

100
SHEPPARD
AVENUE EAST
TORONTO • ONTARIO

100SHEPPARD.COM

CBRE



OFFICE FOR LEASE





100 Sheppard Avenue East is a 280,000 square foot, 12-story office building located on Sheppard Avenue East near Yonge Street.

The property is a 5-minute walk from the Yonge Street subway line and connects into both the Sheppard and Yonge subway lines. The building features a timeless glass exterior, patio seating areas, underground and surface parking and 24-hour security. The building has been certified LEED Gold and Fitwel.

OPPORTUNITY

Suite 204	2,406 SF	FLOOR PLAN
Suite 300 ¹	16,395 SF	FLOOR PLAN
Suite 301 ¹	9,118 SF	FLOOR PLAN
Suite 400 ¹	25,513 SF	FLOOR PLAN
Suite 500	7,619 SF	FLOOR PLAN
Suite 700	21,058 SF	FLOOR PLAN
Suite 780	1,774 SF	FLOOR PLAN
Suite 900	25,511 SF	FLOOR PLAN

¹ 51,026 SF contiguous

NET RENT

\$18.00 PSF

ADDITIONAL RENT (2026)

\$22.69 PSF

NEW GROUND FLOOR AMENITIES



HIGHLIGHTS



Certified LEED Gold with LED lighting throughout



Three-level underground parking (1 per 1,000 SF)



Outdoor seating areas



24/7 security



EV Charging stations and bike rack available on-site



6 minute walk to TTC Sheppard-Yonge Station



Minutes from Highway 401



Close proximity to Sheppard Centre, Bayview Village and Fairview Mall



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DRIVE
TIMES

2 MIN
to TTC Sheppard
Yonge Station

6 MIN
to Highway
404/DVP

13 MIN
to Highway
400

30 MIN
to Pearson
Airport

FAS TRAINING **tpl** Toronto Public Library **LCBO**
Fit 4 Less **Starbucks** **zteca** **Wendy's**
SHOPPERS DRUG MART **Scotiabank** **NOVOTEL**
BMO **aroma** **TD**

BMO **MART** **FIVE GUYS**
Longo's **BLAZE PIZZA** **SECOND CUP**
DOLLARAMA **Tim Hortons** **THE FROG**
the FRY **LAIFITNESS** **Food Basics**
freshii **Rexall** **McDonald's** **TD**
KAYAKIN **CIBC** **RBC Royal Bank**

metro **MIDORI**
MART **LUNA**
The Owl at Minerva's **St. Louis**
九號小院 **wine rack**

BAKE CODE **Pizza Hut** **MR. GREEK**
UNION SOCIAL **NENE CHICKEN** **DO** **CAFE LANDWER**
Fresh Burger **CIBC** **JACK'S** **GoodLife FITNESS** **RBC Royal Bank**

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404



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