



110 Sheppard Ave East, Toronto, ON

Urban Excellence in North York: Class A Office **For Lease**

Located in North York, Toronto's second downtown, this Class A building combines easy access with high-quality standards. Offering a perfect mix of city vibrancy and nearby green spaces, catering to professionals who value

both urban convenience and tranquility. Ideal for those seeking a prestigious work environment, this property provides a prime opportunity in North York's heart.



Parking
3/1,000 sf



Fibre-Optic
Enabled



Underground
Parking
Available



Steps to the
Subway Line



Close proximity
to restaurants &
shops

Accelerating success.

Availability:

| Suite | Area (SF) | Available |
|-------|-----------|---------------------|
| 101 | 3,124 | Immediately |
| 700A | 3,069 | Immediately |
| 710 | 2,169 | Upon 60 days notice |
| 900 | 17,665 | Immediately |
| 1000 | 12,738 | Immediately |

| | |
|------------------|---------------------|
| Net Rent: | Contact Agents |
| Additional Rent: | \$20.80 (est. 2025) |
| Parking Ratio | 3/1,000 SF |

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Property Highlights

- 5 MINUTE WALK TO YONGE & SHEPPARD SUBWAY STATION
- 5 MINUTE WALK TO YONGE SHEPPARD CENTRE PROVIDING EASY ACCESS TO SCORES OF RESTAURANT AND SHOPPING OPTIONS
- SHORT DRIVE TO BAYVIEW VILLAGE SHOPPING CENTRE
- UNDERGROUND PARKING ON SITE
- EASY ACCESS TO MAJOR HIGHWAYS
- NESTLED AMONG CORPORATE NEIGHBOURS AND PARKS
- RICH IN STAFF AMENITIES INCLUDING RESTAURANTS AND FITNESS CENTER

Accelerating success.



This property offers unparalleled convenience with a prime location just a 5-minute walk from Yonge & Sheppard subway station, delivering excellent access. Tenants can enjoy nearby Yonge Sheppard Centre's dining and shopping options, with Bayview Village Shopping

Centre a short drive away. On-site underground parking ensures secure vehicle storage. Easy highway access facilitates city travel, while corporate neighbors and local parks create a balanced business-leisure environment.

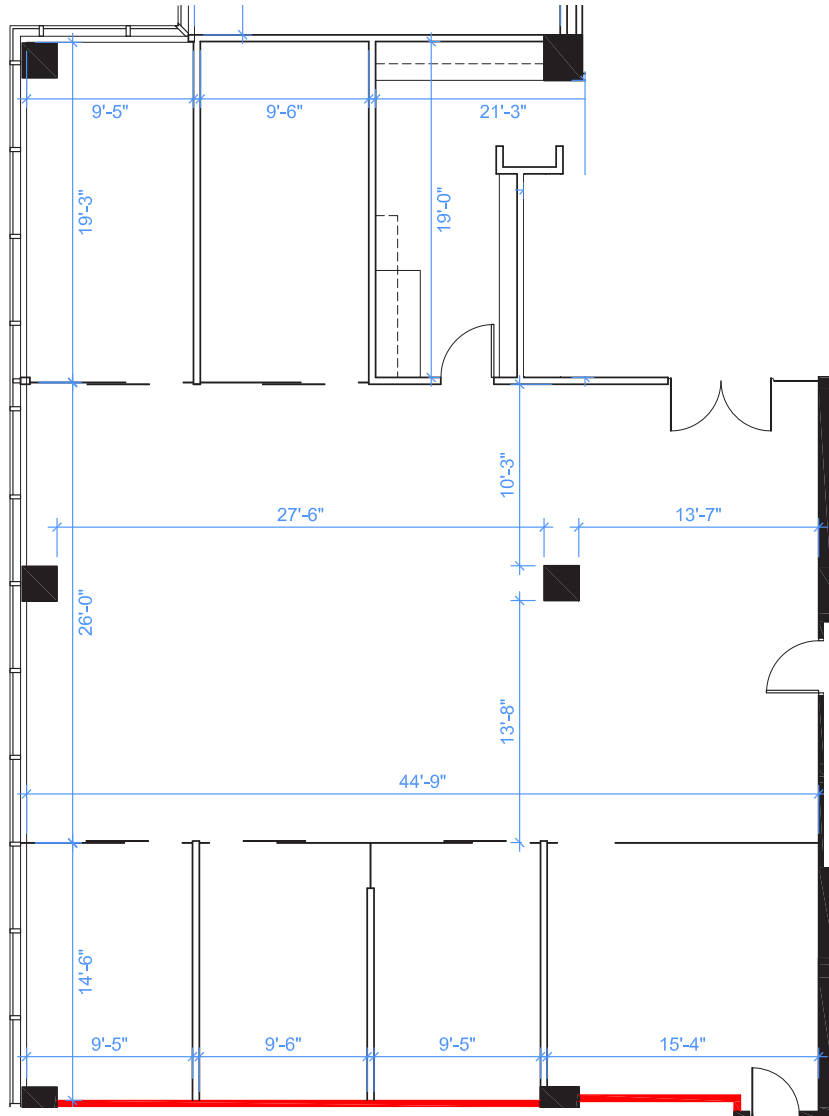
Floor Plan



Suite 101
3,124 SF

Base Building

Floor Plan

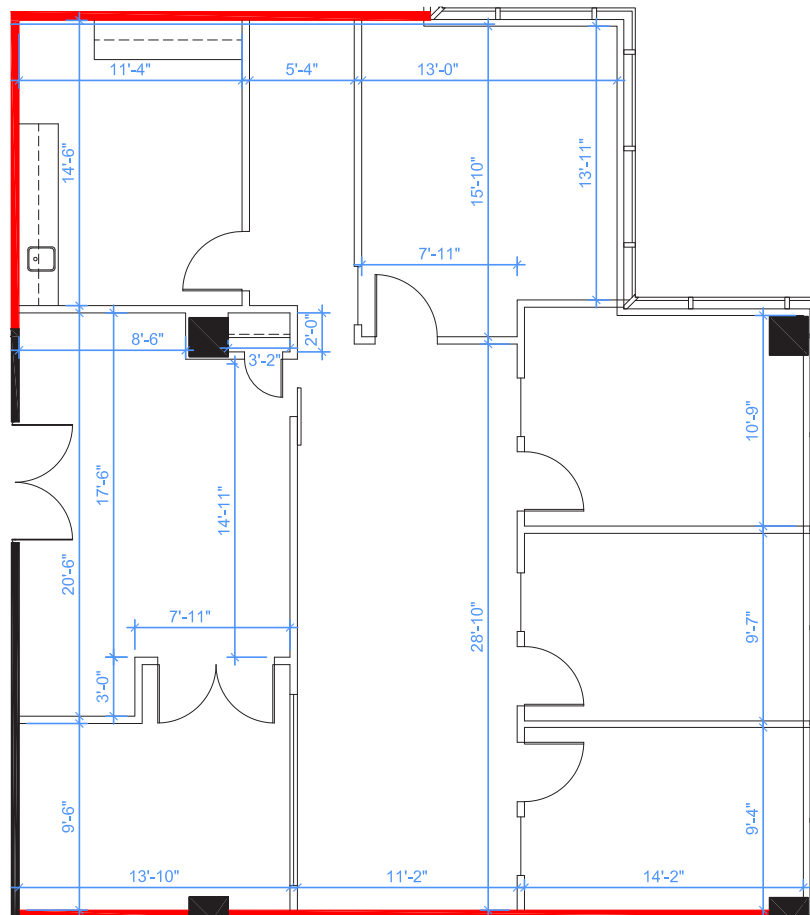
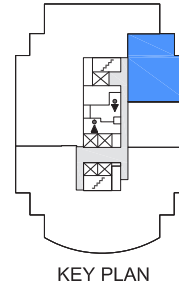


Suite 700A
3,069 SF



Floor Plan

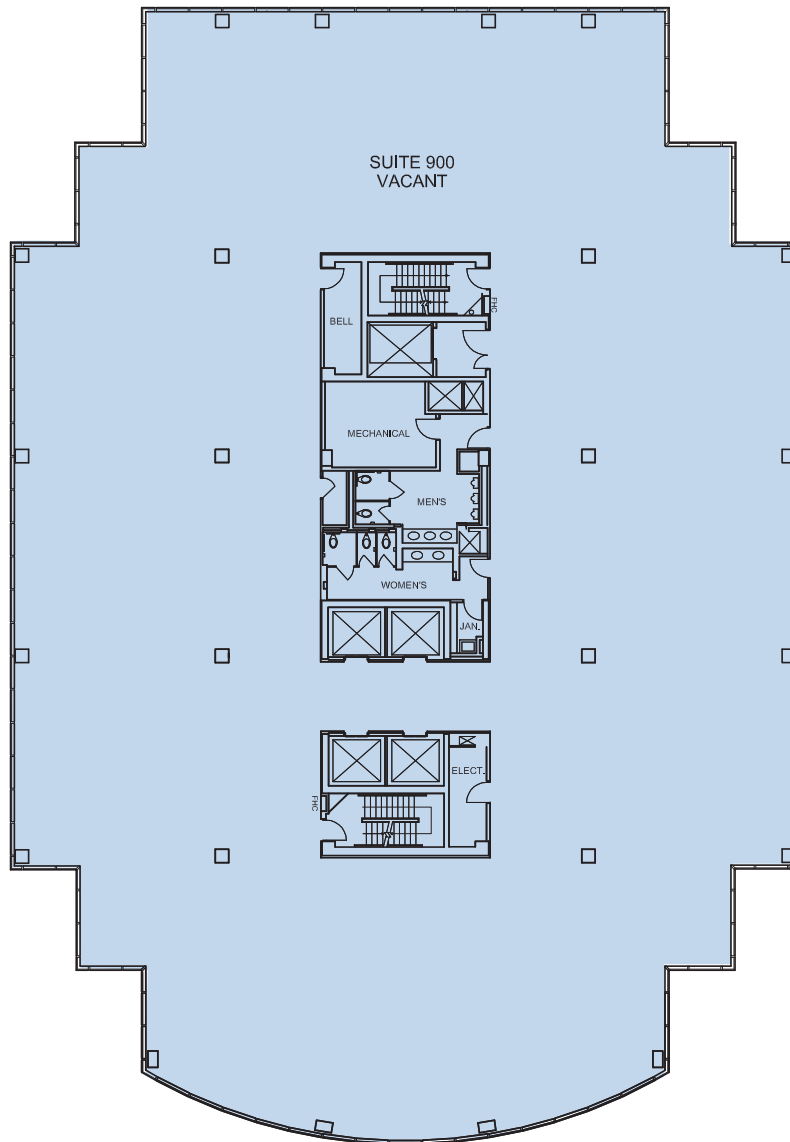
Available upon 60 days notice



Suite 710
2,169 SF



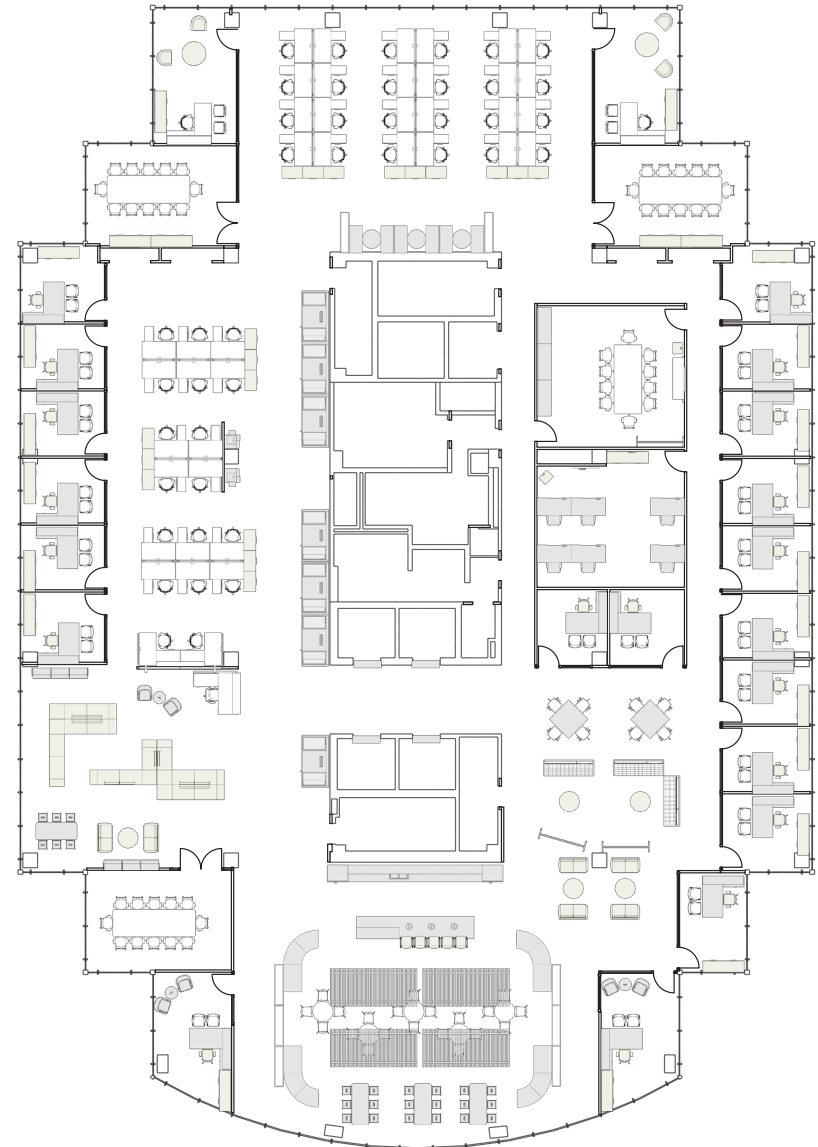
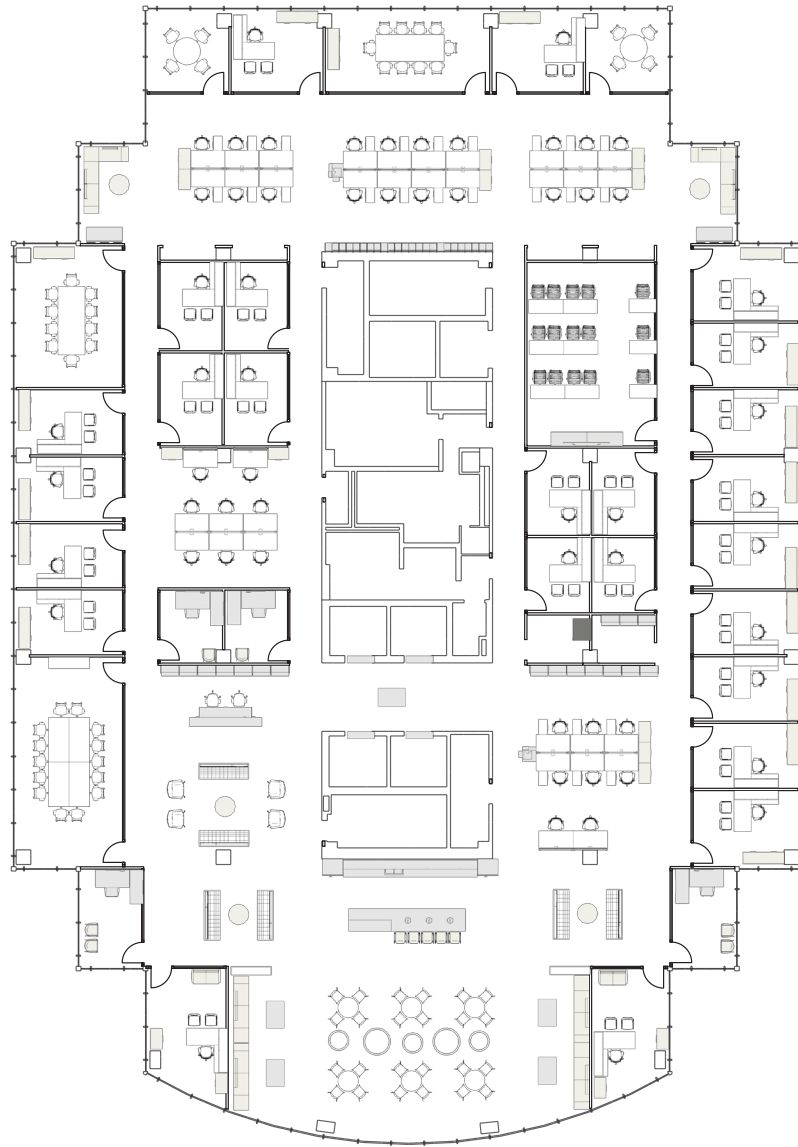
Floor Plan



Suite 900
17,665 SF

Full Floor
Opportunity

Proposed Layout





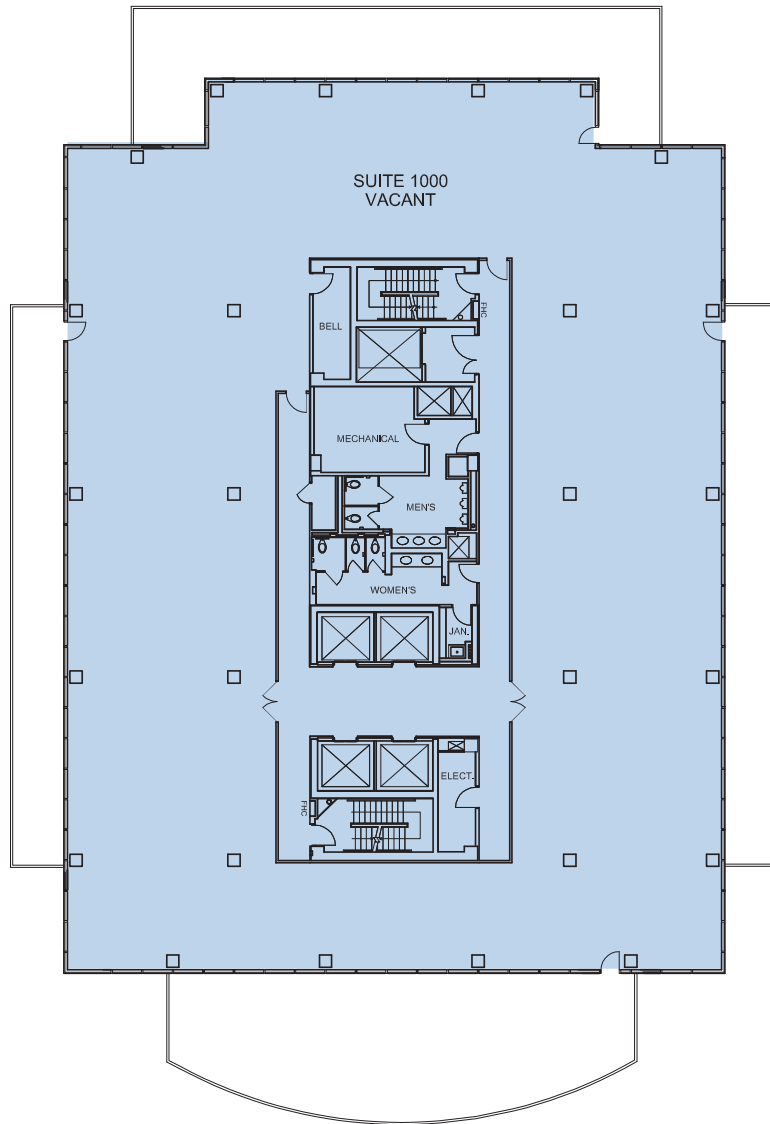
Proposed Layout



Suite 900



Floor Plan



Suite 1000
12,738 SF

Full Floor
Opportunity



GALLERY



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