



ATRIA

Premium Office
Space
*in Beautiful
Campus
Environment*

MACH



Atria |

2255 Sheppard Avenue East

Atria ||

2255 Sheppard Avenue East

Atria |||

2255 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 'A', 'T', and 'R' are bold and blocky, while the 'i' and 'A' are more slender and modern. The logo is centered over a semi-transparent blue horizontal band that spans the width of the image.

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 - \$22.07 PSF (2024)

PARKING RATIO - 3:1,000 SF

COST - \$90 PER STALL

Space	Size	Floorplan	Virtual Tour
Suite 110	4,950 SF		
Suite 120	3,821 SF		
Suite 140	6,956 SF		
Suite 161	1,712 SF		
Suite 305	26,874 SF		
Suite 308	6,180 SF		
Suite 330	5,821 SF		
Suite 402	6,740 SF		
Suite 404	8,389 SF		
Suite 409	2,056 SF		
Suite 410	3,089 SF		
Suite 430	6,792 SF		



CLICK TO VIEW
FLOORPLAN



CLICK TO VIEW
VIRTUAL TOUR

Availability

Property *Availabilities*

Atria || 2235 Sheppard Avenue East

NET RATE - \$19.00 PSF

ADDITIONAL RENT - \$20.04 PSF (2024)

PARKING RATIO - 3:1,000 SF

COST - \$90 PER STALL

Space	Size	Floorplan	Virtual Tour	Comments
Suite 200	16,626 SF			Available Nov 1, 2025
Suite 300	21,232 SF			Available Nov 1, 2025
Suite 400	21,232 SF			Available Nov 1, 2025
Suite 700	20,524 SF			Full floor space available
Suite 900A	662 SF			
Suite 1001	2,825 SF			Base building condition
Suite 1101	5,328 SF			Base building condition
Suite 1200	11,487 SF			21 offices, 3 meeting rooms, kitchen
Suite 1202	2,604 SF			Available July 1, 2024
Suite 1400	19,495 SF			17 offices, 3 meeting rooms, kitchen
Suite 1801	5,834 SF			5 offices, kitchen

Contiguous to
59,090 SF



CLICK TO VIEW
FLOORPLAN



CLICK TO VIEW
VIRTUAL TOUR

Property *Availabilities*

Atria III 2225 Sheppard Avenue East

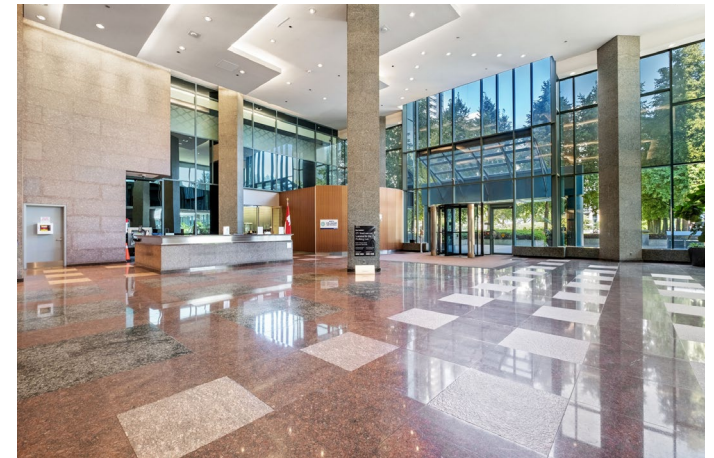
NET RATE - \$19.00 PSF

ADDITIONAL RENT - \$19.23 PSF (2024)

PARKING RATIO - 3:1,000 SF

COST - \$90 PER STALL

Space	Size	Floorplan	Virtual Tour	Comments
Suite 902	1,683 SF			
Suite 1015	1,416 SF			3 offices, kitchen
Suite 1020	713 SF			Open area
Suite 1101	1,496 SF			3 offices (1 window, 2 interior), open area
Suite 1201	11,361 SF			Base building condition
Suite 1402	4,022 SF			Available January 1, 2025
Suite 1403	2,517 SF			6 offices, 1 meeting room, kitchen
Suite 1500	2,454 SF			3 offices, kitchen
Suite 1501	10,402 SF			18 offices, 2 meeting rooms, kitchen
Suite 1502	3,576 SF			2 offices, open area
Suite 1503	3,086 SF			4 offices, 1 meeting room, kitchen
Suite 1700	11,117 SF			Available Aug 1, 2024



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

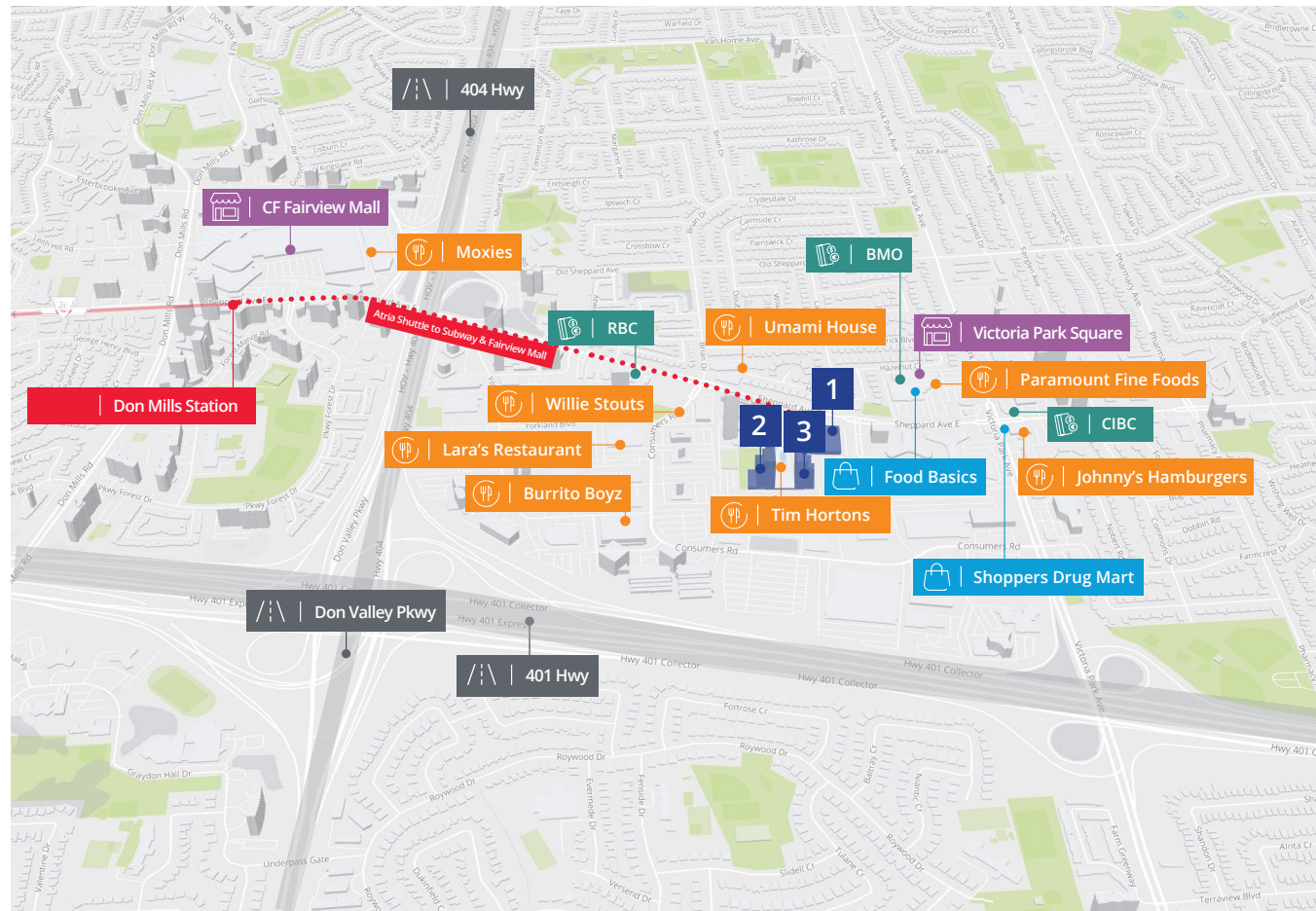
 Banks

 Restaurants

 Shops

 Highway

 Shopping Mall





MACH



Accelerating success.

Contact

Patrick Cowie

Senior Vice President

Sales Representative

+1 416 278 7725

Patrick.Cowie@colliers.com

Yanis Tzatzoglou

Senior Vice President

Sales Representative

+1 416 433 4284

Yanis.Tzatzoglou@colliers.com

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification. This publication is the copyrighted property of Colliers and /or its licensor(s). Copyright © 2024. All rights reserved. Colliers Macaulay Nicolls Inc., Brokerage

collierscanada.com