

Exceptionally Well Connected  
Leasing Opportunity



# 2001 / 2005 SHEPPARD AVENUE EAST

NORTH YORK



**Grand Opening:** Masterly Foods is now open at 2001 Sheppard Avenue East, offering a delicious variety of fresh, chef-crafted meals!

CBRE



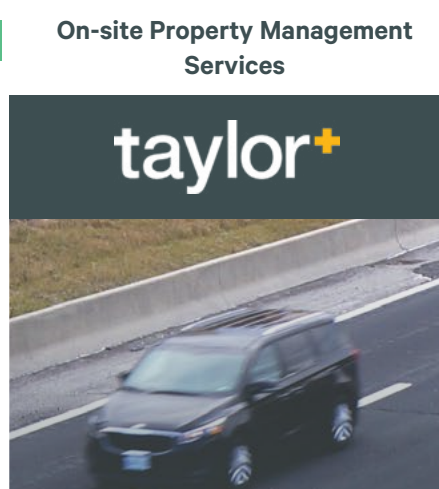
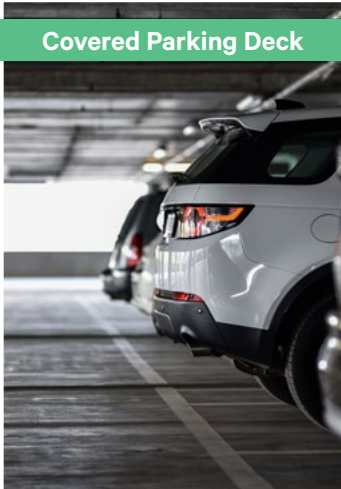
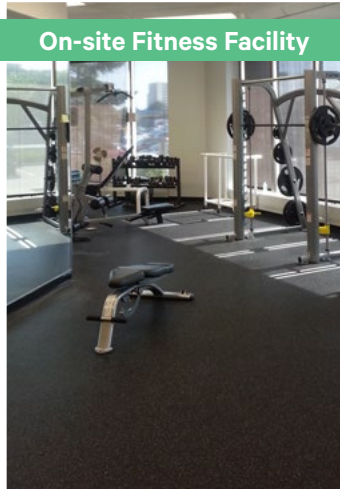
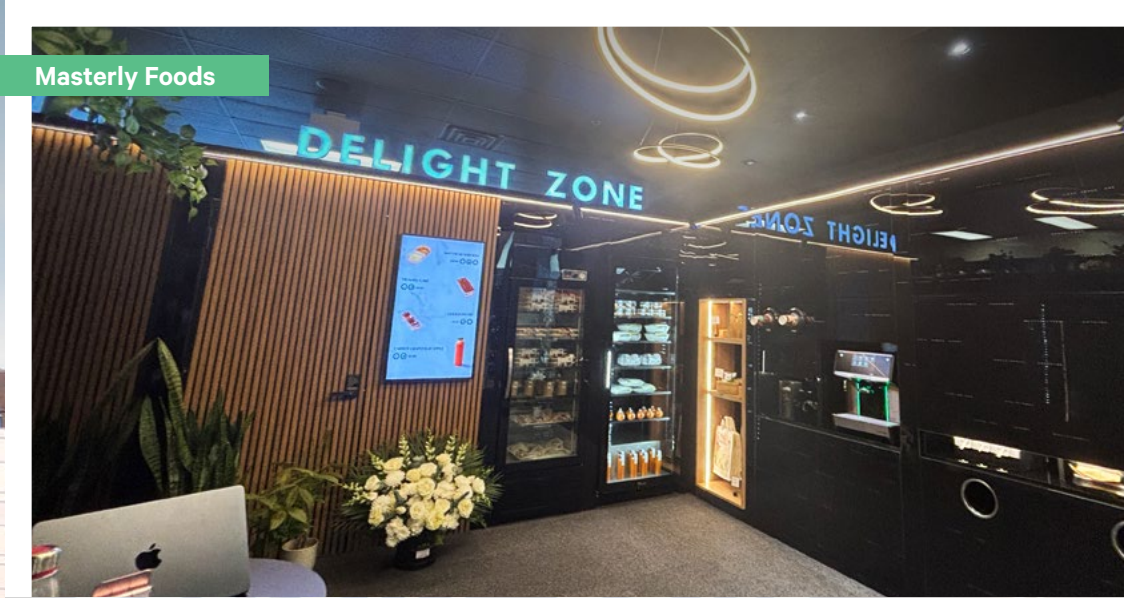
# Heron's Hill

Heron's Hill is pleased to announce the opening of Masterly Foods at 2001 Sheppard Avenue East, featuring the Delight Zone—an advanced AI-powered food experience that will revolutionize your dining experience. With a variety of fresh chef-crafted meals, just scan, grab your meal, and go—no lines, no waiting! Tenants and guests can enjoy fresh, flavourful meals prepared daily that perfectly fit into their busy schedules.

	2001 Sheppard Ave E	2005 Sheppard Ave E
Net Rent	\$16.00 per SF	\$16.00 per SF
Operating Costs	\$13.94 per SF	\$14.23 per SF
Realty Taxes	\$4.94 per SF	\$4.39 per SF
Additional Rent (2025 EST)	\$18.88 per SF	\$18.62 per SF
Parking	3 per 1,000 SF @ \$55 per month	3 per 1,000 SF @ \$55 per month

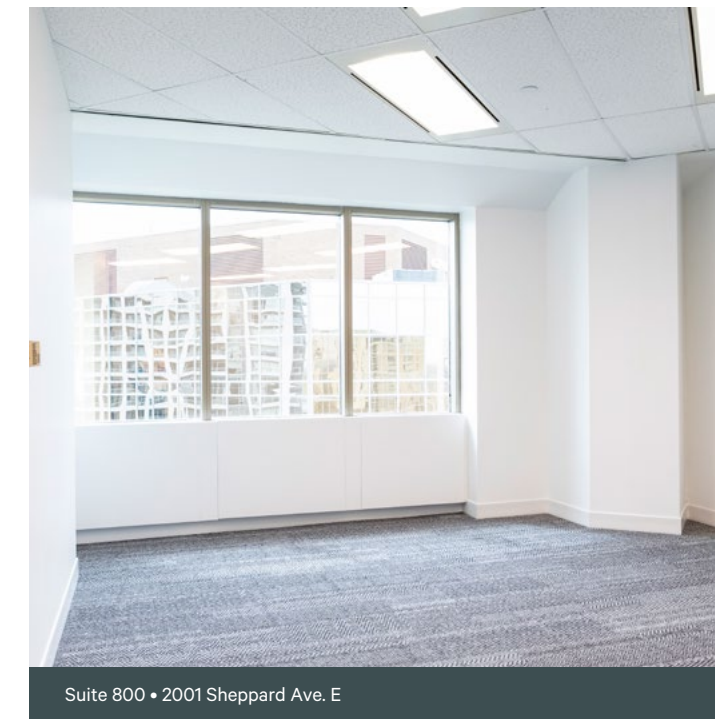
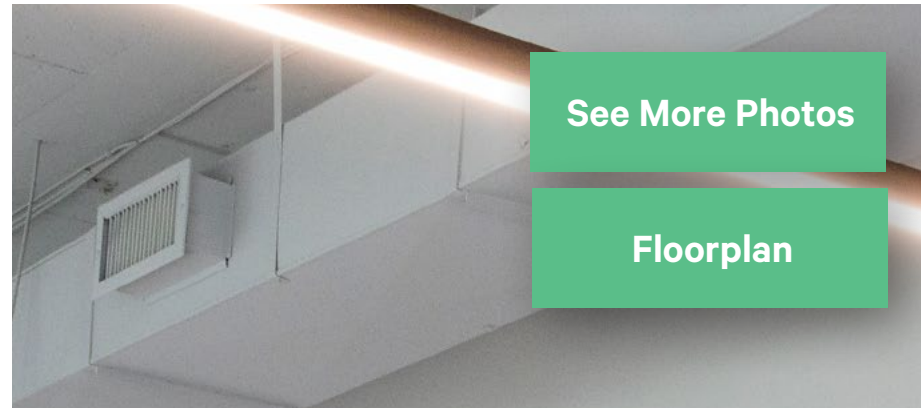
2001 Sheppard Ave E			
Suite		SF	Availability
104	<a href="#">Click here For Floorplan</a>	1,246	Immediate
107	<a href="#">Click here For Floorplan</a>	1,499	TBD
200	<a href="#">Click here For Floorplan</a>	6,457	Immediate <b>LEASED</b>
202	<a href="#">Click here For Floorplan</a>	1,404	February 1, 2025 <b>LEASED</b>
204	<a href="#">Click here For Floorplan</a>	1,732	Immediate
401	<a href="#">Click here For Floorplan</a>	8,934	Immediate
500	<a href="#">Click here For Floorplan</a>	4,964	Immediate
504	<a href="#">Click here For Floorplan</a>	2,060	Immediate <b>LEASED</b>
506	<a href="#">Click here For Floorplan</a>	2,320	Immediate
800 (Model Suite)	<a href="#">Click here For Floorplan</a>	5,396	Immediate
810	<a href="#">Click here For Floorplan</a>	10,876	Immediate

2005 Sheppard Ave E			
Suite		SF	Availability
102	<a href="#">Click here For Floorplan</a>	2,716	Immediate <b>LEASED</b>
120	<a href="#">Click here For Floorplan</a>	2,195	Immediate <b>LEASED</b>
200	<a href="#">Click here For Floorplan</a>	17,731	Immediate
400	<a href="#">Click here For Floorplan</a>	8,733	Immediate <b>LEASED</b>
401	<a href="#">Click here For Floorplan</a>	3,816	Immediate
402	<a href="#">Click here For Floorplan</a>	4,874	Immediate <b>LEASED</b>
403	<a href="#">Click here For Floorplan</a>	2,916	Immediate
503 (Model Suite)	<a href="#">Click here For Floorplan</a>	1,588	Immediate <b>LEASED</b>
600	<a href="#">Click here For Floorplan</a>	4,972	Immediate
603	<a href="#">Click here For Floorplan</a>	1,600	Immediate <b>LEASED</b>
700	<a href="#">Click here For Floorplan</a>	15,315	Immediate <b>LEASED</b>
702	<a href="#">Click here For Floorplan</a>	3,333	Immediate



# 2001 Sheppard Avenue E. Unit 800 5,396 SF

- Brand new model suite
- Exposed ceiling
- Glass offices
- New LED lighting
- Polished Concrete Reception
- Kitchenette



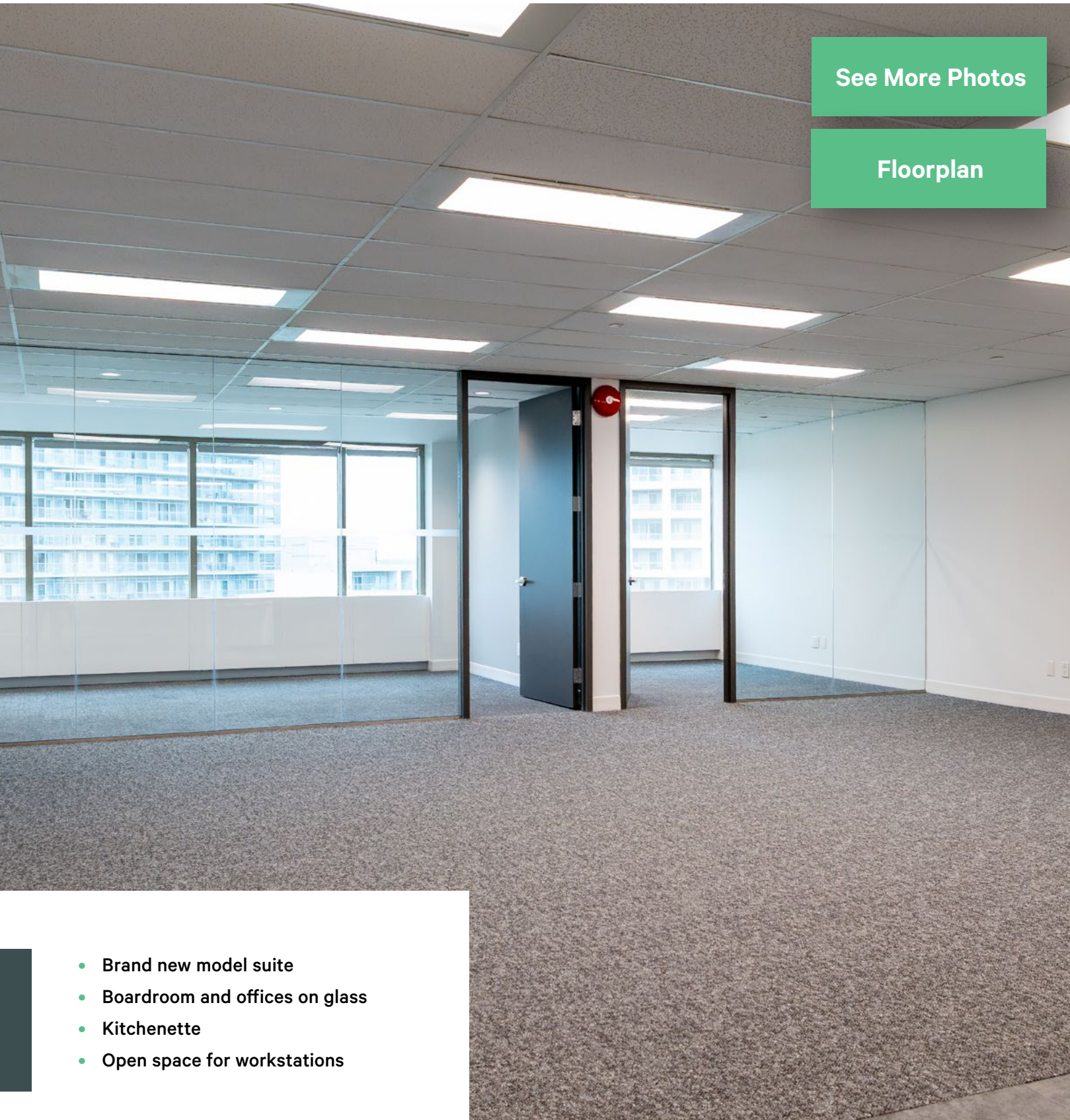
# 2005 Sheppard Avenue E. Unit 503

1,588 SF

**LEASED**

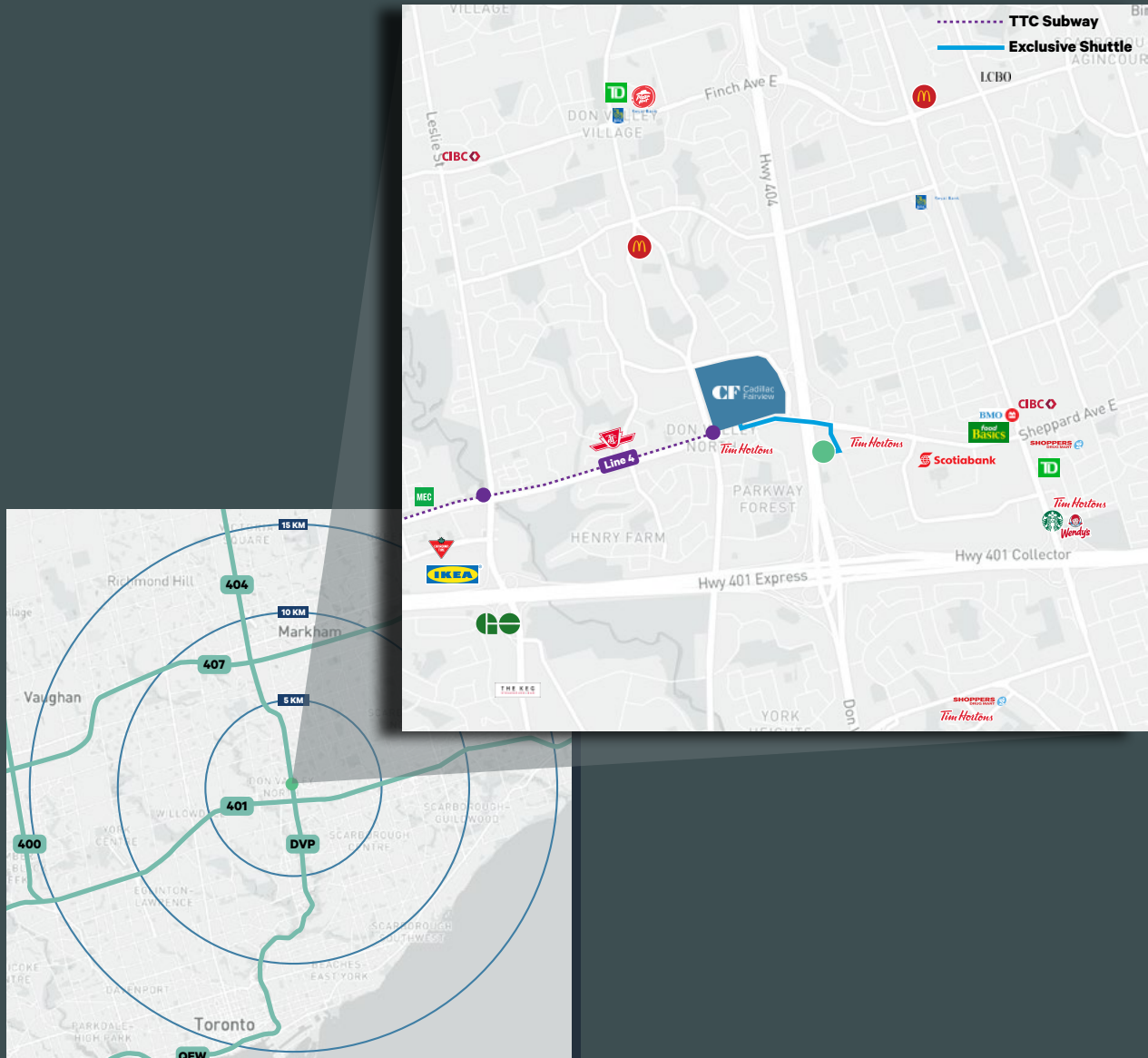
[See More Photos](#)

[Floorplan](#)



- Brand new model suite
- Boardroom and offices on glass
- Kitchenette
- Open space for workstations

# Area Map & Amenities



## CBRE

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