

Urban Excellence in North York: Class A Office **For Lease**

Located in North York, Toronto's second downtown, this Class A building combines easy access with high-quality standards. Offering a perfect mix of city vibrancy and nearby green spaces, catering to professionals who value

both urban convenience and tranquility. Ideal for those seeking a prestigious work environment, this property provides a prime opportunity in North York's heart.







Fibre-Optic Enabled



Underground Parking Available



Steps to the Subway Line



Close proximity to restaurants & shops

Availability:

| Suite | Area (SF) | Available |
|----------------|-----------|-------------|
| 101 | 3,124 | Immediately |
| 309 | 3,159 | Oct 1, 2025 |
| 700 | 6,684 | Immediately |
| 720 | 1,556 | LEASED |
| 825 | 1,591 | LEASED |
| 900 | 17,665 | Immediately |
| 1000 | 12,738 | Immediately |
| | | |

Net Rent: Contact Agents
Additional Rent: \$20.80 (est. 2025)

Parking Ratio 3/1,000 SF

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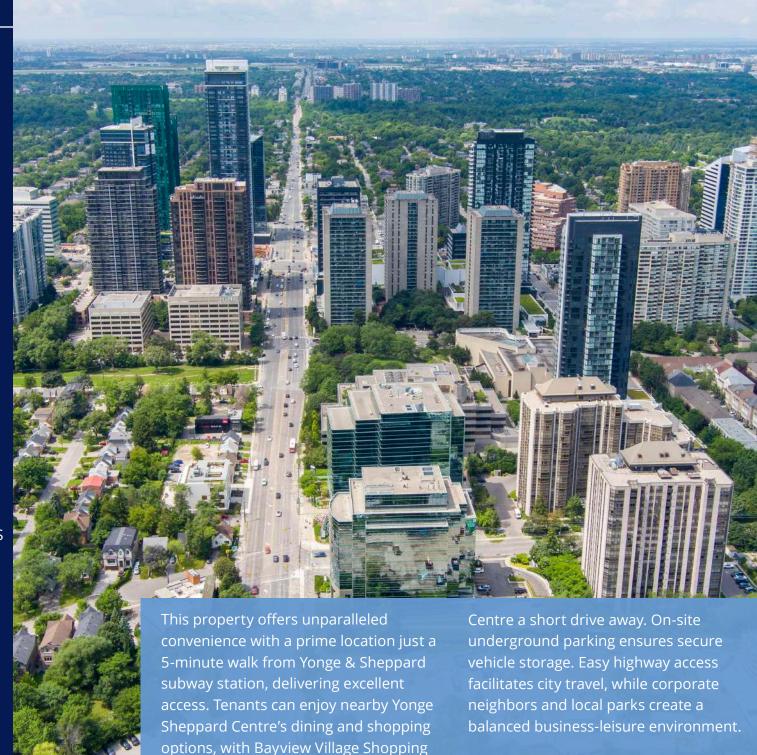
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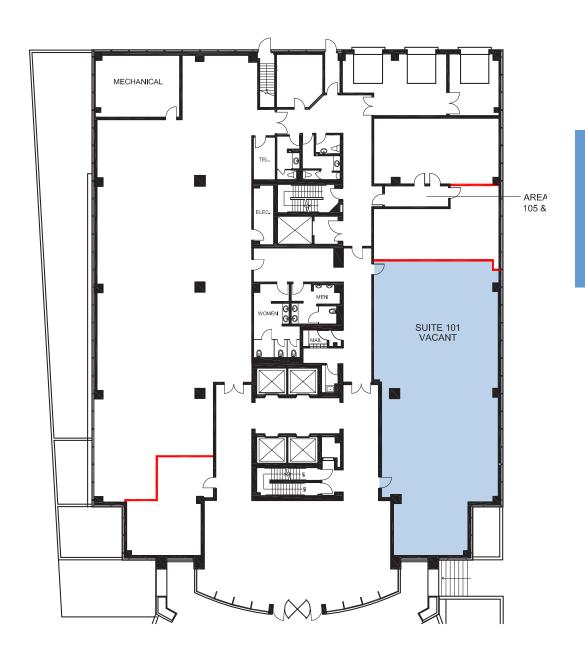


Property Highlights

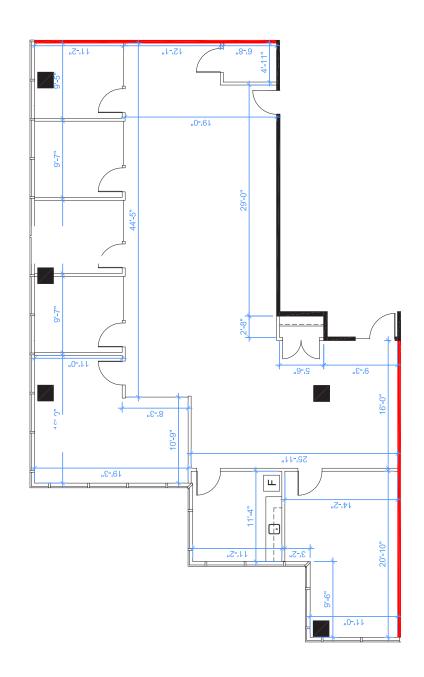
- 5 MINUTE WALK TO YONGE &
 SHEPPARD SUBWAY STATION
- 5 MINUTE WALK TO YONGE
 SHEPPARD CENTRE PROVIDING
 EASY ACCESS TO SCORES OF
 RESTAURANT AND SHOPPING
 OPTIONS
- SHORT DRIVE TO BAYVIEW
 VILLAGE SHOPPING CENTRE
- UNDERGROUND PARKING ON SITE
- EASY ACCESS TO MAJOR HIGHWAYS
- NESTLED AMONG CORPORATE NEIGHBOURS AND PARKS
- RICH IN STAFF AMENITIES
 INCLUDING RESTAURANTS AND
 FITNESS CENTER



Accelerating success.







Suite 309 3,159 SF **Model Suite** Available Oct 1, 2025





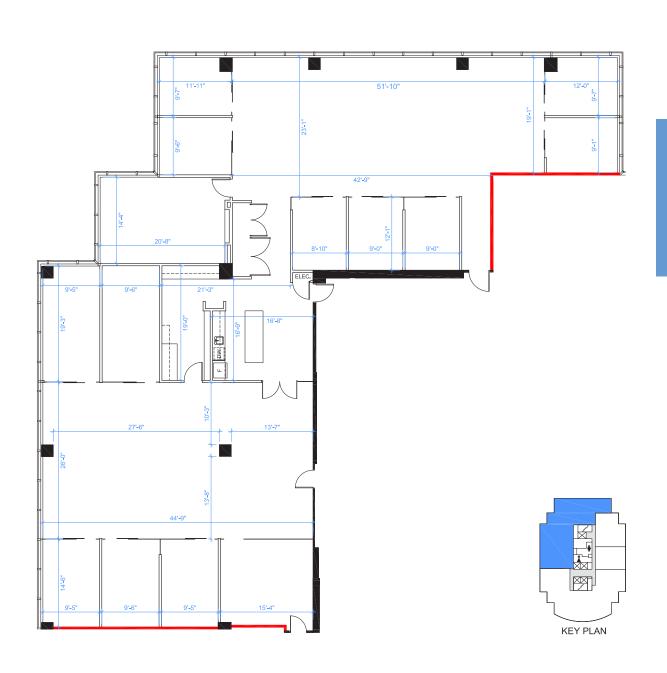
Suite 309



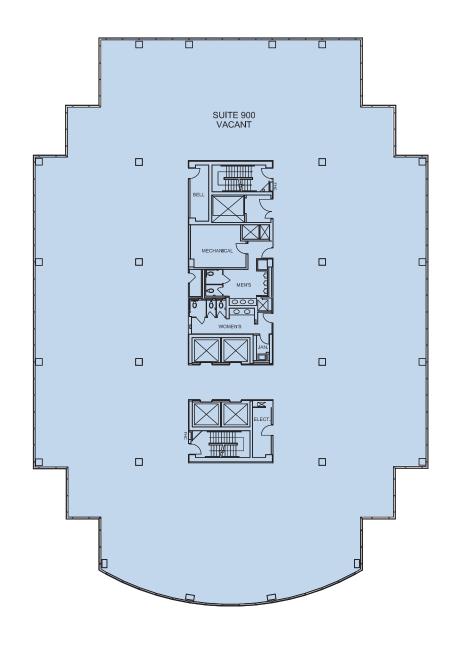






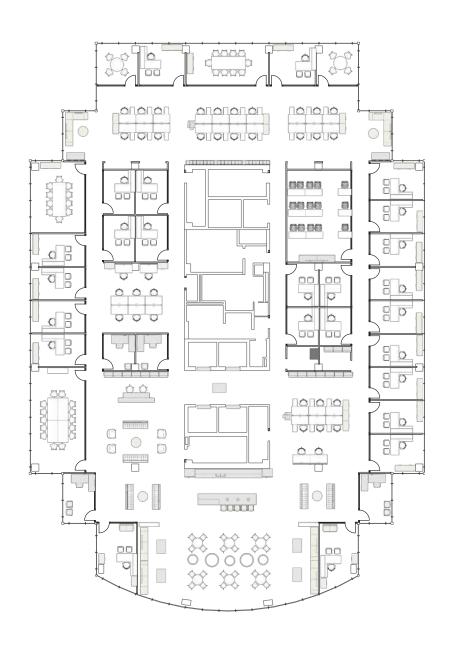


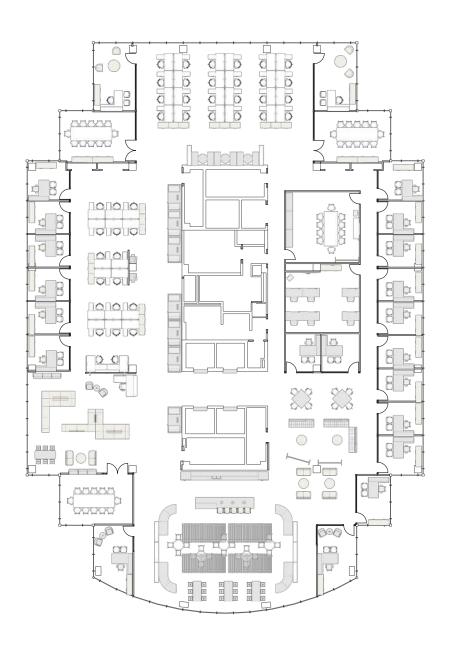






Proposed Layout











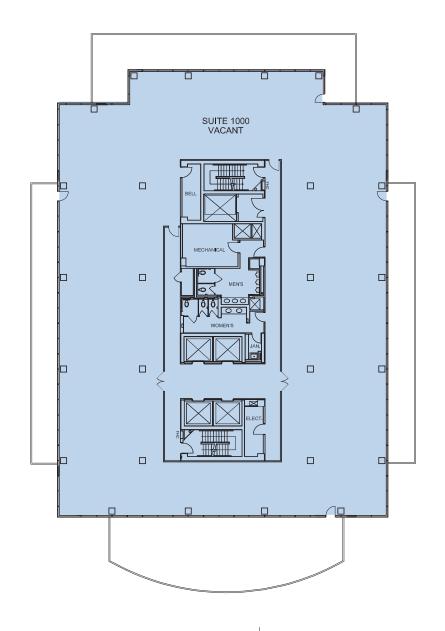


















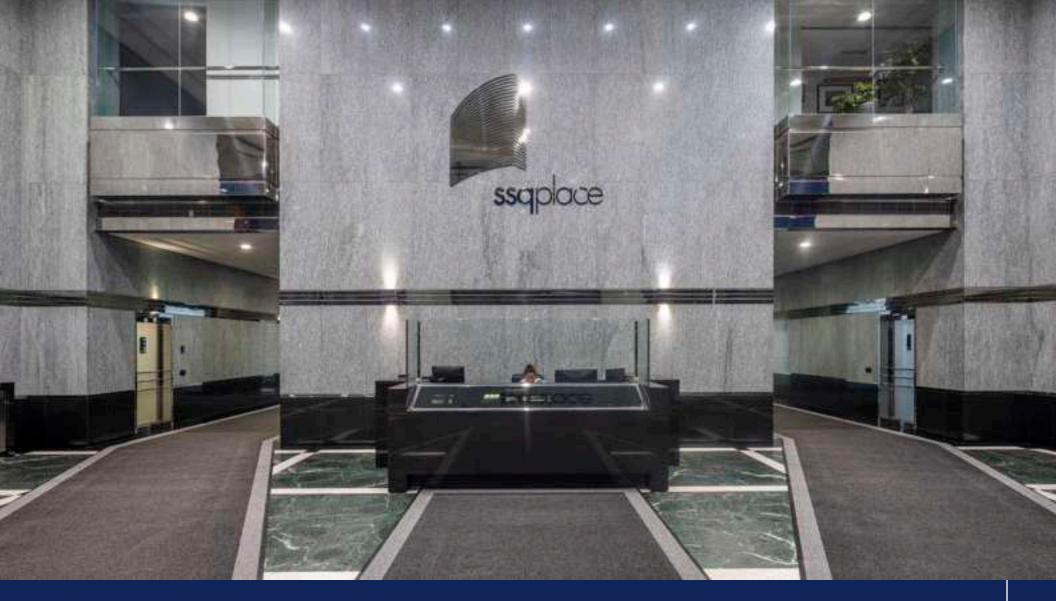












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