



ATRIA III - 2225 Sheppard Ave. E

TORONTO, ON

Premium Turnkey Office Space for Sublease



ATRIA III

2225 Sheppard Ave E

6th Floor: 21,161 SF

~~**7th Floor:** 20,550 SF~~ **SUBLEASED**



Availability: Immediate



Net Rent: Negotiable, Contact Listing Agents



Additional Rent: \$19.26 PSF (2024 est.)



Term: Until February 28, 2030



Furniture and Equipment Available



Parking: 3 spaces per 1,000 SF leased
(Current rate is \$90 per stall per month, underground unreserved)



Property highlights

- Up to 41,711 SF of high end, fully furnished office space available for sublease over two floors.
 - Floor 6 Build Out:** large kitchen area, six medium boardrooms, nine offices/small meeting rooms, multiple call rooms, lounge/collaboration areas, employee locker areas and approx. 232 open area workstations.
 - Floor 7 Build Out:** large kitchen area, one large boardroom, four medium boardrooms, nine offices/small meeting rooms, multiple call rooms, lounge/collaboration areas, employee locker areas and approx. 208 open area workstations.
- Atria III is located within the A-Class Atria Business Park with over 900,000 Sq Ft of Office and Retail space, that includes an abundance of amenities: Goodlife Fitness, Young Talent Daycare, Head Start Montessori, on-site restaurant, canteen market food service, food trucks (July-Sept), four season car care, bike racks, EV charging stations and 24/7 on-site manned security.
- Conveniently located with easy access to 404/DVP and 401/East & West in minutes, as well as shuttle bus service to Fairview Mall and Don Mills Subway Station.

6th Floor - 21,161 SF



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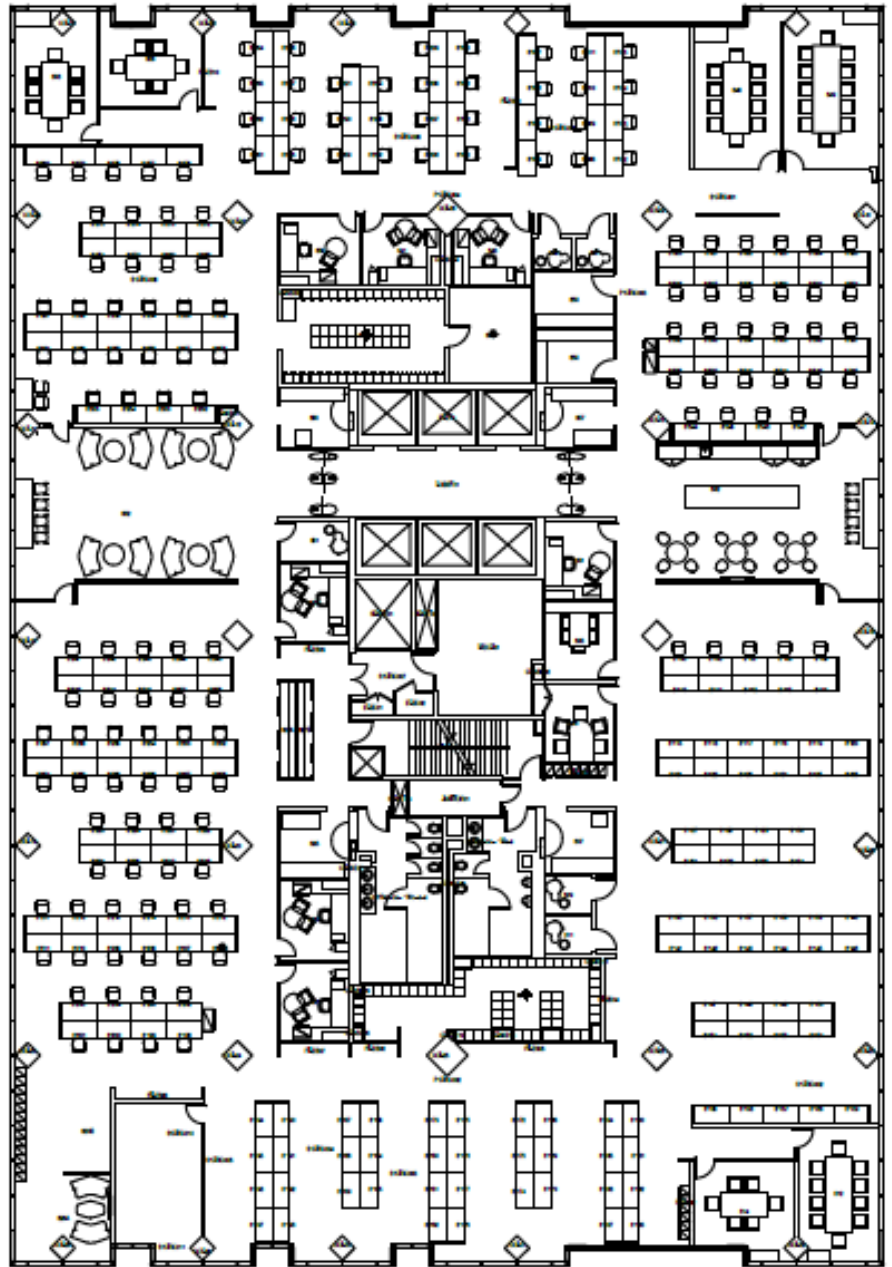
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6th Floor - 21,161 SF

Floor 6 Build Out:

- Large kitchen area
- 6 medium boardrooms
- 9 offices/small meeting rooms
- Multiple call rooms
- Lounge/collaboration areas
- Employee locker areas
- ~232 open area workstations



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Virtual
Tour



7th Floor - 20,550 SF



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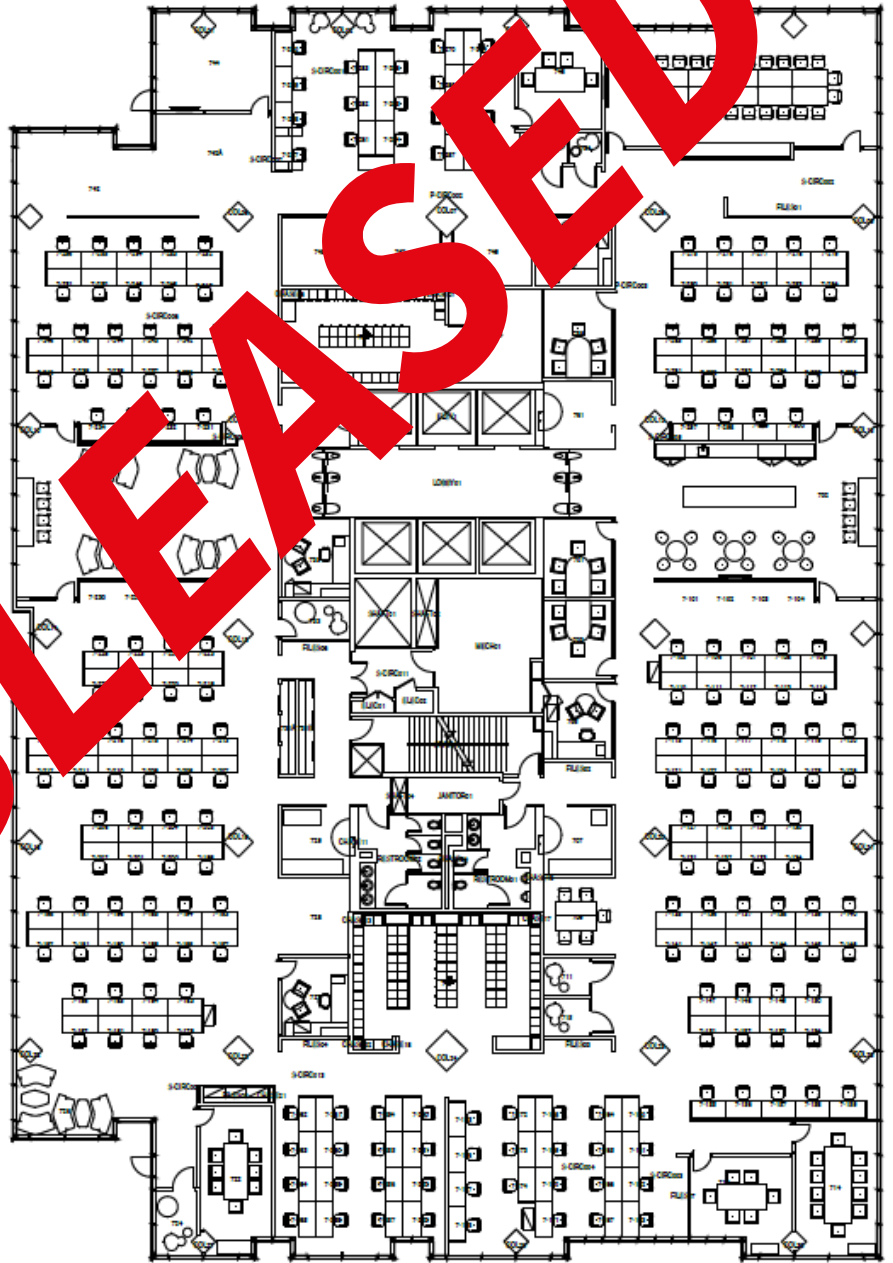
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7th Floor - 20,550 Sq Ft

Floor 7 Build Out:

- Large kitchen area
- Large boardroom
- 4 medium boardrooms
- 9 offices/small meeting rooms
- Multiple call rooms
- Lounge/collaboration areas
- Employee locker areas
- ~208 open area workstations



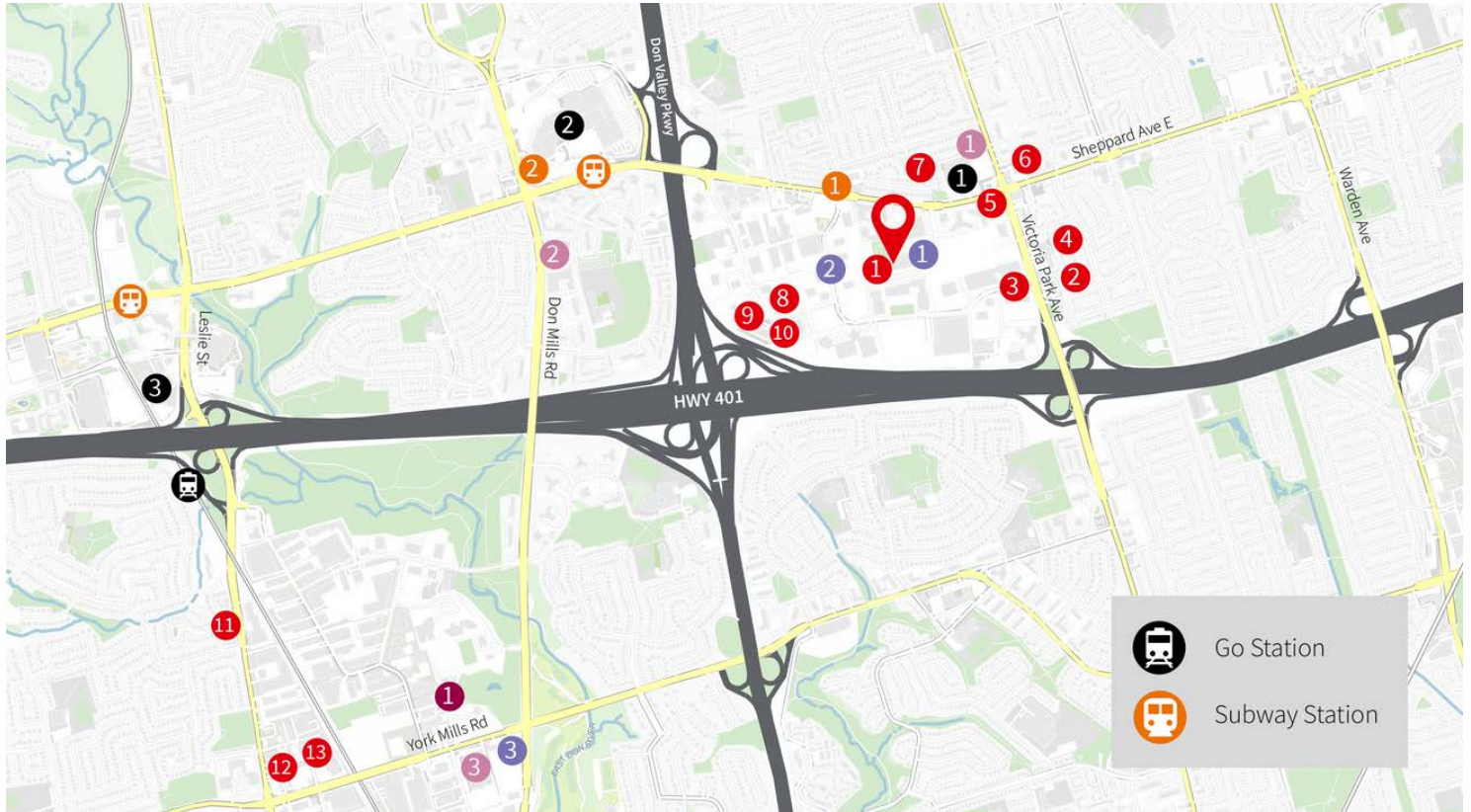
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*Virtual
Tour*



Amenities map



Restaurants/Cafes

- 1 Tim Hortons
- 2 Wendy's
- 3 Starbucks
- 4 Harvey's
- 5 Pizza Pizza
- 6 Eggsmart
- 7 Paramount Fine Foods
- 8 Aroma Espresso Bar
- 9 SOZO Ramen Sushi
- 10 Burrito Boyz
- 11 The Keg Steakhouse + Bar

- 12 McDonald's
- 13 St. Louis Bar & Grill

Grocery

- 1 Food Basics
- 2 Frescho
- 3 Galleria Supermarket

Gas

- 1 Petro Canada
- 2 Esso

Attractions/Shopping

- 1 Victoria Park Square
- 2 CF Fairview Mall
- 3 IKEA North York

Gym

- 1 GoodLife Fitness
- 2 F45 Training
- 3 Orangetheory Fitness

Hotel

- 1 Pan Pacific Toronto

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