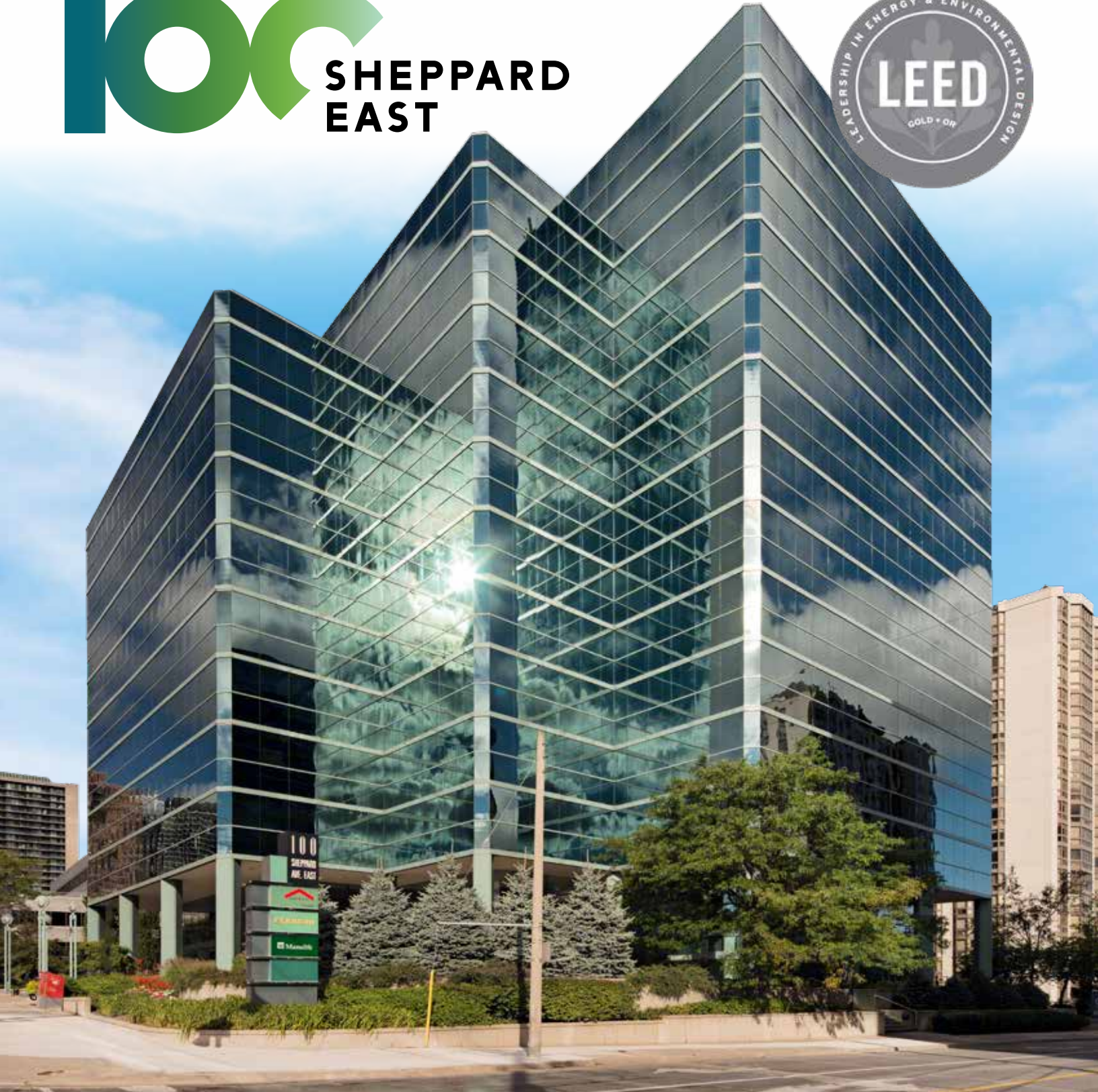


loc SHEPPARD
EAST



**AVISON
YOUNG**

loc SHEPPARD EAST



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.



6 MINUTE WALK TO
TTC SUBWAY

401

MINUTES TO
HIGHWAY 401



LEED GOLD



OPPORTUNITY

Suite 100	3,751 sf	Floor Plan
Suite 101	2,048 sf	Floor Plan
Suite 204	2,406 sf	Floor Plan
Suite 300*	16,395 sf	Floor Plan
Suite 301*	9,118 sf	Floor Plan
Suite 400*	25,513 sf	Floor Plan
Suite 780	1,774 sf	Floor Plan
Suite 885	2,964 sf	Floor Plan

**51,026 sf contiguous*

NET RENT

\$18.00 psf

ADDITIONAL RENT (2025)

\$23.29 psf

PROPERTY 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



AMENITIES & TRANSIT AT YOUR CONVENIENCE



NORTH YORK CENTRE

100 SHEPPARD EAST



SHEPPARD



TRANSIT

- TTC Subway Line 1
- TTC Subway Line 4
- 85 Sheppard Ave East
- 98 Willowdale-Senlac

DRIVE TIMES

- 6 minutes to Highway 404/DVP
- 13 minutes to Highway 400
- 30 minutes to Pearson Airport

CONNECT WITH US!

Dwayne McGillivray

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