

AVISON  
YOUNG

# 25 Sheppard Ave W

Office Sublease

**BONUS  
COMMISSION**

**\$3.00 psf**  
PER ANNUM

**2 Suites  
Available!**

**10<sup>th</sup> & 12<sup>th</sup> Floors**





## Details



**Location**  
Sheppard Ave W & Yonge St



**Asking Rent**  
To Be Negotiated



**Occupancy**  
Immediate



**Sublease Space\***

<i>Suites</i> <b>1000/1010</b>	<i>Suite</i> <b>1200</b>
8,427 sf	19,383 sf
<i>Leased</i> 8,928 sf	



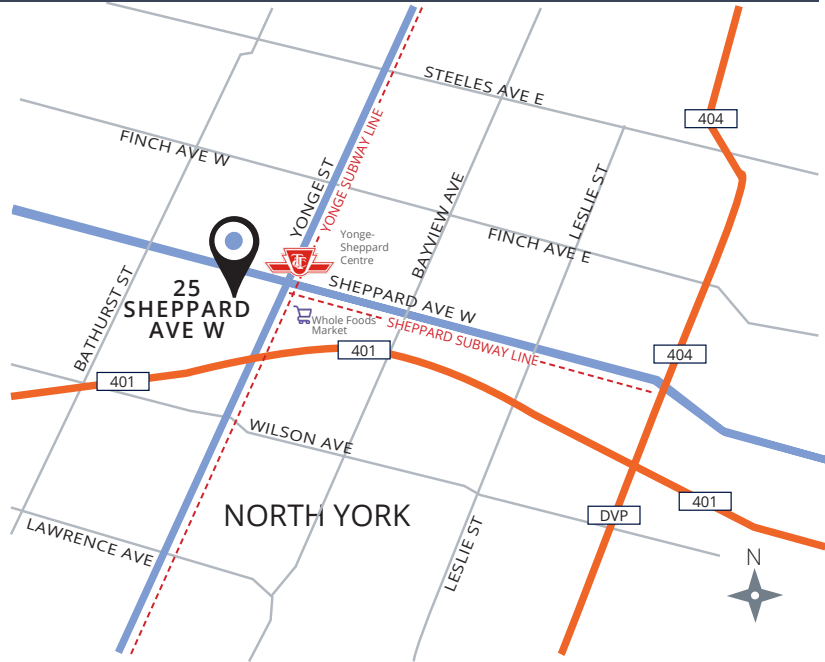
**Additional Rent**  
\$28.25 psf (2024)



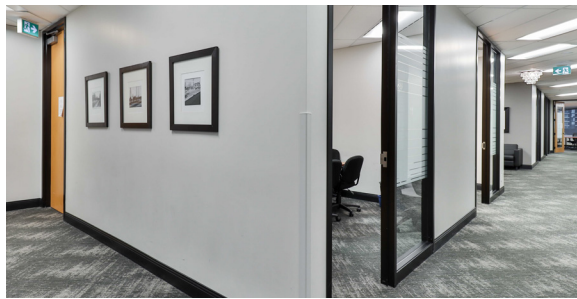
**Sublease Term**  
July 31, 2028

## Highlights

- Two suite options available
- Both suites are fully built-out premises with large windows providing ample natural light and beautiful views
- Building is directly connected to TTC Subway (Yonge & Sheppard subway lines)
- On site parking
- Easy access to Highway 401
- LEED Platinum building



\*All measurements to be verified

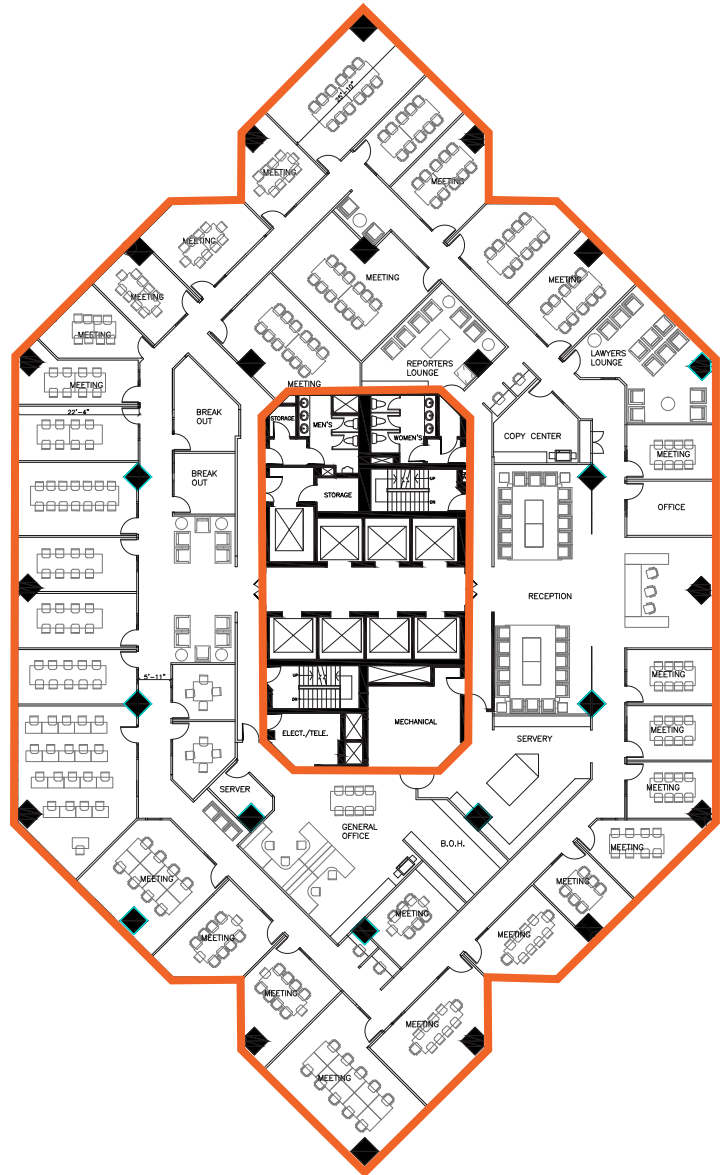


## Floor Plans

Suites 1000/1010  
8,427 sf AVAILABLE  
8,928 sf LEASED



Suite 1200  
19,383 sf AVAILABLE



Contact listing agents for more information:

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