

685 SHEPPARD AVENUE EAST

TORONTO, ON M2K 2P8



PROPERTY DESCRIPTION

Elevate your professional or medical practice with these premier office spaces located at 685 Sheppard Ave E, Toronto. Designed to cater to the needs of high-caliber professional and medical businesses, these units offer a unique opportunity to be part of a distinguished location known for its accessibility and vibrant community.

PROPERTY HIGHLIGHTS

- 'A' Class Office Space
- Perfect For Medical Or Professional Office Uses
- Close To Bayview Subway Stations
- Easy Access to Highway 401
- Ample Natural Light
- Lots Of Parking

AVAILABLE UNITS

#501	3,901 Sq Ft
#501A	1,950 Sq Ft
#503	1,820 Sq Ft Leased

OFFERING SUMMARY

3,901 Sq Ft	= \$23.50 Sq Ft Net + \$17.68/2024/T.M.I.
1,950 Sq Ft:	= \$24.50 Sq Ft Net + \$17.68/2024/T.M.I.
1,820 Sq Ft:	= \$23.50 Sq Ft Net + \$17.68/2024/T.M.I. Leased



HALLMARK REALTY LTD
Each office independently owned and operated

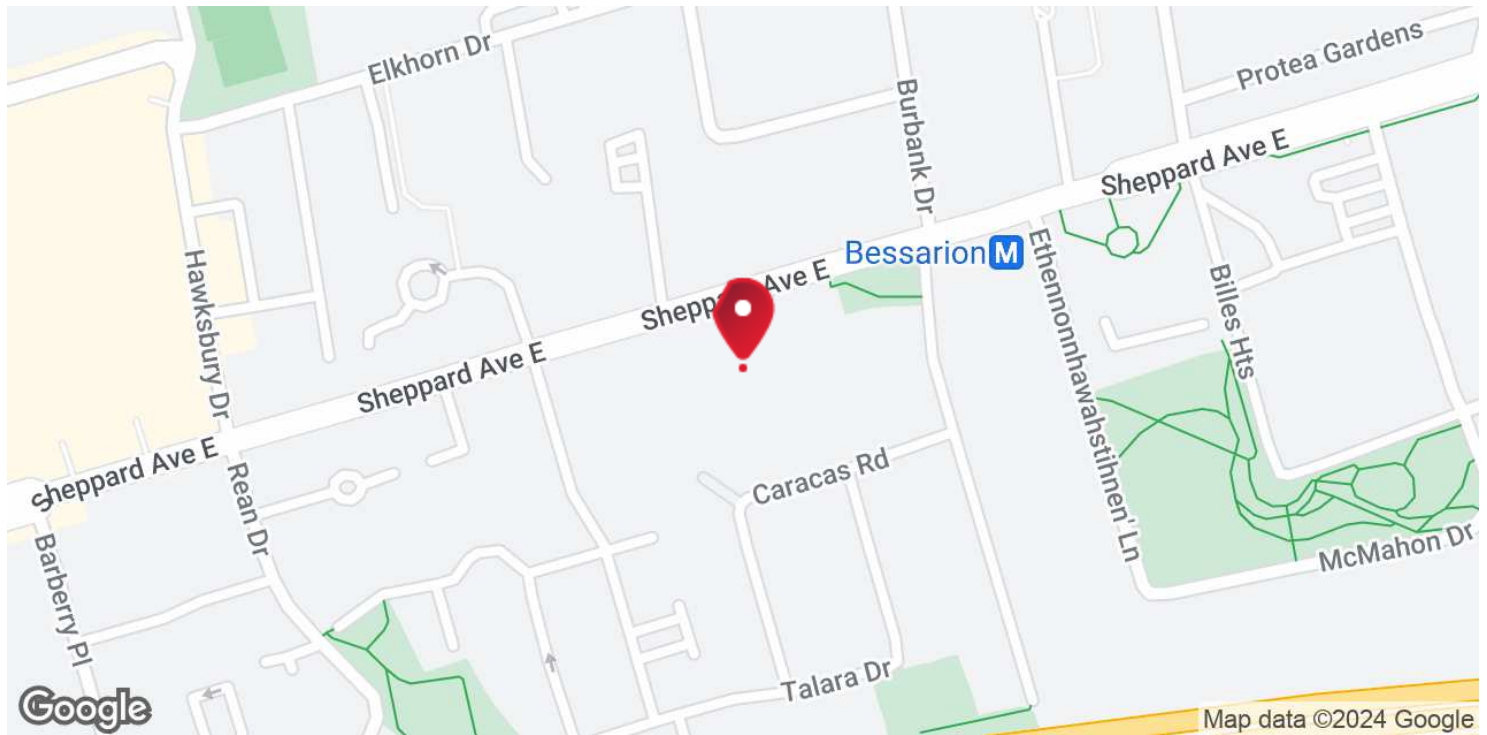
STEPHEN LILLY
Commercial Broker
416.802.4228
info@TorontoCommercialProperties.ca

MARIYA LILLY
Commercial Broker
416.824.5078
mariya.lilly@remax.net

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LOCATION ADVANTAGES

Geographical Area. Located in a dynamic area of Toronto, 685 Sheppard Ave E is at the nexus of commercial activity and residential growth. This setting provides a substantial client base and a thriving community for any professional or medical practice.

Accessibility. Exceptional access to major roadways and public transit ensures easy commutes for both staff and clients. The location is also well-served by a variety of transportation options, enhancing accessibility from various parts of the city.

Local Amenities. The area is abundant with essential services and amenities. From dining and shopping to fitness centers and green spaces, professionals and visitors alike will find convenience and quality of life outside the office doors.



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UNITS OVERVIEW

- **Unit 501.** This extensive office space covers 3,901 sqft, providing a flexible layout ideal for a variety of professional or medical uses. Whether you're planning a large clinic, a dynamic office environment, or a combination of both, this space can be customized to suit your specific requirements.
- **Unit 503.** Offering 1,820 sqft, this unit is perfect for smaller practices or businesses looking for a compact yet efficient space. It allows for a bespoke fit-out, ensuring your practice or office can deliver exceptional services in a setting designed around your needs.

LEASING DETAILS

- **Lease Rate:** \$23.50. This competitive rate reflects the premium quality and location of these office units.
- **TMI:** \$17.68. A transparent cost structure guarantees no surprises, allowing for straightforward budgeting and financial planning.



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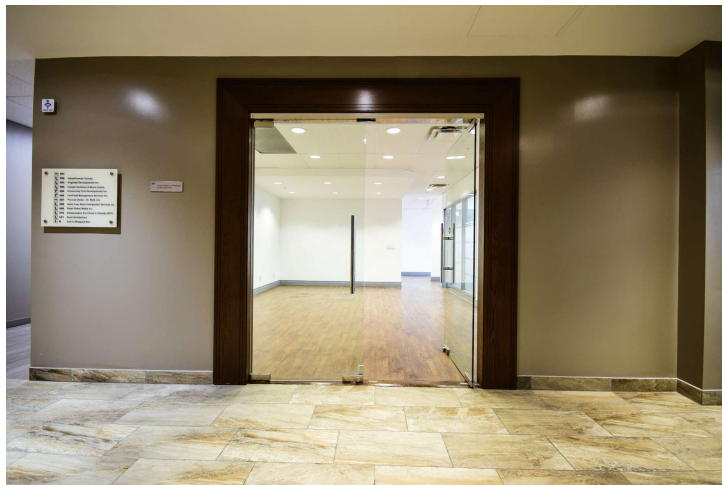
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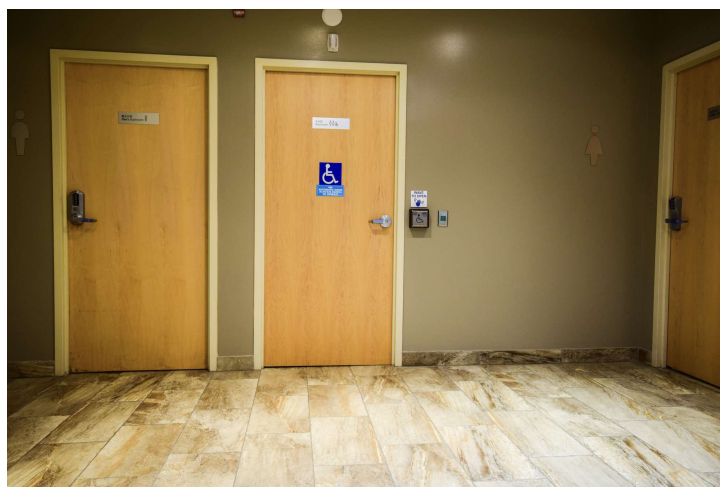
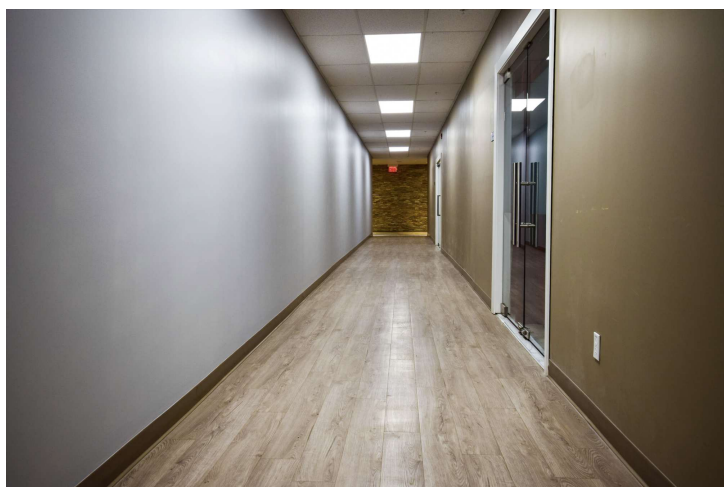
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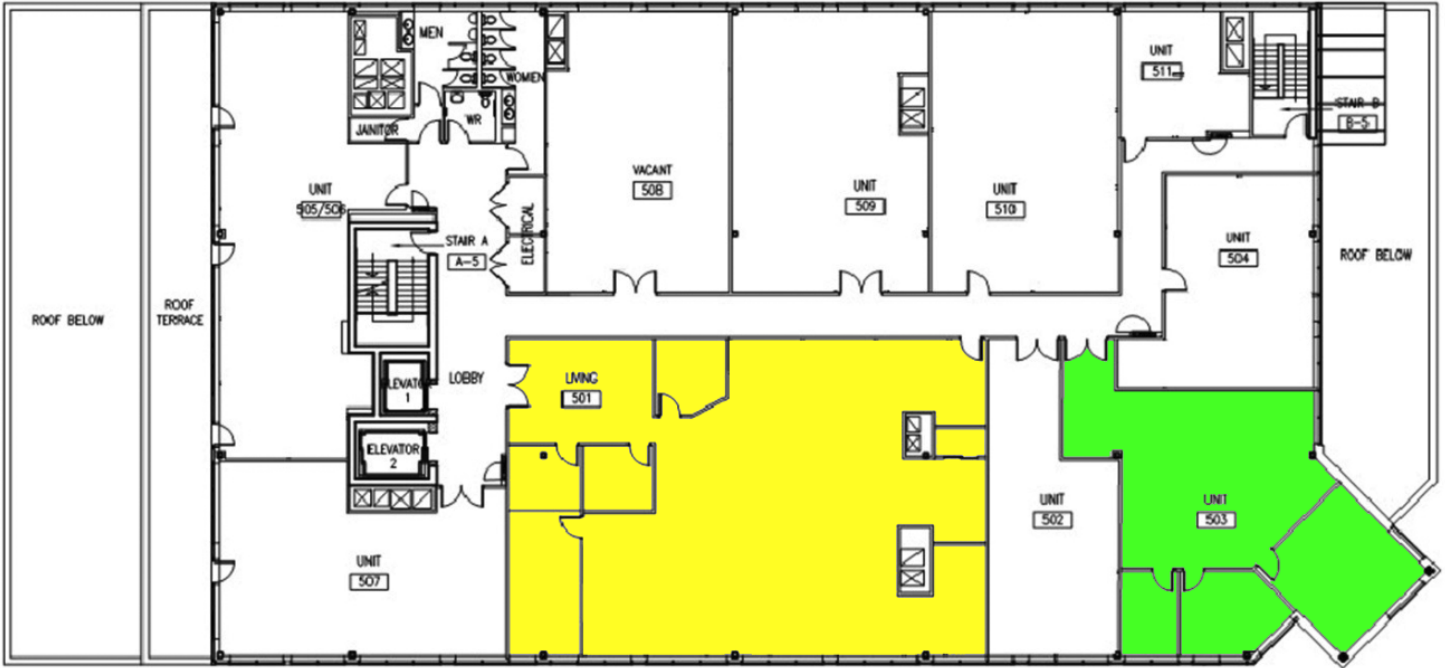
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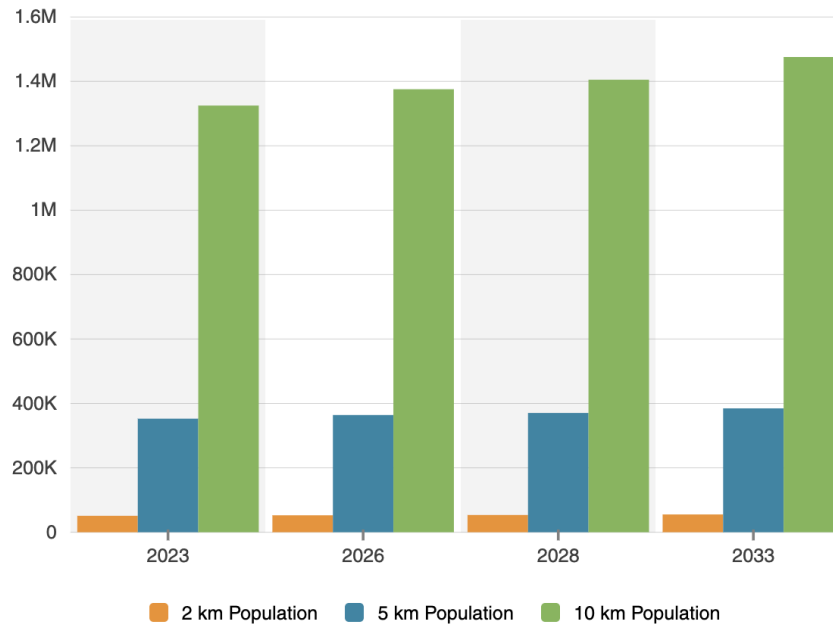
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Population



HOUSEHOLDS & INCOME

	2 KM	5 KM	10 KM
2023 Households	20,945	141,162	520,564
2026 Household Projection	21,834	147,186	545,537
Avg Household Income	\$138,895	\$130,776	\$131,403
Average Household Expenditure	\$121,591	\$115,735	\$116,136

POPULATION

	2 KM	5 KM	10 KM
2023 Population	51,032	352,672	1,324,973
2028 Population Projection	53,545	370,410	1,405,213
Annual Growth 2023-2028	1.0%	1.0%	1.2%
Daytime Population	50,904	341,830	1,400,141
Median Age	39.3	40	41



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Tenant	Industry	Floor	SF Occupied	# Emps	Move Date
North York Chinese Baptist Church	Services	1st, 2nd, 3rd	40,835	13	May 2015
Otolaryngology - Head & Neck Surgery Associates	Health Care and Social Assistance	4th	8,000	-	Mar 2015
Toronto District School Board	Public Administration	1st	6,290	45	Aug 2017
RE/MAX	Real Estate	4th	3,790	25	May 2015
Canada Scoliosis & Neuro Centre	Health Care and Social Assistance	5th	2,632	4	Jul 2017
Sound Advice Hearing Clinic	Health Care and Social Assistance	4th	2,591	-	May 2015
Living Realty Inc., Brokerage	Real Estate	5th	2,192	14	May 2015
Roqe	Information	5th	1,902	10	Oct 2020
Arani Architecture	Professional, Scientific, and Technical Services	5th	1,200	2	Nov 2018
Doric Homes	Construction	5th	1,000	15	Nov 2018
UrbanPromise Toronto	Services	5th	1,000	14	Oct 2020
Zaid Bargash, Real Estate Professional		4th	500	-	Jun 2023

Public Transportation

Transit/Subway	Drive	Walk	Distance
Bessarion Station - Westbound Platform (Shep...		2 min	0.2 km
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Bayview Station - Eastbound Platform (Sheppar...	1 min	9 min	0.8 km
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Leslie Station - Westbound Platform (Sheppard ...	1 min	11 min	0.9 km



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