

45-47

SHEPPARD AVE E

NORTH YORK SQUARE



LEV PROPERTY MANAGEMENT INC.

WELCOME TO NYS

Centrally located at Yonge & Sheppard, North York Square offers flexible office space options in two well-connected towers. With direct subway access and proximity to Highway 401, the complex is ideal for businesses seeking visibility, accessibility, and move-in ready suites ranging from compact offices to full-floor layouts.

WHY TENANTS CHOOSE NYS

- + Direct access to Lines 1 & 4 of TTC Subway
- + Minutes to Highway 401
- + Professionally designed model suites
- + Suites ready for immediate occupancy
- + On-site management for fast response
- + Surrounded by restaurants, retail & services
- + Mix of suite sizes and flexible layouts

WHO WE ARE

At Lev Property Management, we focus on delivering affordable, reliable, and professional office space in Toronto. Known for hands-on service and responsive support, our team is committed to helping businesses thrive through well-managed buildings and tenant-first service.



NORTH YORK SQUARE

45 & 47 SHEPPARD AVE EAST





FLEXIBLE OFFICE SPACE IN THE HEART OF SHEPPARD

- + Selection of layouts available to choose to suit your specific needs
- + Selection of built-out suites with modern finishes and efficient layouts
- + Turnkey model units featuring upgraded kitchens, reception areas, and boardrooms
- + In house design and construction for tenant fit-out needs
- + Mix of open space, private offices, and collaborative zones
- + Suites available with furniture and IT infrastructure in place
- + High-traffic and ground floor options ideal for service-based users
- + Full-floor opportunity available—ideal for training, education, or large-scale teams
- + Ample natural light with large windows and unobstructed views
- + On-site parking and immediate occupancy available



Face Access To
TTC Subway



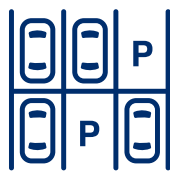
Access To
TTC Subway



Convenient On-Site
& Neighbourhood
Amenities



Model Suites Available
For Quick Occupancy



1/1,000 SF
Parking Ratio



Prime visibility with
strong pedestrian flow

AVAILABILITY

45 Sheppard Avenue E

204	4,496 SF	
211	2,298 SF	
221	752 SF	
302	2,203 SF	Corner unit with kitchen
504	2,917 SF	
701	4,422 SF	Modern layout with kitchen
801/810	6,544 SF	

47 Sheppard Avenue E

501	3,936 SF
-----	----------

Additional Rent	\$23.14 PSF/YR \$17.14 Op Cost, \$6 taxes
-----------------	--

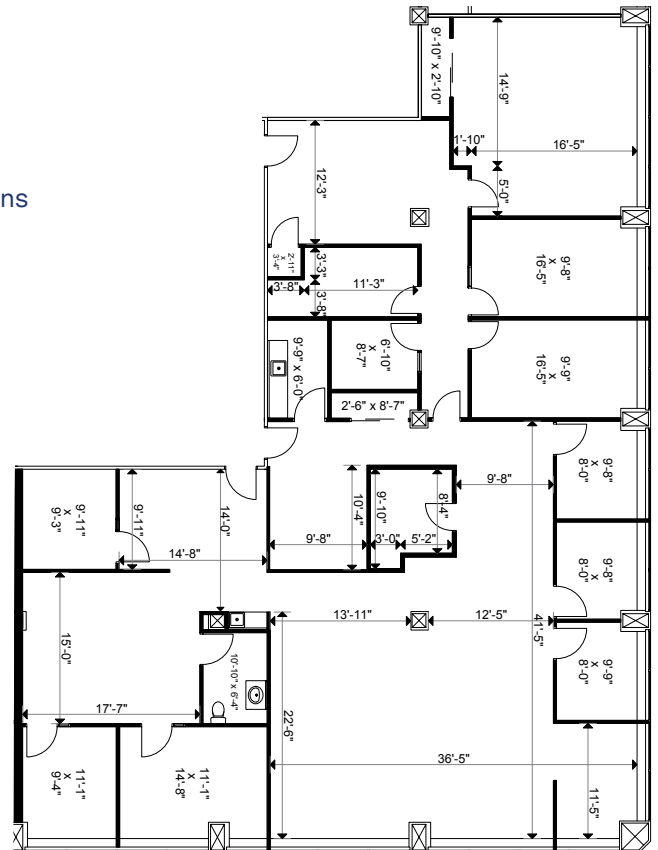
Parking	1/1,000 SF (Ability to accommodate more if needed) \$180/space/month
---------	---

45



45 Sheppard Avenue E
SUITE 204 | 4,496 SF
 Available Immediately

- + Welcoming reception area filled with natural light
- + Spacious boardroom suitable for meetings or training sessions
- + Large open workspace ideal for collaborative work
- + Ten individual private offices for focused tasks
- + Two bathrooms and a fully equipped kitchen





45 Sheppard Avenue E
SUITE 211 | 2,298 SF
 Available Immediately

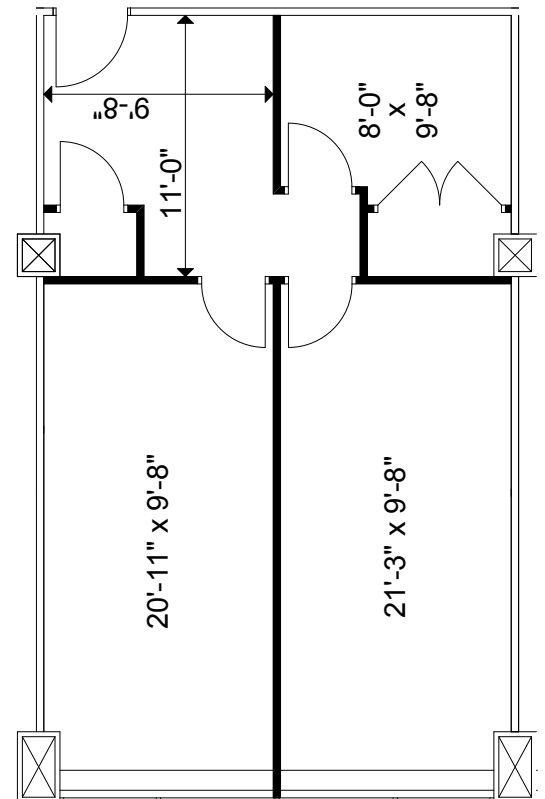
- + Six offices designed with open-concept
- + Collaborative workspaces
- + Welcoming reception area and kitchenette





45 Sheppard Avenue E
SUITE 221 | 752 SF
 Available Immediately

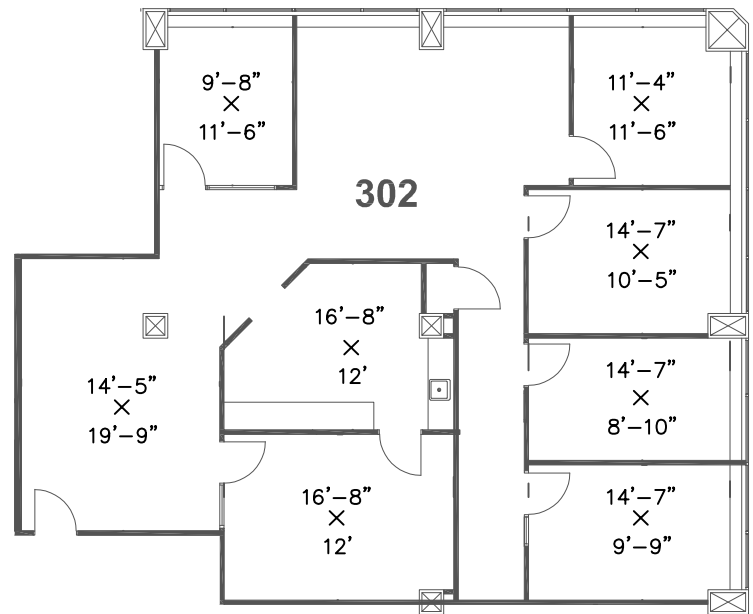
- + Inviting reception area that creates a warm first impression
- + Three bright, private offices designed for productivity and comfort
- + Expansive window showcasing abundant natural light





45 Sheppard Avenue E
SUITE 302 | 2,203 SF
 Available Immediately

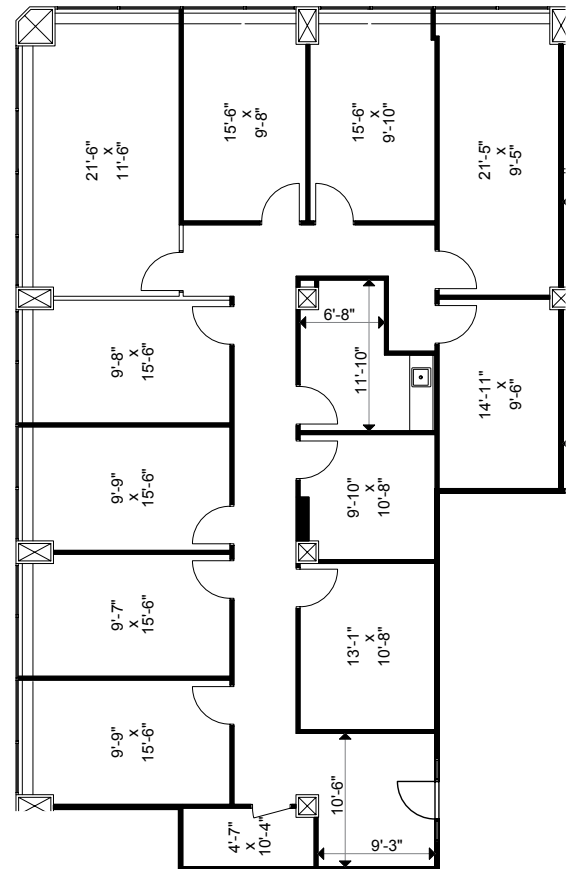
- + Professionally Built-Out Office Suite
- + Combination of Private Offices & Open Workspace
- + Full-Size Boardroom with Glass Partition
- + Large Kitchenette with Ample Cabinetry
- + Bright Interior with Multiple Windows
- + Dedicated Reception Area and Waiting Lounge
- + Fully Carpeted with Modern Lighting

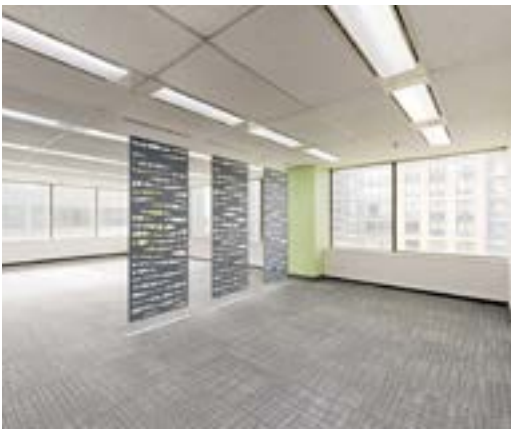




45 Sheppard Avenue E
SUITE 504 | 2,917 SF
 Available Immediately

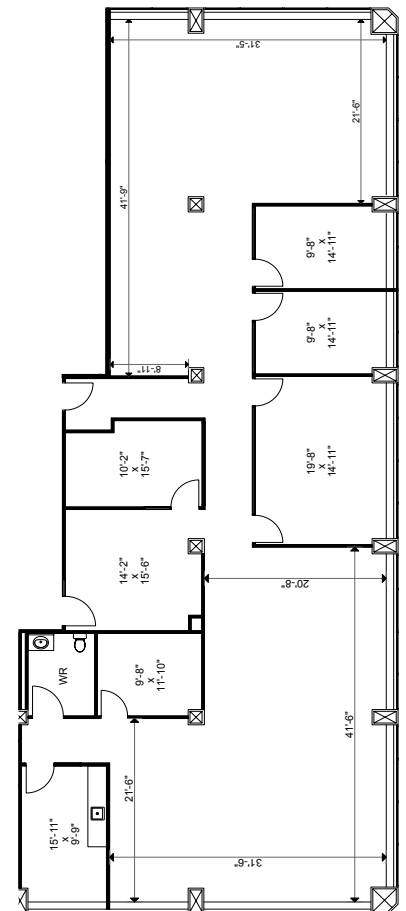
- + Welcoming reception area to greet clients and visitors
- + Spacious private office for focused work and meetings
- + Two dedicated conference rooms ideal for team collaboration
- + Eat-in kitchen, perfect for staff breaks and casual gatherings





45 Sheppard Avenue E
SUITE 701 | 4,422 SF
 Available Immediately

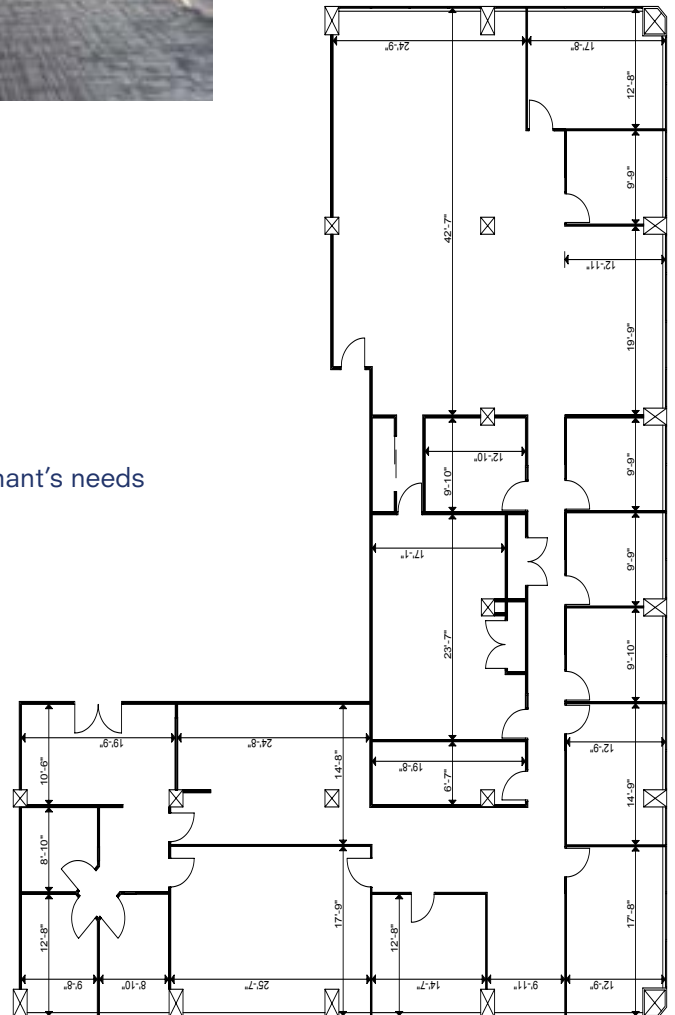
- + Turnkey Model Suite
- + Multiple Private Offices & Meeting Rooms
- + Modern Kitchen with Full-Size Appliances
- + In-Suite Accessible Washroom
- + Contemporary Finishes with Unique Lighting Features
- + Bright Corner Suite with Expansive Windows
- + Stylish Open Area with Creative Partitioning
- + Ideal for Design, Tech, or Professional Firms





Available Immediately

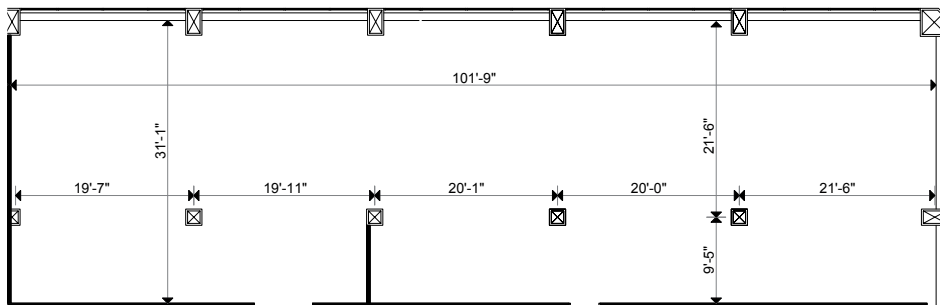
- + Multiple private offices with large windows for natural light
- + Spacious open workspace area for collaboration
- + Large boardrooms ideal for meetings and presentations
- + In Suite kitchen for convenience and comfort
- + Flexible layout that can easily be customized to suit any tenant's needs





47 Sheppard Avenue E
SUITE 501 | 3,936 SF
 Available Immediately

- + Newly Built Model Suite
- + Double Glass Entry Doors
- + Bright Open Workspace with Large Windows
- + Contemporary Kitchen with Modern Finishes
- + Upgraded Flooring and Lighting Throughout
- + Ideal for Professional or Creative Teams
- + Neutral Finishes with Turnkey Layout
- + Located in a Well-Maintained Office Building



AMENITIES

Located amongst all of the action and amenities of Toronto's Yonge and Sheppard district, the North York Square provides instant access to all the convenience and amenities of the North Yonge Business Node.



Restaurants

- | | |
|------------------------|-------------------|
| 1. Jack Astors | 12. Kinka Izakaya |
| 2. Baton Rouge | 13. Poke Eats |
| 3. Union Social Eatery | 14. Nome Izakaya |
| 4. The Frog & Firkin | 15. Kenzo Ramen |
| 5. Indian Crown | 16. McDonald's |
| 6. Burrito Boyz | 17. Holy Snack |
| 7. Hero Burger | 18. MyMy Chicken |
| 8. Sushi One | 19. Pizza Pizza |
| 9. Sushi Moto | 20. Pizzaiolo |
| 10. Nolbu | 21. Mamma's Pizza |
| 11. Han Ba Tang | 22. YogenFruz |



Cafes

1. Bake Code
2. Starbucks
3. Second Cup
4. Tim Horton's
5. Presotea



Banking

1. RBC
2. CIBC
3. BMO
4. TD



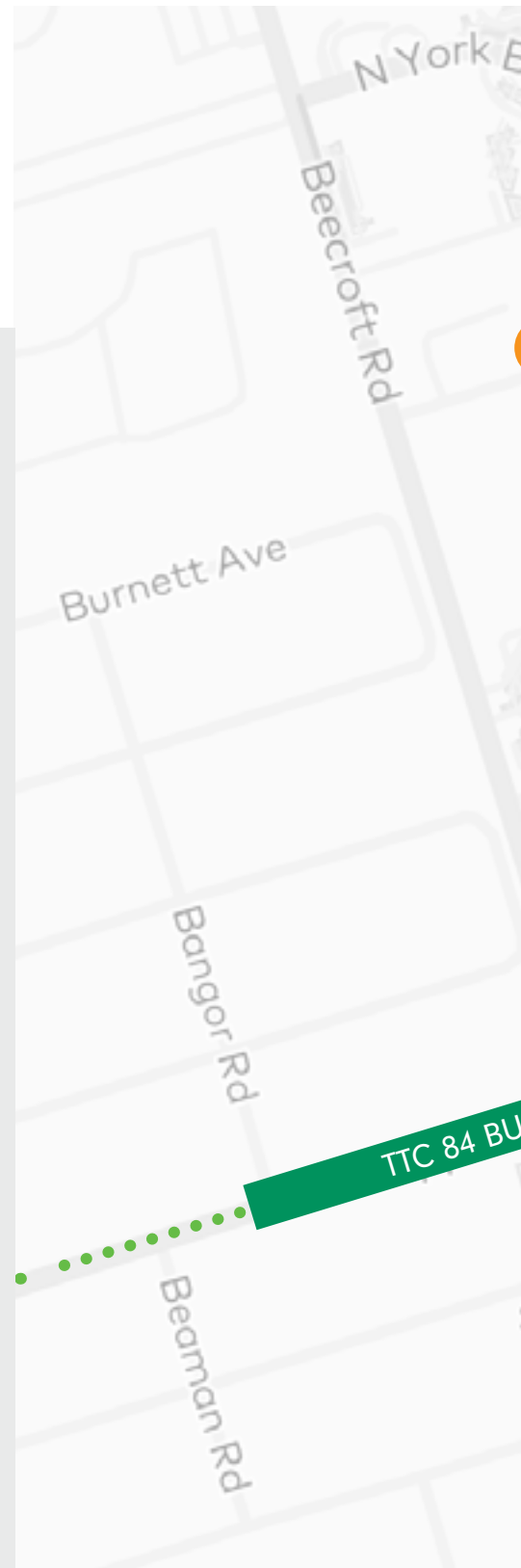
Retail & Shopping

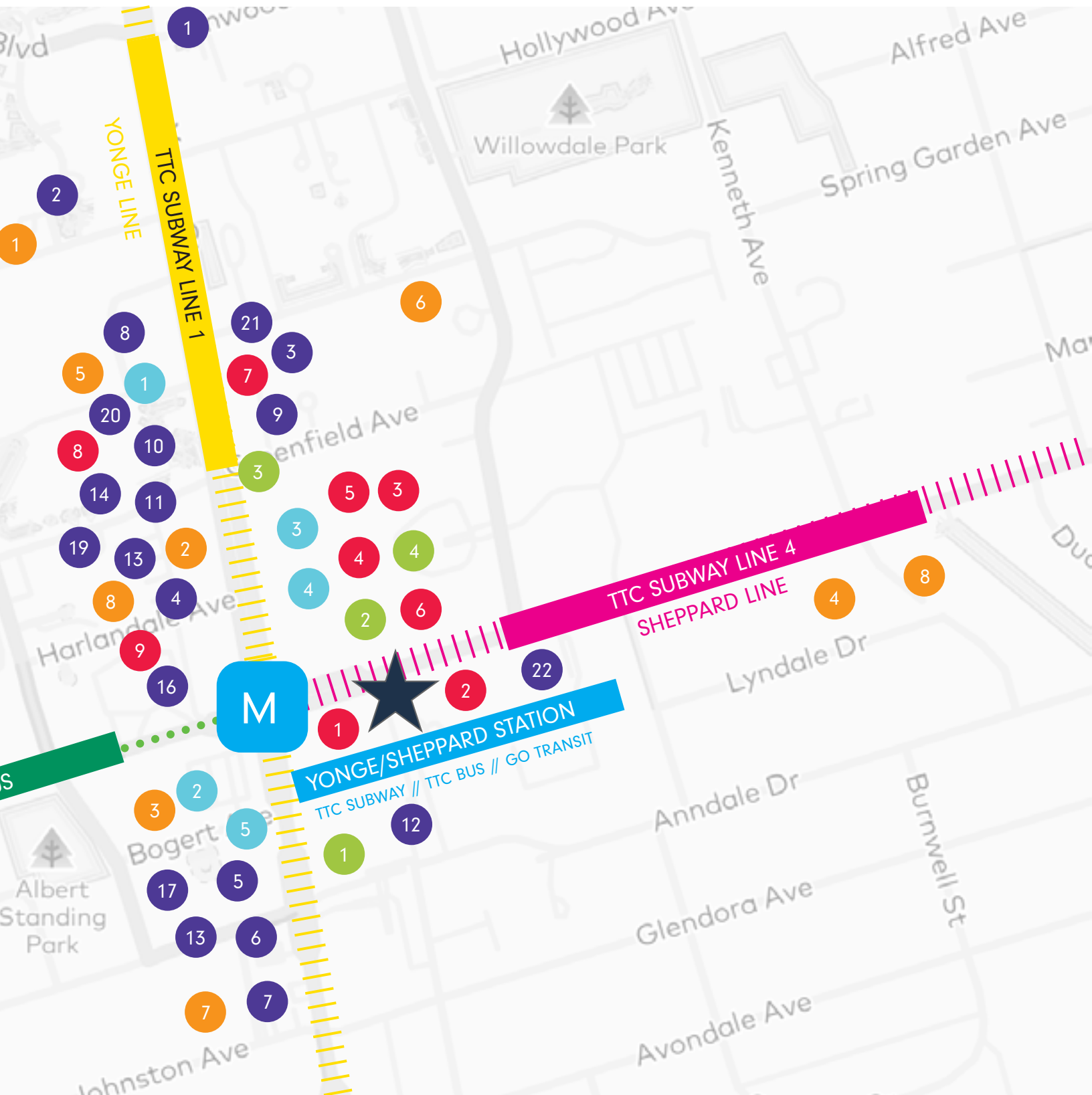
1. Whole Foods
2. Rexall PharmaPlus
3. Shoppers Drug Mart
4. Chelsea NY
5. Winners
6. Dollarama
7. M2M
8. UPS Store
9. Print2Go



Health & Wellness

1. Goodlife Fitness
2. Spa One
3. Breath Pilates & Yoga
4. 101 Spa
5. Allure Hair Salon
6. Taya Hair Salon
7. Phases Hair Studio
8. Bobby's Beauty & Beyond
9. Salon de Elephant





45-47

SHEPPARD AVE E

NORTH YORK SQUARE

CONTACT

Ashley Mints, Leasing

email: amints@levlivng.com

phone: 416-849-5030

www.levnyc.ca