



90 Sheppard Ave E | Toronto

# Office space available for sublease

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Accelerating success.

# Property Overview



Direct Transit Access



Onsite restaurants and cafes



Underground parking and EV charging stations

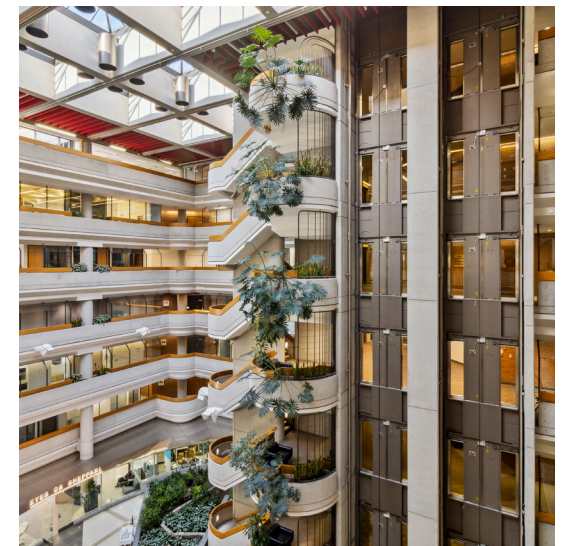


Well located near multiple amenities

<b>Address</b>	90 Sheppard Ave E, Toronto	
<b>Rentable Area</b>	<b>Suite 501</b>	11,636 SF
<b>Parking</b>	2/1,000 SF \$160/ stall per month	
<b>Net Rent</b>	Contact Listing Agents	
<b>Additional Rent</b>	\$22.65 PSF/ year (2025 Est.)	
<b>Available</b>	Immediately	
<b>Term</b>	October 30, 2027	

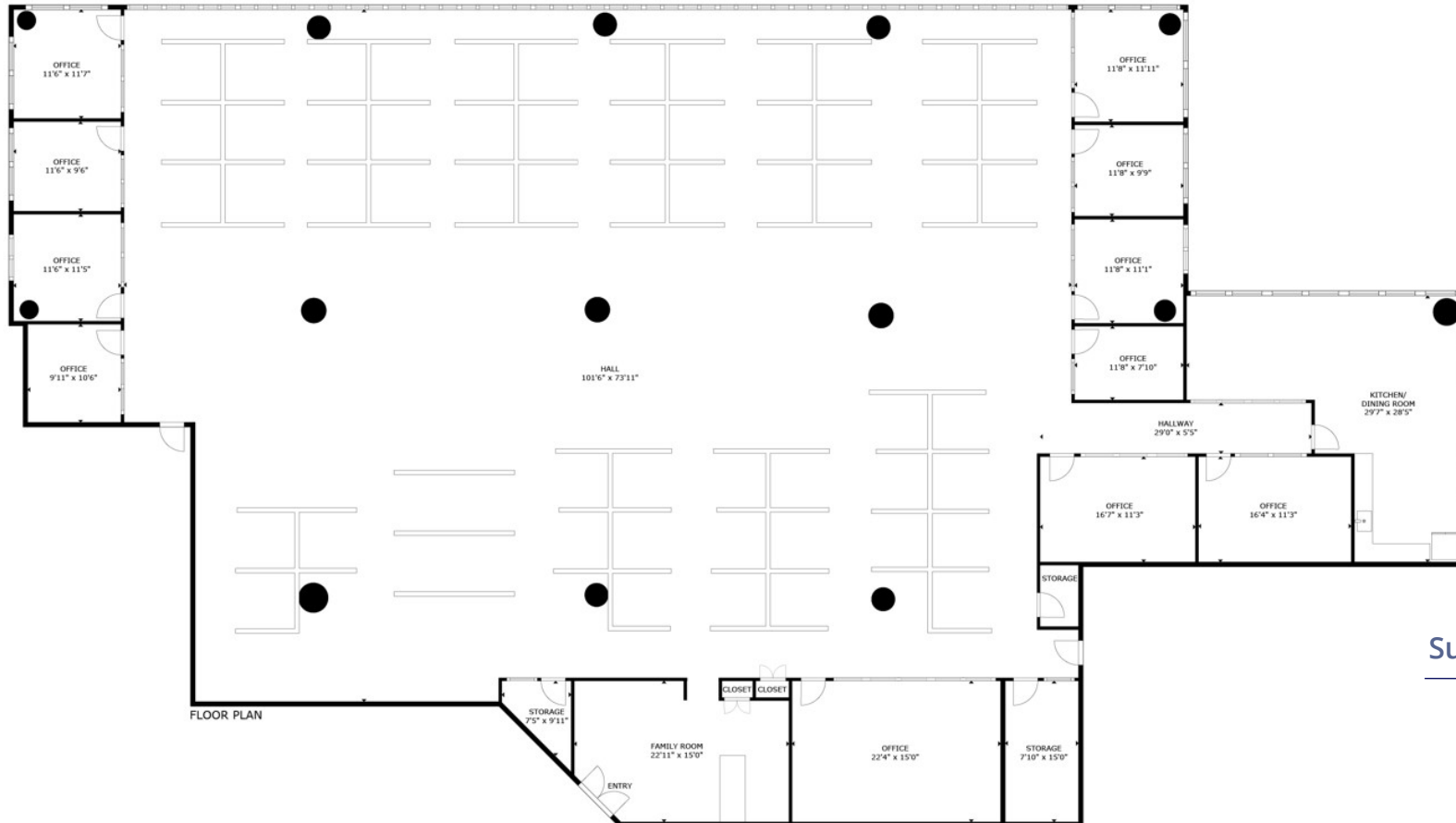
## Features

- Located steps away from Yonge & Sheppard
- Direct Transit Access
- Tenant lounge & Cafe
- Two conference centres
- Fitness centre
- Outdoor Terrace Space
- 24/7 security
- Dental Office
- Optometrist
- BOMA BEST Platinum





# Floor Plan





Suite 501 - 11,636 sf

# Nearby Amenities

 90 Sheppard Ave E

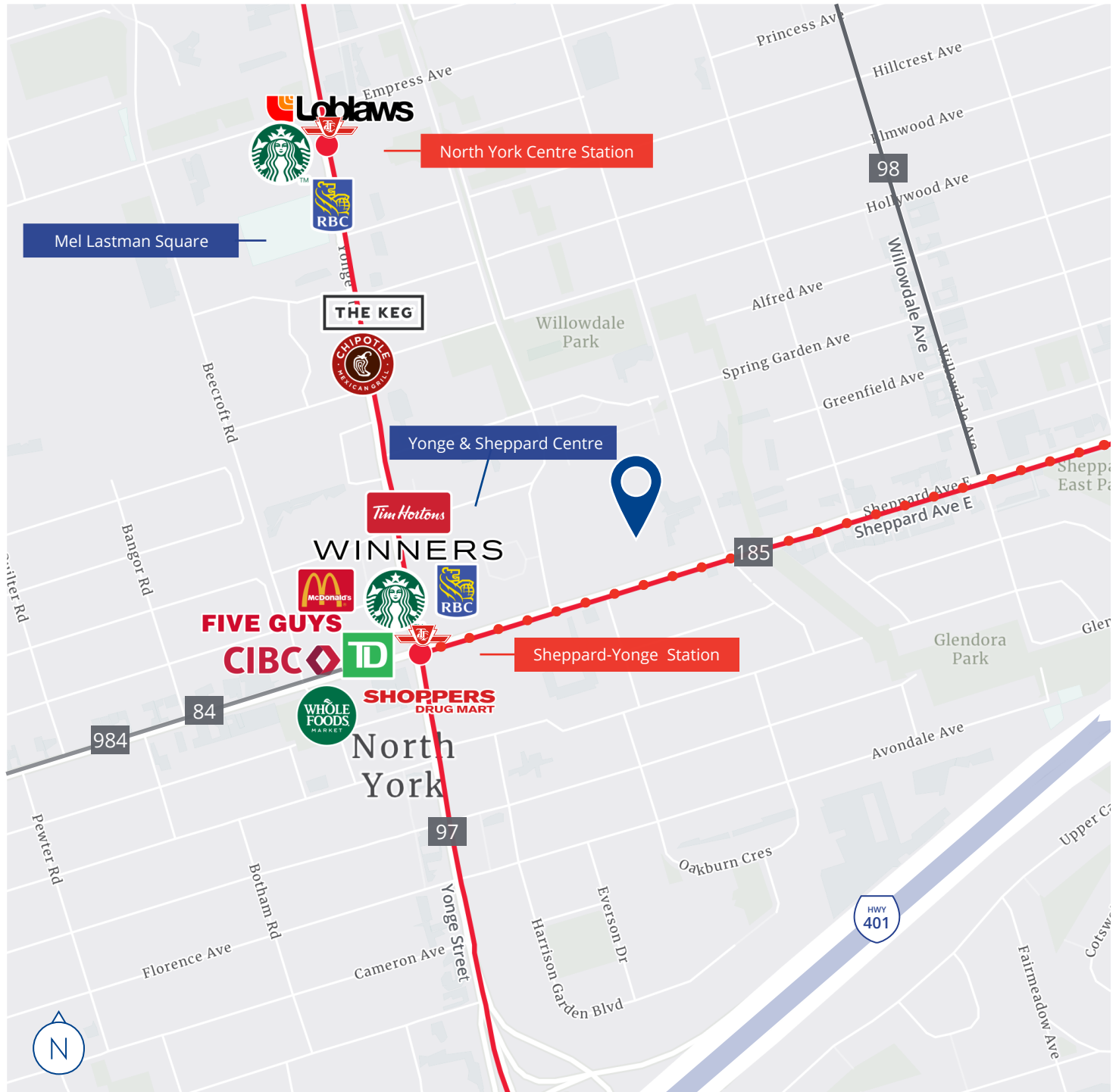
## TTC Subway Lines

-  Line 1 (Yonge - University)
-  Line 4 (Sheppard) to Don Mills Station

## TTC Bus Routes

- |     |                       |
|-----|-----------------------|
| 984 | Sheppard West Express |
| 84  | Sheppard West         |
| 97  | Yonge                 |
| 185 | Sheppard Central      |
| 98  | Willowdale-Senlac     |

- Popeyes
- Union Social Eatery
- Grill Gate
- Cafe Landwer
- Yonge Cafe and Bistro
- The Keg
- Bayview Village Shopping Centre
- TD Bank
- CIBC
- North York YMCA
- Chipotle
- Fresh Burger
- Taco Bell
- Tim Hortons
- Starbucks
- Shoppers Drug Mart
- Rexall
- Whole Foods
- Food Basics
- Esso
- Shell
- Petro Canada





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