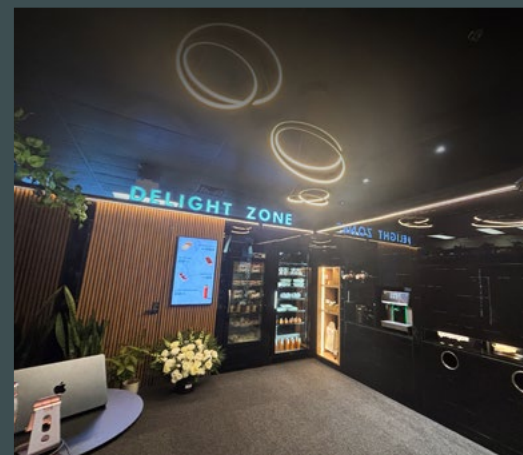


Exceptionally Well Connected
Leasing Opportunity



2001 / 2005 SHEPPARD AVENUE EAST

NORTH YORK



Heron's Hill

Heron's Hill is pleased to introduce Masterly Foods at 2001 Sheppard Avenue East, featuring the Delight Zone—an advanced AI-powered food experience that will revolutionize your dining experience. With a variety of fresh chef-crafted meals, just scan, grab your meal, and go—no lines, no waiting! Tenants and guests can enjoy fresh, flavourful meals prepared daily that perfectly fit into their busy schedules.

	2001 Sheppard Ave E	2005 Sheppard Ave E
Net Rent	\$17.00 per SF	\$17.00 per SF
Operating Costs	\$14.54 per SF*	\$14.93 per SF*
Realty Taxes	\$5.03 per SF	\$4.48 per SF
Additional Rent (2025 EST)	\$19.57 per SF	\$19.41 per SF
Parking	3 per 1,000 SF @ \$55 per month	3 per 1,000 SF @ \$55 per month

*Operating costs include in-suite janitorial and in-suite utilities

2001 Sheppard Ave E

Suite		SF	Availability	
104	Click here For Floorplan	1,246	Immediate	LEASED
200	Click here For Floorplan	6,457	Immediate	LEASED
202	Click here For Floorplan	1,404	February 1, 2025	LEASED
204	Click here For Floorplan	1,732	Immediate	
401	Click here For Floorplan	8,934	Immediate	
500	Click here For Floorplan	4,964	Immediate	
504	Click here For Floorplan	2,060	Immediate	LEASED
506	Click here For Floorplan	2,320	Immediate	LEASED
800 (Model Suite)	Click here For Floorplan	5,396	Immediate	

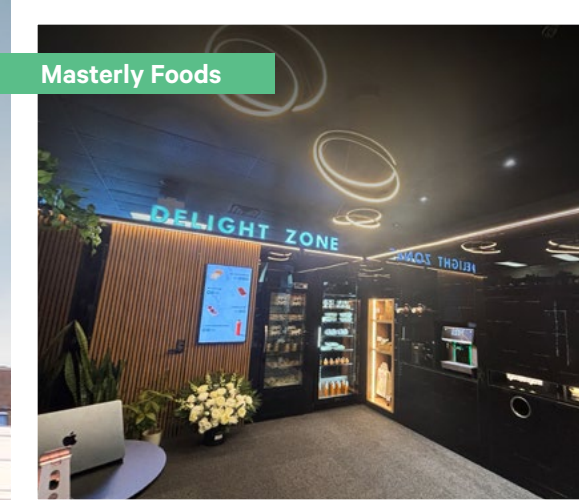
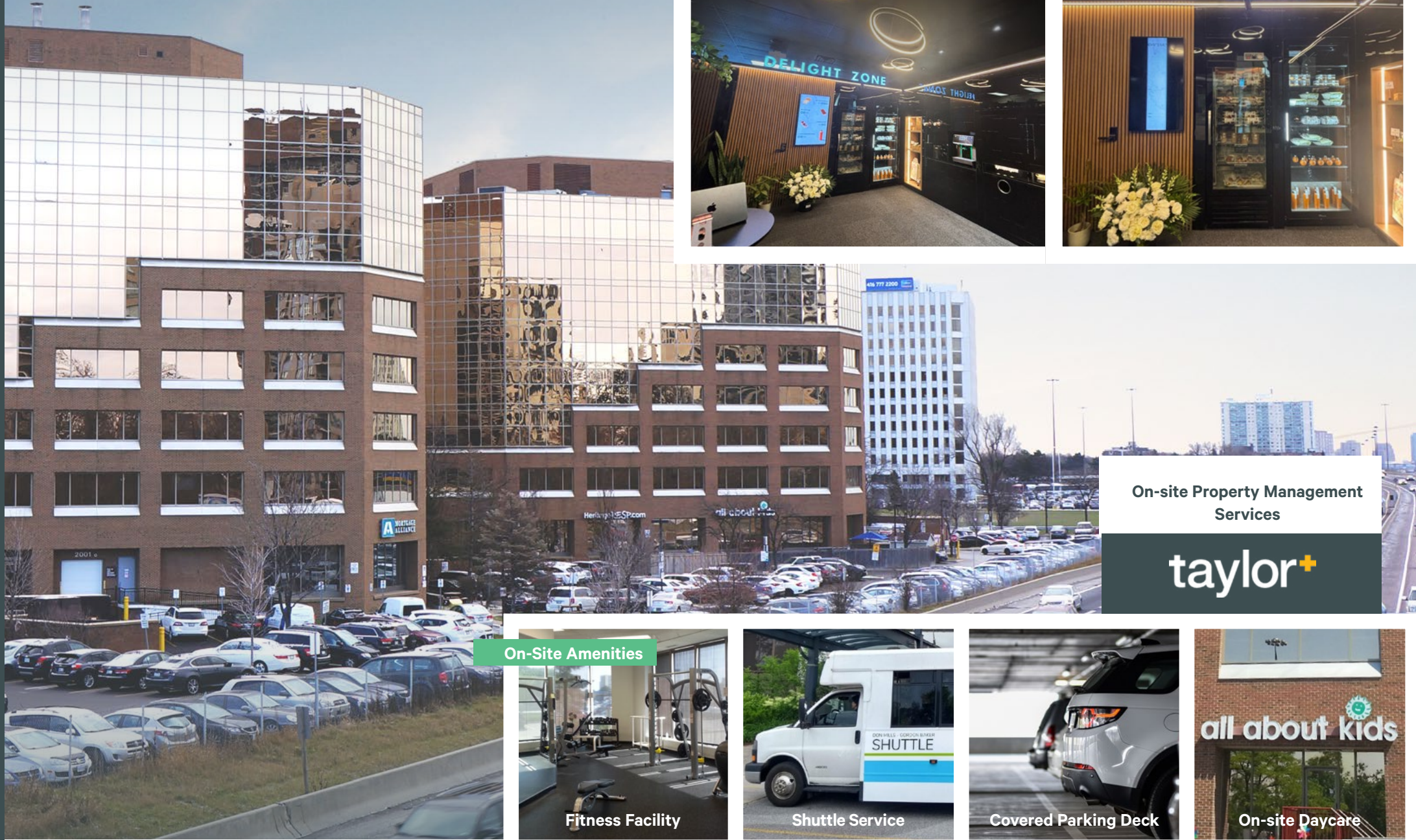
2005 Sheppard Ave E

Suite		SF	Availability	
102		2,716	Immediate	LEASED
120	Click here For Floorplan	2,195	Immediate	
200	Click here For Floorplan	17,731	Immediate	
400	Click here For Floorplan	8,733	Immediate	LEASED
401	Click here For Floorplan	4,886	Immediate	
402		4,874	Immediate	LEASED
403	Click here For Floorplan	2,916	Immediate	
503 (Model Suite)	Click here For Floorplan	1,588	Immediate	LEASED
600	Click here For Floorplan	4,972	Immediate	
601	Click here For Floorplan	2,960	Immediate	
603	Click here For Floorplan	1,600	Immediate	LEASED
700		15,315	Immediate	LEASED
701	Click here For Floorplan	4,476	Immediate	
702	Click here For Floorplan	3,333	Immediate	

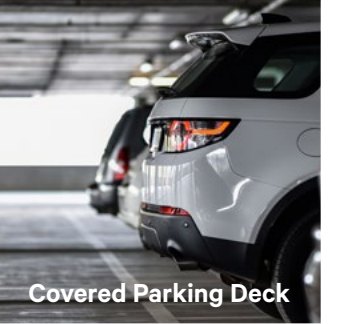
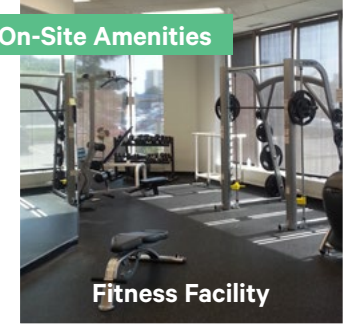
CONTIGUOUS SPACE

Contiguous Space

Building	Suite	SF	Availability
2005 Sheppard Ave E	401/403	up to 7,802	Immediate
2005 Sheppard Ave E	600/601	up to 7,932	Immediate
2005 Sheppard Ave E	701/702	up to 7,809	Immediate

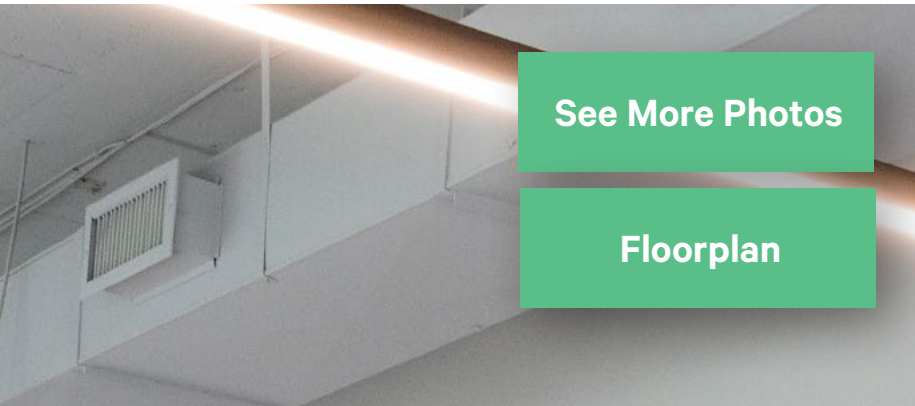


On-site Property Management Services



2001 Sheppard Avenue E. Unit 800 5,396 SF

- Brand new model suite
- Exposed ceiling
- Glass offices
- New LED lighting
- Polished Concrete Reception
- Kitchenette

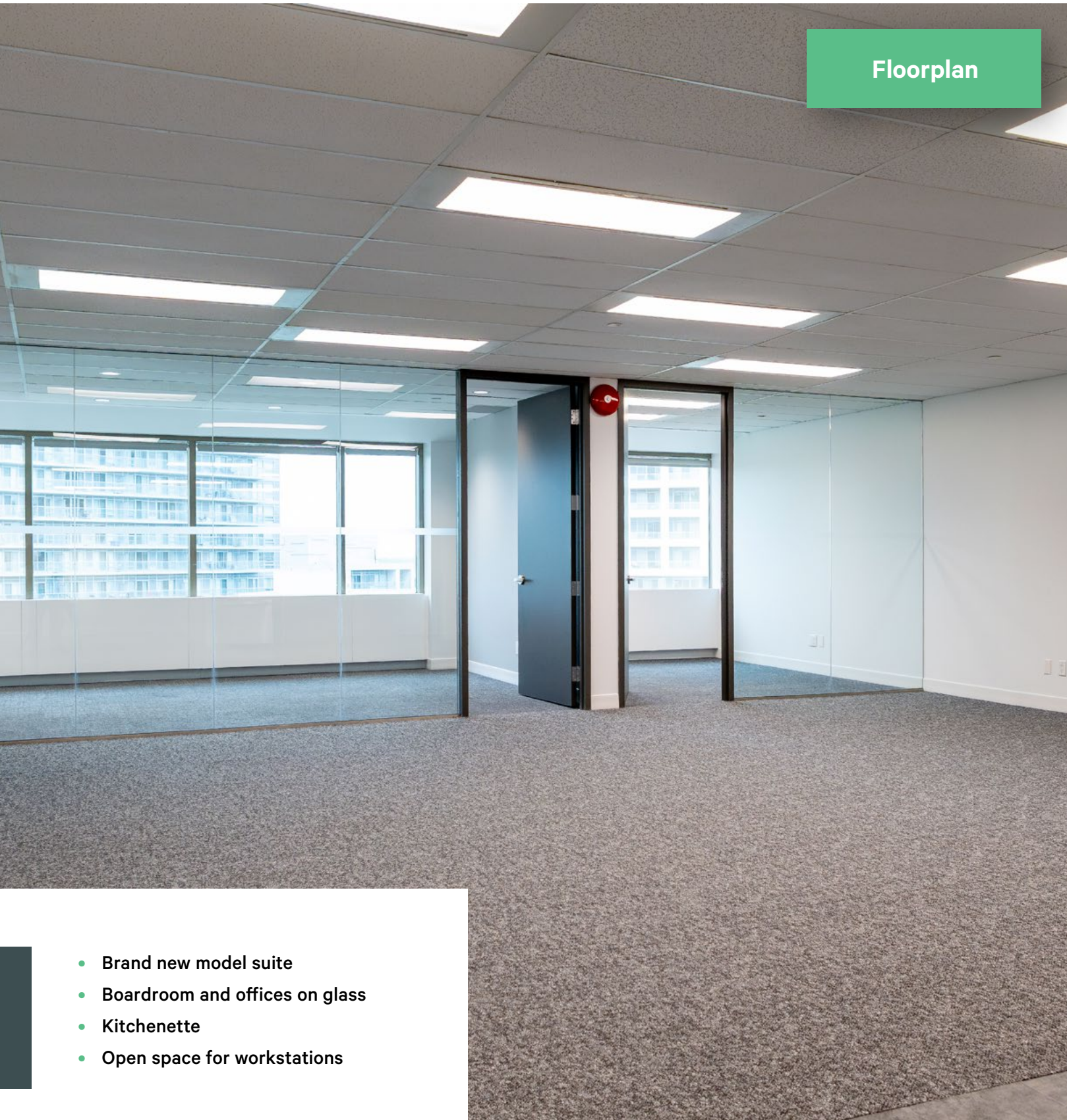


2005 Sheppard Avenue E. Unit 503

1,588 SF

LEASED

Floorplan



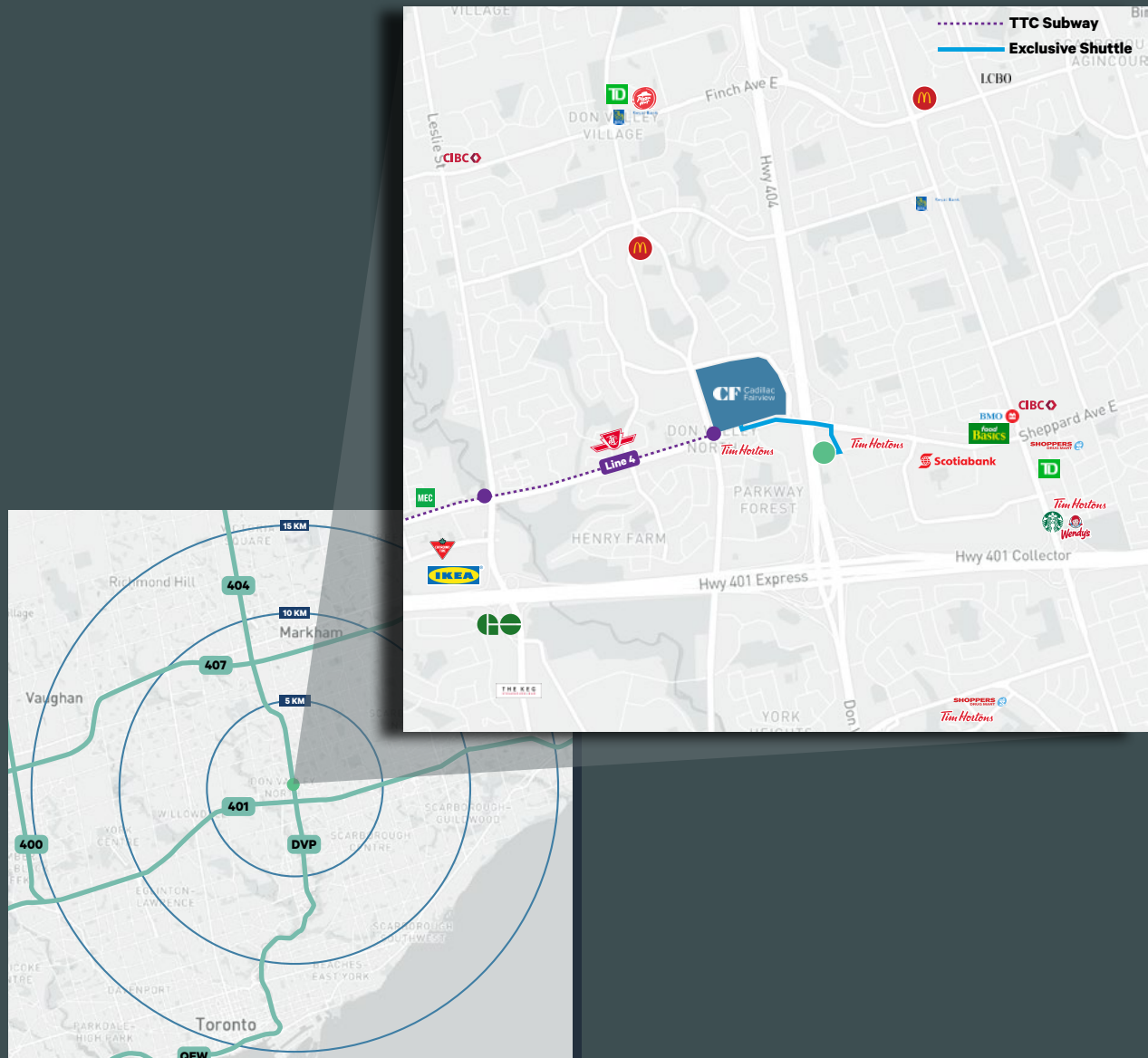
Suite 503 • 2005 Sheppard Ave. E



Suite 503 • 2005 Sheppard Ave. E

- Brand new model suite
- Boardroom and offices on glass
- Kitchenette
- Open space for workstations

Area Map & Amenities



CBRE

For More Information, Please Contact:

Tony Gill*
Executive Vice President

(416) 495-6261
tony.gill@cbre.com

Miles Kettner*
Senior Vice President

(416) 495-6238
miles.kettner@cbre.com

Bryant Wilson*
Vice President

(416) 495-6278
bryant.wilson@cbre.com

Michelle Saberon*
Senior Transaction Manager

(416) 495-6318
michelle.saberon@cbre.com

*Sales Representative

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; MapPoint, DMTI Spatial, Envirionics Analytics, Microsoft Bing, Google Earth.