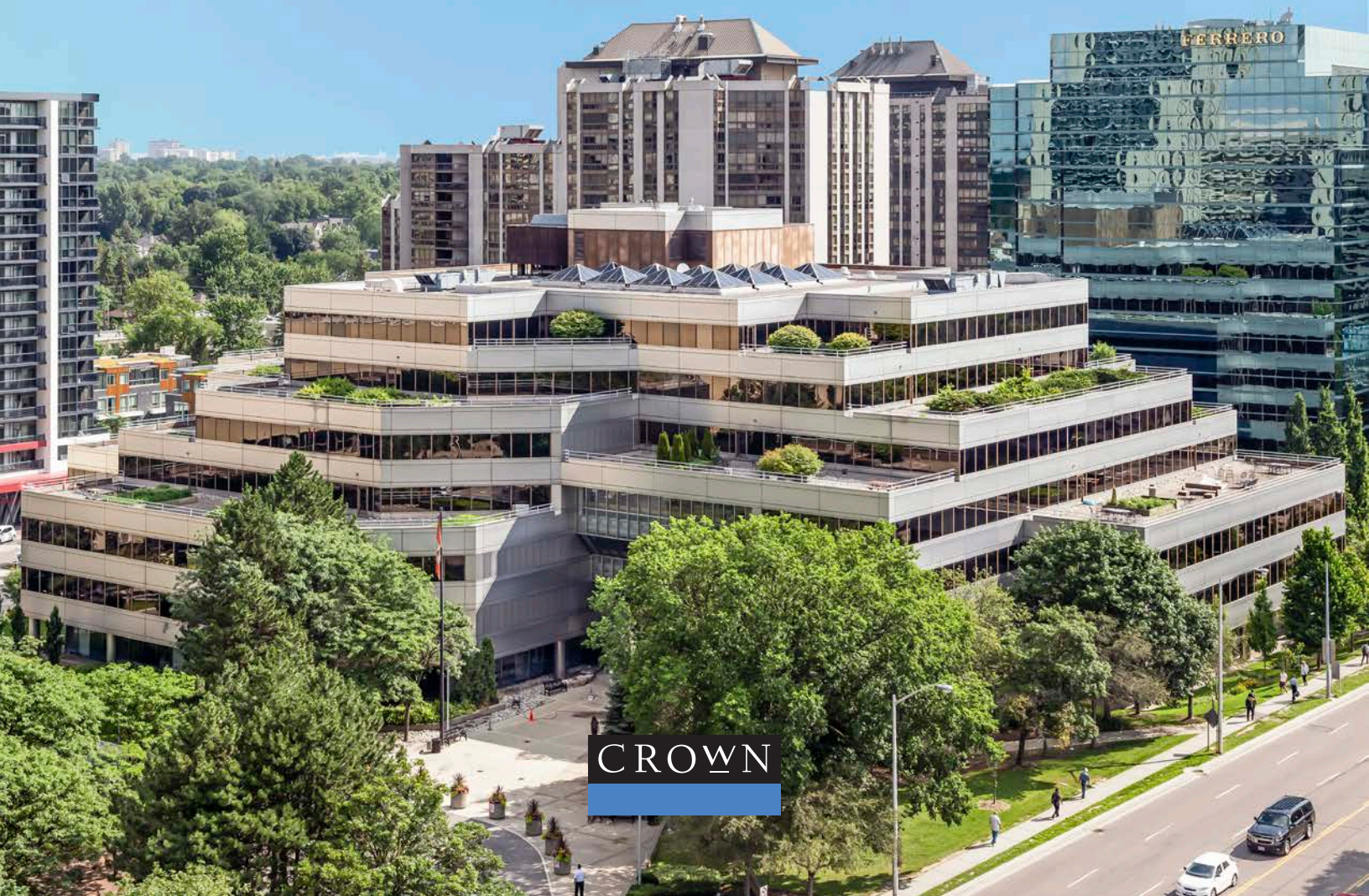


90 SHEPPARD AVE E

TORONTO



CROWN

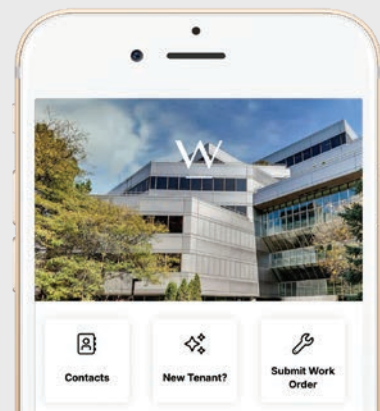


Welcome to 90 Sheppard

90 Sheppard is located in Toronto's North Yonge Business Node. Offering exceptional connectivity, flexible floor plates, and on-site amenities that add value to businesses and their employees.

TAKE CONTROL OF YOUR WORKDAY.

The **Connect by Crown** mobile app gives tenants on-demand access to amenities, communication with property management, and the office community.



The Neighbourhood

ACCESS & AMENITIES

Located steps away from all of the action and amenities of Toronto's Yonge and Sheppard district, 90 Sheppard provides all of the convenience and options of the North Yonge Node without any of the congestion.





Restaurants

- 1. Jack Astors
- 2. Baton Rouge
- 3. Union Social Eatery
- 4. The Frog & Firkin
- 5. Indian Crown
- 6. Burrito Boyz
- 7. Hero Burger
- 8. Sushi One
- 9. Sushi Moto
- 10. Nolbu
- 11. Han Ba Tang
- 12. Kinka Izakaya
- 13. Poke Eats
- 14. Nome Izakaya
- 15. Kenzo Ramen
- 16. McDonald's
- 17. Holy Snack
- 18. MyMy Chicken
- 19. Pizza Pizza
- 20. Pizzaiolo
- 21. Mamma's Pizza
- 22. YogenFruz

Cafes

- 1. Bake Code
- 2. Starbucks
- 3. Second Cup
- 4. Tim Hortons
- 5. Presotea

Banking

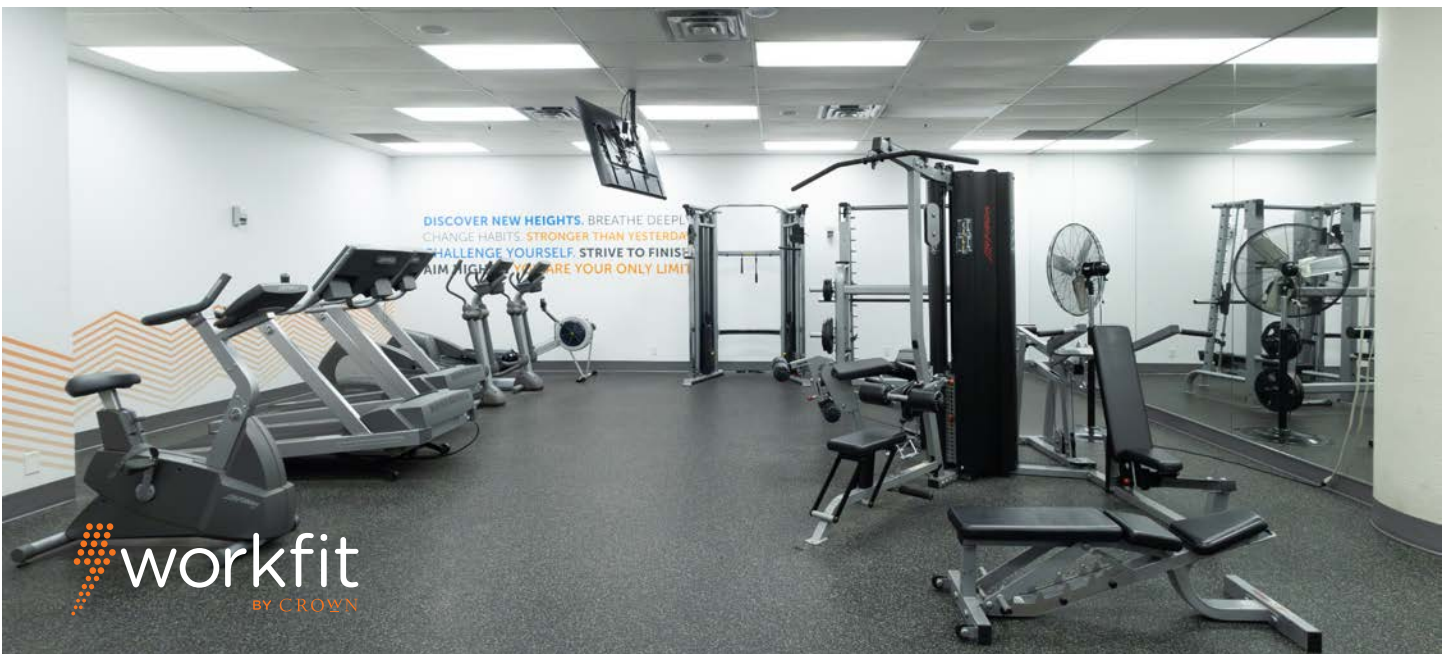
- 1. RBC
- 2. CIBC
- 3. BMO
- 4. TD

Retail & Shopping

- 1. Whole Foods
- 2. Rexall PharmaPlus
- 3. Shoppers Drug Mart
- 4. Chelsea NY
- 5. Winners
- 6. Dollerama
- 7. M2M
- 8. UPS Store
- 9. Print2Go

Health & Wellness

- 1. Goodlife Fitness
- 2. Spa One
- 3. Breath Pilates & Yoga
- 4. 101 Spa
- 5. Allure Hair Salon
- 6. Taya Hair Salon
- 7. Phases Hair Studio
- 8. Bobby's Beauty & Beyond
- 9. Salon de Elephant



Tenant Focused

ON-SITE AMENITIES

Crown constantly strives to provide its tenants with the best workplace environments, adding convenience and amenities for businesses and their people. 90 Sheppard offers a brand new Tenant Lounge and two Crown Conference Centres, and a Fitness Centre.



EXCLUSIVE WALK OUT PATIOS
AVAILABLE WITH SELECT SPACES

Rendering shown above for conceptual purposes only.



WorkFit by Crown

Fully equipped fitness centre including showers and lockers for tenant use.

Collaborate by Crown

Meeting and conference rooms with telecom, internet and presentation capabilities.

Tenant Lounge

Located on the ground floor level for tenant use.

Free WiFi

Outdoor Terrace Space

Exclusive outdoor terrace space available with direct access from suites

Other on-site amenities:

- Eyes on Yonge
- Dental office
- 24/7 security



BRAND NEW TENANT LOUNGE

What Our Tenants Say

Building NPS
50

PM NPS
47

Satisfaction
91%

Cleanliness 97%	Safety & Security 93%
Building Staff 95%	Communication 95%

Location
100%

Condition of Building
86%



Move-In Ready

MODEL SUITES

90 Sheppard has multiple model suite office space options for any business need. The stunning spaces come with high end finishes, efficient design and are move-in ready!



SCAN FOR OUR LATEST
LEASING OPPORTUNITIES

Our Story

Crown Realty Partners acquires, leases, manages and develops commercial real estate assets in Canada. We generate exceptional returns for our investors and provide excellent offices and services to our Tenants.

We align ourselves with our investors by co-investing alongside the corporations, institutions, pension funds and high net worth individuals that entrust us with their capital.

Since opening our doors in 2001, Crown has acquired and managed millions of square feet of office space and consistently deliver above average annual net IRRs to investors.

CROWN

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This certification recognizes sustainable, efficient buildings that reduce energy and water use, improve air quality, and support overall wellness. It reflects our commitment to a cleaner, healthier, and more resilient workspace through strong custodial practices and effective waste-reduction efforts.



The TOBY Award recognizes excellence in building management, tenant relations, sustainability, and operations. It highlights a commitment to high-quality workspaces, ensuring a well-managed, efficient, and tenant-focused environment.



Our buildings, certified with BOMA 360, BOMA COE, and BOMA Best, excel in operational excellence, sustainability, and tenant well-being. These certifications guarantee energy efficiency, lower utility costs, improved air quality, and a healthier workspace. Together, they reflect our commitment to creating efficient, sustainable environments that enhance tenant satisfaction, productivity, and environmental responsibility.



This certification measures how effectively a building promotes health and wellness, supporting tenant wellbeing and strengthening employee performance, retention, and recruitment. It emphasizes user experience and overall environmental quality to create a healthier, more comfortable workplace.



The Wired Score certification assesses and enhances a building's digital connectivity, ensuring safe, reliable, and resilient internet and mobile connections. This provides a superior workspace for tenants and employees, improving digital infrastructure and preparing for the future.



This certification recognizes buildings that operate with exceptional energy efficiency, reducing consumption and lowering utility costs. It reflects our commitment to sustainable performance, providing a comfortable, environmentally responsible workspace that benefits both tenants and the planet.