



ATRIA

Premium Office
Space
*in Beautiful
Campus
Environment*

MACH



Atria I

2255 Sheppard Avenue East

Atria II

2235 Sheppard Avenue East

Atria III

2225 Sheppard Avenue East

Welcome to Atria

A Premium Office Campus
at Sheppard East & Highway
404/DVP.

This attractive complex offers access to refreshing green space, paired with convenient on-site amenities such as day care, first class fitness and on-site food services. A modern facility with bright, open spaces, delivers an in-office experience that promotes collaboration and encourages a feeling of community that will help your business thrive.

The Atria logo is displayed in a large, white, stylized font. The letters are bold and modern, with a unique design where the 'A's have triangular shapes above them and the 'R' has a circular dot above it. The logo is centered horizontally and partially overlaid by a semi-transparent blue horizontal bar.

ATRIA

Features

Corporate meets *Convenience*

Situated in North York along Sheppard East, Atria is a campus-style complex that keeps your employees at the forefront. Providing a superior experience is the everyday focus.



Gym



Full-Service GoodLife
Gym Onsite



Shuttle Bus with stops
at Don Mills Subway
Station, Fairview Mall
& Atria



Daycare &
Montessori



EV Charging Stations



Cafe



Food Service
Providers



Full-Service Auto
Detailing



Self-Service Food
Amenity



Dedicated Freight
Elevator (ATRIA I & II)



Shuttle Bus



24 Hour On-Site
Security



Newly Renovated
Lobby



LEED GOLD
BOMA BEST
ENERGY STAR CERTIFIED



Daycare

Availability

Property *Availabilities*

Atria | 2255 Sheppard Avenue East


NET RATE - \$19.00 PSF

ADDITIONAL RENT - \$20.26 PSF (2026)

PARKING RATIO - 3:1,000 SF

Potential Contiguous Multi-Floor Opportunity

Suites 305, 308, and 330 align vertically with a portion of Suite 400, offering a potential contiguous multi-floor block.

Space	Size	Floorplan	Virtual Tour	Comments
Suite 101	8,924 SF			Stunning ground floor finished premises with exposed ceilings; furnished!
Suite 109	9,518 SF			Lower level premises with high ceilings and access to shipping
Suite 110	4,950 SF			Open base building; former cafeteria
Suite 120	3,821 SF			Open concept with high ceilings; dedicated walk down entrance from street
Suite 140	6,956 SF			Large open concept suite directly off Atrium Lobby
Suite 305	26,874 SF			Open concept, carpeted with 20 internal offices
Suite 308	6,180 SF			Base building
Suite 330	5,821 SF			Base building
Suite 400	31,494 SF			Available March 1, 2027
Suite 402	4,867 SF			Improved with 11 offices, kitchen, storage, open area
Suite 404	8,389 SF			Base building
Suite 409	2,056 SF			Base building; overlooking atrium
Suite 410	3,089 SF			Base building; overlooking atrium
Suite 430	6,792 SF			Open concept, carpeted with 7 internal offices on glass



**CLICK TO VIEW
FLOORPLAN**



**CLICK TO VIEW
VIRTUAL TOUR**

Availability

Property *Availabilities*

Atria || 2235 Sheppard Avenue East

NET RATE - \$19.00 PSF

ADDITIONAL RENT - \$19.29 PSF (2026)

PARKING RATIO - 3:1,000 SF

COST - \$90 PER STALL

Space	Size	Floorplan	Virtual Tour	Comments
Suite 900	1,874 SF			<i>Available Immediately</i>
Suite 1001	2,825 SF			Base building condition <i>Available Immediately</i>
Suite 1101	5,328 SF			Base building condition <i>Available Immediately</i>
Suite 1200	11,487 SF			21 offices, 3 meeting rooms, kitchen <i>Available Immediately</i>
Suite 1202	2,604 SF			<i>Available Immediately</i>
Suite 1400	19,495 SF			17 offices, 3 meeting rooms, kitchen <i>Available Immediately</i>
Suite 1600	16,447 SF			<i>Available Dec 1, 2026</i>
Suite 1700	11,991 SF			<i>Available Immediately</i>
Suite 1801	4,417 SF			5 offices, kitchen <i>Available Immediately</i>



CLICK TO VIEW
FLOORPLAN



CLICK TO VIEW
VIRTUAL TOUR

Availability

Property *Availabilities*

Atria III 2225 Sheppard Avenue East

NET RATE - \$19.00 PSF

ADDITIONAL RENT - \$19.50 PSF (2026)

PARKING RATIO - 3:1,000 SF

COST - \$90 PER STALL

Space	Size	Floorplan	Virtual Tour	Comments
Suite 900	2,876 SF			1 boardroom, 1 meeting room, kitchen <i>Available Immediately</i>
Suite 902	1,683 SF			<i>Available Immediately</i>
Suite 1101	1,496 SF			3 offices (1 window, 2 interior), open area <i>Available Immediately</i>
Suite 1201	11,361 SF			Base building condition <i>Available Immediately</i>
Suite 1400	9,360 SF			17 offices, 1 boardroom, kitchen, open area <i>Available Immediately</i>
Suite 1401	2,137 SF			7 offices, open area <i>Available Immediately</i>
Suite 1403	2,517 SF			6 offices, 1 meeting room, kitchen <i>Available Immediately</i>
Suite 1405	1,468 SF			2 offices, kitchen <i>Available Immediately</i>
Suite 1501	10,402 SF			18 offices, 2 meeting rooms, kitchen <i>Available Immediately</i>
Suite 1502	3,576 SF			2 offices, open area <i>Available Immediately</i>
Suite 1700	9,971 SF			<i>Available Immediately</i>



CLICK TO VIEW
FLOORPLAN



CLICK TO VIEW
VIRTUAL TOUR

The Area

The Best in the area

Strategically located at the crossroads of Highway 401, the DVP and Highway 404, with the TTC Sheppard Line within walking distance, Atria is accessible and convenient. With onsite amenities and Fairview Mall just steps away, coffee, lunch and daily errands are within reach at a moment's notice. Atria delivers on employee experience at every turn.

1 2255 Sheppard East

2 2235 Sheppard East

3 2225 Sheppard East

 Transit

 Banks

 Restaurants

 Shops

 Highway

 Shopping Mall





MACH



Accelerating success.

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