

100  
SHEPPARD  
AVENUE EAST  
TORONTO • ONTARIO

100SHEPPARD.COM

CBRE



OFFICE FOR LEASE



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100 Sheppard Avenue East is a 280,000 square foot, 12-story office building located on Sheppard Avenue East near Yonge Street.

The property is a 5-minute walk from the Yonge Street subway line and connects into both the Sheppard and Yonge subway lines. The building features a timeless glass exterior, patio seating areas, underground and surface parking and 24-hour security. The building has been certified LEED Gold and Fitwel.

## OPPORTUNITY

|                        |           |            |
|------------------------|-----------|------------|
| Suite 204              | 2,406 SF  | FLOOR PLAN |
| Suite 300 <sup>1</sup> | 16,395 SF | FLOOR PLAN |
| Suite 301 <sup>1</sup> | 9,118 SF  | FLOOR PLAN |
| Suite 400 <sup>1</sup> | 25,513 SF | FLOOR PLAN |
| Suite 500              | 7,619 SF  | FLOOR PLAN |
| Suite 700              | 21,058 SF | FLOOR PLAN |
| Suite 780              | 1,774 SF  | FLOOR PLAN |
| Suite 900              | 25,511 SF | FLOOR PLAN |

<sup>1</sup> 51,026 SF contiguous

## NET RENT

\$18.00 PSF

## ADDITIONAL RENT (2026)

\$22.69 PSF

## NEW GROUND FLOOR AMENITIES



## HIGHLIGHTS



Certified LEED Gold with LED lighting throughout



Three-level underground parking (1 per 1,000 SF)



Outdoor seating areas



24/7 security



EV Charging stations and bike rack available on-site



6 minute walk to TTC Sheppard-Yonge Station



Minutes from Highway 401



Close proximity to Sheppard Centre, Bayview Village and Fairview Mall

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## CONTACT US

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# CBRE

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