

# 25

Sheppard Ave West





# 25

Sheppard Ave West

## Welcome to 25 Sheppard Avenue West

Offering model suites, ranging from 580 up to 38,766 sf of contiguous space, 25 Sheppard can accommodate tenants of all sizes.

25 Sheppard represents an exciting opportunity to enhance your business and optimize your office space. Situated in the heart of the North York core, 25 Sheppard is a connected location, providing access to all the city has to offer. With convenient building amenities, built-out model suites available and a motivated landlord, 25 Sheppard offers an array of possibilities for










any occupier. Located at Yonge & Sheppard, this building offers direct access to the TTC subway, is minutes from highway 401 and is steps to numerous retail amenities, including shops, restaurants and cafes. The combination of location, connectivity and built-out modern workspace will act as a catalyst to both attract and retain your organization's talent.

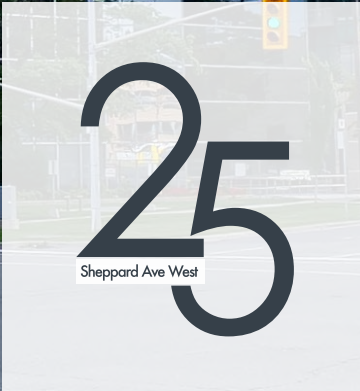
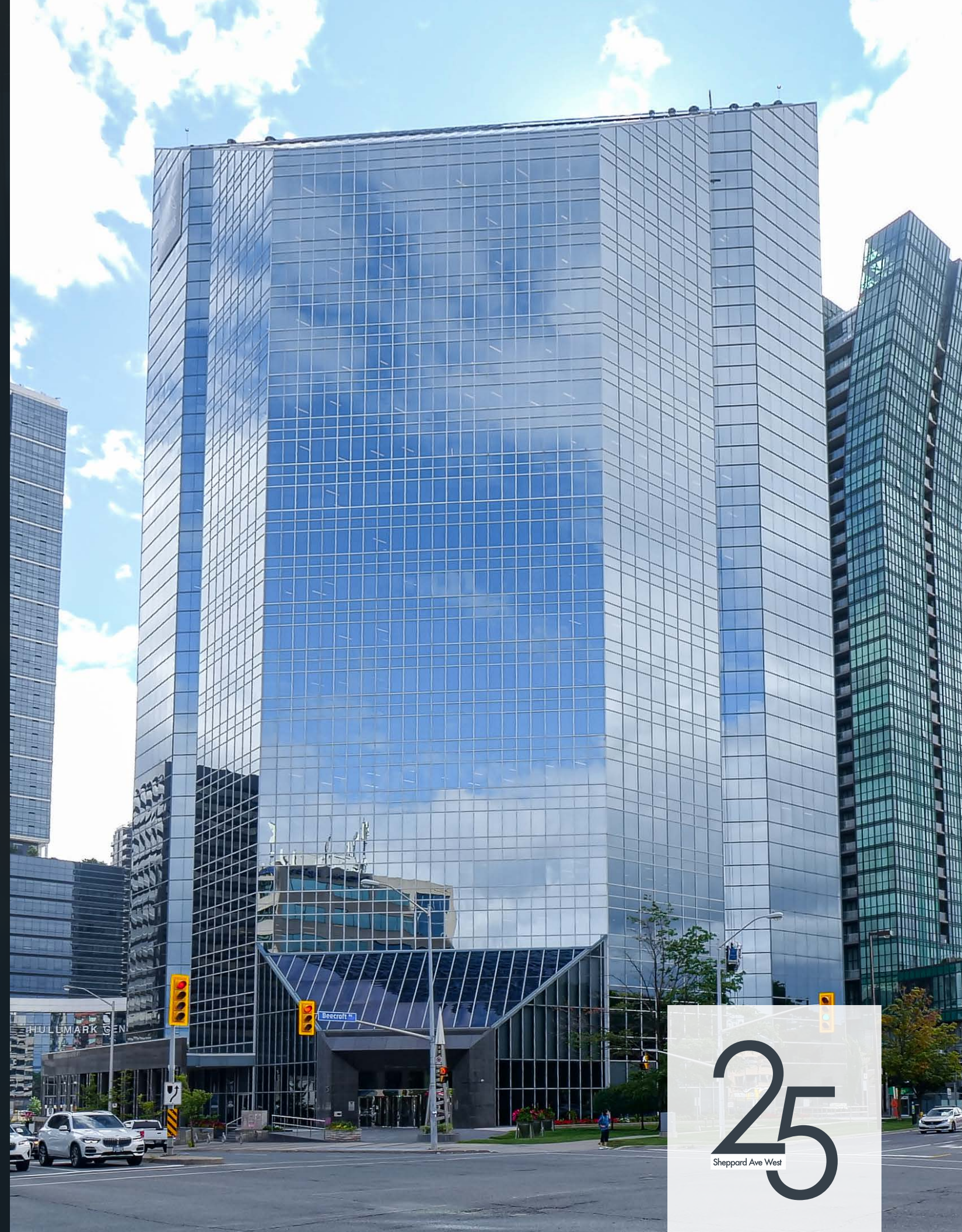




# Building Highlights



-  Built out suites with varying sizes & configurations
-  Direct access to Yonge & Sheppard subway lines
-  Minutes to highway 401
-  Underground car & bike parking
-  Building signage opportunity
-  LEED Platinum Certified
-  Java Joes café located in lobby
-  Destination dispatch elevators
-  On-site property management




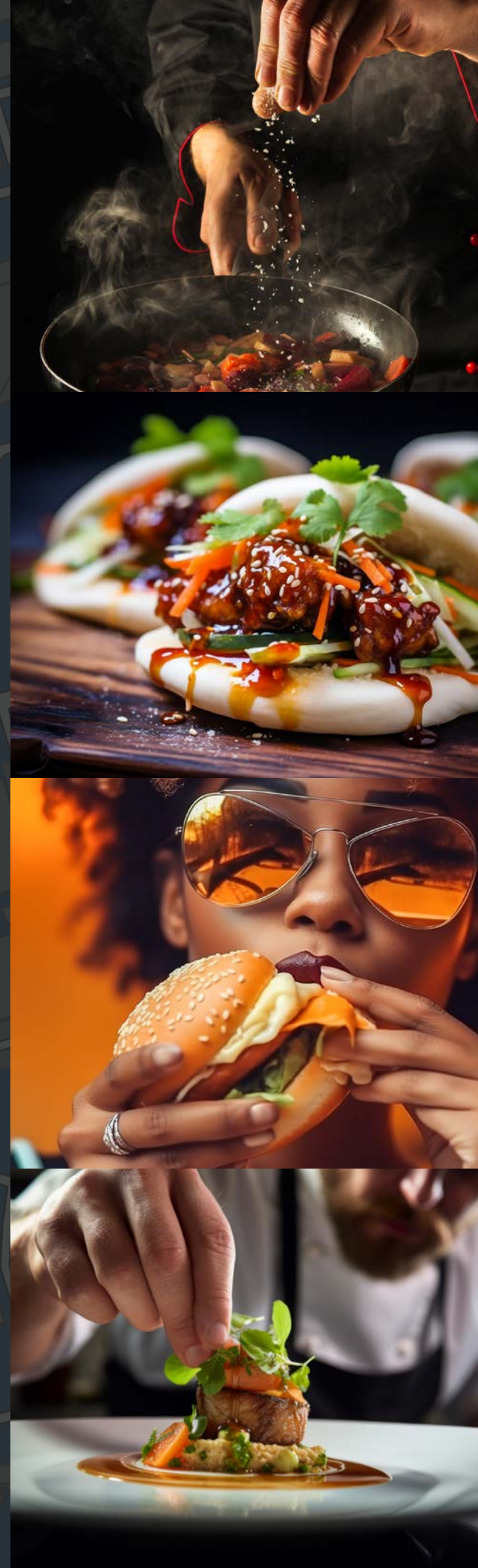




# Amenities

25 Sheppard is situated in the heart of the North York core, and is steps away from a multitude of dining, and shopping options, with numerous sit-down and quick-service restaurants, cafes, shops and lifestyle amenities in close proximity.

-  RESTAURANTS
-  CAFES
-  RETAIL
-  SERVICE
-  PARKS
-  BANKS
-  GAS
-  FITNESS
-  DAYCARE
-  GROCERY

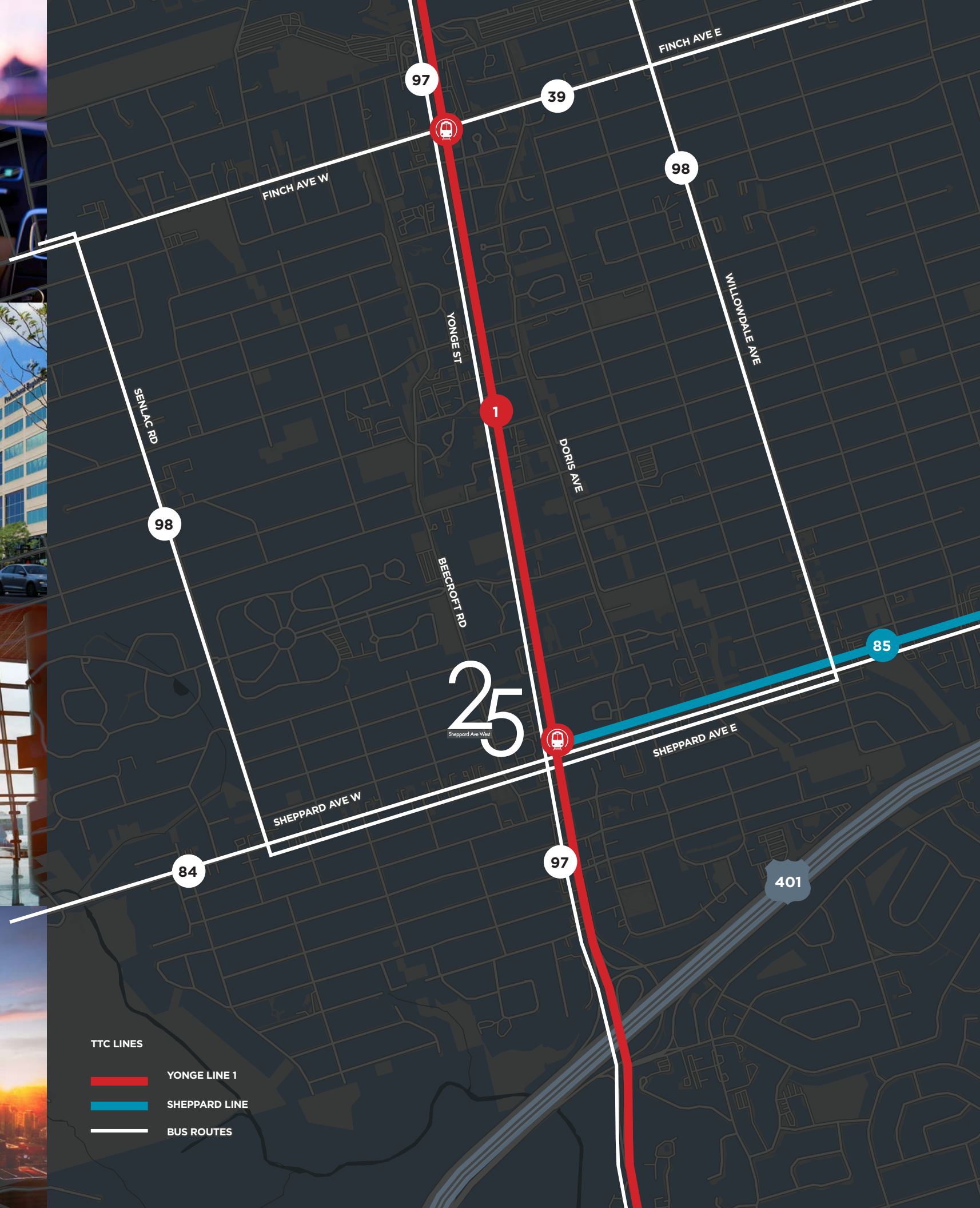




# Connectivity

With highway 401 just four minutes away, and direct access to Yonge-Sheppard TTC subway station - connecting you to both the Yonge line and Sheppard line - commuting to and from 25 Sheppard is a breeze for both drivers and commuters alike. Additionally, 25 Sheppard is less than 20 minutes away from both downtown Toronto and Pearson International Airport.

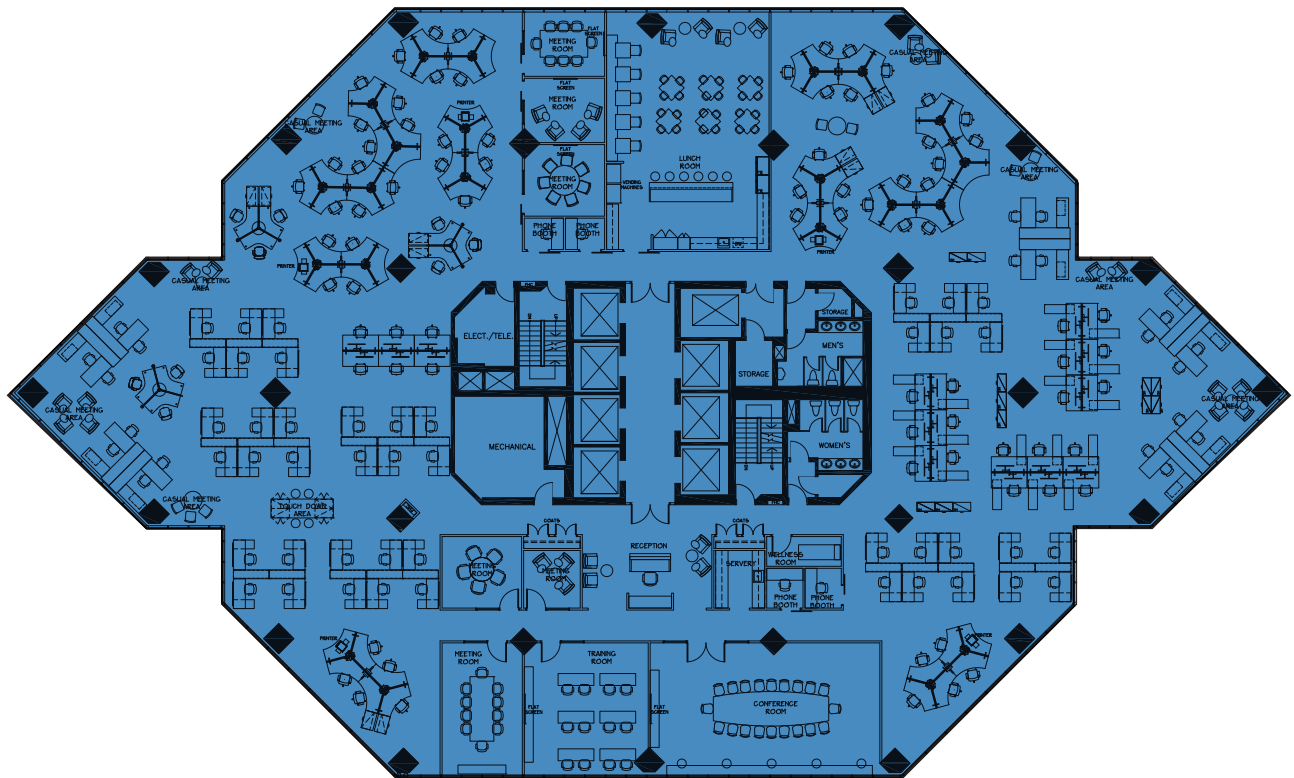
Highway 401	4 mins	1 km
Bayview Village	8 mins	4 km
Fairview Mall	9 mins	6 km
Yorkdale Mall	10 mins	7.5 km
Pearson International Airport	18 mins	22 km
Downtown Toronto	20 mins	14 km



- TTC LINES
- YONGE LINE 1
- SHEPPARD LINE
- BUS ROUTES

# Availabilities

Suite 135	580 SF	Available Immediately
Suite 700	5,396 SF	Available Immediately
Suite 701	3,550 SF	Available Immediately
Suite 720	2,402 SF	<b>LEASED</b>
Suite 800	19,469 SF	Available Immediately
Suite 900	17,187 SF	Available Immediately
Suite 901	2,282 SF	Available Immediately



Conceptual Space Plan

Net Rent: Please contact listing agents to discuss

Additional Rent: \$25.93 (2025 estimate)

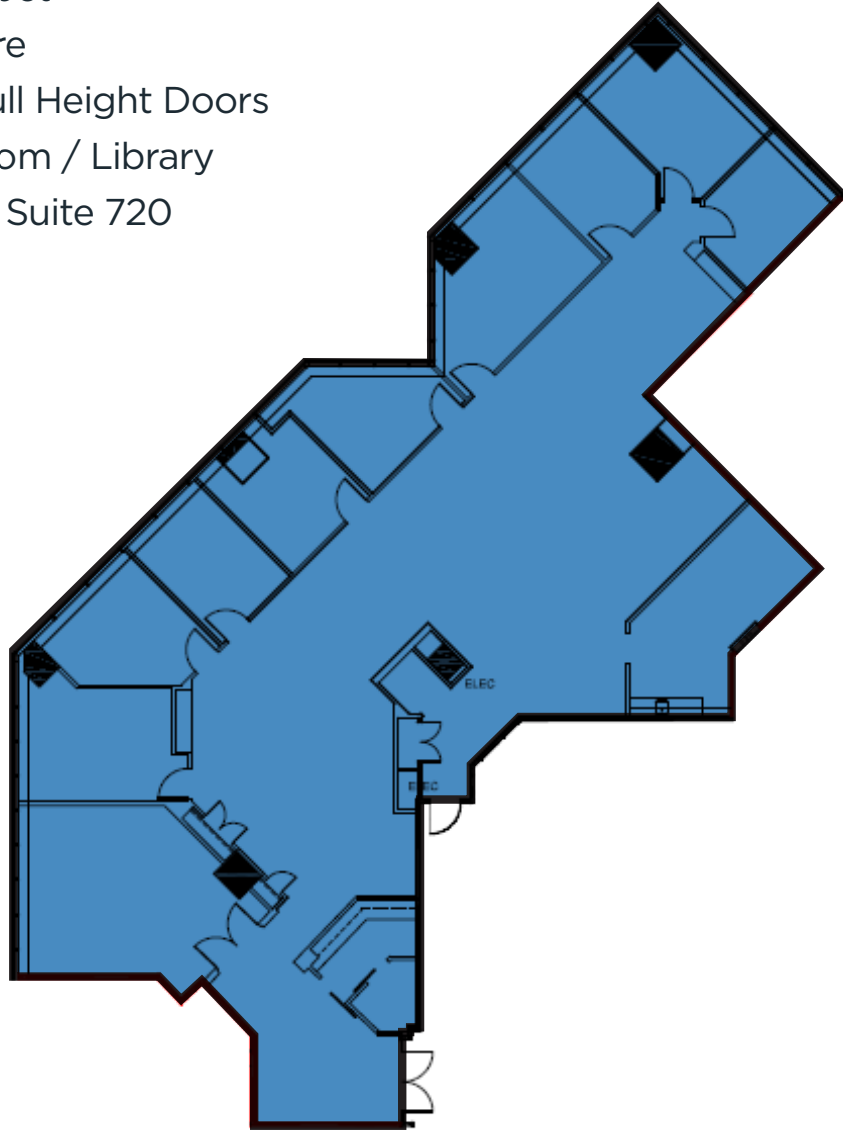
Parking Ratio: 1/1,250 rentable sf leased and 30 bicycle spaces



# Floor Plans

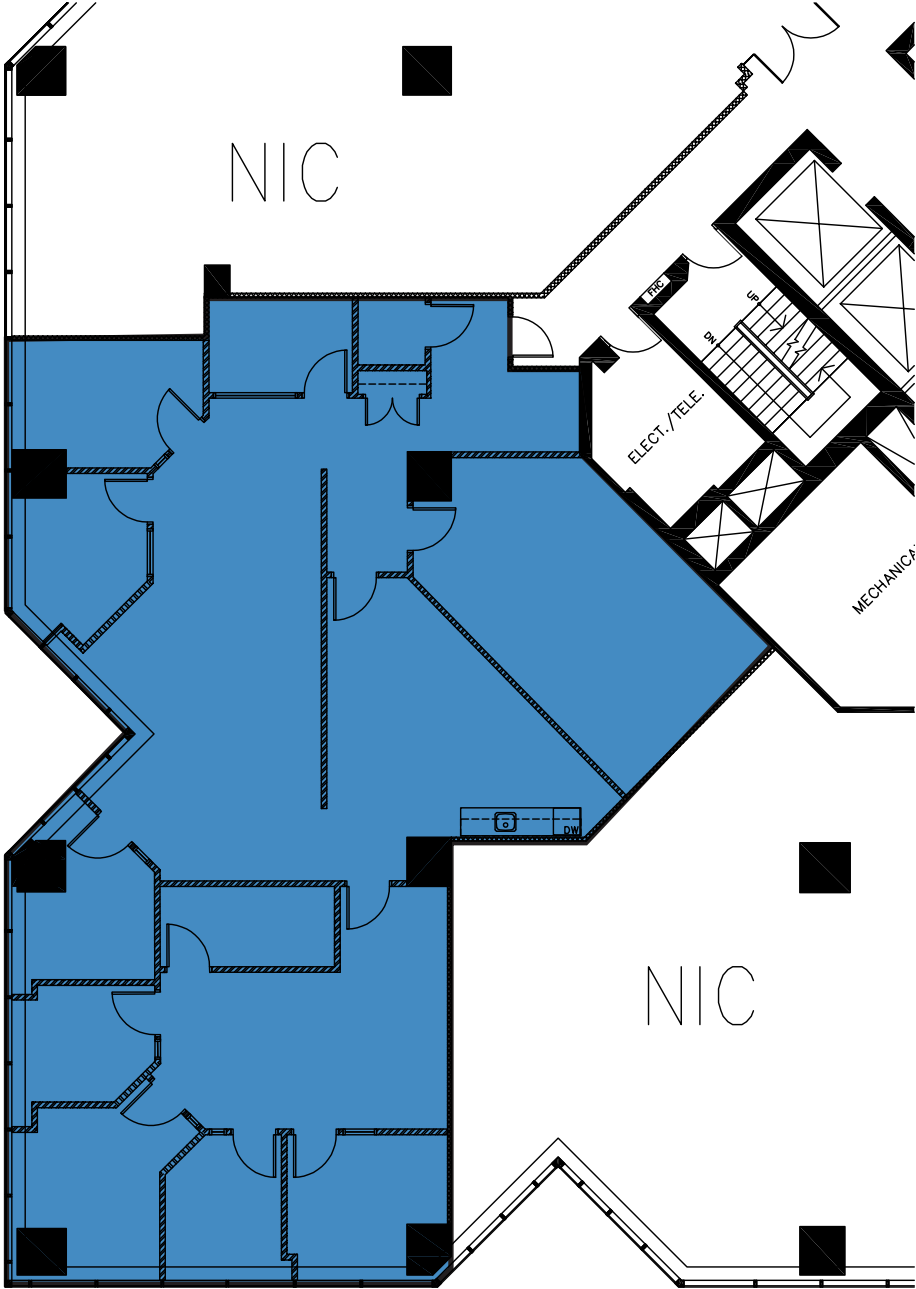
## SUITE 700 | 5,396 SF

- New Model Suite
- New Paint & Carpet
- Elevator Exposure
- 9 Offices with Full Height Doors
- Elegant Boardroom / Library
- Contiguous with Suite 720



# Floor Plans

**SUITE 701 | 3,550 SF**

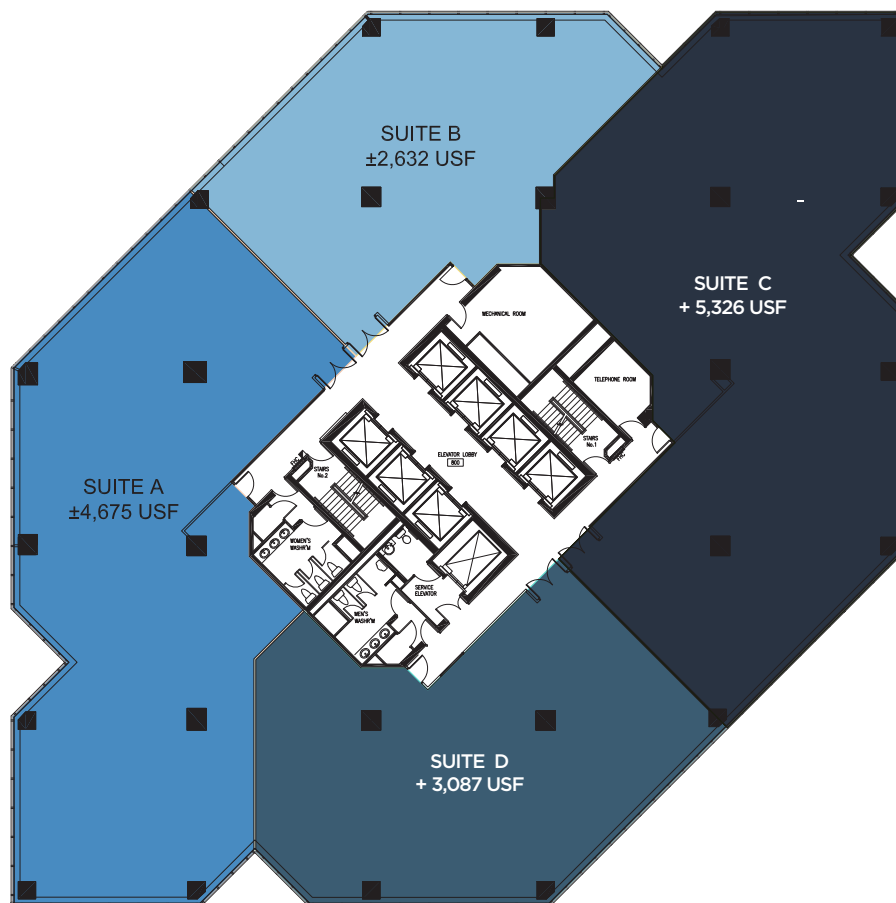




# Floor Plans

## Suite 800 | 19,469 SF

- Base Building Condition, model suite creation planned
- Divisible to various sizes ranging from 2,632 SF and up
- Full Floor, Contiguous with Suite 900

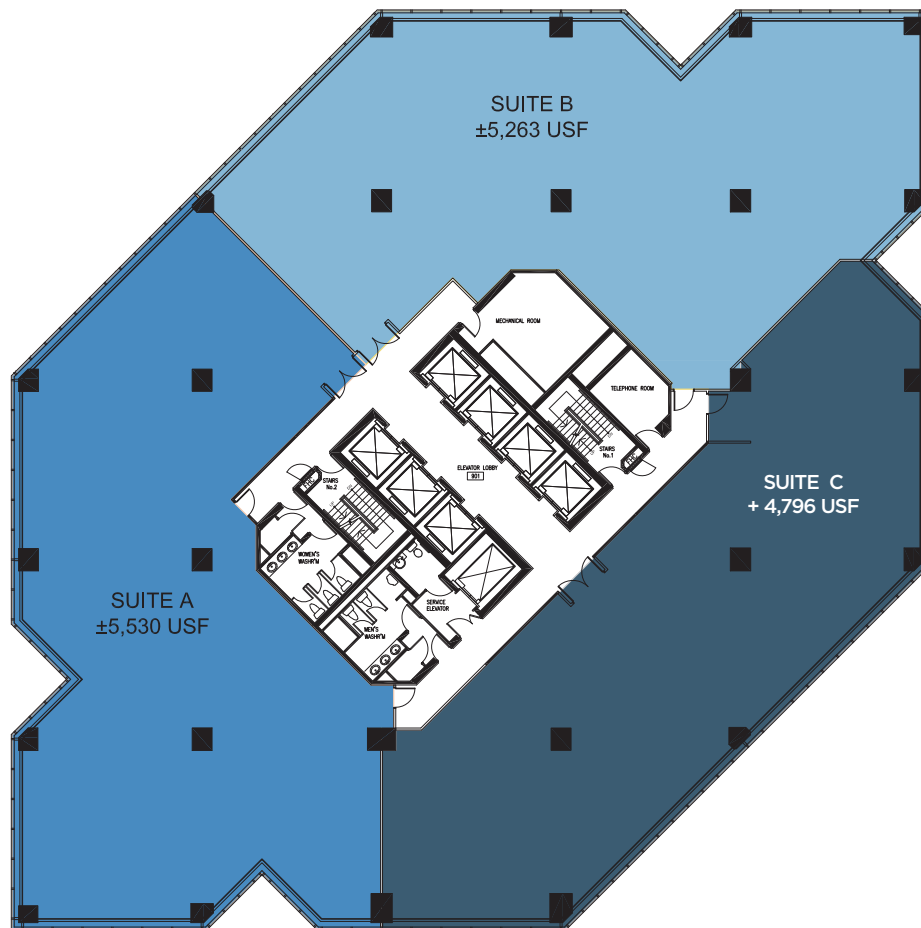




# Floor Plans

## Suite 900 | 17,187 SF

- Base Building Condition
- Divisible to various sizes ranging from 4,796 SF and up
- Full Floor, Contiguous with Suite 800

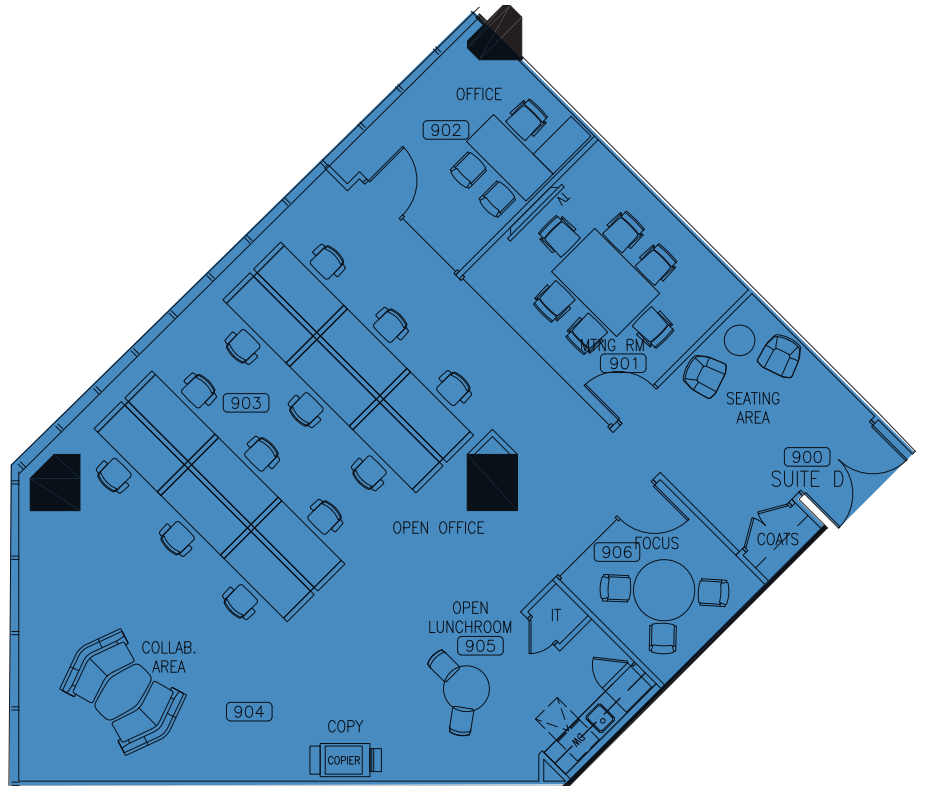




# Floor Plans

## Suite 901 | 2,282 SF

- Model Suite
- Build out features a meeting room, office, focus room, kitchenette with seating, open workspace, and reception area
- Elevator exposure
- Fully furnished



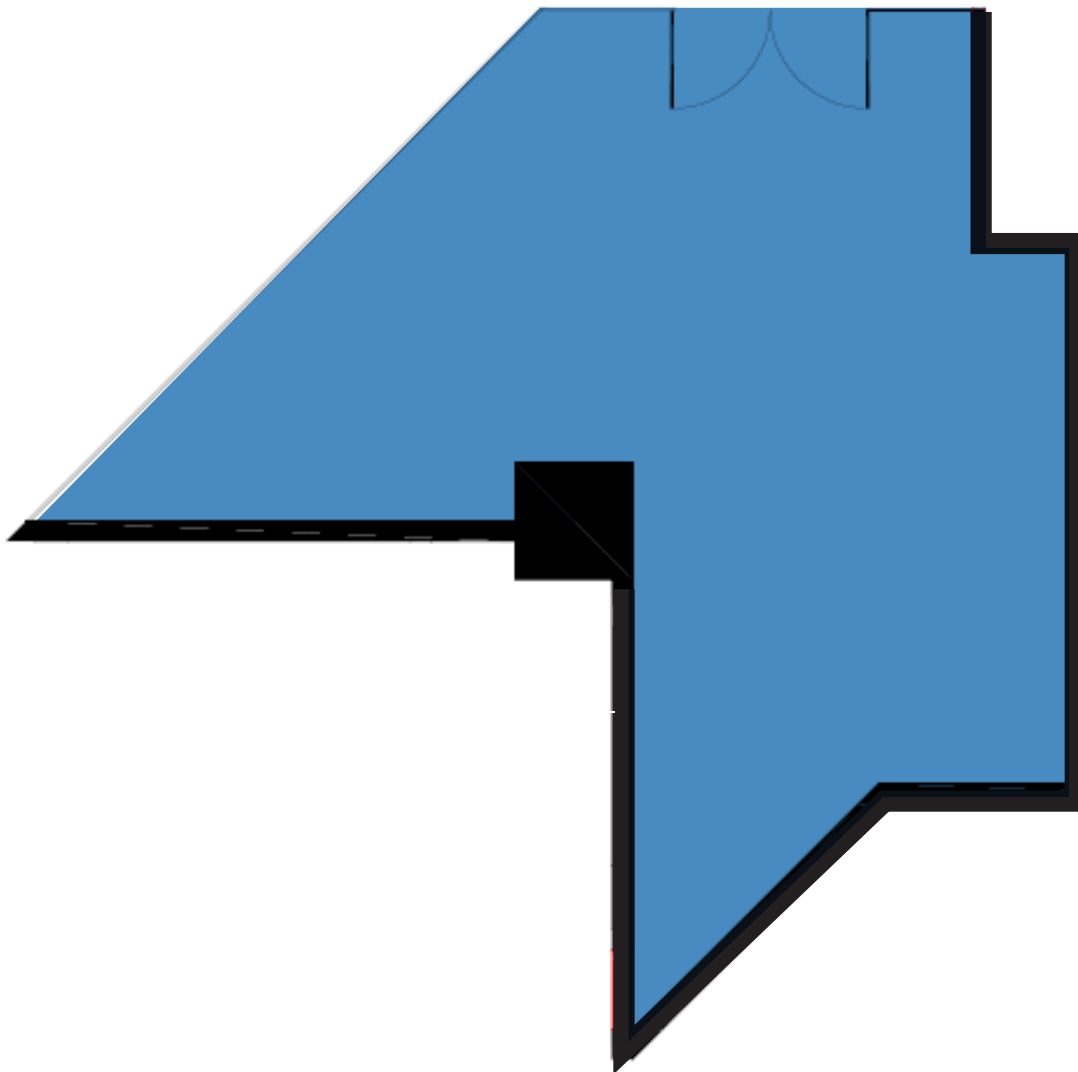


# Floor Plans

25  
Sheppard Ave West

## SUITE 135 | 580 SF

- High traffic corridor to subway
- Glass walls to corridor
- Ideal for convenience store or other building amenity
- Currently in base building condition





# 25

Sheppard Ave West

**Matthew McTavish**

SENIOR VICE PRESIDENT

416 659 0195

[matthew.mctavish@cushwake.com](mailto:matthew.mctavish@cushwake.com)

**Mike Brown**

SENIOR VICE PRESIDENT

416 756 5416

[mike.brown@cushwake.com](mailto:mike.brown@cushwake.com)

**Brian Opoku-Serebour**

ASSOCIATE

416 642 5355

[brian.opokuserebour@cushwake.com](mailto:brian.opokuserebour@cushwake.com)

