

2 Sheppard Ave E

Up to 8,400 sq. ft. Available
Divisible

RIO CAN CBRE

yonge
sheppard
centre



Availability

The Building At-a-Glance

Brand new exterior cladding by Q4 2019

Rooftop signage opportunity available

4881 Yonge Street

8th Floor - 16,492 sq. ft.
7th Floor - 16,492 sq. ft.
6th Floor - 16,492 sq. ft.
5th Floor - 16,488 sq. ft.
4th Floor - 16,488 sq. ft.
3rd Floor - 16,481 sq. ft.

98,933 sq. ft.
available
Q1 2021

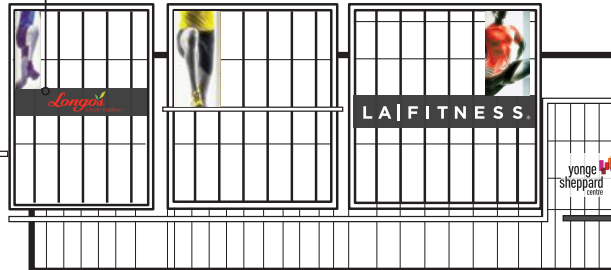


Food court

300,000 sq. ft. Retail Mall

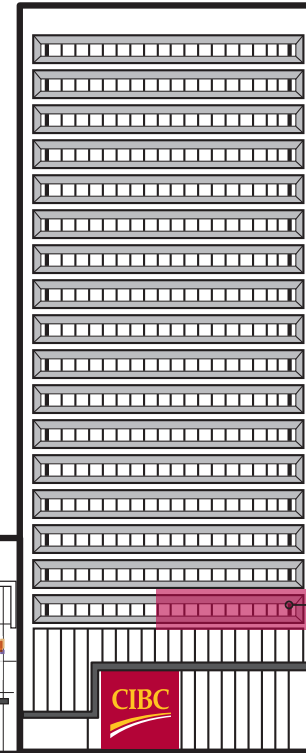
Longo's LA FITNESS. WINNERS SHOPPERS DRUG MART

Anchored by Longo's, LA Fitness and Winners, the Yonge Sheppard Centre's new retail mall will offer an abundance of on-site retail amenities, direct access to the TTC Subway Lines 1 & 4 and a plethora of trendy restaurants coming soon, including Cactus Club Cafe, Flock, Basil Box, Five Guys, Blaze Pizza, IQ Food.



Retail Concourse

2 Sheppard Avenue East



3rd Floor - Approx. 8,400 sq. ft.

Divisible from approx. 2,671 sq. ft. Conceptual plans and demising options enclosed.



Lease Details

Net Rent

Contact Listing Agents

Additional Rent (2020 Estimate)

\$20.77 per sq. ft. per annum + hydro & water

Parking

1:1,200 sq. ft. @ \$185 per month

Direct access to Lines 1 & 4



For more information, please contact:

David Chiarello*
Associate Vice President
416 495 6220
david.chiarello@cbre.com

Byron Ahmet**
Senior Vice President
416 815 2354
byron.ahmet@cbre.com

*Sales Representative
**Broker

Jeff Friedman*
Executive Vice President
416 815 2363
jeff.friedman@cbre.com

Elaine Jenkins*
Senior Associate
416 815 2322
elaine.jenkins@cbre.com

Central GTA Location

On two subway lines

- 01 Central Toronto office location**
Located at the intersection of Yonge & Sheppard, the Yonge Sheppard Centre is at the nexus of trendy restaurants, premier office space, services, and a plethora of fitness & banking amenities.
- 02 Direct indoor access to 2 Subway lines**
Easy and direct access to both the Yonge & Sheppard subways from the lobby of the building as well as the 3-level underground parkade with 1,947 stalls.
- 03 Conference Centre**
Tenants have exclusive access to on-site 3,500 sq. ft. tenant conference centre suitable for meetings, townhalls and social gatherings.
- 04 24/7 Security & On-site Daycare**
Manned security desk 24/7 with access to on-site daycare and Montessori.
- 05 Cactus Club Restaurant - Coming Spring 2021**
The 2nd floor of the building has been leased to the Cactus Club with a terrace overlooking the Yonge/Sheppard intersection.
- 06 Views**
As one of the tallest buildings in the neighbourhood, 2 Sheppard Avenue East affords 360-degree views of North York.

07 300,000 sq. ft. Retail Mall

The Yonge Sheppard Centre now boasts a new, exciting retail mall anchored by Longo's, LA Fitness and Winners. After an extensive renovation of the mall interior, shoppers will have an elegant entrance to the bright new common areas illuminated with skylights and dramatic interiors, including soft seating and a variety of on-site trendy restaurants.

Just a few of the on-site trendy restaurants & shops include:

- | | | |
|-----------------------------------|-----------------------|--------------------|
| + Longos ¹ | + Furama | + Tim Hortons |
| + Winners ¹ | + Freshii | + Villa Madina |
| + LA Fitness ¹ | + Freshly Squeezed | + What a Bagel |
| + Shoppers Drug Mart ¹ | + Jimmy the Greek | + Wikki Hut |
| + Flock | + Kin Kin Bakery | + GNC |
| + Basil Box | + Mo's Golden Pretzel | + OLG |
| + Five Guys | + Popeye's | + Vivah |
| + IQ Foods | + Potatopia | + Fido |
| + Sweet Jesus | + Potbelly Sandwiches | + Du Monde Optical |
| + Blaze Pizza | + Purdy's | |
| + A&W | + Second Cup | |
| + Butter Chick | + Thai Express | |

¹Anchor retailers



In the right company

Amenities within 5 minutes

Located at the busy intersection of Yonge St and Sheppard Ave, Yonge Sheppard Centre thrives through the variety of commuters and community members who take part in our daily adventures. With the highway nearby, accessibility through the two subway lines, and a large neighbourhood proudly calling the area home, Yonge Sheppard Centre remains constantly busy with entertainment.

Retail & Grocery

- + Whole Foods
- + Rexall PharmaPlus
- + Chelsea NY
- + PAT Spring Garden Market
- + Rabba Fine Foods
- + 7-Eleven
- + M2M
- + Print2Go
- + UPS Store
- + Dollarama
- + Winners

Restaurants

- + Moxie's
- + Barburrito
- + Starbucks
- + Pizza Nova
- + Spicy & Delicious
- + Hero Burgers
- + Kinka Izakaya
- + Whale Juice
- + Presotea
- + Poke Eats
- + Allwyn's
- + Indian Crown

Banking

- + TD
- + CIBC
- + RBC
- + Freedom 55
- + BMO
- + Money Gram

- + Nanashake
- + Second Cup
- + Union Social Eatery
- + Holy Snack
- + Mymy Chicken
- + Mamma's Pizza
- + Sushi One
- + Tim Horton's
- + Gol Takeout
- + Sushi Moto
- + Nolbu
- + Han Ba Tang

Fitness & Spa

- + Spa One
- + Goodlife Fitness
- + Taya Hair Salon
- + Moksha Yoga
- + 101 Spa
- + The Maze
- + Phase Hair Studio
- + Hollywood Nails & Waxing
- + Salon Sonya Spa
- + Salon de Elephant

- + The Frog
- + JOONS
- + Lee Nam Jang
- + Dazzling Cafe
- + Bake Code
- + Nome Izakaya
- + Pizza Pizza
- + YogenFruz
- + Cheers Chicken & Burgers
- + McDonald's

Corporate Neighbours

- + Nestle
- + P&G
- + AON
- + Quebecor Media
- + Passport Canada
- + Ivori
- + Invesco
- + Franklin Templeton
- + OLG
- + Tyco
- + Service Ontario
- + OHP
- + The Minto Group

Walk Score

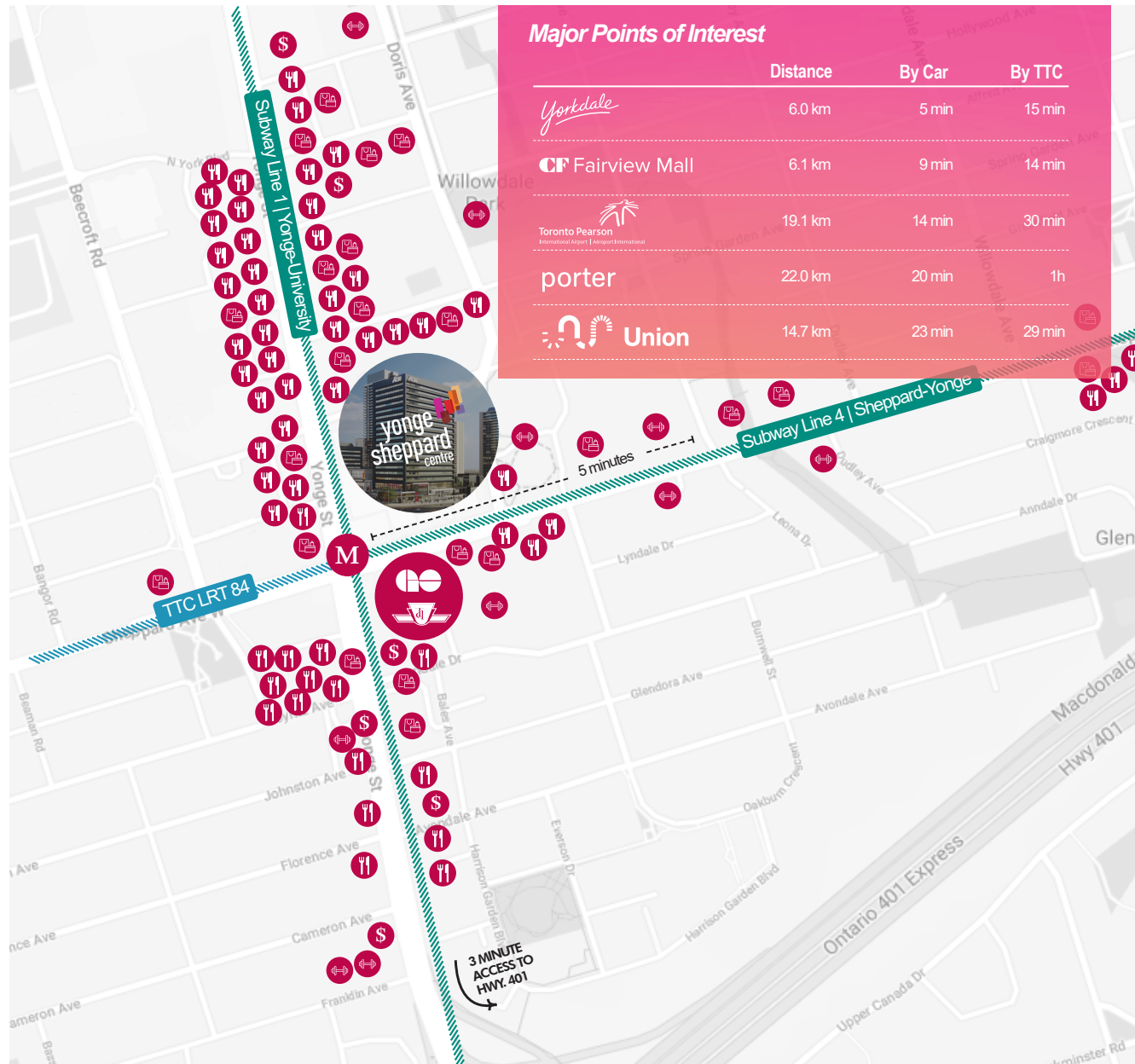
94

Walker's Paradise
+ Daily errands do not require a car

Transportation Score

93

Rider's Paradise
+ World-class public transportation



Direct access to TTC Lines 1 & 4



Premier restaurant patio spaces on the ground floor level



300,000 sq. ft. of trendy restaurants, grocers & fitness amenities



Opening February 2021 // Cactus Club Cafe



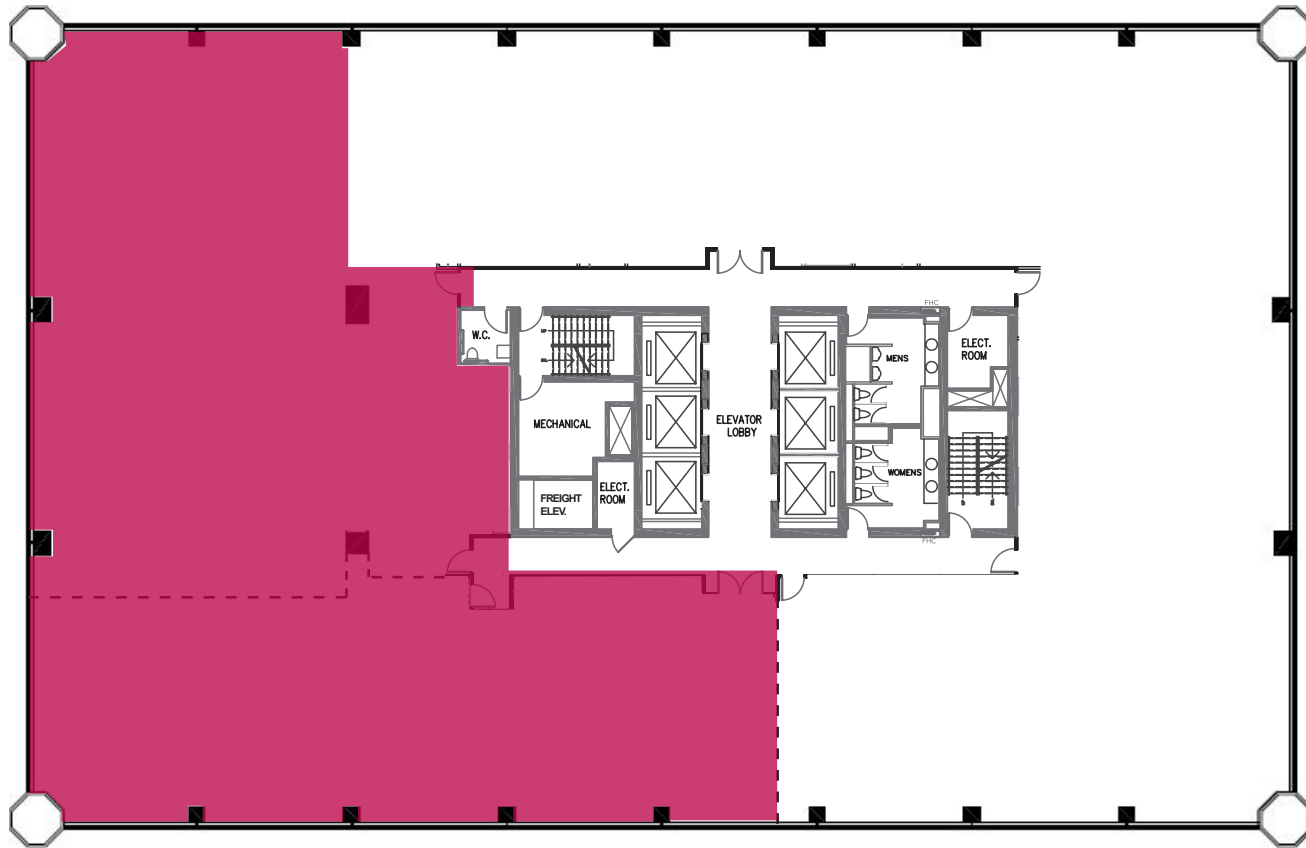
Anchor tenants including Longos, LA Fitness & Winners available from within the office



Floor Plans//2 Sheppard Avenue East

Single-Tenant Conceptual Plan

- 3rd Floor - approx. 8,400 sq. ft.
- + Available Immediately
- + Divisible from 2,671 sq. ft.



David Chiarello*
 Associate Vice President
 416 495 6220
 david.chiarello@cbre.com

Jeff Friedman*
 Executive Vice President
 416 815 2363
 jeff.friedman@cbre.com

Byron Ahmet**
 Senior Vice President
 416 815 2354
 byron.ahmet@cbre.com

Elaine Jenkins*
 Senior Associate
 416 815 2322
 elaine.jenkins@cbre.com

*Sales Representative
 **Broker

**CBRE Limited,
 Real Estate Brokerage**
 145 King St W, Suite 1100
 Toronto, ON M5H 1J8

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.

Floor Plans//2 Sheppard Avenue East

Multi-Tenant Conceptual Plan

3rd Floor
 + Available Immediately
 + Divisible from 2,671 sq. ft.



David Chiarello*
 Associate Vice President
 416 495 6220
 david.chiarello@cbre.com

Jeff Friedman*
 Executive Vice President
 416 815 2363
 jeff.friedman@cbre.com

Byron Ahmet**
 Senior Vice President
 416 815 2354
 byron.ahmet@cbre.com

Elaine Jenkins*
 Senior Associate
 416 815 2322
 elaine.jenkins@cbre.com

*Sales Representative
 **Broker

CBRE Limited,
Real Estate Brokerage
 145 King St W, Suite 1100
 Toronto, ON M5H 1J8

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.



yonge
sheppard
centre

David Chiarello*
Associate Vice President
416 495 6220
david.chiarello@cbre.com

Jeff Friedman*
Executive Vice President
416 815 2363
jeff.friedman@cbre.com

Byron Ahmet**
Senior Vice President
416 815 2354
byron.ahmet@cbre.com

Elaine Jenkins*
Senior Associate
416 815 2322
elaine.jenkins@cbre.com

*Sales Representative
**Broker

**CBRE Limited,
Real Estate Brokerage**
145 King St W, Suite 1100
Toronto, ON M5H 1J8

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.