



40 Sheppard Avenue West

Sheppard West's Best: 6,711 SF Contiguous Office Opportunity **For Lease**

CBRE



Professional Engineers
Ontario



Welcome to 40 Sheppard Avenue West

Discover unparalleled convenience and connectivity at 40 Sheppard Avenue West, a prime commercial office building situated in Toronto's highly desirable Yonge-Sheppard area. The surrounding neighborhood boasts an exceptional array of amenities, making it an ideal location for businesses and employees alike.

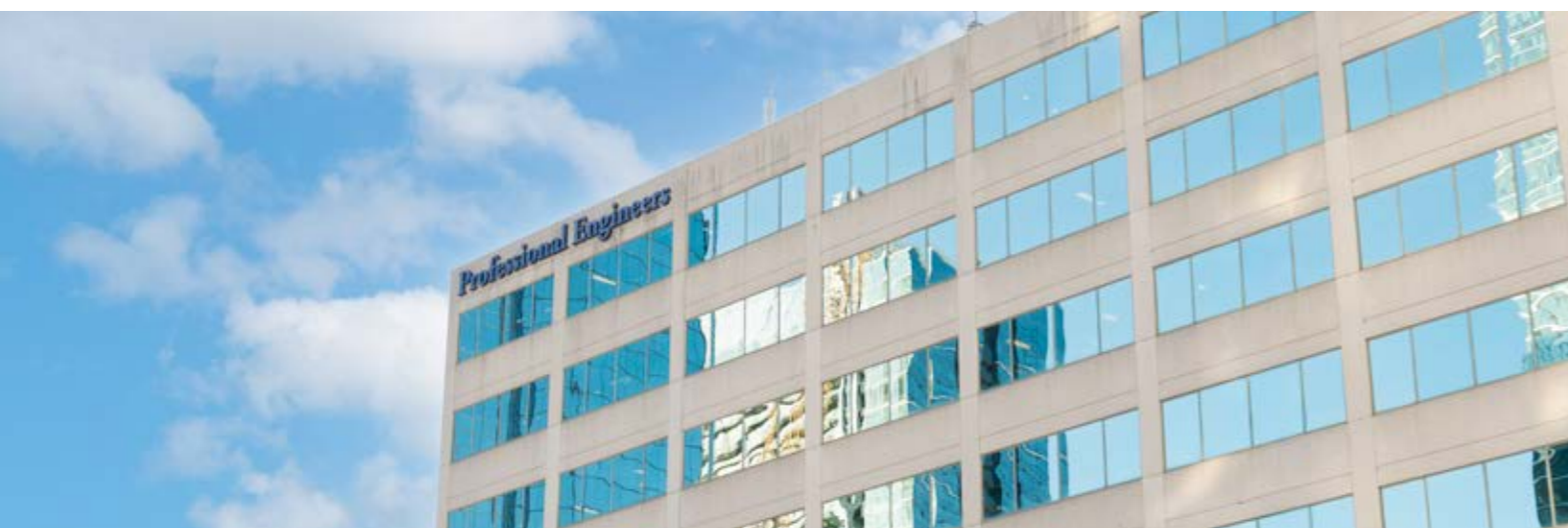
The area offers direct access to two major TTC subway lines right outside the building's main entrance, ensuring seamless transit throughout the city. Within a short walking distance, you'll find a wealth of dining options, diverse retail outlets, essential banking services, and grocery stores. The vibrant locale also provides access to fitness centers, cinemas, and local parks, contributing to a dynamic and well-served environment. Additionally, the property benefits from being in a well-established commercial hub with various professional services nearby.



**Built-out
office suites.
Up to 6,711 sf
contiguous**

**Steps away
from Sheppard
Yonge Subway
Station**

**Surrounded by
an amenity rich
location**



40 Sheppard Avenue West | For Lease

Prime location for your next office space



Suite 200
2,731 sf

- Double glass door entry immediately off of the elevator
- Built-out corner suite with lots of natural light and a mix of private offices and open space
- The suite includes a reception area and a boardroom with a kitchenette



Suite 204
3,980 sf

- Built-out and bright corner suite
- The suite includes a number of private offices, boardrooms, and a kitchenette



Suite 200 / 204

- Both suites up to 6,711 sf contiguous

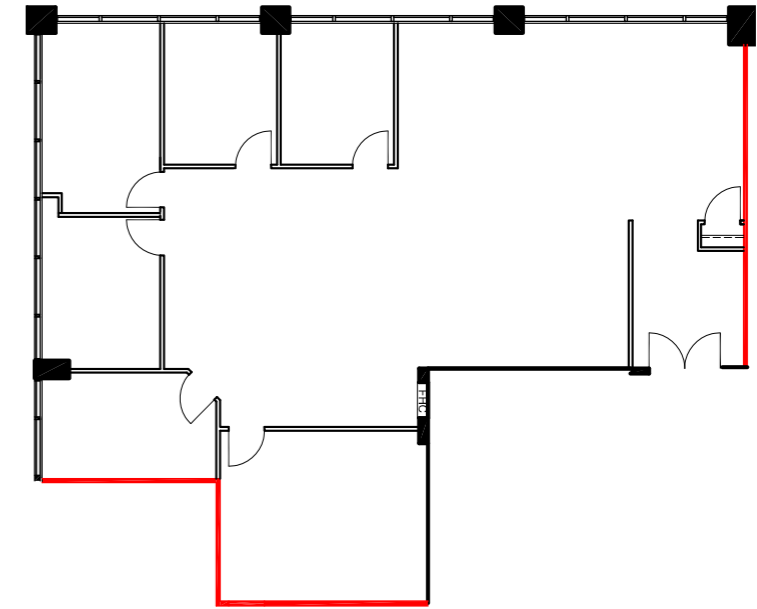
Net Rent \$17.00 psf

Additional Rent (2026) \$26.35 psf

Suite 200

2,731 sf

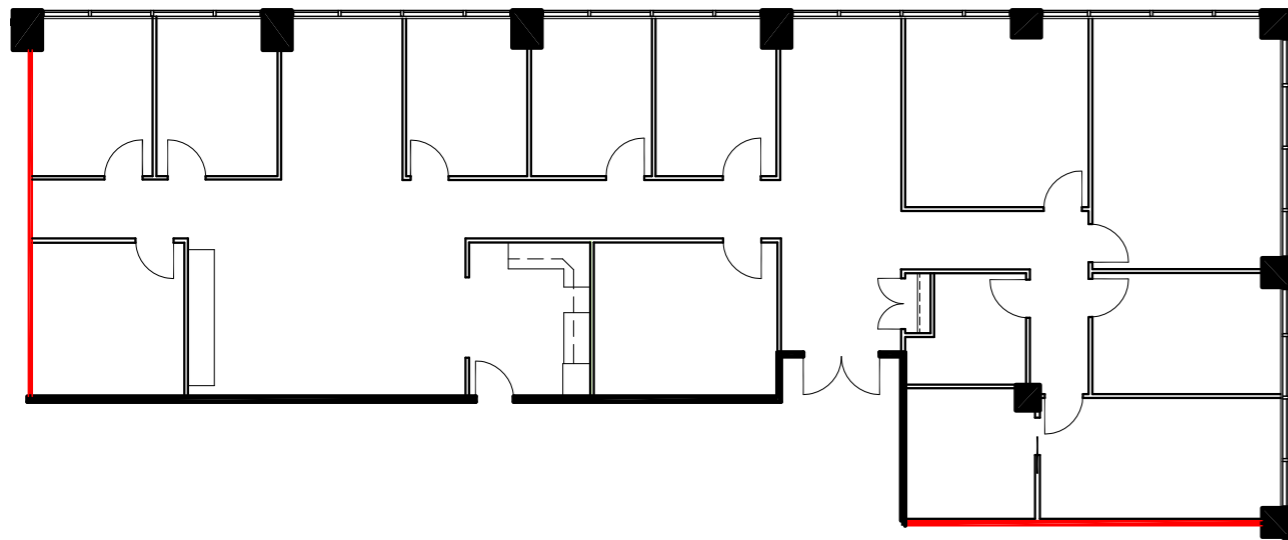
Contiguous with Suite 204 (6,711 sf)



Suite 204

3,980 sf

Contiguous with Suite 200 (6,711 sf)



Amenity rich location

FINCH STATION FINCH AVENUE E

NORTH YORK CENTRE

SHEPPARD YONGE STATION YONGE STREET SHEPPARD AVENUE E

404

GoodLife FITNESS **TD** **BMO** **SHOPPERS DRUG MART**

Tim Hortons **RBC** **MART**

Starbucks **INS** **THE PEACHY COFFEE & DESSERT**

MR SOUVLAKI **MR SOUVLAKI** **Kids & COMPANY**

F45 TRAINING **tpl** **LCBO** **toronto public library**

Fit 4 Less **Starbucks** **zteca** **P**

SHINTA **NOVOTEL** **Wendys**

SHOPPERS DRUG MART **Scotiabank**

BMO **aroma** **TD**

BMO **MART** **FIVE GUYS** **BURGERS and FRIES**

Longo's **BLAZE PIZZA** **SECOND CUP**

DOLLARAMA **Tim Hortons** **THE FROG**

the FRY **LAIFITNESS** **food Basics**

freshii **Rexall** **McDonald's** **TD**

KAZIKEN **CIBC** **RBC**

Drive Times

4
MIN
HIGHWAY 401

9
MIN
HIGHWAY 404

18
MIN
HIGHWAY 407

24
MIN
PEARSON AIRPORT

26
MIN
UNION STATION

A photograph of a modern, multi-story office building with a grid of windows. The building is light-colored, possibly concrete or stone. The windows are large and reflect the sky and surrounding environment. The text "Professional Engineers" is mounted on the upper part of the building facade in a dark, serif font. The sky is blue with scattered white clouds. A dark blue diagonal graphic element is overlaid on the bottom right of the image.

Professional Engineers

Kyle Albert*

Associate Vice President

+1 416 495 6301

kyle.albert@cbre.com

*Sales Representative

CBRE Limited, Real Estate Brokerage | 2005 Sheppard Ave E., Suite 800, Toronto, ON M2J 5B4 | www.cbre.ca

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