

Exceptionally Well Connected
Leasing Opportunity



2001 / 2005
SHEPPARD AVENUE EAST
NORTH YORK

taylor+ CBRE

	2001 Sheppard Ave E	2005 Sheppard Ave E
Net Rent	\$16.00 per SF	\$16.00 per SF
Operating Costs	\$14.61 per SF	\$15.00 per SF
Realty Taxes	\$4.79 per SF	\$4.31 per SF
Additional Rent (2023 EST)	\$19.40 per SF	\$19.31 per SF
Parking	3 per 1,000 SF @ \$55 per month	3 per 1,000 SF @ \$55 per month

2001 Sheppard Ave E

Suite	SF	Availability
104	Click here For Floorplan 1,246	Immediate
200	Click here For Floorplan 6,457	Immediate
204	1,732	Immediate
401	Click here For Floorplan 8,906	Immediate
506	Click here For Floorplan 2,320	Immediate
800A	Click here For Floorplan 5,396	Immediate
800B	Click here For Floorplan 3,823	TBD
810	Click here For Floorplan 10,876	Immediate

POTENTIAL FULL FLOOR AVAILABILITY
up to +/-20,000 SF

2005 Sheppard Ave E

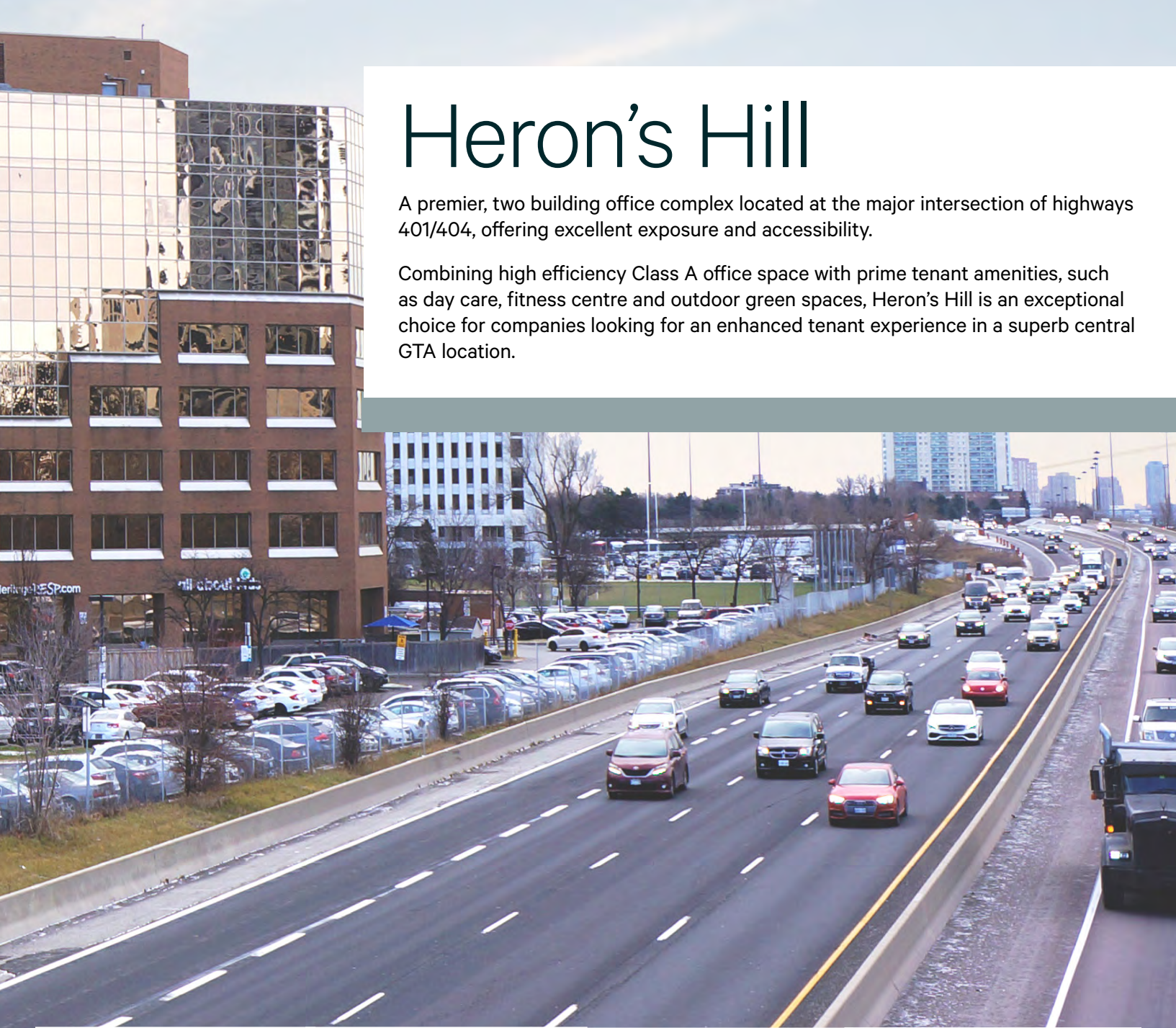
Suite	SF	Availability
102	2,716	Immediate LEASED
120	2,195	Immediate LEASED
400	Click here For Floorplan 8,733	Immediate
402	4,874	Immediate LEASED
403	Click here For Floorplan 2,916	Immediate
503	Click here For Floorplan 1,588	Immediate
603	Click here For Floorplan 669	Immediate
700	15,315	Immediate LEASED
702	Click here For Floorplan 3,333	Immediate



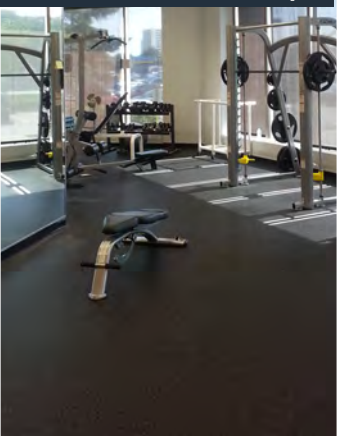
Heron's Hill

A premier, two building office complex located at the major intersection of highways 401/404, offering excellent exposure and accessibility.

Combining high efficiency Class A office space with prime tenant amenities, such as day care, fitness centre and outdoor green spaces, Heron's Hill is an exceptional choice for companies looking for an enhanced tenant experience in a superb central GTA location.



On-site Fitness Facility



Shuttle Service



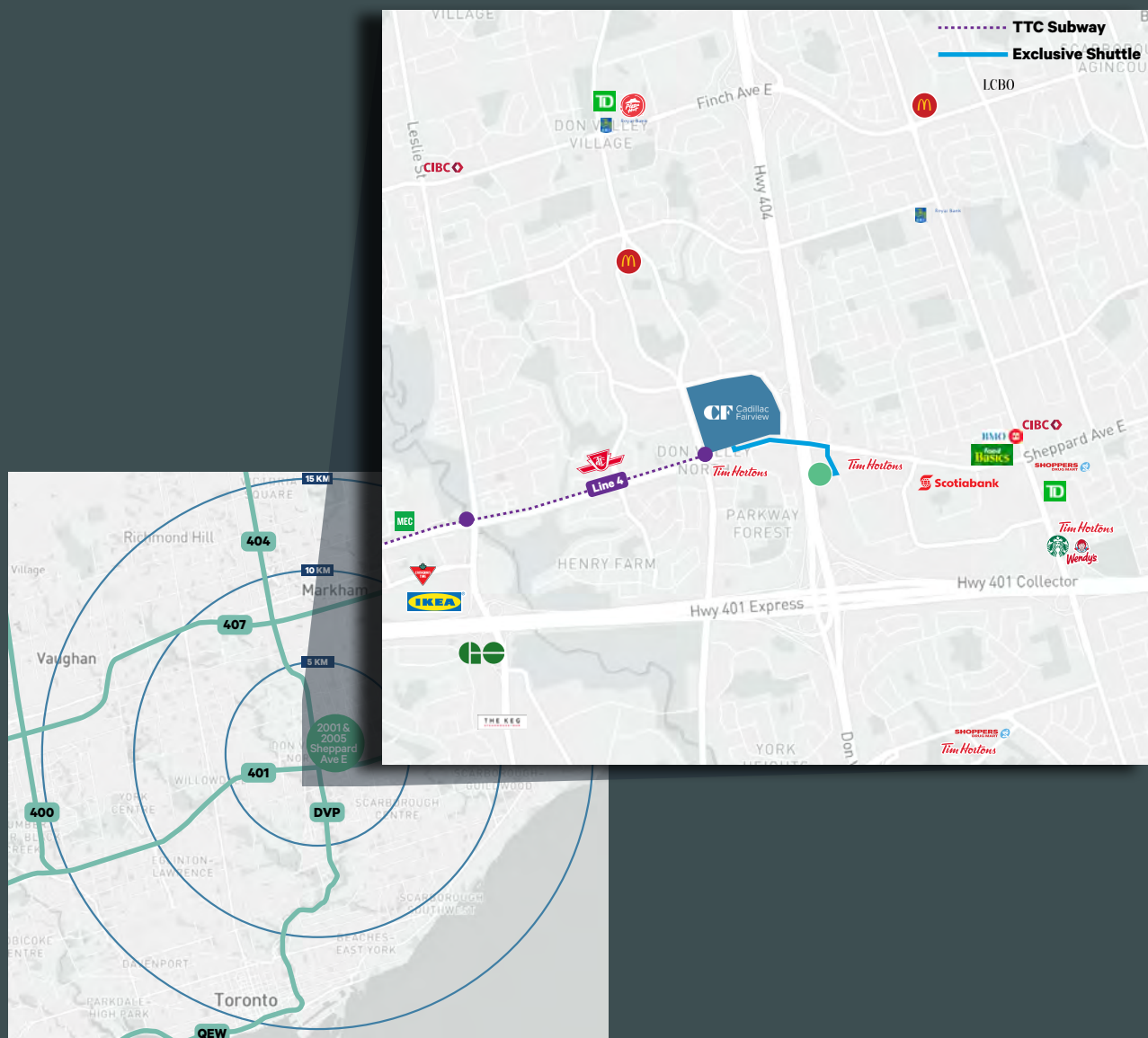
Covered Parking Deck



On-site Daycare



Area Map & Amenities



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For More Information, Please Contact:

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