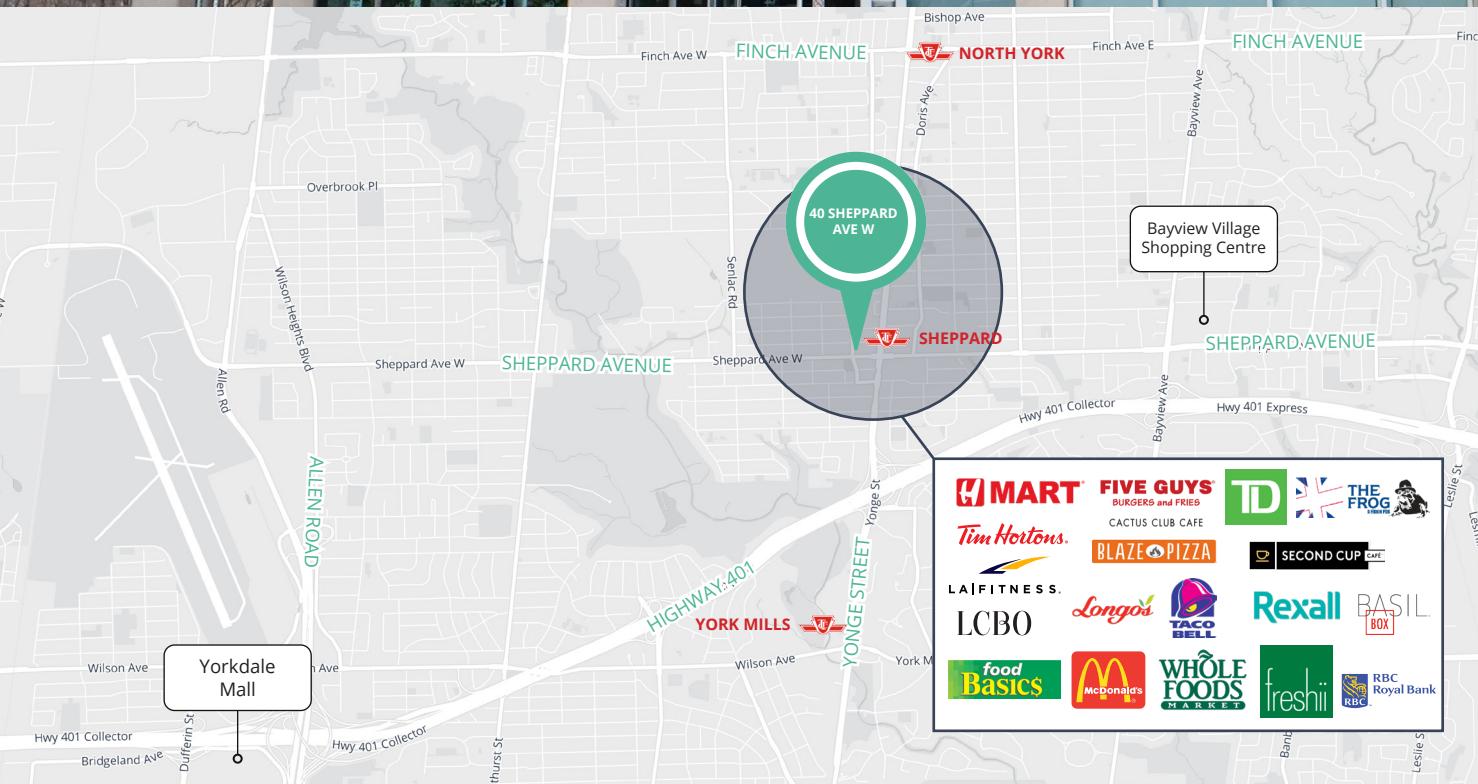
- Built-out and bright corner suite
- The suite includes a number of private offices, boardrooms, and a kitchenette



40

Sheppard Ave W

AMENITIES & TRANSPORTATION



Amenities within 5km

469

RESTAURANTS &
CAFÉS

586

RETAIL

5

HOTELS

30

FITNESS
CENTRES

102

BANKS

44

GAS
STATIONS

DRIVE TIMES IN MINUTES

Downsview Airport 14

Union Station 27

Yorkdale Mall 9

Fairview Mall 11

DEMOGRAPHICS

353,388

2023 TOTAL
POPULATION

40.4

2023 MEDIAN AGE

40,549

2023 TOTAL
DAYTIME
POPULATION

140,962

2023 HOUSEHOLDS

2.6

2023 AVERAGE
FAMILY SIZE

\$146,678

2023 AVERAGE
HOUSEHOLD
INCOME

**AVISON
YOUNG**

Professional Engineers



**Office Space for
Lease**

40 Sheppard Avenue West

Toronto, ON

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