

2

Sheppard  
Avenue East

TORONTO, ON

FOR SUBLEASE

SUITE 602 — 2,984 SF

CBRE

yonge  
sheppard  
centre



## Overview »»

### Unparalleled Convenience.

Discover your ideal workspace at the Yonge Sheppard Centre, offering a seamless and ready-to-occupy solution for businesses seeking immediate office space. This prime North York location provides unparalleled accessibility and a comprehensive array of convenient amenities, such as diverse restaurants, cafes, grocery stores, retail shops, fitness centers, and entertainment options. Direct access to the Sheppard Yonge Subway Station and close proximity to Highway 401 and other major transportation routes.



Access to a vibrant selection of amenities



Immediate access to various public transportation routes



Ample unreserved underground parking



## »» Details

**Property Address** 2 Sheppard Avenue East,  
Toronto, Ontario

**Available Area** Suite 602 2,984 SF

**Net Rent** Please Contact Listing Agents

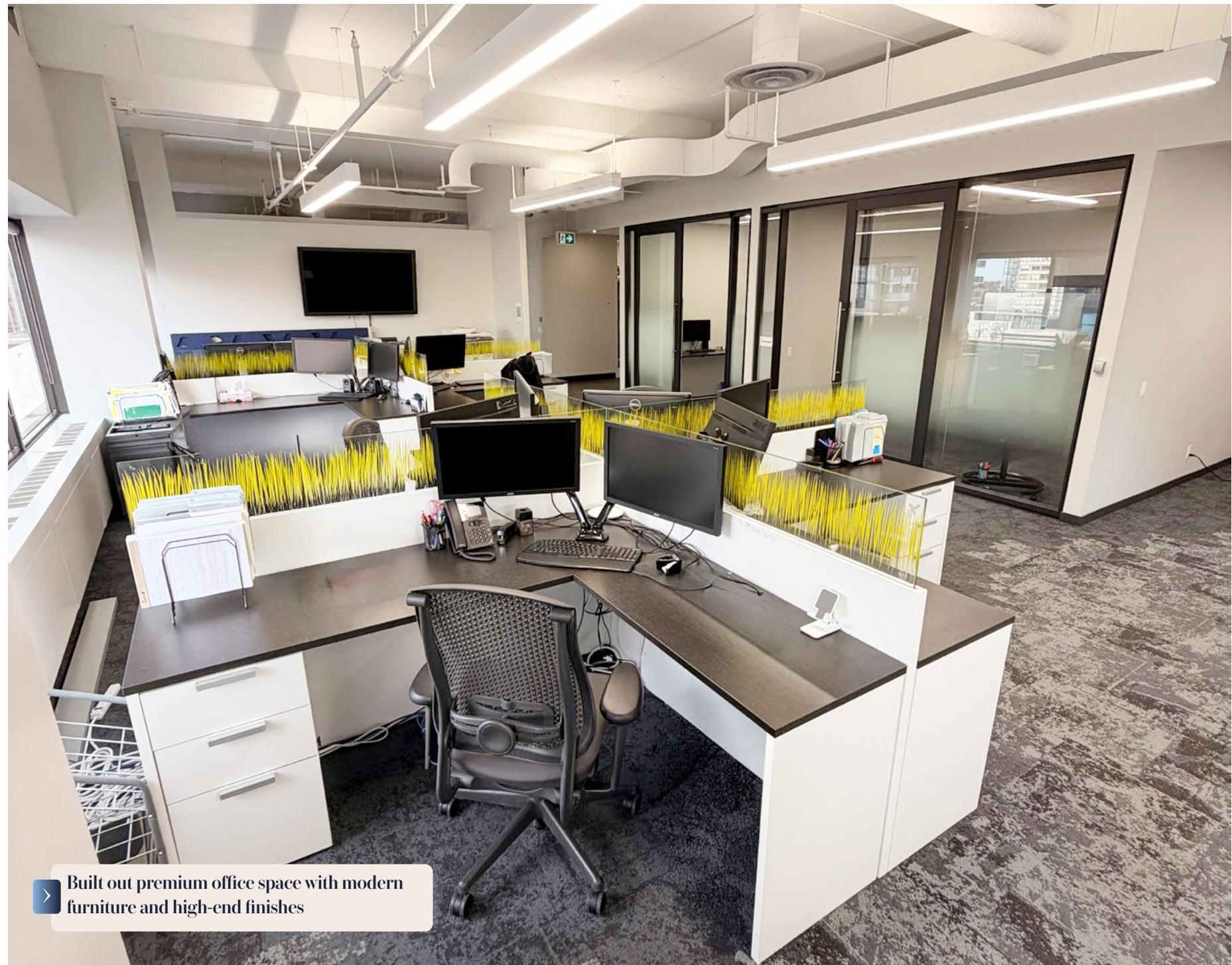
**Additional Rent** \$23.68 PSF

**Available** Immediately

**Expiry** October 14, 2028

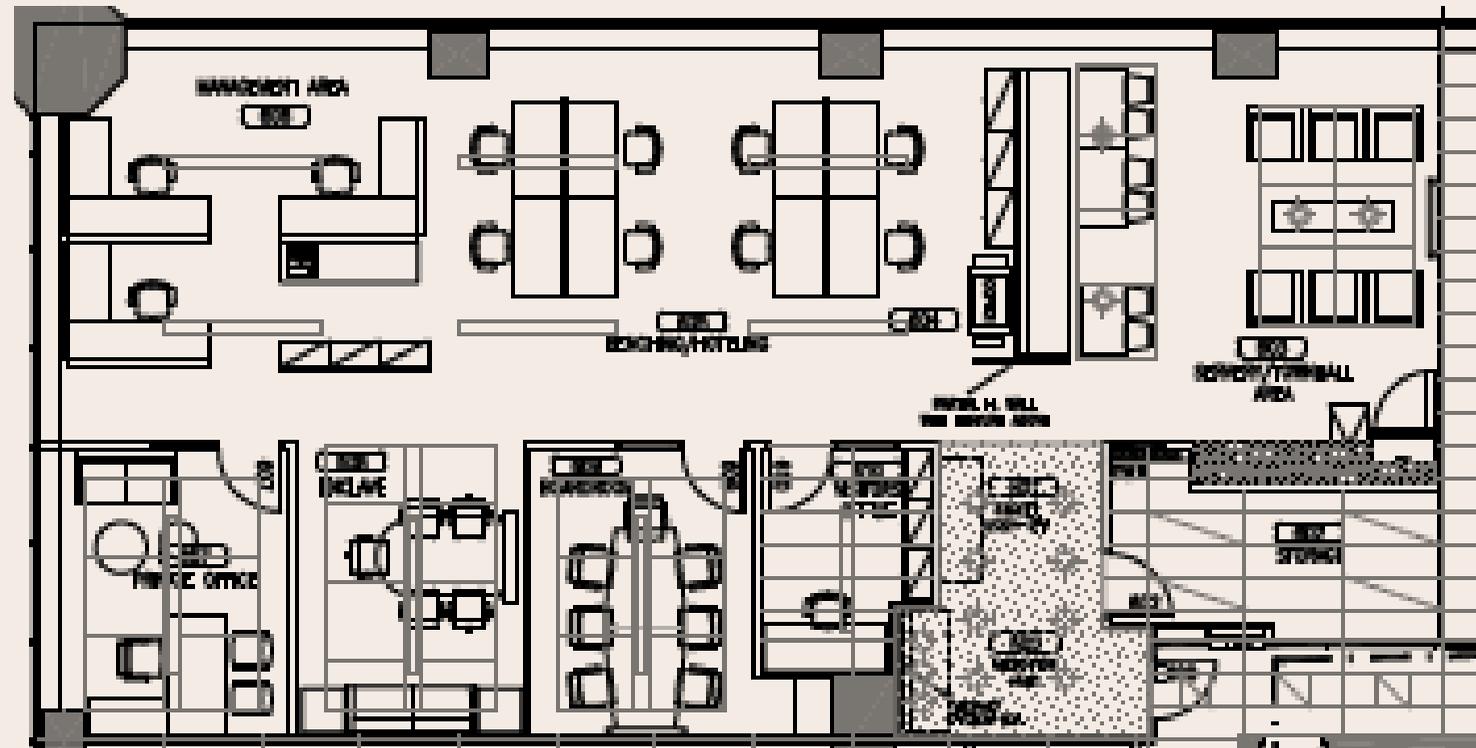
### Suite Features

- +/- 2 Private offices
- Boardroom seating 7
- Collaboration area seating 5
- Open area with +/- 12 workstations
- Kitchen with soft seating
- Storage room
- Printing area



➤ Built out premium office space with modern furniture and high-end finishes

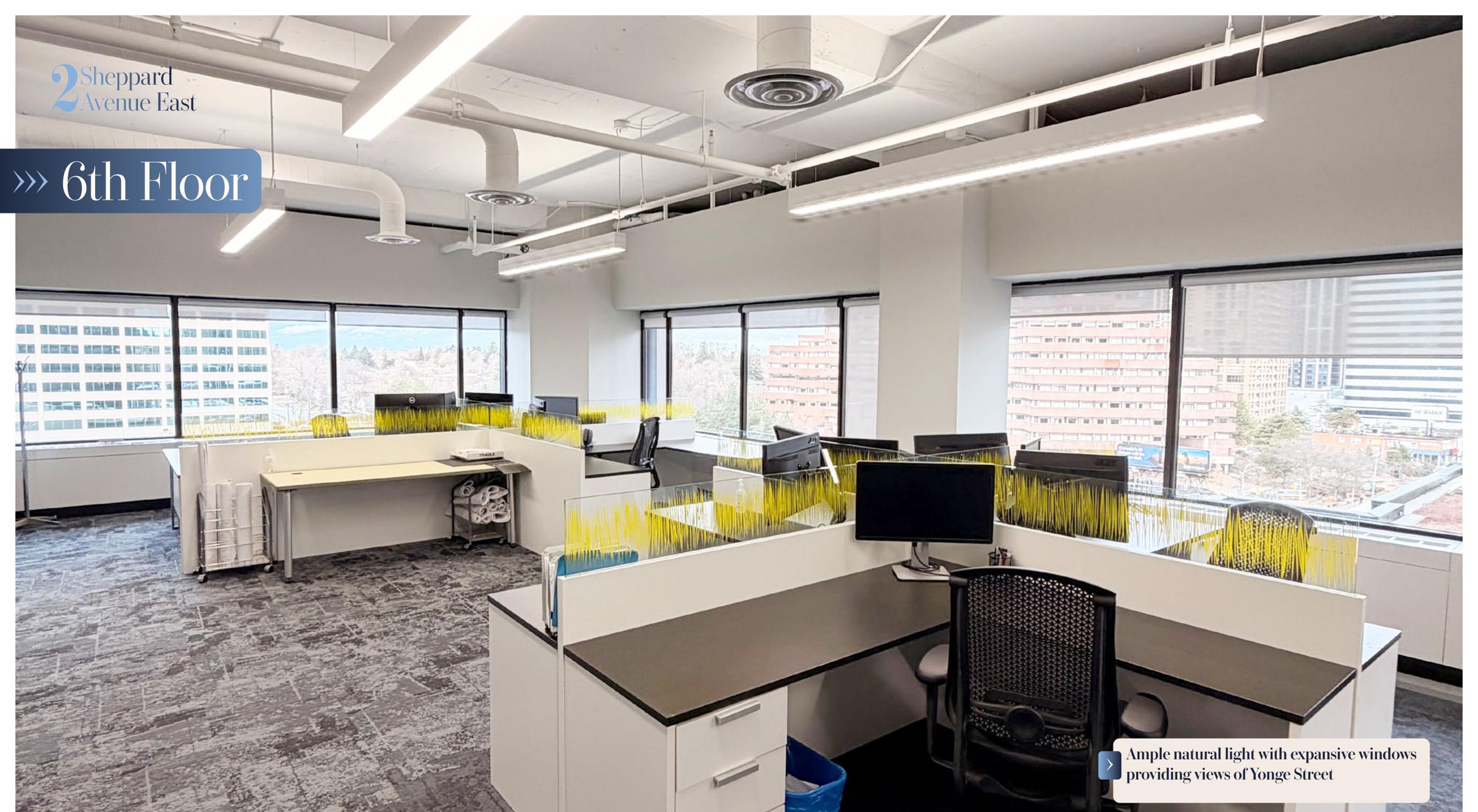
# Floor Plan >>



**Suite 602**

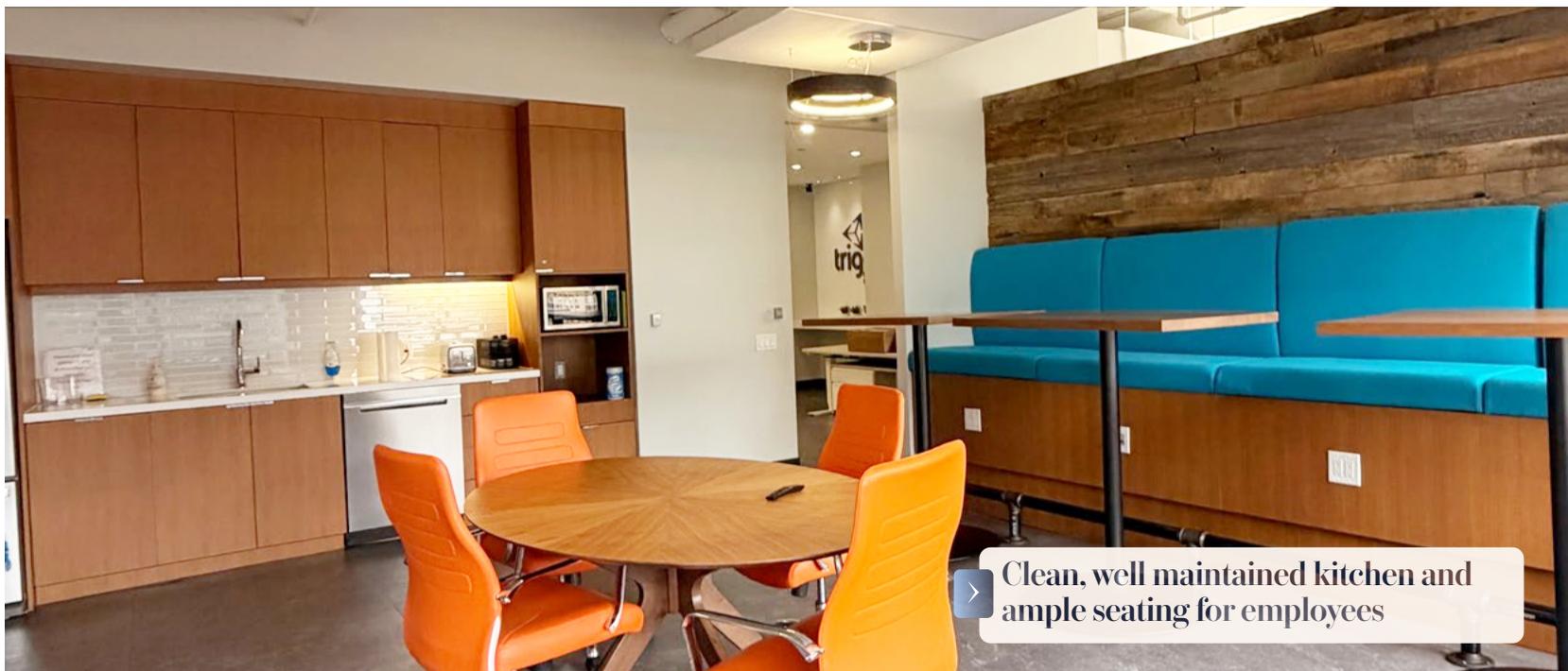
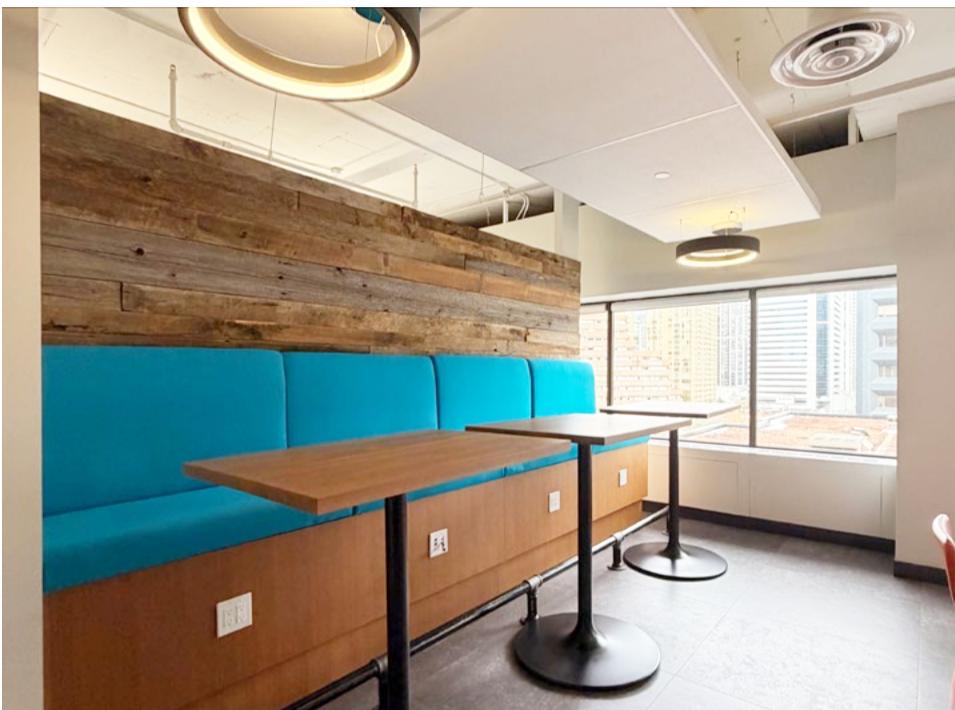
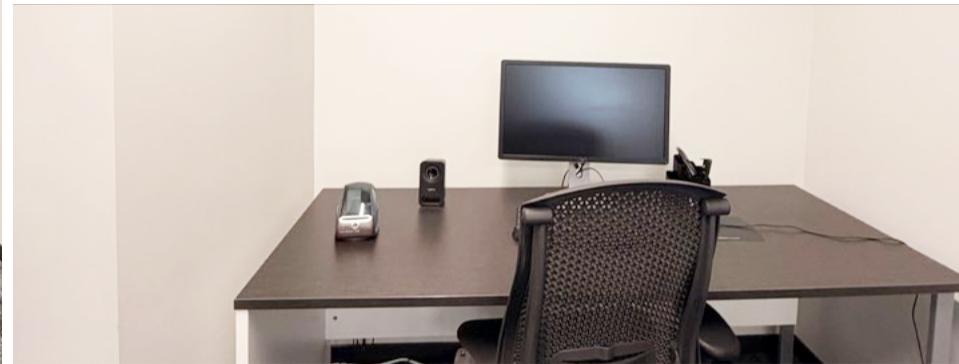
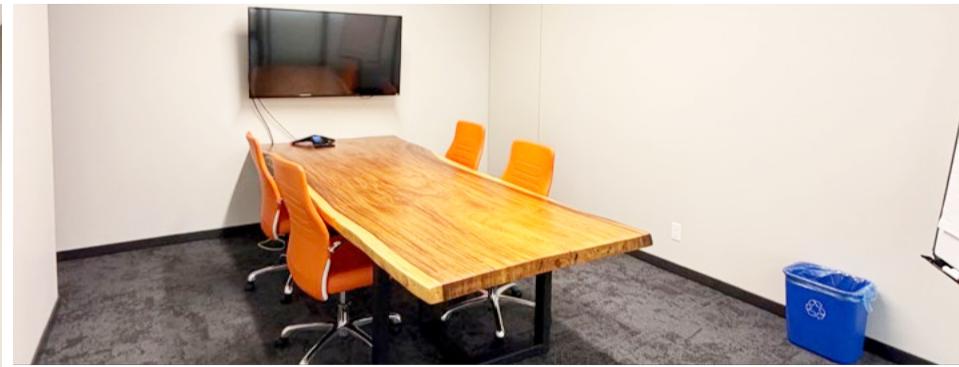
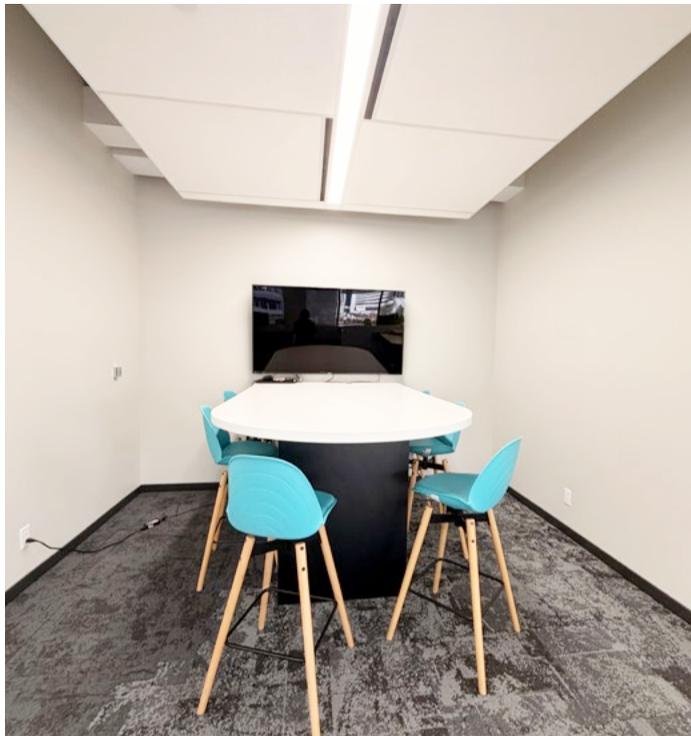
2,984 SF

»» 6th Floor

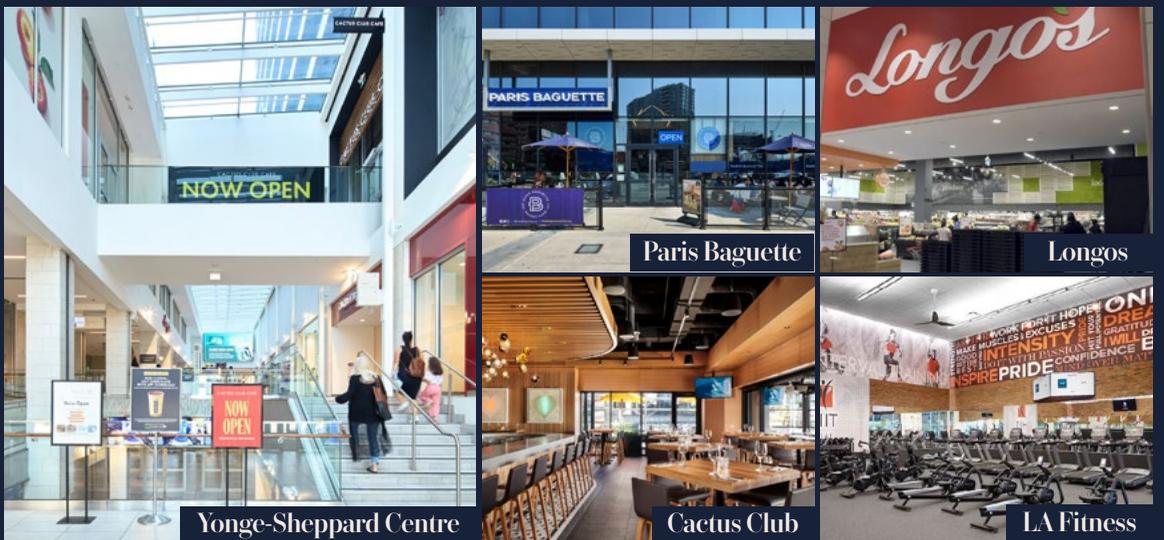


> Ample natural light with expansive windows providing views of Yonge Street

»» 6th Floor

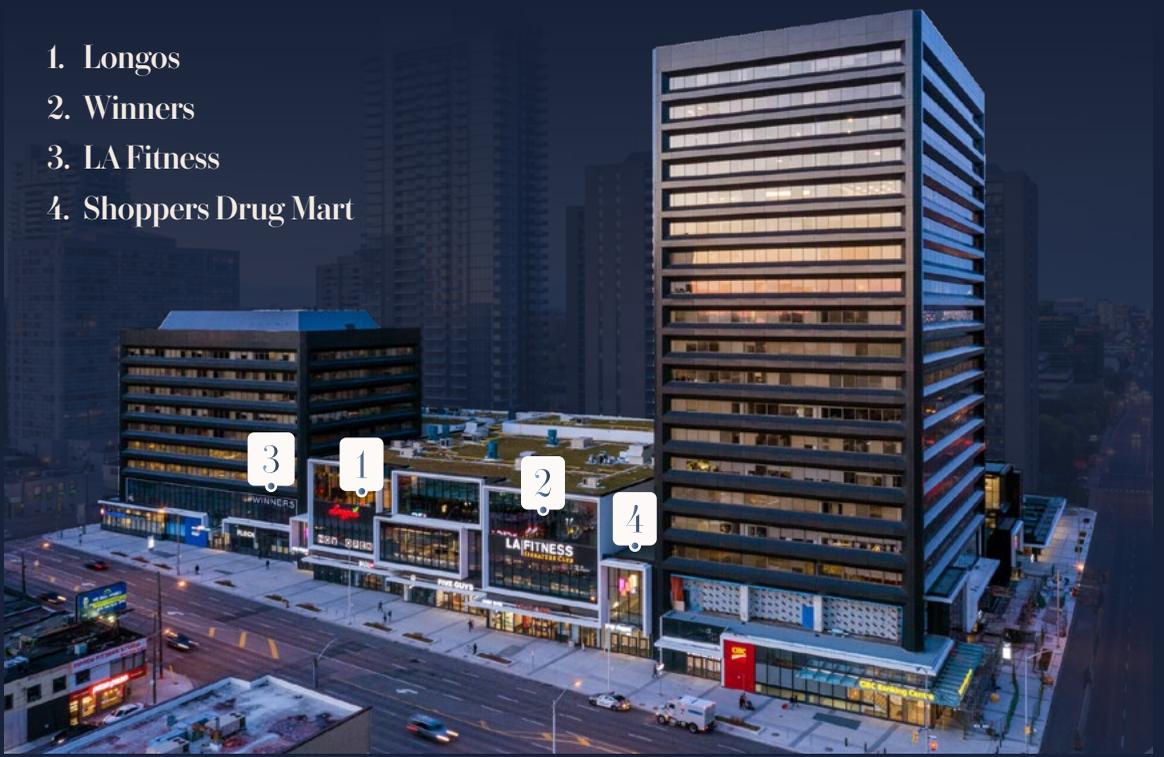


> Clean, well maintained kitchen and ample seating for employees



## Anchor Retailers

1. Longos
2. Winners
3. LA Fitness
4. Shoppers Drug Mart



# Location



# 2 Sheppard Avenue East

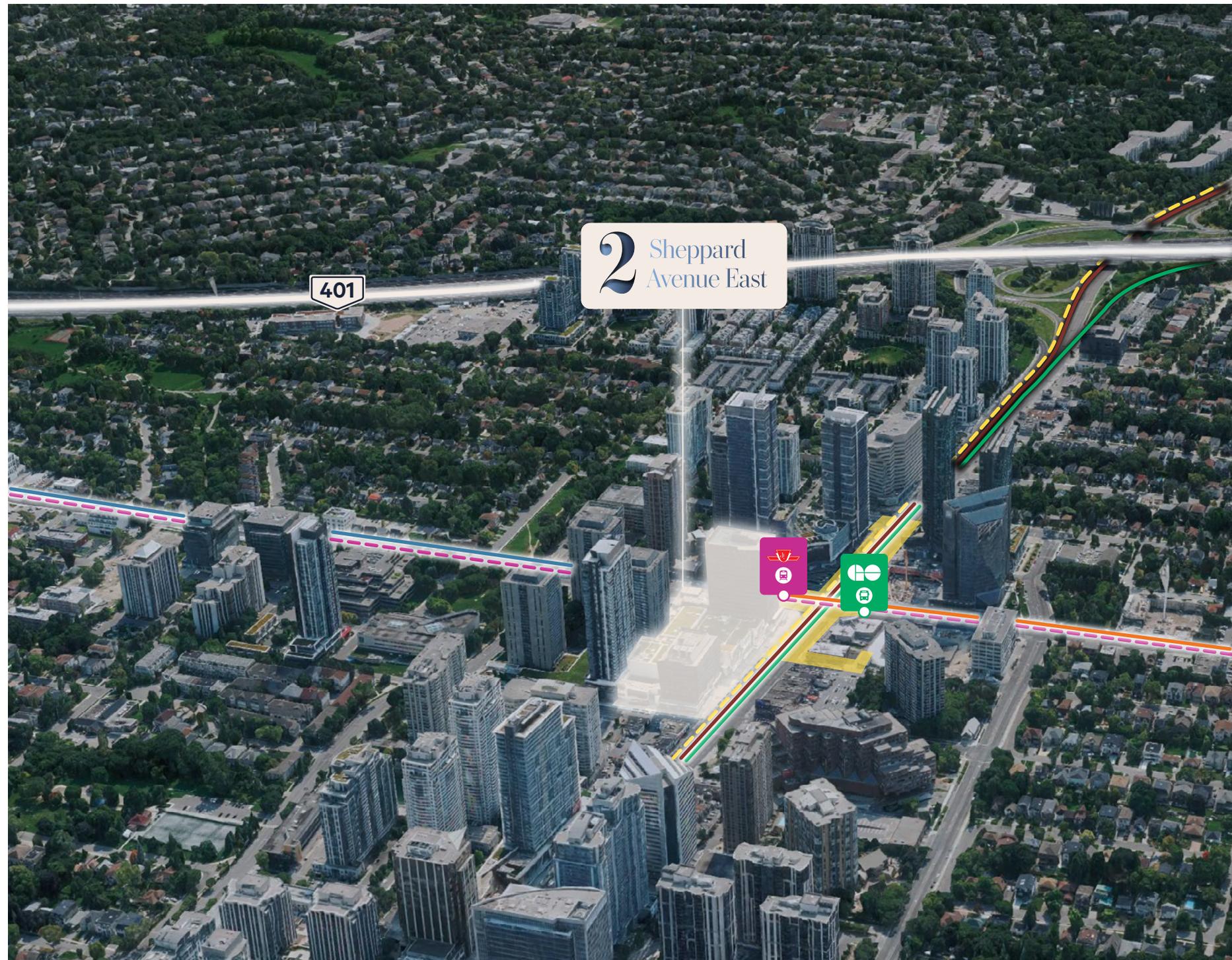
## »» Transit

99  Walk Score

90  Transit Score

### Transit Lines

- |  |                         |   |                  |
|--|-------------------------|---|------------------|
|  | Sheppard-Yonge Station  |  | TTC Bus Route 97 |
|  | GO Bus Stop             |  | TTC Bus Route 84 |
|  | Line 1 Yonge-University |  | GO Bus Route 19  |
|  | Line 4 Sheppard         |   |                  |



# 2

## Sheppard Avenue East

TORONTO, ON

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