

Lennard:



110 Sheppard Avenue E

43,330 SF of Class "A" Office Space for Lease

110 Sheppard Avenue E

On behalf of Beneva Inc., Lennard Commercial Realty is pleased to offer 43,330 SF of Class "A" office space at 110 Sheppard Avenue E.



Suites Available

| | | | |
|-------------------------|-----------|-----------|-----------|
| Suite 101: | 3,124 SF | Vacant | Base Bldg |
| Suite 700: | 6,681 SF | Sept 2024 | Built Out |
| Suite 720: | 1,557 SF | May 2024 | Built Out |
| 8 th Floor: | 1,591 SF | Vacant | Base Bldg |
| 9 th Floor: | 17,665 SF | Vacant | Base Bldg |
| 10 th Floor: | 12,712 SF | Vacant | Base Bldg |

Total Contiguous: 30,377 SF

Total Available: 43,330 SF



Net Rent

Contact Listing Agent

Additional Rent

\$18.85 PSF (2024)

Improvement Allowance

**Negotiable based on
Term & Covenant**

See Floor
Plans for
Virtual Tours

Property Highlights

- 5 minute walk to Yonge & Sheppard subway station
- 5 minute walk to Yonge Sheppard Centre providing easy access to scores of restaurant and shopping options
- Short drive to Bayview Village Shopping Centre
- Underground parking on site
- Easy access to many highways
- Nestled among corporate neighbours and parks
- Close to the Novotel Hotel

Lennard:

*Sales Representative

Leasing Agent

Reid Stephens*

Vice President

905.247.9220

rstephens@lennard.com

lennard.com

110 Sheppard Avenue E

Suite 101: 3,124 SF



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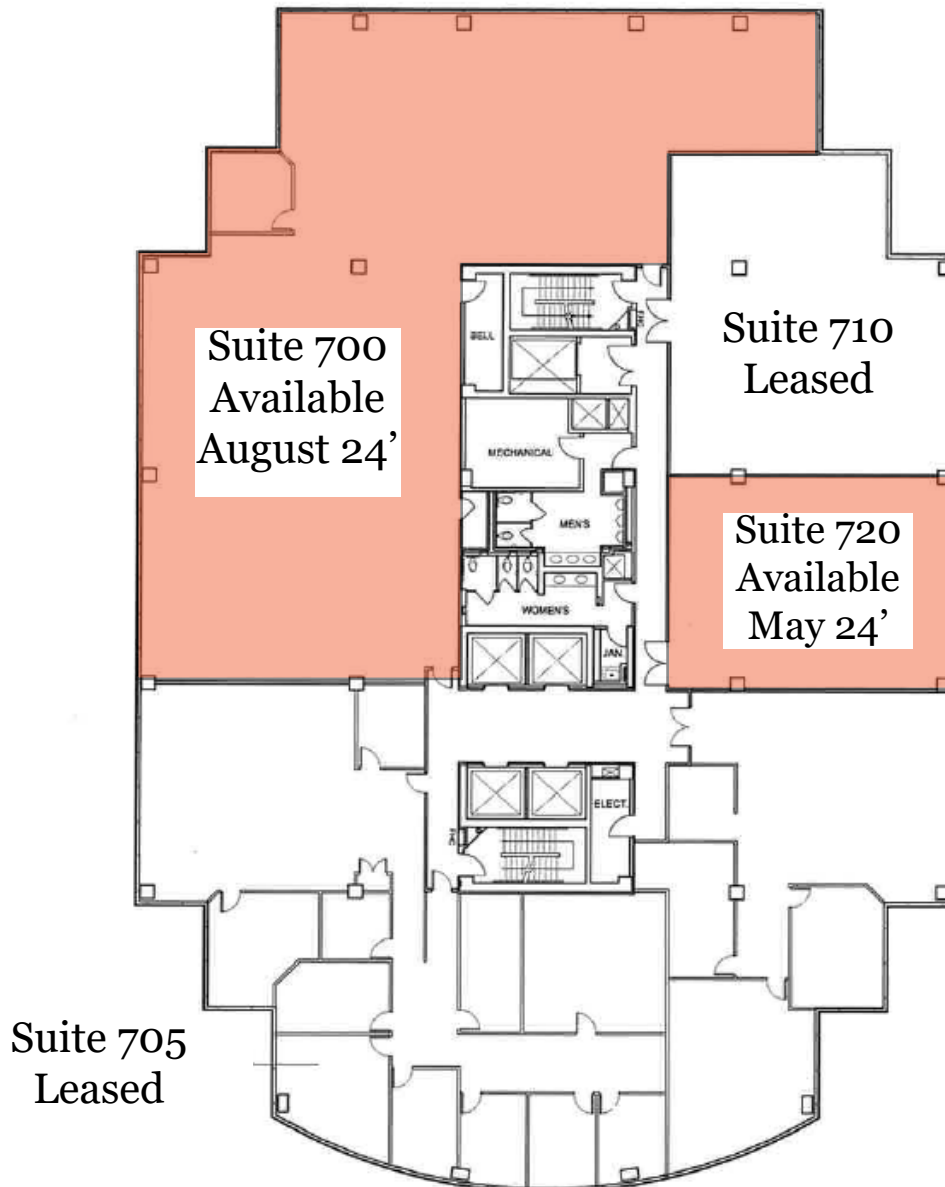
110 Sheppard Avenue E



Suite 700: 6,681 SF

Suite 702: 1,557 SF

Available



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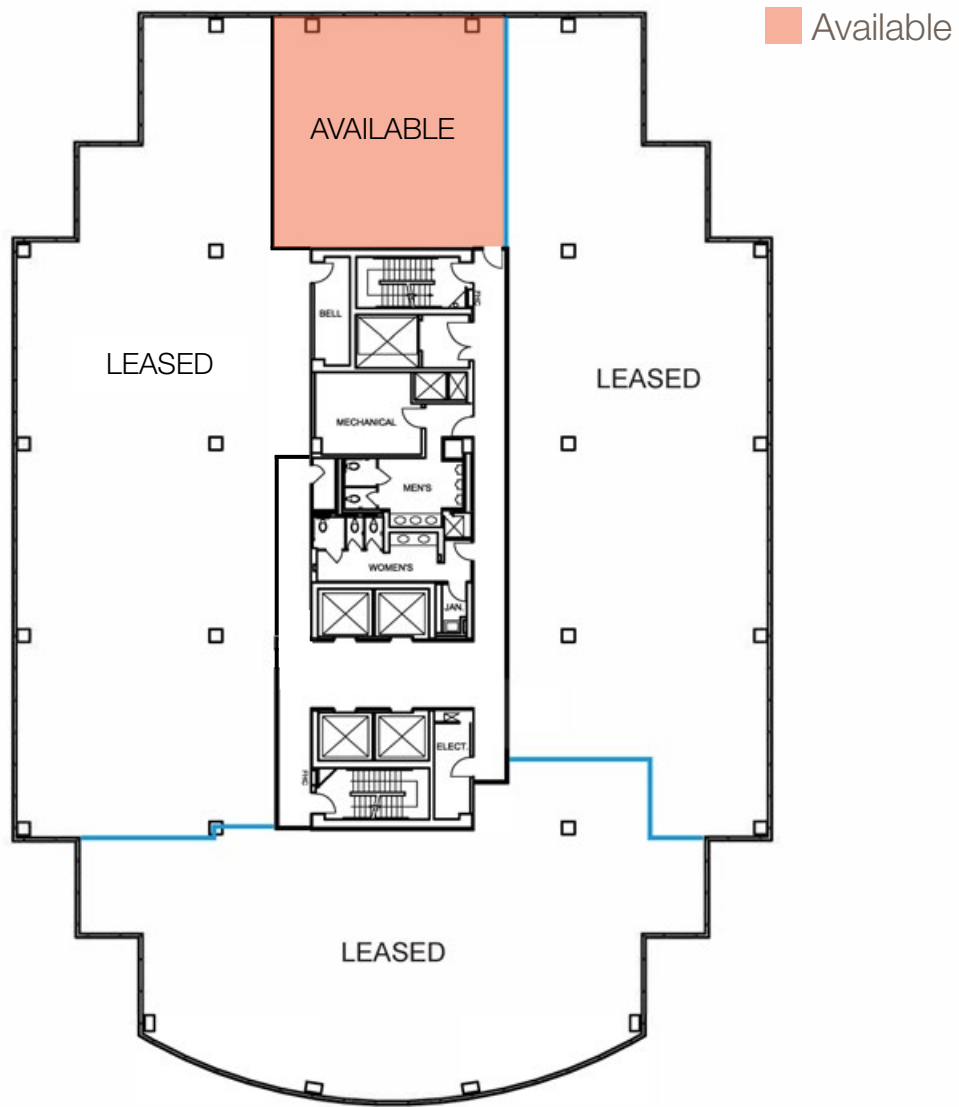
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110 Sheppard Avenue E

8th Floor: 1,591 SF



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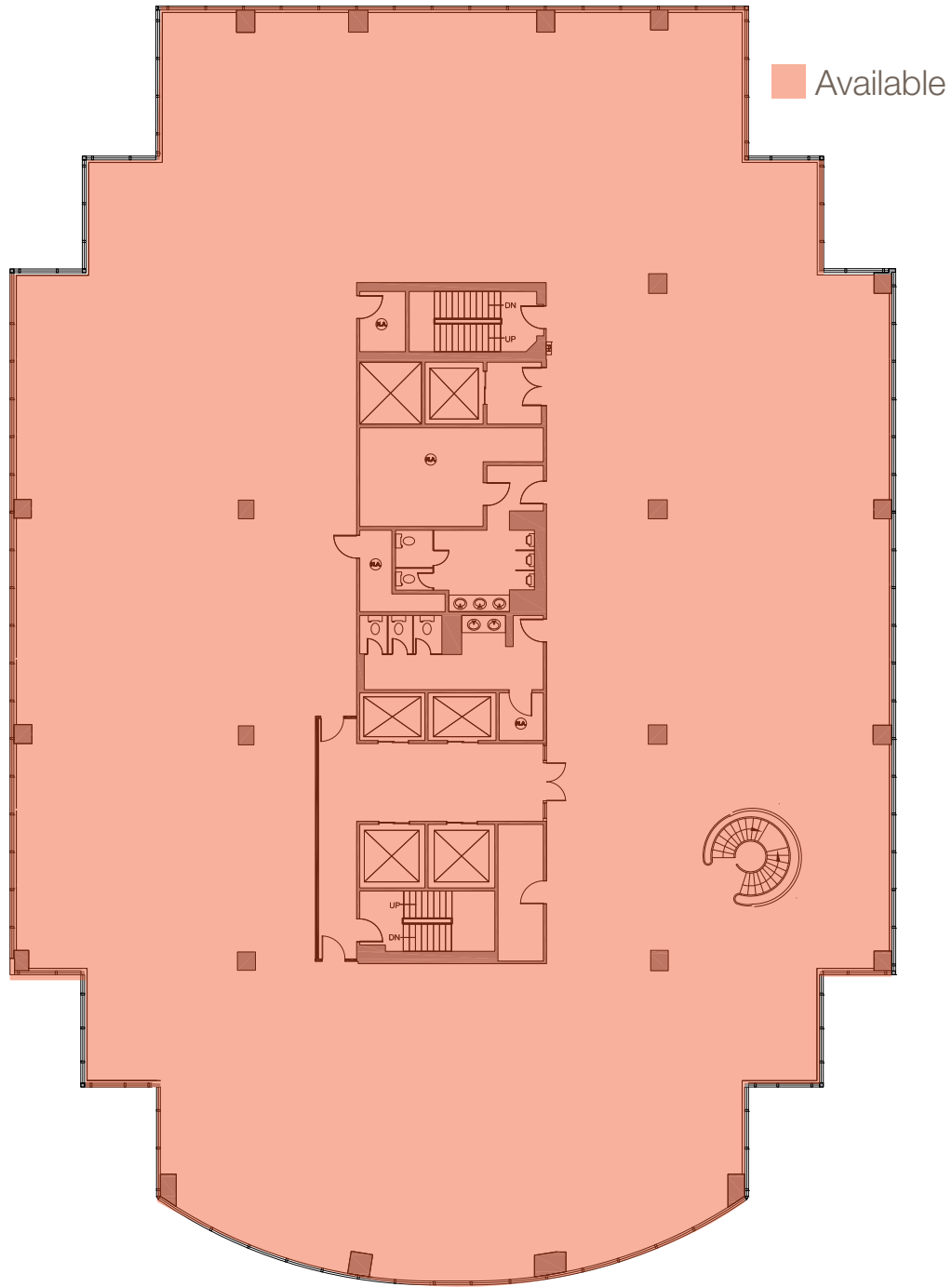
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9th Floor: 17,665 SF



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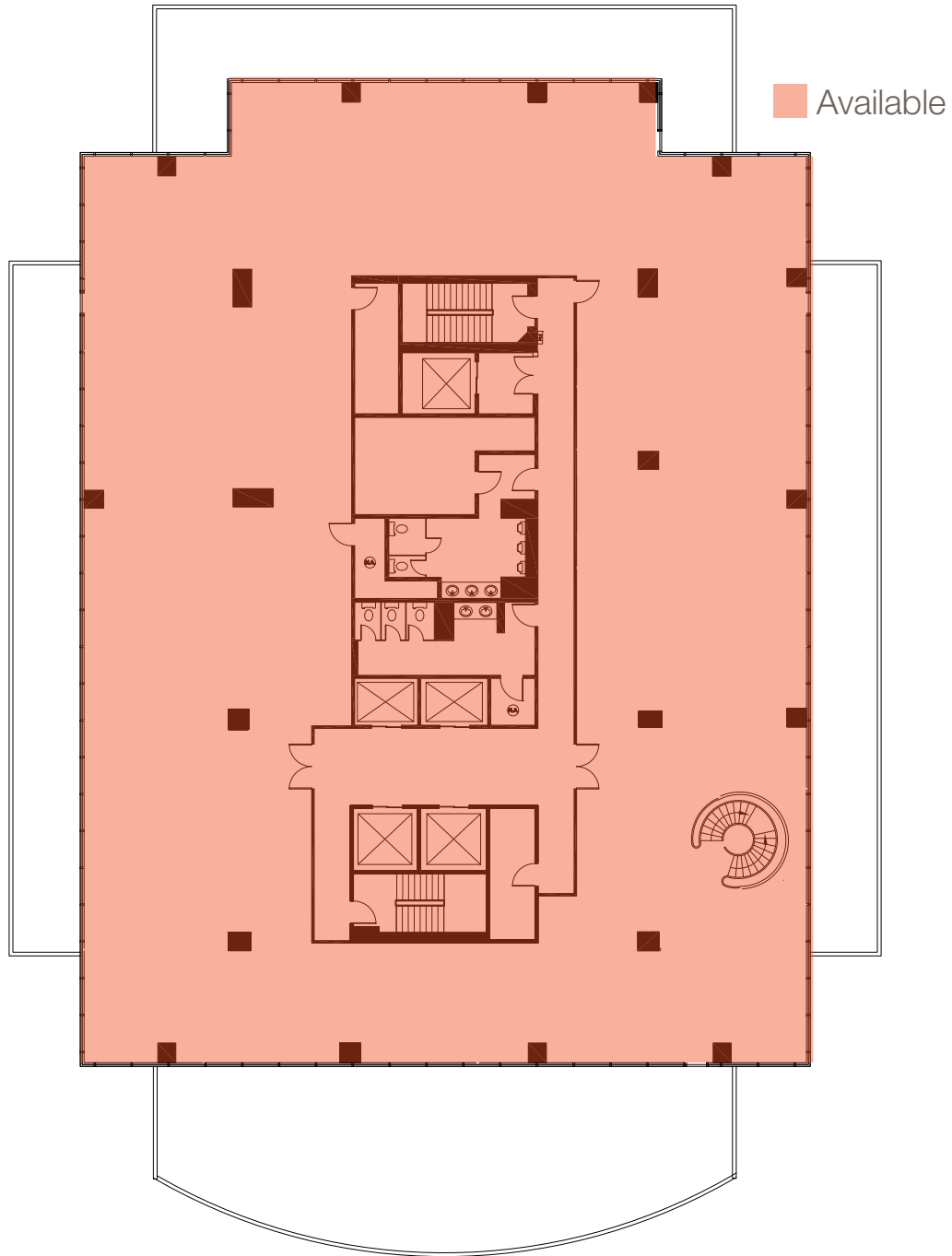
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10th Floor: 12,712 SF



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