

**ATRIA**

**Premium Office Space**  
*in High-End Campus  
Environment*

**MACH**



Atria I  
2255 Sheppard East

Atria II  
2235 Sheppard East

Atria III  
2225 Sheppard East

# Welcome to Atria

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

ATRIA

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.

# 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.



Full-Service GoodLife  
Gym Onsite



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



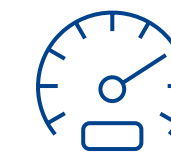
Drycleaner



Daycare



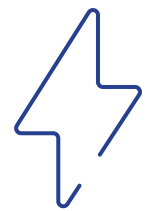
Food Service  
Providers



Full-Service Auto  
Detailing



Convenience Store



EV Charging Stations



24 Hour On-Site  
Security



Newly Renovated  
Lobby



LEED GOLD



BOMA BEST



# | 2255 Sheppard Avenue East

Availability (click on Suite to view floorplan)

SUITE 110 - 4,950 RSF

SUITE 120 - 8,639 RSF

SUITE 161 - 1,712 RSF

SUITE 402 - 6,740 RSF

SUITE 404 - 8,389 RSF

SUITE 410 - 3,089 RSF

## Availability

**NET RATE - \$19 PSF**

**ADDITIONAL RENT - \$19 PSF**



CLICK TO VIEW  
VIRTUAL TOUR



# || 2235 Sheppard Avenue East

Availability (click on Suite view floorplan)

SUITE 700 - 20,524 RSF

SUITE 1001 - 2,825 RSF

SUITE 1101 - 2,825 RSF

SUITE 1400 - 19,495 RSF

## Availability

**NET RATE - \$19 PSF**

**ADDITIONAL RENT - \$19 PSF**



CLICK TO VIEW  
VIRTUAL TOUR



# ||| 2225 Sheppard Avenue East

Availability (click on Suite view floorplan)

SUITE 1101 - 1,496 RSF

SUITE 1403 - 2,517 RSF

SUITE 1503 - 3,086 RSF

## Availability

**NET RATE - \$19 PSF**

**ADDITIONAL RENT - \$19 PSF**



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

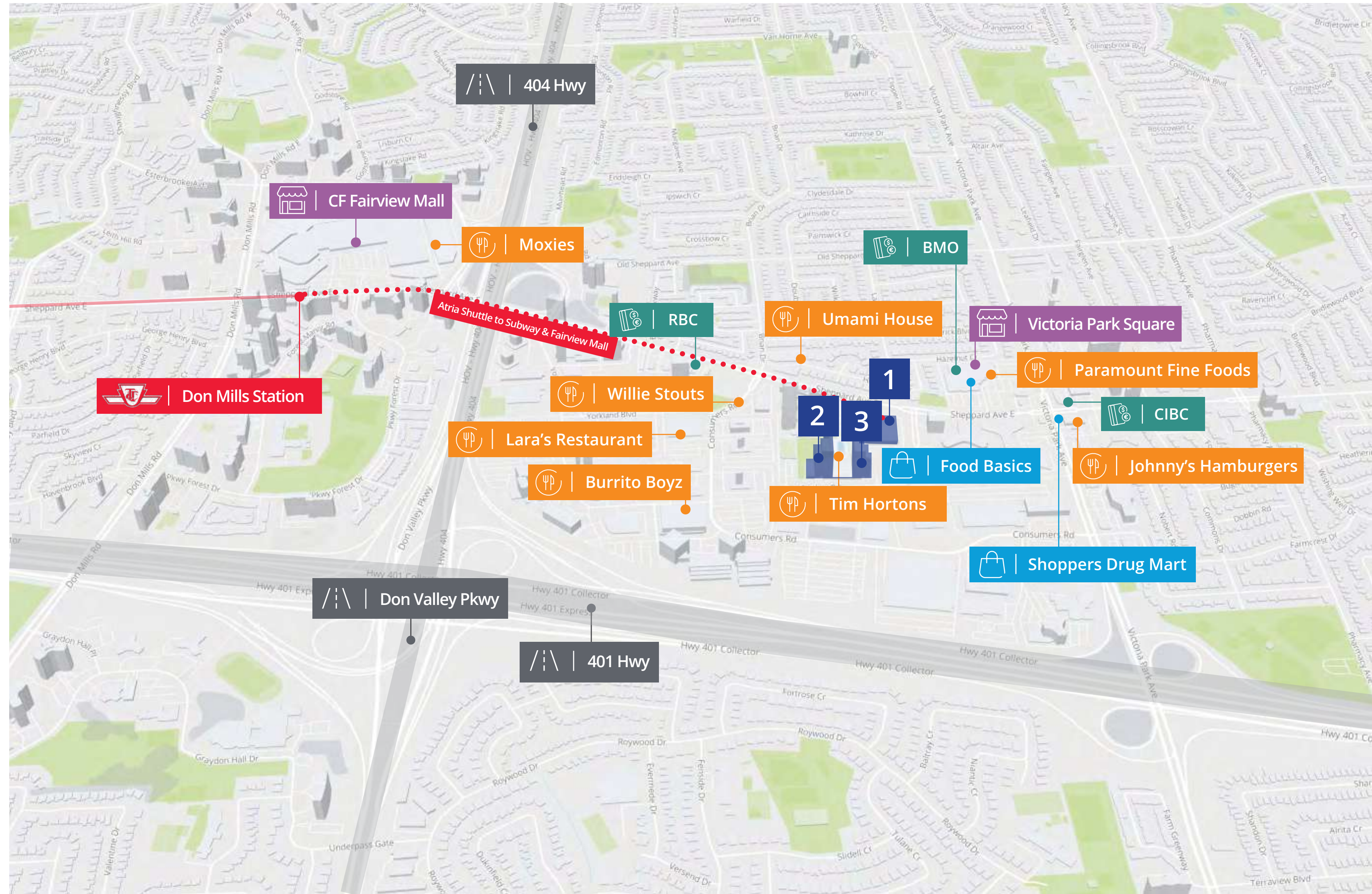
 Banks

 Restaurants

 Shops

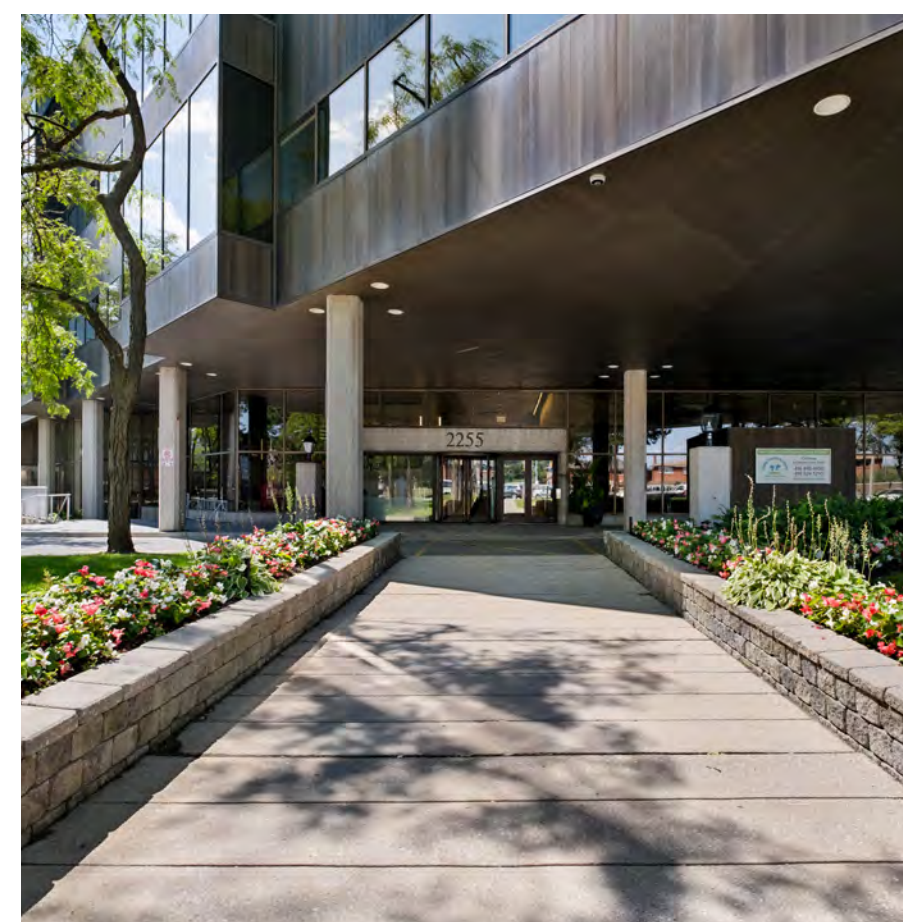
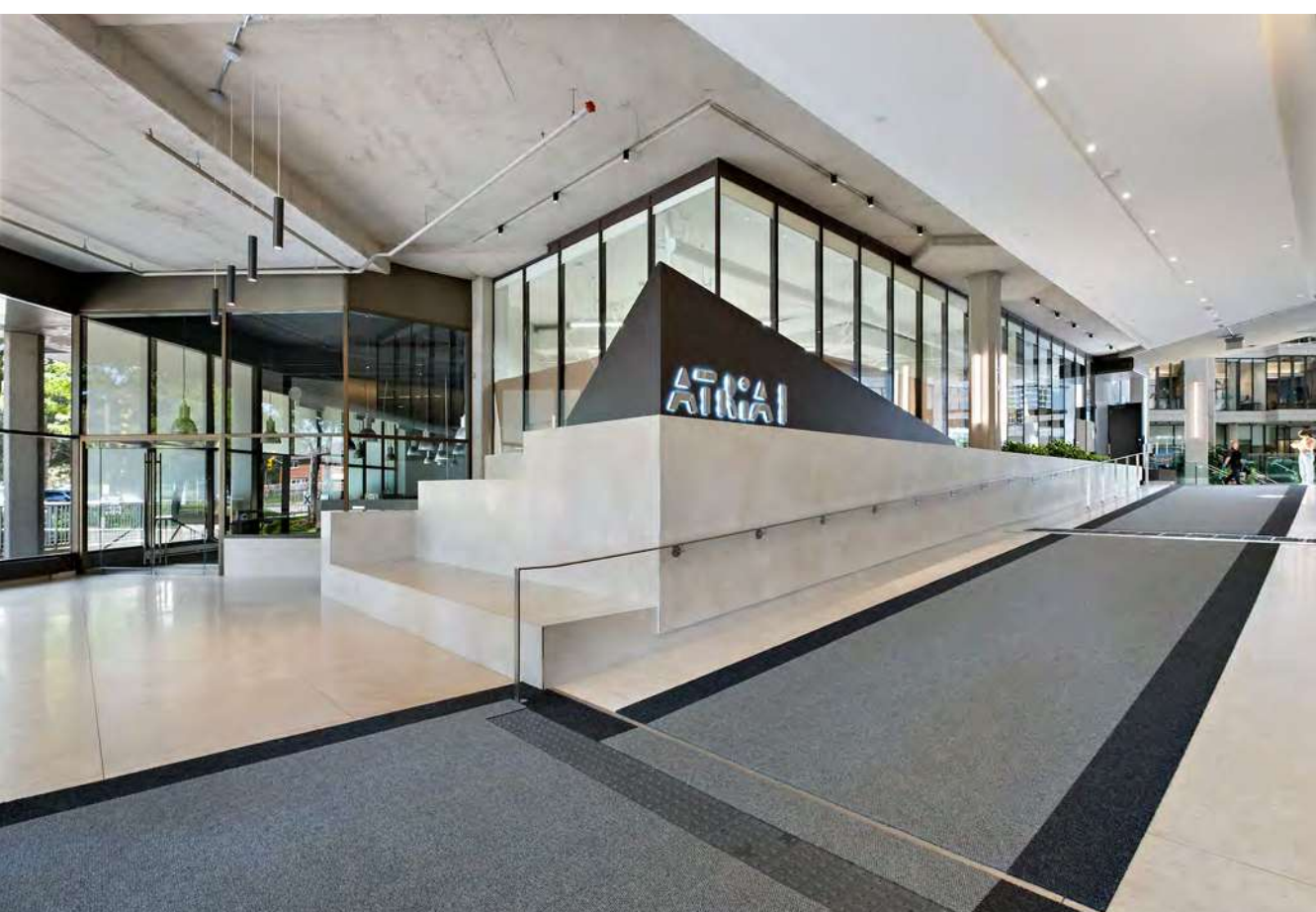
 Highway

 Shopping Mall



Features

# Premium *Suburban Office Campus*





Accelerating success.

# Contact

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