

yonge
sheppard
centre

4881 YONGE ST
2 SHEPPARD AVE E

TURNKEY PROGRAM FOR NEW TENANTS & NEW MODEL SUITES



Yonge Sheppard Centre, has earned BOMA BEST Platinum certification for surpassing building environment standards.

RIOCAN

CBRE



A HASSLE-FREE SOLUTION FOR TENANTS

RioCan will construct space to tenants layout requirements*

- + Finishes to include glass sidelights, upgraded lighting, and all new window blinds
- + Selection of layouts available to choose from to suit your specific needs
- + Premium finishes or furniture available upon request

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AVAILABILITIES

CLICK OVER SUITE SIZE FOR FLOOR PLAN

4881 Yonge

Suite	Size	Comments
403	2,678 sq. ft.	Model Suite
404	976 sq. ft.	Customizable
405	3,592 sq. ft.	Improved
5th FL	16,488 sq. ft.	Customizable
6th FL	16,492 sq. ft.	Customizable

Click For Full Floor Demising Options

2 Sheppard

410	3,727 sq. ft.	Improved
504	2,556 sq. ft.	Customizable
800	8,423 sq. ft.	Improved
802	2,638 sq. ft.	Improved
1500	4,180 sq. ft.	Improved
1702	2,327 sq. ft.	Customizable
1901	6,500 sq. ft.	Customizable

ASKING RATE

Call agents to discuss

ADDITIONAL RENT¹ (2026 ESTIMATE)

4881 Yonge
\$24.82 per sq. ft. per annum

2 Sheppard
\$23.68 per sq. ft. per annum

¹Exclusive of Hydro & water

PARKING

1:1,200 sq. ft. at \$195 per month

+ Applicable for most build-outs, subject to change based on complexity.
+ Subject to terms and conditions.

THREE SIMPLE STEPS TO YOUR BRAND NEW OFFICE

1

PLAN

We'll work with **you** to design a space that **suits your needs**

2

PRICE

We'll price out **your design** and specifications

3

PAPER

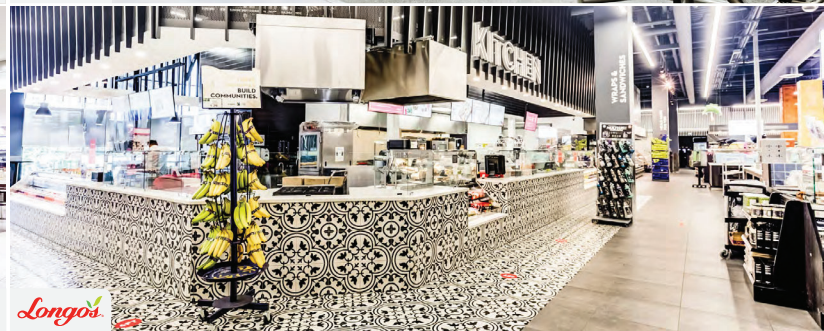
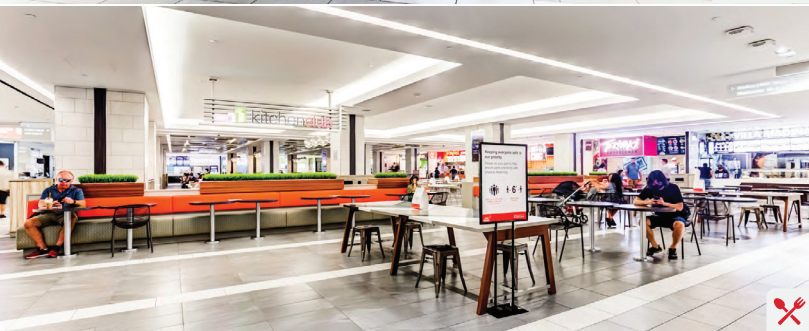
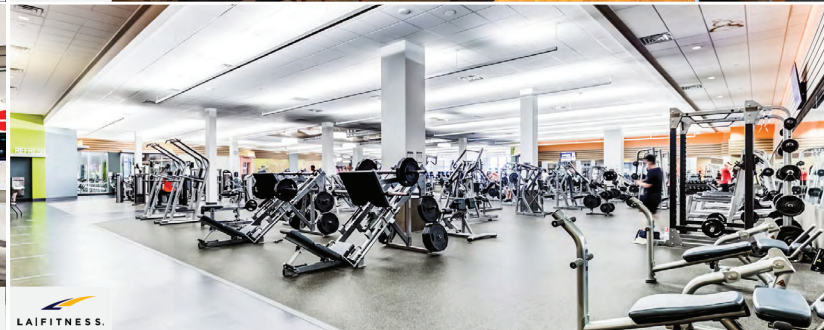
We will prepare the offer on the **Landlord's standard** form to expedite the Lease

LANDLORD STANDARD TURNKEY FINISHES





DIRECT & KEY AMENITIES



ON-SITE AMENITIES INCLUDE

Direct subway access, Longos, LA Fitness, and a newly renovated food court.
Over 300K sq. ft. of additional on-site retail!

CONVENIENCE AT YOUR DOORSTEP

KEY ON-SITE AMENITIES

NOTABLE FEATURES & HIGHLIGHTS

01

Central Toronto office location

Located at the intersection of Yonge & Sheppard, the Yonge Sheppard Centre is at the nexus of trendy restaurants, premier office space, services, and a plethora of amenities.

02

Direct indoor access to 2 Subway lines

Easy and direct access to both the Yonge & Sheppard subways from the lobby of the building as well as a 2 level underground parking garage.

03

Conference Centre

Tenants have exclusive access to on-site 3,500 sq. ft. tenant conference centre suitable for meetings, townhalls and social gatherings.

04

24/7 Security & On-site Daycare

Manned security desk 24/7 with access to on-site daycare and Montessori.

05

Cactus Club Restaurant

A vibrant, contemporary dining experience spanning over two levels with an outdoor terrace in Cactus Club Cafe's new Yonge Sheppard location.

06

Green Roof

The building's 4 green roofs improves the building's thermal performance by reducing atmospheric heating and reducing storm water runoff contributing toward a greener urban environment.

07

300,000 sq. ft. Retail Mall

The Yonge Sheppard Centre now boasts a new, exciting retail mall anchored by Longo's, LA Fitness and Winners. After an extensive renovation of the mall interior, shoppers will have an elegant entrance to the bright new common areas illuminated with skylights and dramatic interiors, including soft seating and a variety of on-site trendy restaurants. Just a few of the on-site trendy restaurants & shops include:

- + Longo's²
- + Winners²
- + LA Fitness²
- + Shoppers Drug Mart²
- + Paris Baguette
- + Five Guys
- + Bone & Biscuit

- + Imperfect Fresh Eats
- + Blaze Pizza
- + A&W
- + Freshii
- + Freshly Squeezed
- + Jimmy the Greek
- + Kin Kin Bakery

- + Mo's Golden Pretzel
- + Popeye's
- + Mean Poutine
- + Subway
- + Purdy's
- + Second Cup
- + Starbucks

- + Thai Express
- + Tim Hortons
- + Villa Madina
- + What a Bagel
- + Wikki Hut
- + GNC
- + OLG

- + Vivah
- + Fido
- + Du Monde Optical



²Anchor retailers

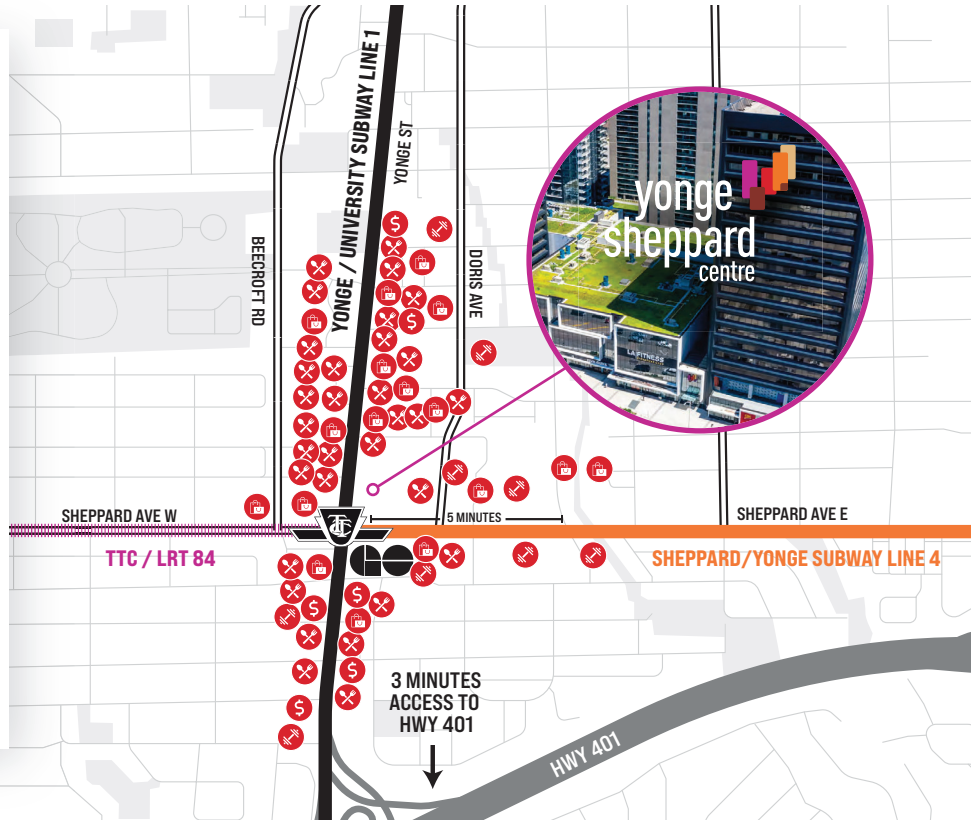
CENTRAL GTA LOCATION

NEXUS OF TWO SUBWAY LINES

Yonge Sheppard Centre thrives through the variety of commuters and community members who take part in our daily adventures. With the highway nearby, accessibility through the two subway lines, and a large neighbourhood proudly calling the area home, Yonge Sheppard Centre remains constantly busy with entertainment.

MAJOR POINTS OF INTEREST

	Distance	By Car	by TTC
<i>Yorkdale</i>	6.0 km	5 min	15 min
CF Fairview Mall	6.1 km	9 min	14 min
 Toronto Pearson International Airport Airport International	19.1 km	14 min	30 min
porter	22.0 km	20 min	1 hr
 Union	14.7 km	23 min	29 min



RESTAURANTS

- + Starbucks
- + Pizza Nova
- + Spicy & Delicious
- + Hero Burgers
- + Kinika Izakaya
- + Whale Juice
- + Presotea
- + Poke Eats
- + Allwyn's
- + Indian Crown
- + Nanashake
- + Second Cup
- + Union Social Eatery
- + Holy Snack
- + Mymy Chicken
- + Mamma's Pizza
- + Sushi One
- + Tim Horton's
- + Gol Takeout
- + Sushi Moto
- + Nolbu
- + Han Ba Tang
- + The Frog

- + JOONS
- + Lee Nam Jang
- + Dazzling Cafe
- + Bake Code
- + Nome Izakaya
- + Pizza Pizza
- + YogenFruz
- + Cheers Chicken & Burgers
- + McDonald's

RETAIL & GROCERY

- + Whole Foods
- + Rexall PharmaPlus
- + Chelsea NY
- + PAT Spring Garden Market
- + Rabba Fine Foods
- + 7-Eleven
- + M2M
- + Print2Go
- + UPS Store
- + Dollarama
- + Winners

BANKING

- + TD
- + CIBC
- + RBC
- + BMO
- + Meridian
- + Scotiabank

FITNESS & SPA

- + Spa One
- + Goodlife Fitness
- + Taya Hair Salon
- + Moksha Yoga
- + 101 Spa
- + The Maze
- + Phase Hair Studio
- + Hollywood Nails & Waxing
- + Salon Sonya Spa
- + Salon de Elephant

CORPORATE NEIGHBOURS

- + Nestle
- + P&G
- + AON
- + Passport Canada

- + Ivari
- + Franklin Templeton
- + OLG
- + Tyco
- + Service Ontario
- + OHP
- + The Minto Group

WALK SCORE

99

Walker's Paradise
+ Daily errands do not require a car

TRANSIT SCORE

90

Rider's Paradise
+ World-class public transportation

yonge
sheppard
centre
Cares

Creating a sense of care and connection is important to Yonge Sheppard Centre.

Here are just some of the ways we've supported positive impacts with Yonge Sheppard Centre Cares programming in 2023:

**SUPPORTING LOCAL
COMMUNITY PARTNERS**

We collected and/or contributed over

\$110,000

to community partners.



**ENSURING OPERATIONAL
BEST PRACTICES**

Recipient of the prestigious BOMA

TOBY Award

(Renovated), recognizing quality in commercial real estate buildings and rewarding excellence in building management.



**PROMOTING
ENVIRONMENTAL
SUSTAINABILITY**

Recipient of BOMA BEST Sustainable Buildings

Platinum

certification, recognizing excellence in energy and environmental management and performance.



**PROTECTING OUR
ENVIRONMENT**

Our rooftop bee hive installation, in collaboration with The Teddy Bee Honey Company, is home to

1000's

of bees, helping to protect pollination, decrease the decline of bees, increase local honey production, and provide a greener urban environment.

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All outlines are approximate.

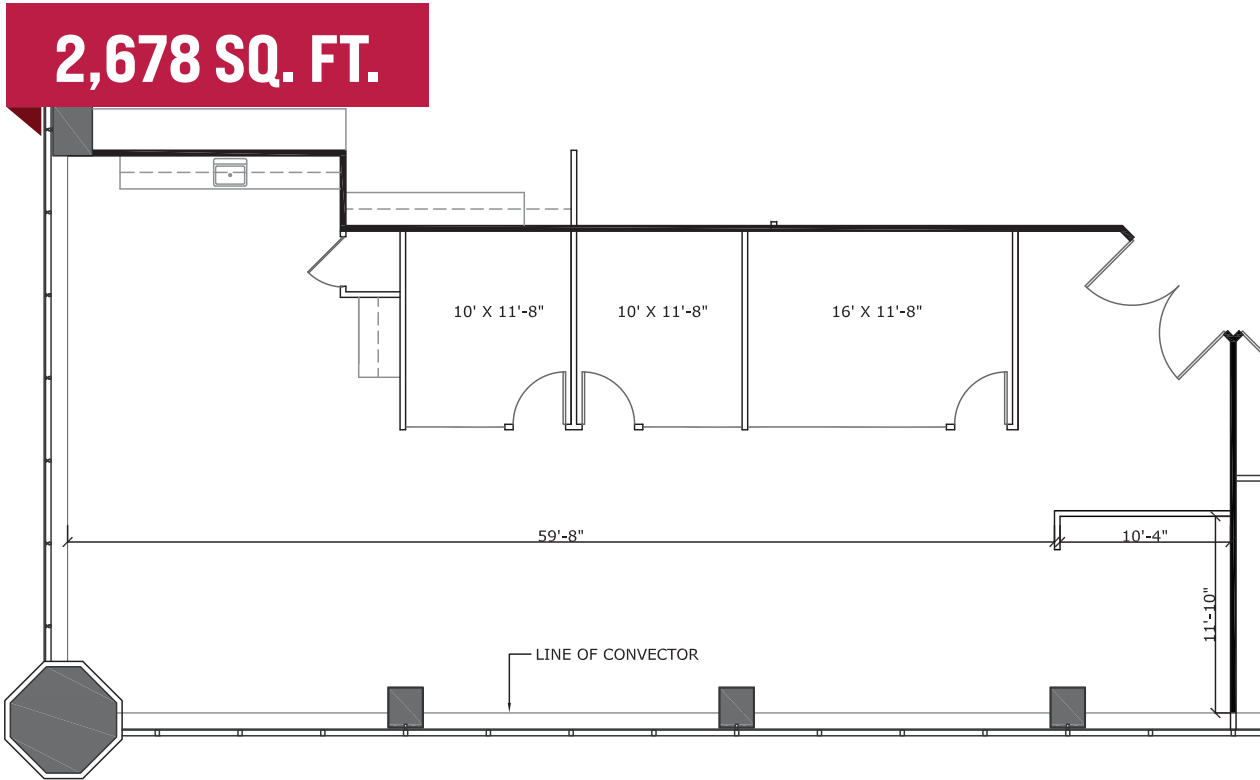
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FLOOR PLANS

SUITE 403

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- + Photos next page
- + Nice improved, move-in condition
- + Loft style open concept ceiling with pendant lighting



SUITE 403

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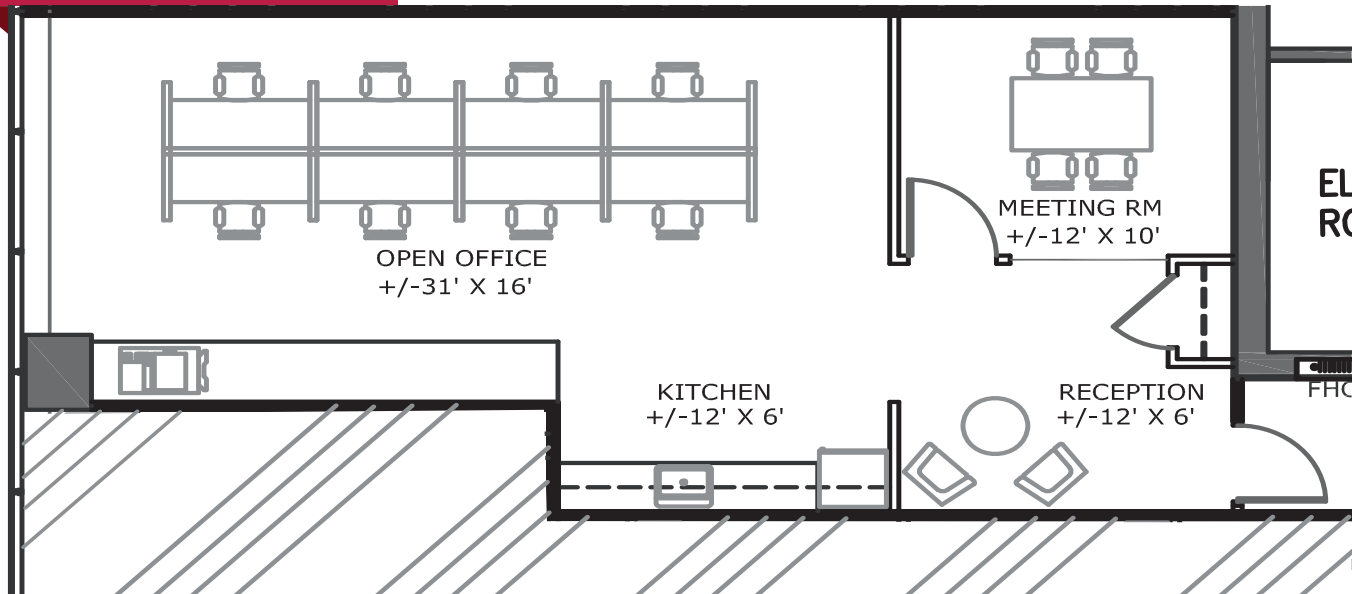
FLOOR PLANS

SUITE 404

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- + Nice improved, move-in condition
- + Loft style open concept ceiling with pendant lighting

976 SQ. FT.



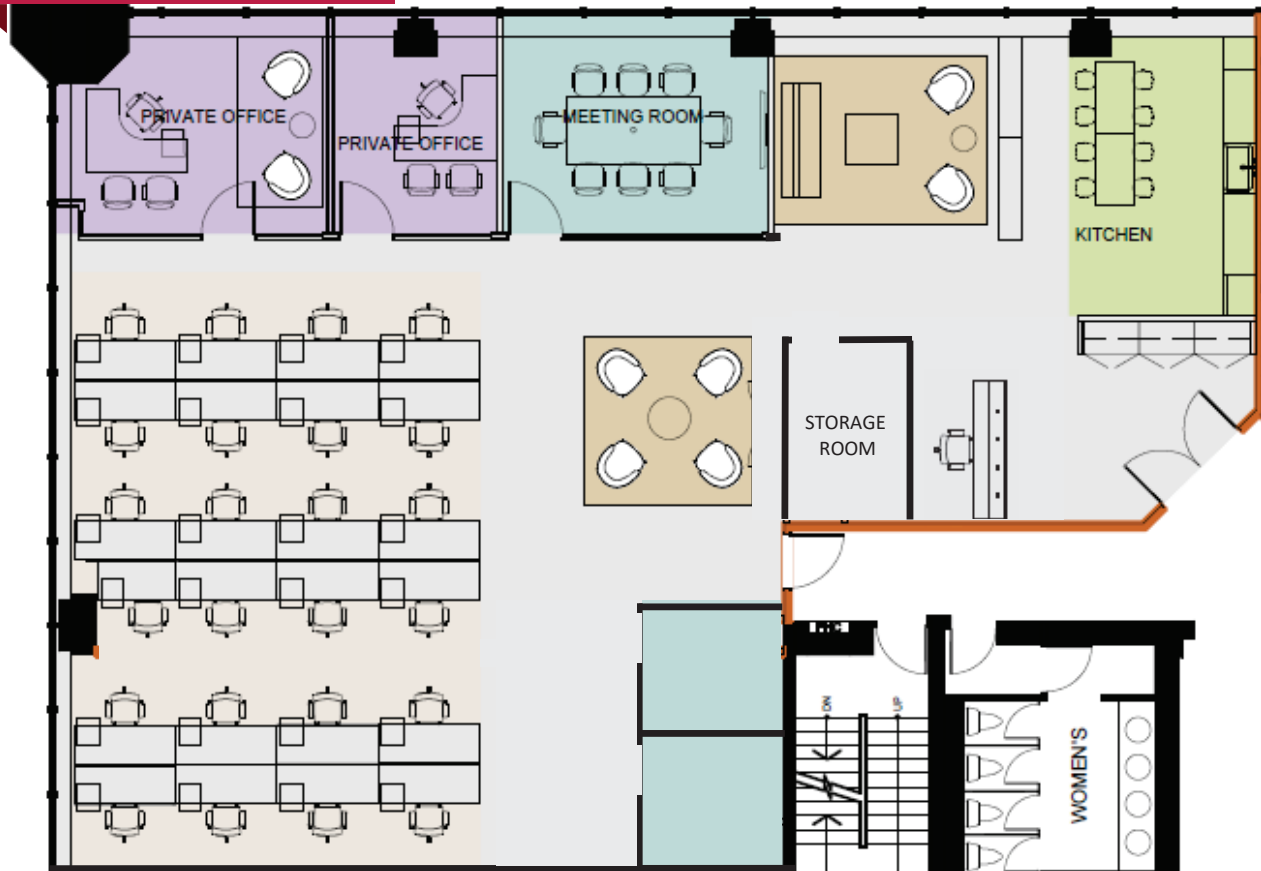
FLOOR PLANS

SUITE 405

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- + Nice improved, move-in condition
- + Loft style open concept ceiling with pendant lighting

3,592 SQ. FT.



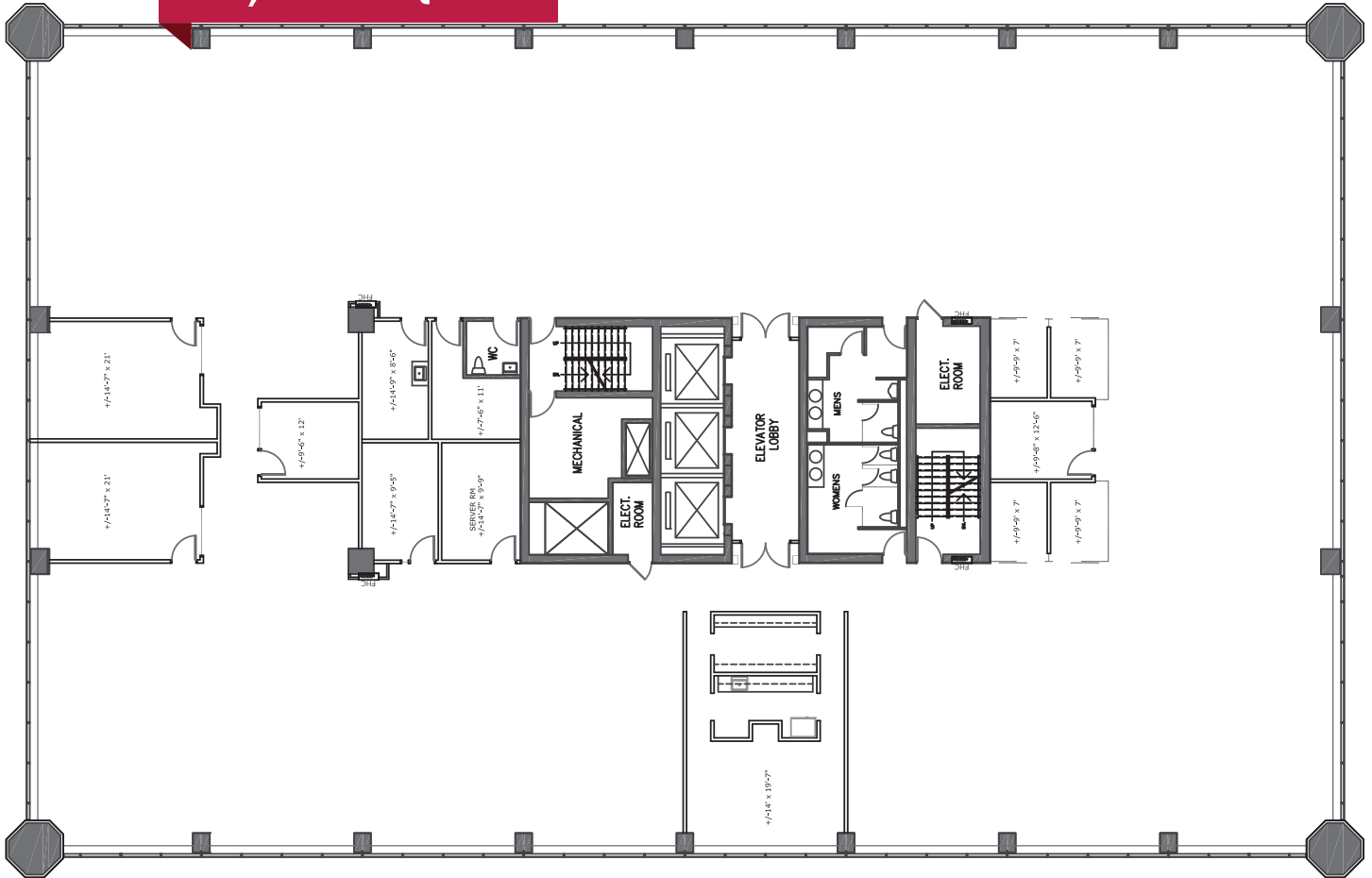
FLOOR PLANS

TYPICAL AS BUILT PLAN | FLOORS 5-6

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- + Improved space - Divisible/Customizable
- + Efficient plates, with **only** two columns
- + Opportunity to demise **any** full floor 2,000 sq. ft. and up

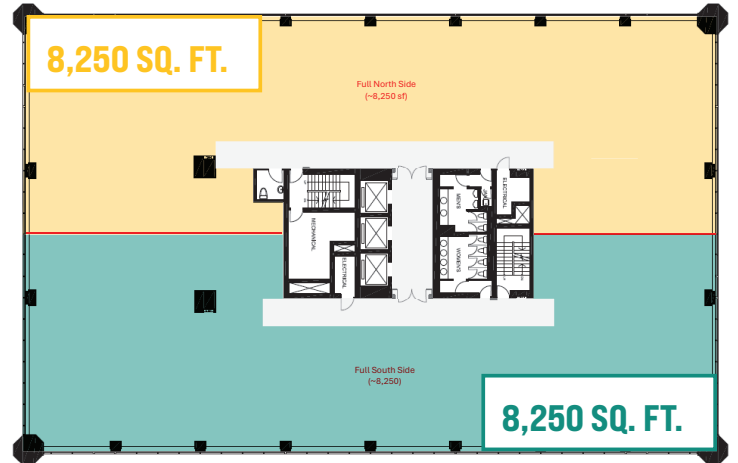
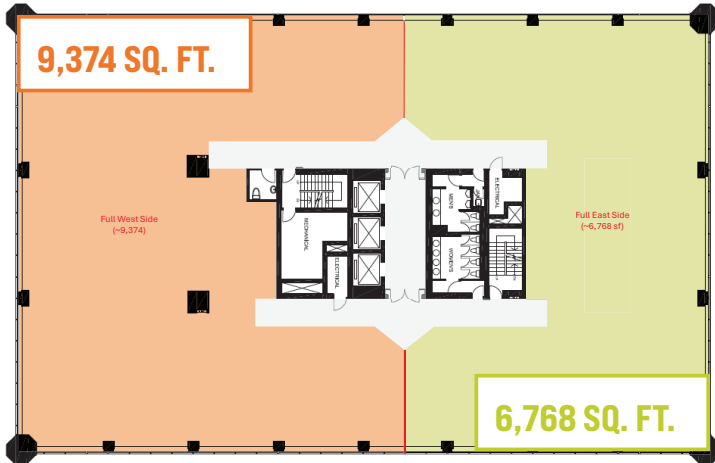
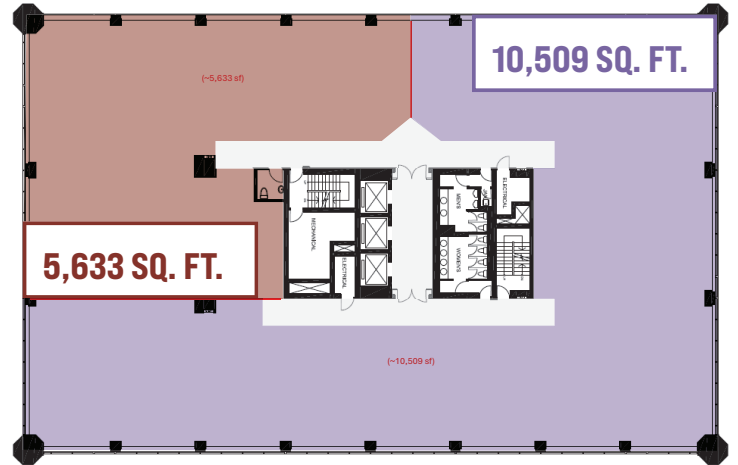
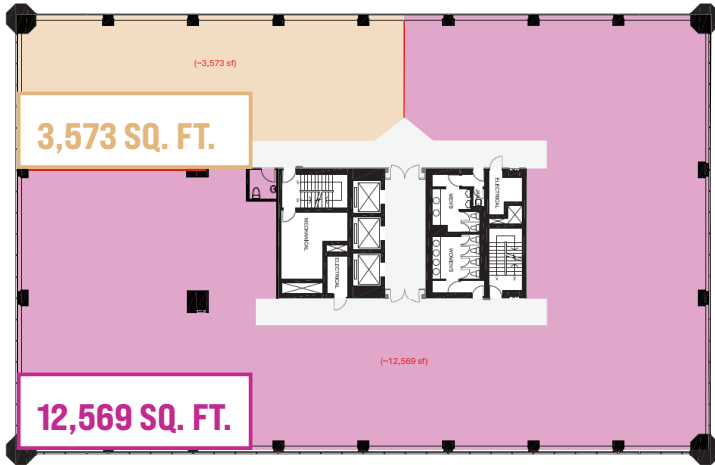
16,500 SQ. FT.



FULL FLOOR

DIVISIBLE/CUSTOMIZABLE OPTIONS

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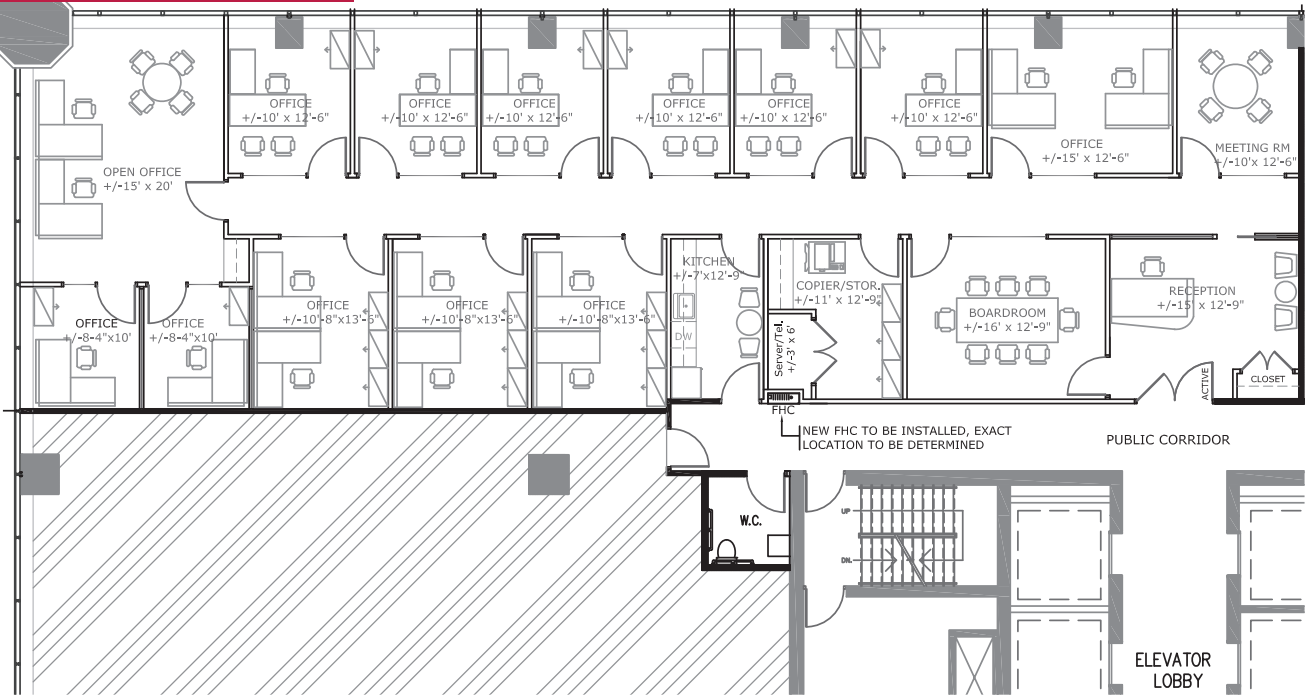
FLOOR PLANS

SUITE 410

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- + Available May 1, 2026
- + Nicely improved space, move-in condition

3,727 SQ. FT.



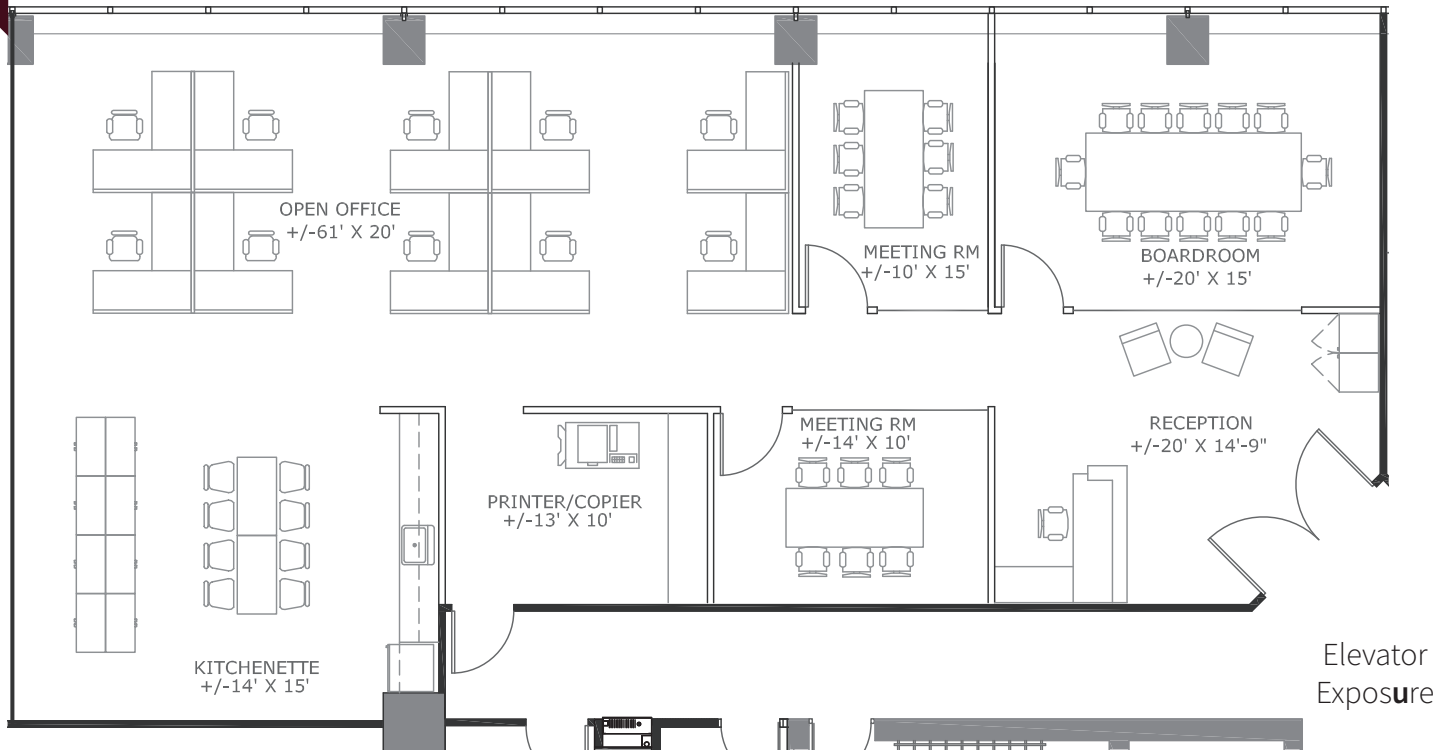
FLOOR PLANS

CONCEPTUAL SPACE PLAN | SUITE 504

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- + Customizable to tenant's layout requirements
- + All furniture shown in the plans below are for illustration purposes only

2,556 SQ. FT.

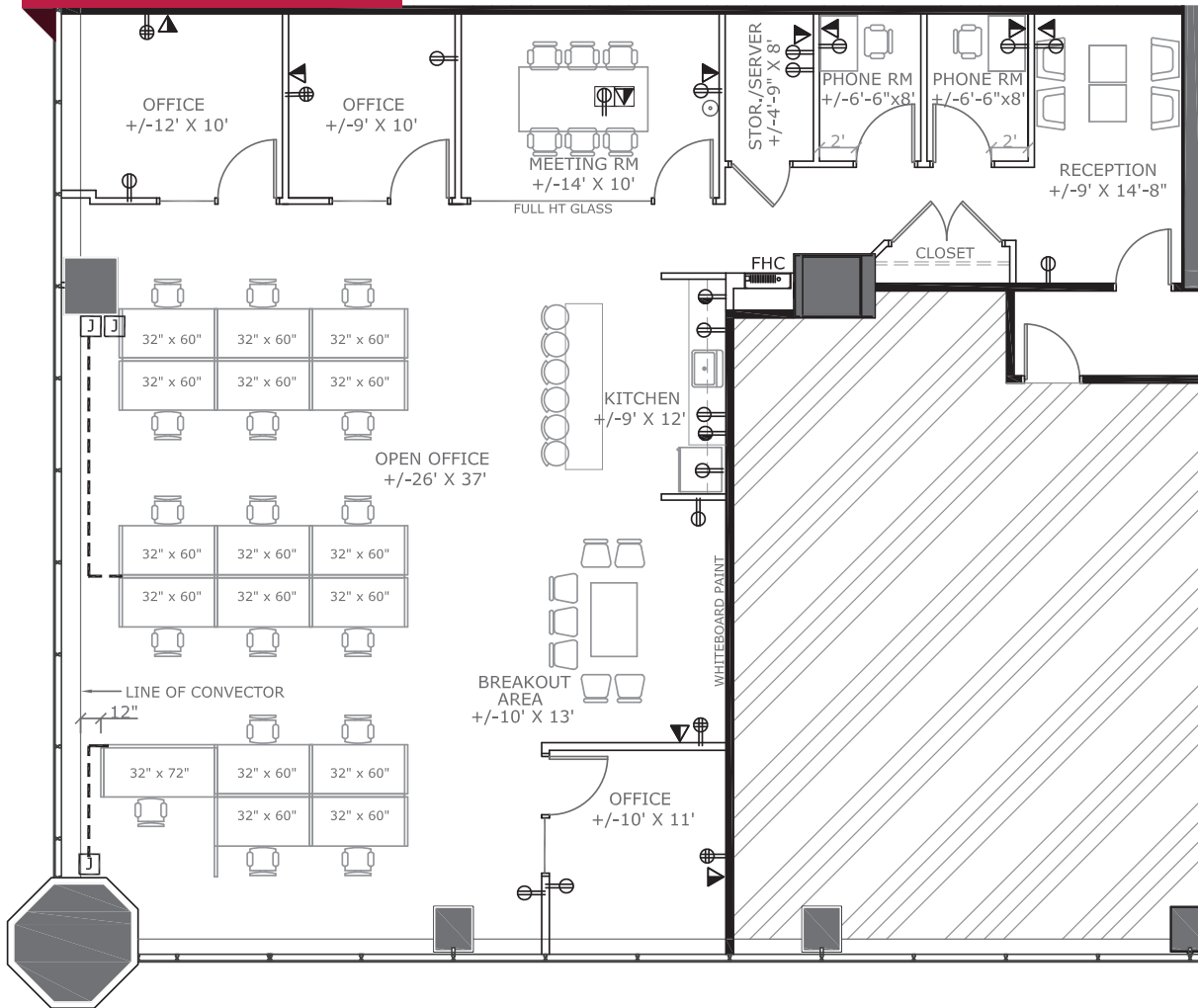


FLOOR PLANS

SUITE 802

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2,638 SQ. FT.

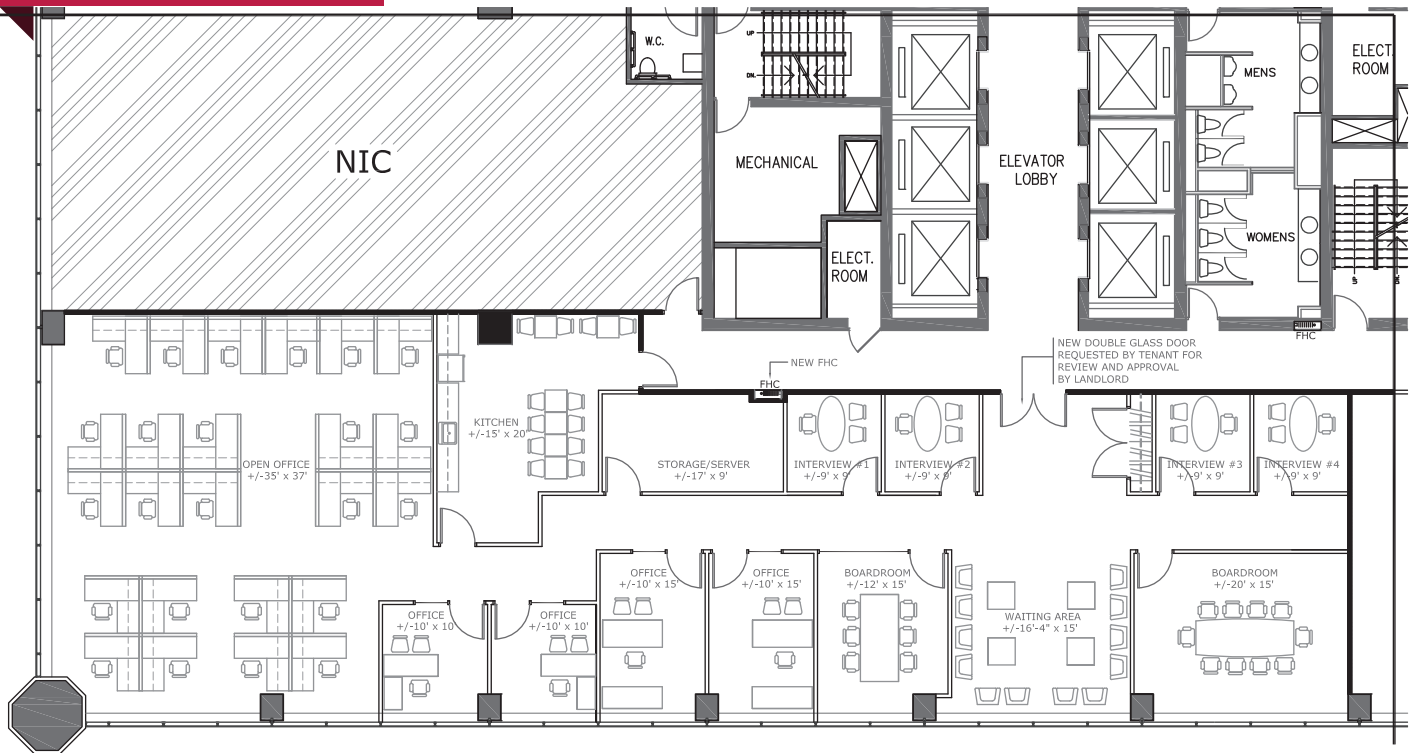


FLOOR PLANS

SUITE 1500

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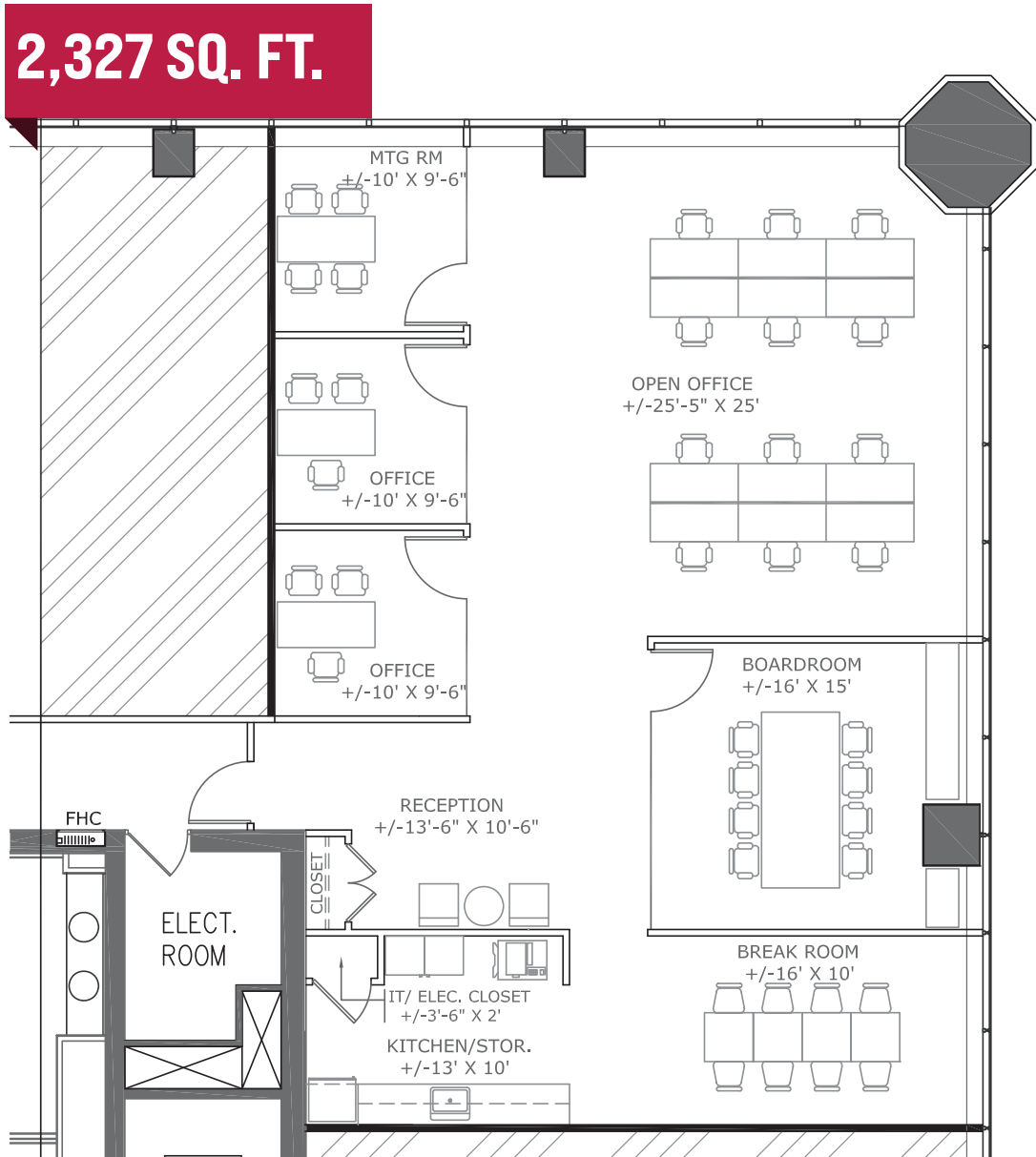
4,180 SQ. FT



FLOOR PLANS

CONCEPTUAL SPACE PLAN | SUITE 1702

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FLOOR PLANS

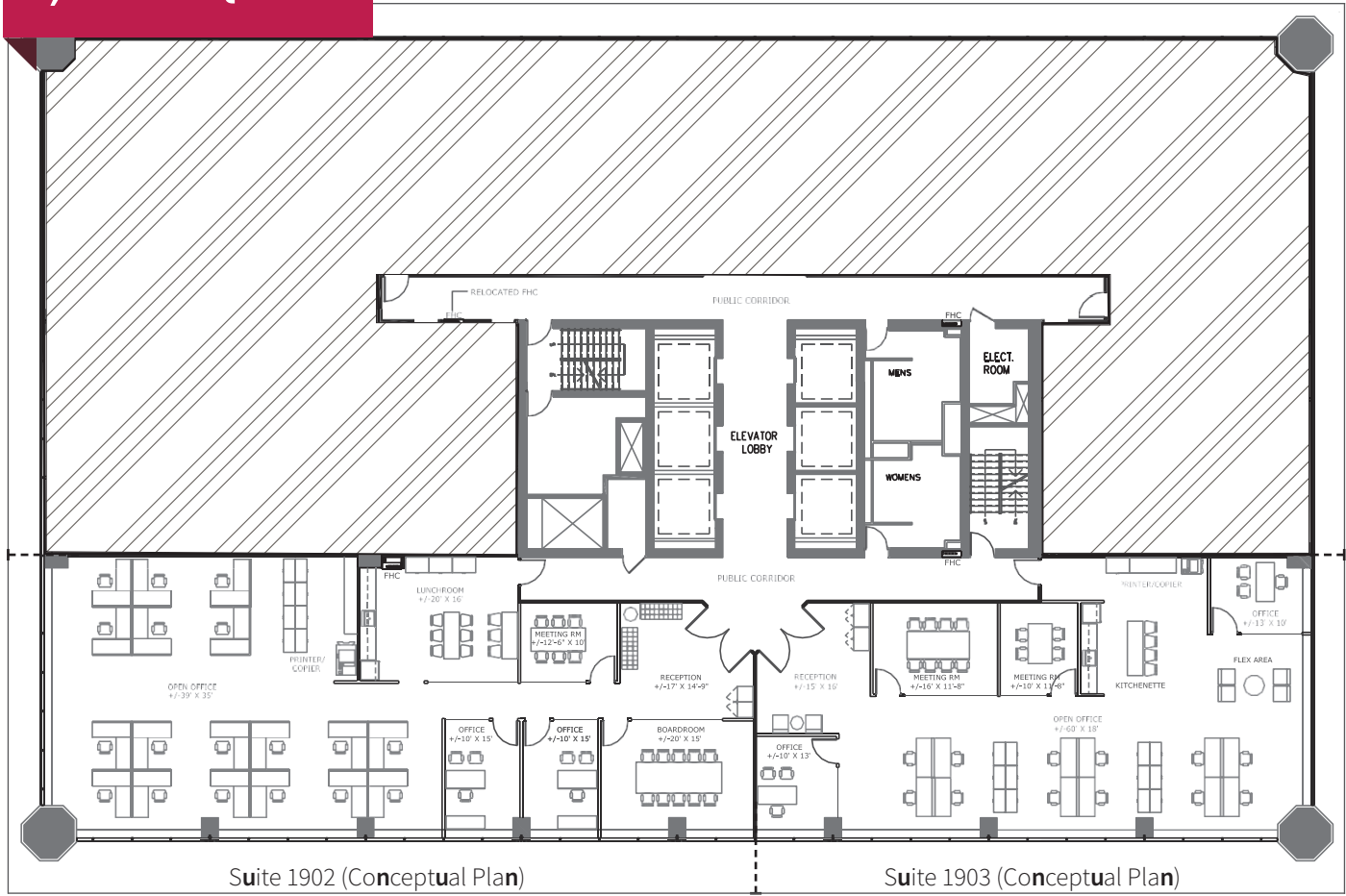
CONCEPTUAL DEMISING PLAN | SUITE 1901

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- + Customizable to tenant's layout requirements
- + All furniture shown is for illustration purposes only



6,500 SQ. FT.



Suite 1902 (Conceptual Plan)
+/- 3,693 SF

Suite 1903 (Conceptual Plan)
+/- 2,789 SF

SHEPPARD AVE EAST
Up to +/- 6,482 SF Contiguous