

25

Sheppard Ave West



CUSHMAN &
WAKEFIELD



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



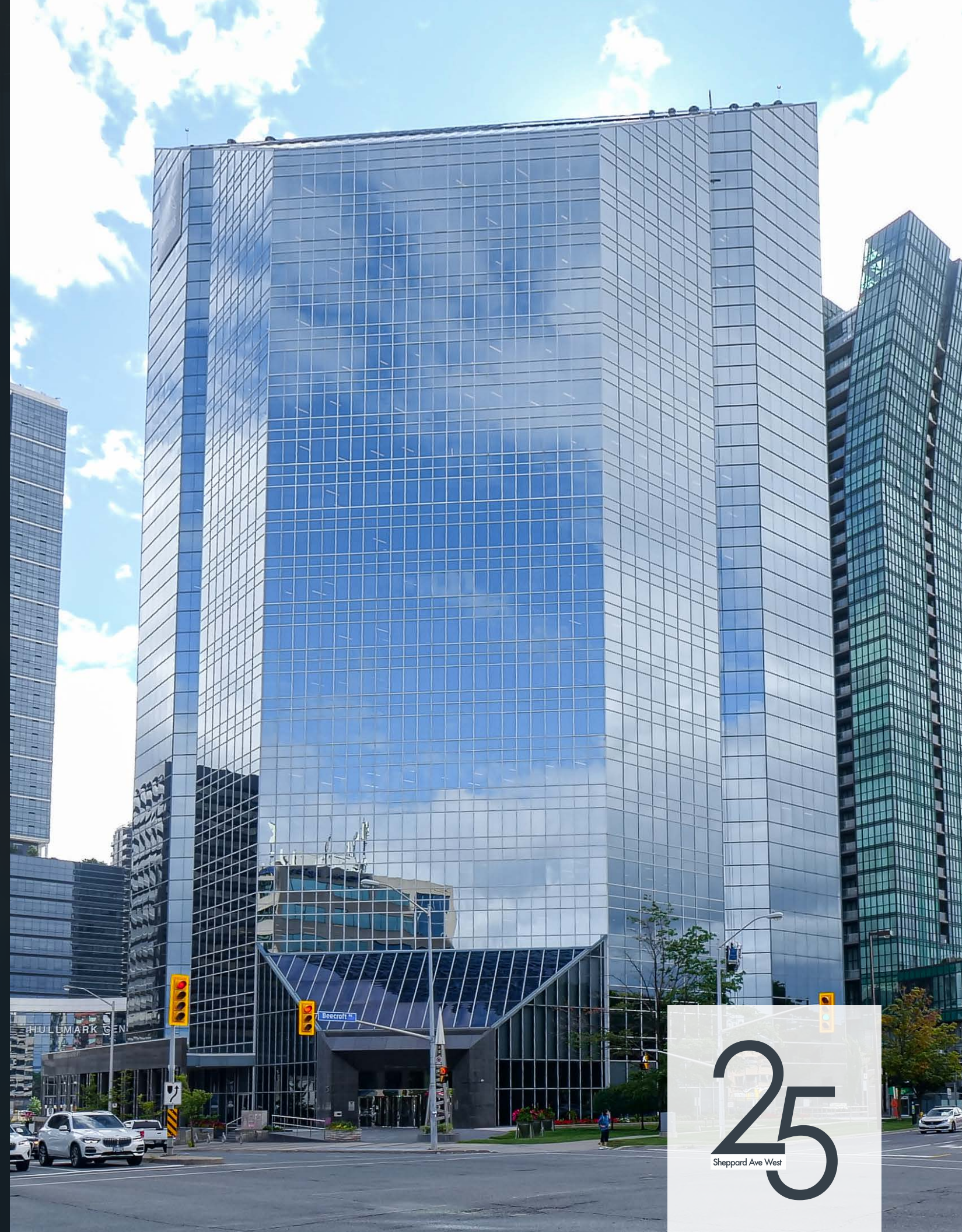
Java Joes café located in lobby



Destination dispatch elevators



On-site property management






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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.

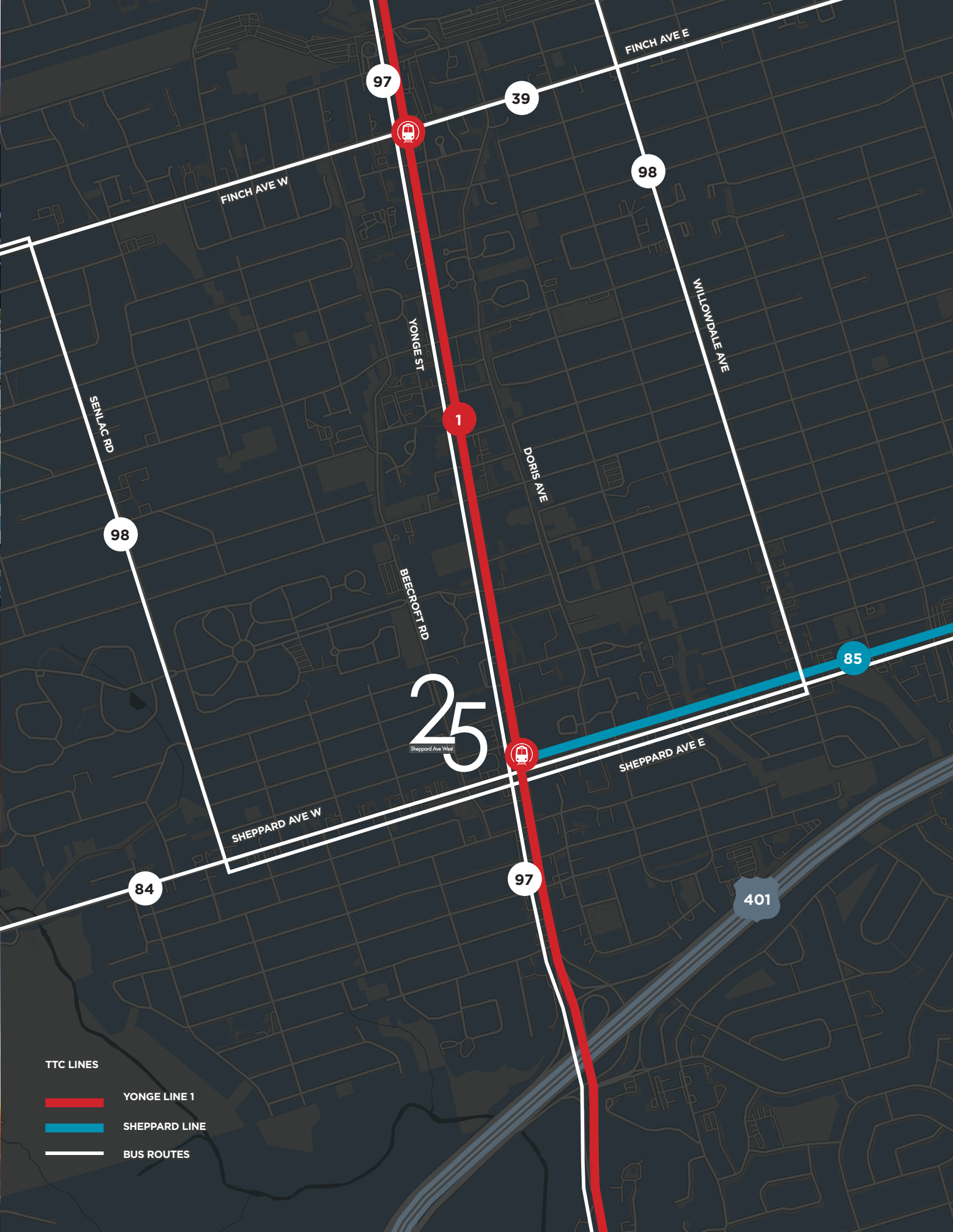
-  RESTAURANTS
-  CAFES
-  RETAIL
-  SERVICE
-  PARKS
-  BANKS
-  GAS
-  FITNESS
-  DAYCARE
-  GROCERY



Connectivity

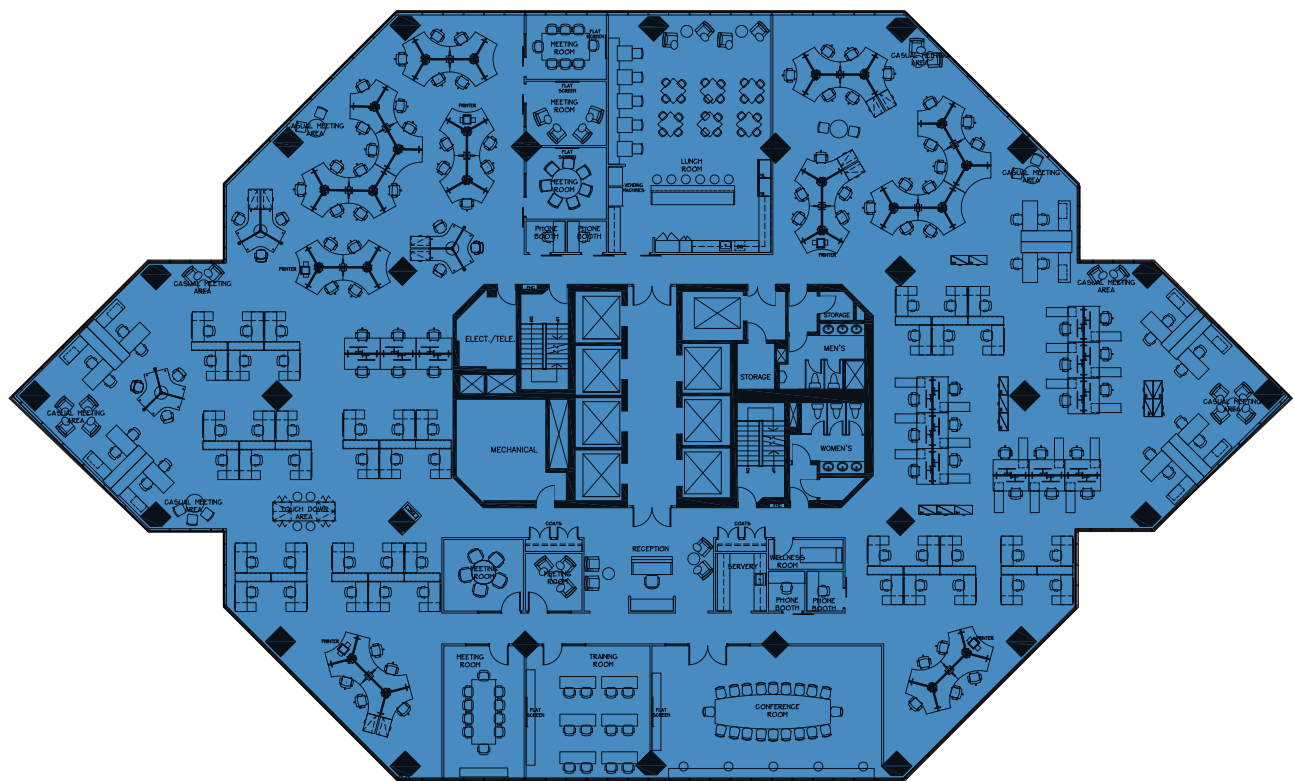
With highway 401 just four minutes away, and direct access to Yonge-Sheppard TTC subway station - connecting you to both the Yonge line and Sheppard line - commuting to and from 25 Sheppard is a breeze for both drivers and commuters alike. Additionally, 25 Sheppard is less than 20 minutes away from both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



Availabilities

Suite 135	580 SF	Available Immediately
Suite 500	19,469 SF	Available Immediately
Suite 700	5,396 SF	Available Immediately
Suite 701	3,550 SF	Available Immediately
Suite 720	2,402 SF	LEASED
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)

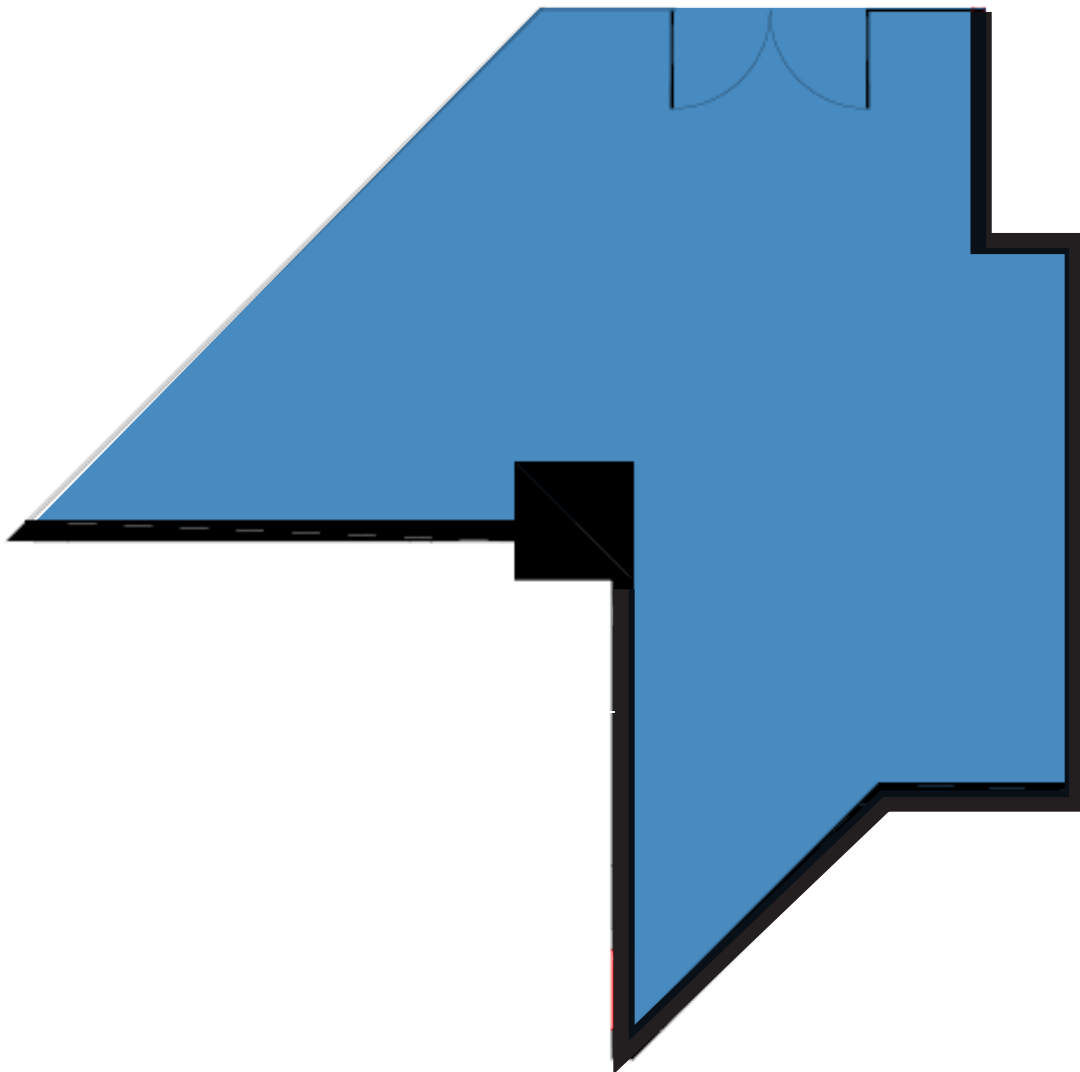
Parking Ratio: 1/1,250 rentable sf leased and 30 bicycle spaces

Floor Plans

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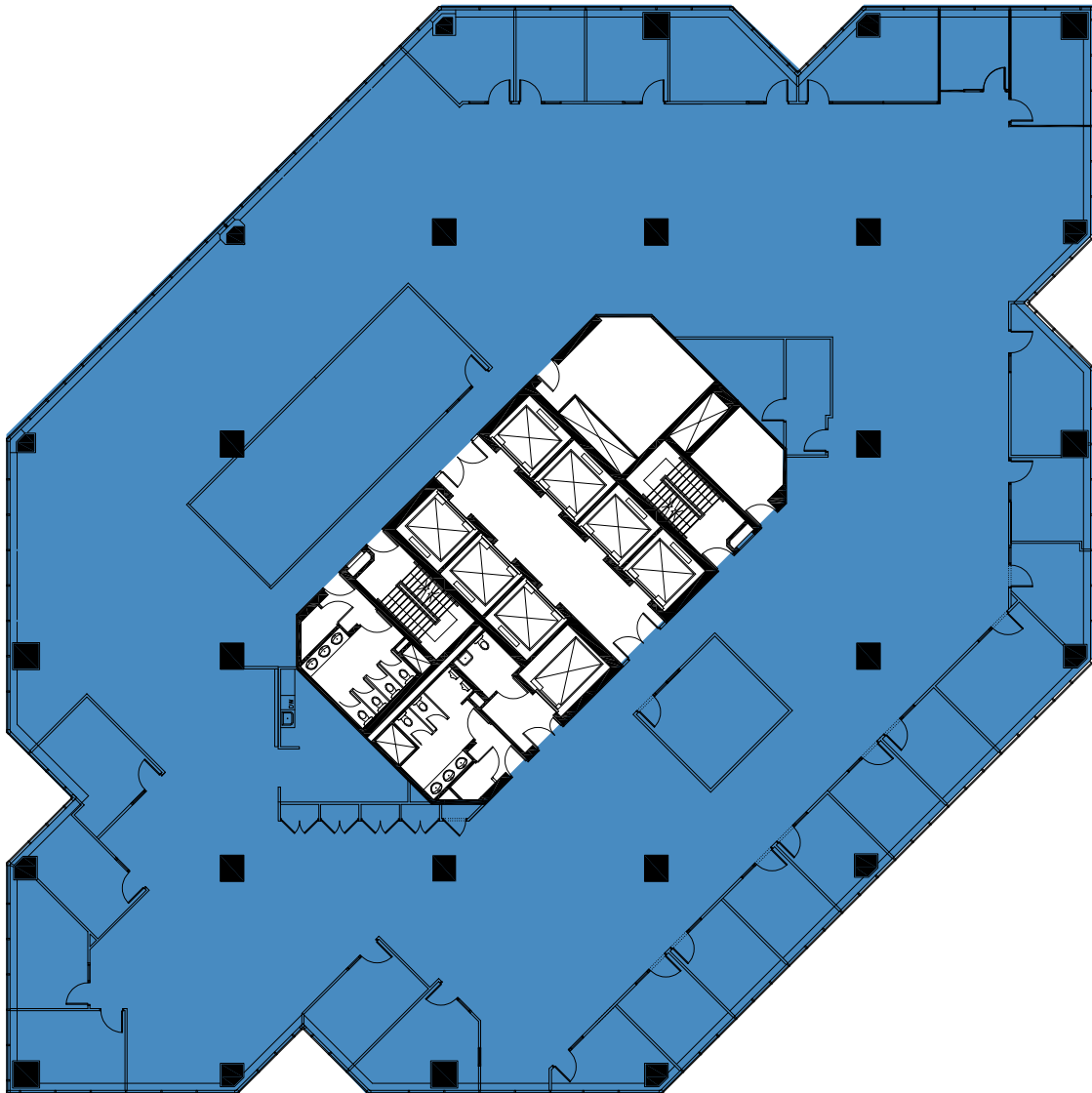
SUITE 135 | 580 SF

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



Floor Plans

SUITE 500 | 19,469 SF

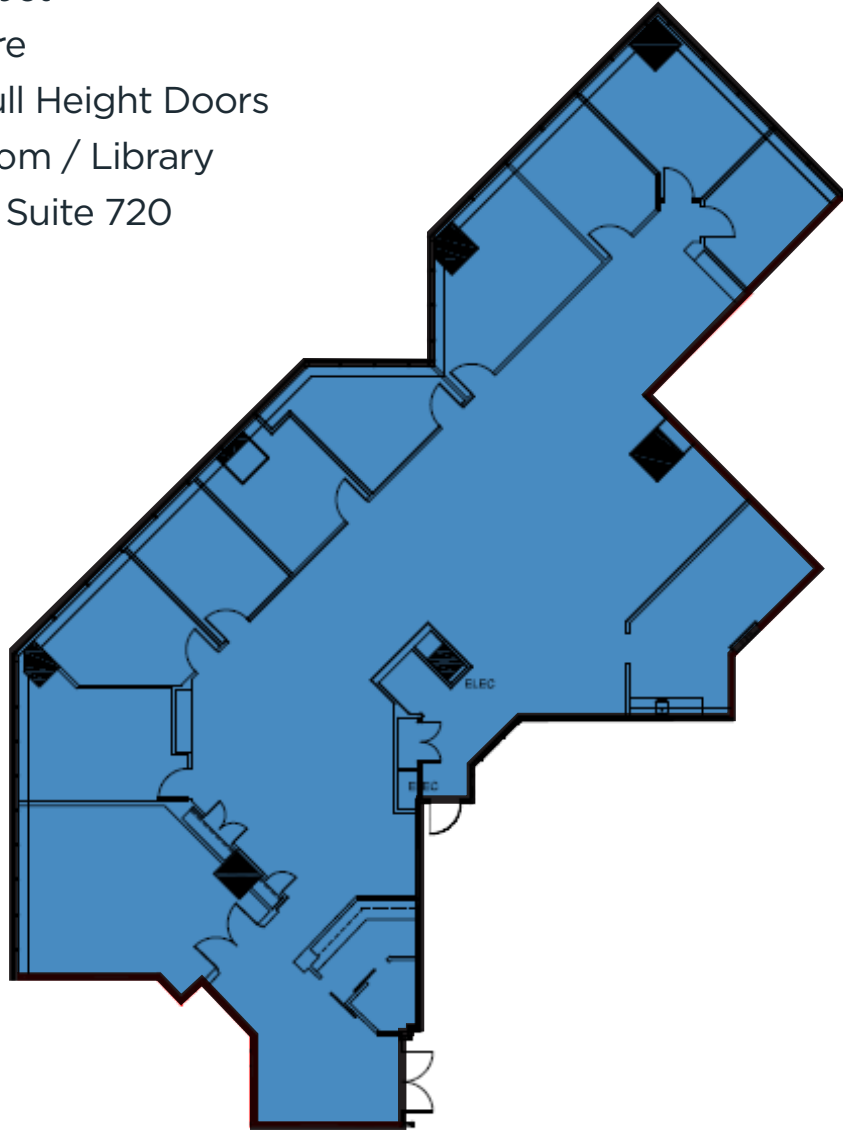


Floor Plans

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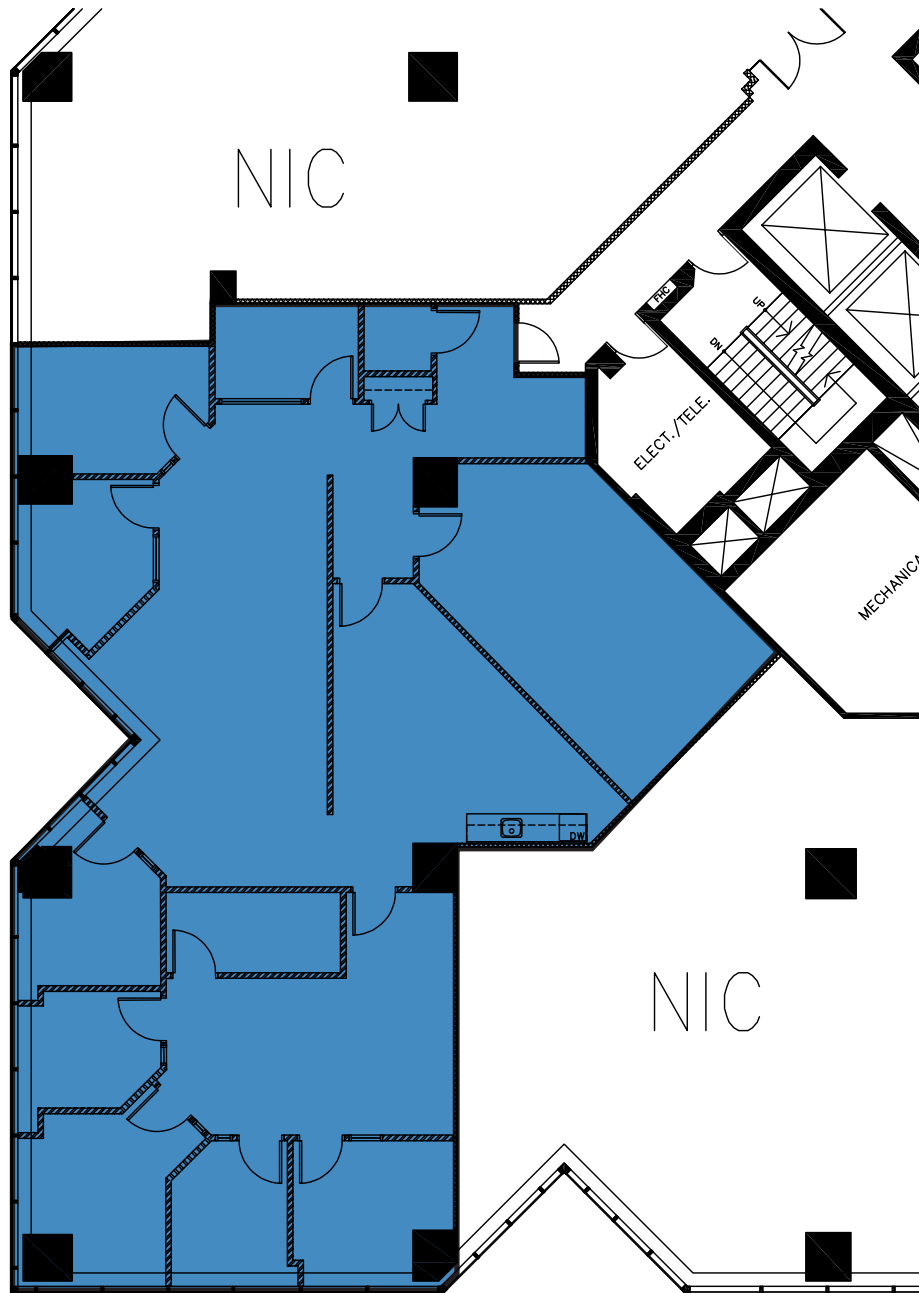
SUITE 700 | 5,396 SF

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



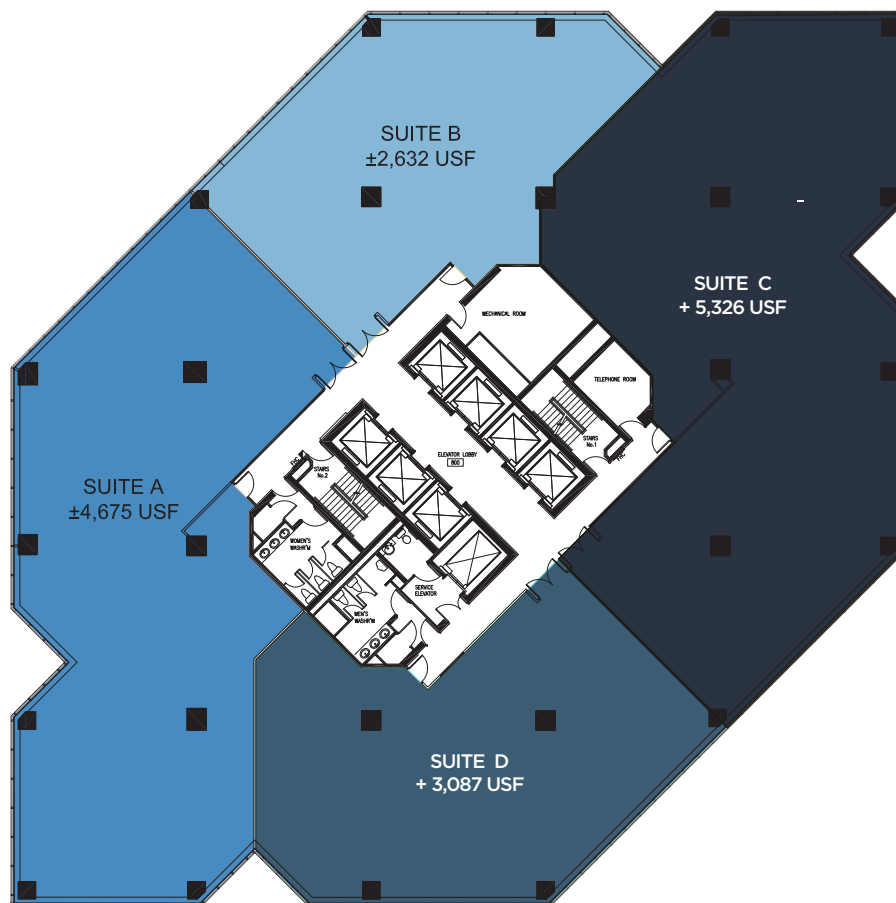
Floor Plans

SUITE 701 | 3,550 SF



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

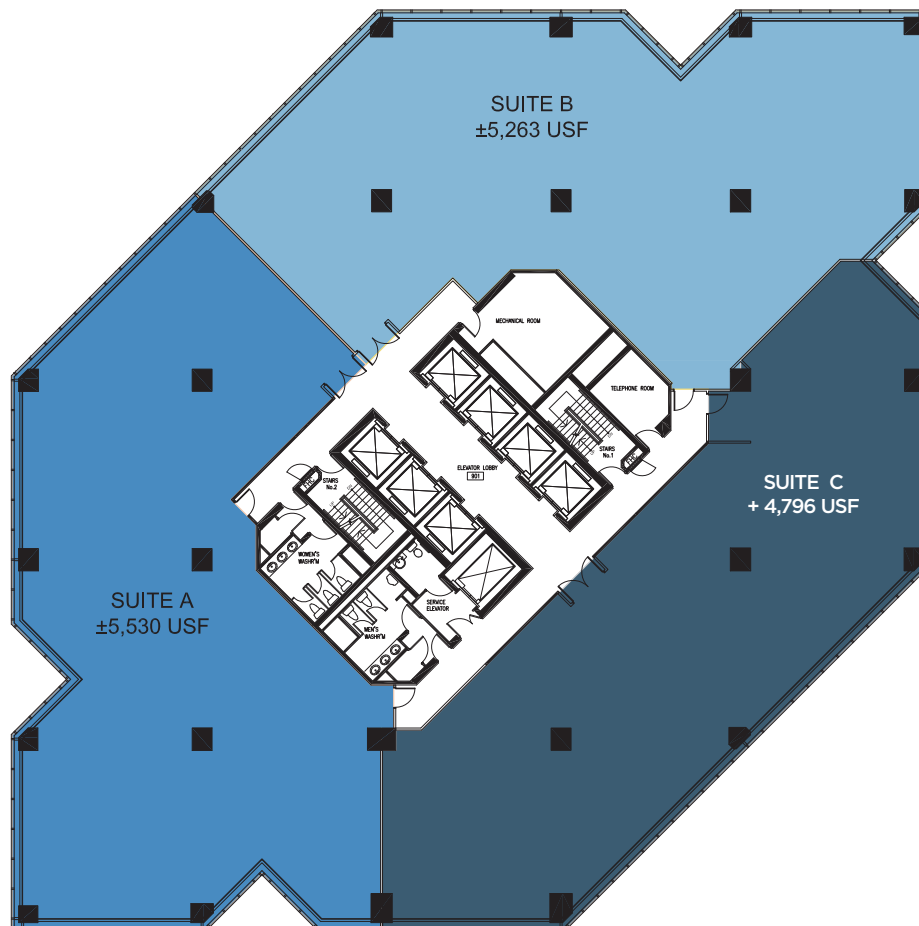


Floor Plans

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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

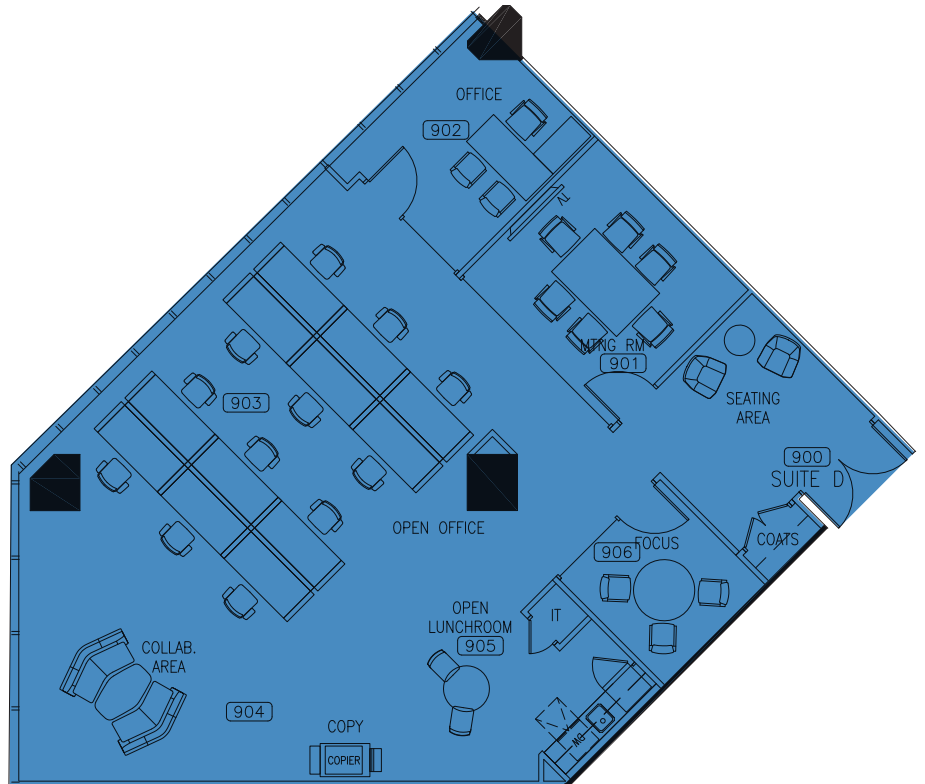


Floor Plans

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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



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