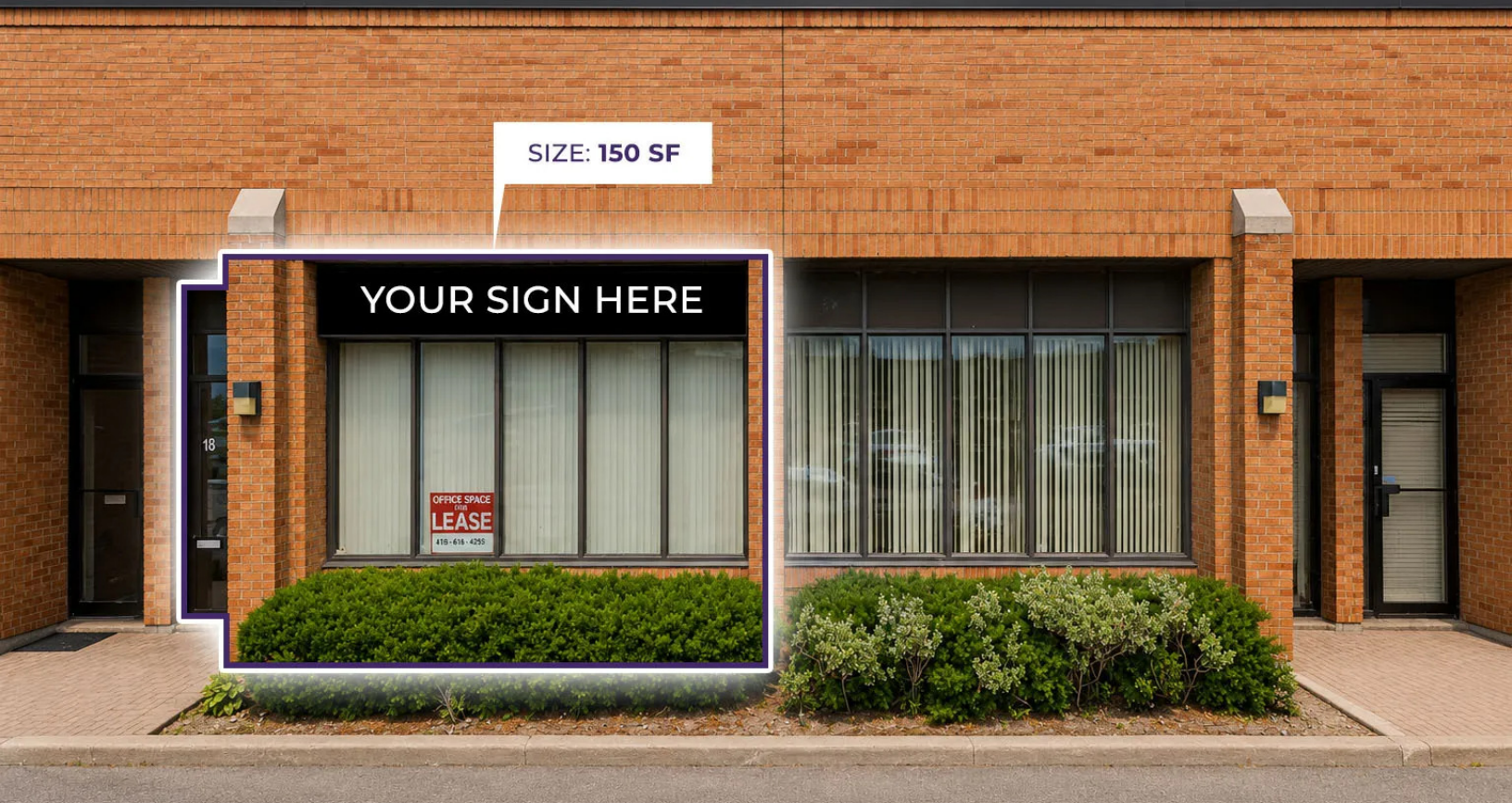


OFFICE BUILDING

FOR LEASE

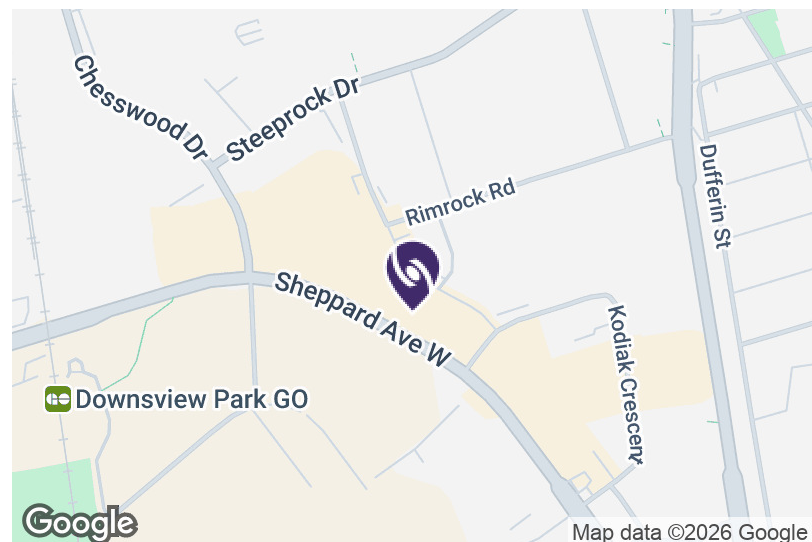


1170 Sheppard Avenue West, Toronto, ON, M3J 3G8



PROPERTY HIGHLIGHTS

- Several small offices for lease in an accounting firm office. Each office can be leased separately.
- Modern and inviting lobby
- Ample natural light throughout the workspace
- Convenient on-site parking for tenants and visitors
- Professional building environment suitable for office users
- High-speed internet and modern telecommunications infrastructure
- Secure building access and security systems
- Responsive on-site property management
- Well-maintained common areas
- Versatile office spaces designed for functionality and productivity



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PROPERTY DETAILS

Size:	150 SF
Lease Rate:	\$10 SF/yr (NNN)

DEMOGRAPHICS

	1 KM	3 KM	5 KM
Total Population	3,924	92,671	311,090
Daytime Population	14,480	104,420	335,150
Total Households	1,679	32,603	111,526
Average Household Income	\$112,442	\$117,013	\$122,069

Data Source: Environics Estimates 2025

LOCATION OVERVIEW

Located in North York, the area offers a well-connected Toronto setting with convenient access to major transit routes, Downsview Park, York University, and nearby TTC stations. A diverse mix of restaurants, cafés, retail, and everyday amenities supports a convenient environment for employees and visitors. With strong transportation connections and a vibrant mix of commercial and recreational destinations, the location provides an attractive setting for office users seeking accessibility and convenience.

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As of December 1, 2023, new legislation has come into effect (TRESA -phase 2). These changes affect how you interact with real estate agents and brokerages.

Please read the Information guide published by RECO. Click here: [RECO Information Guide](#)

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