

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 <sup>th</sup> Floor:	1,591 SF	Vacant	Base Bldg
9 <sup>th</sup> Floor:	17,665 SF	Vacant	Base Bldg
10 <sup>th</sup> 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](http://lennard.com)

# 110 Sheppard Avenue E

Suite 101: 3,124 SF



Leasing Agent

**Reid Stephens\***

Vice President

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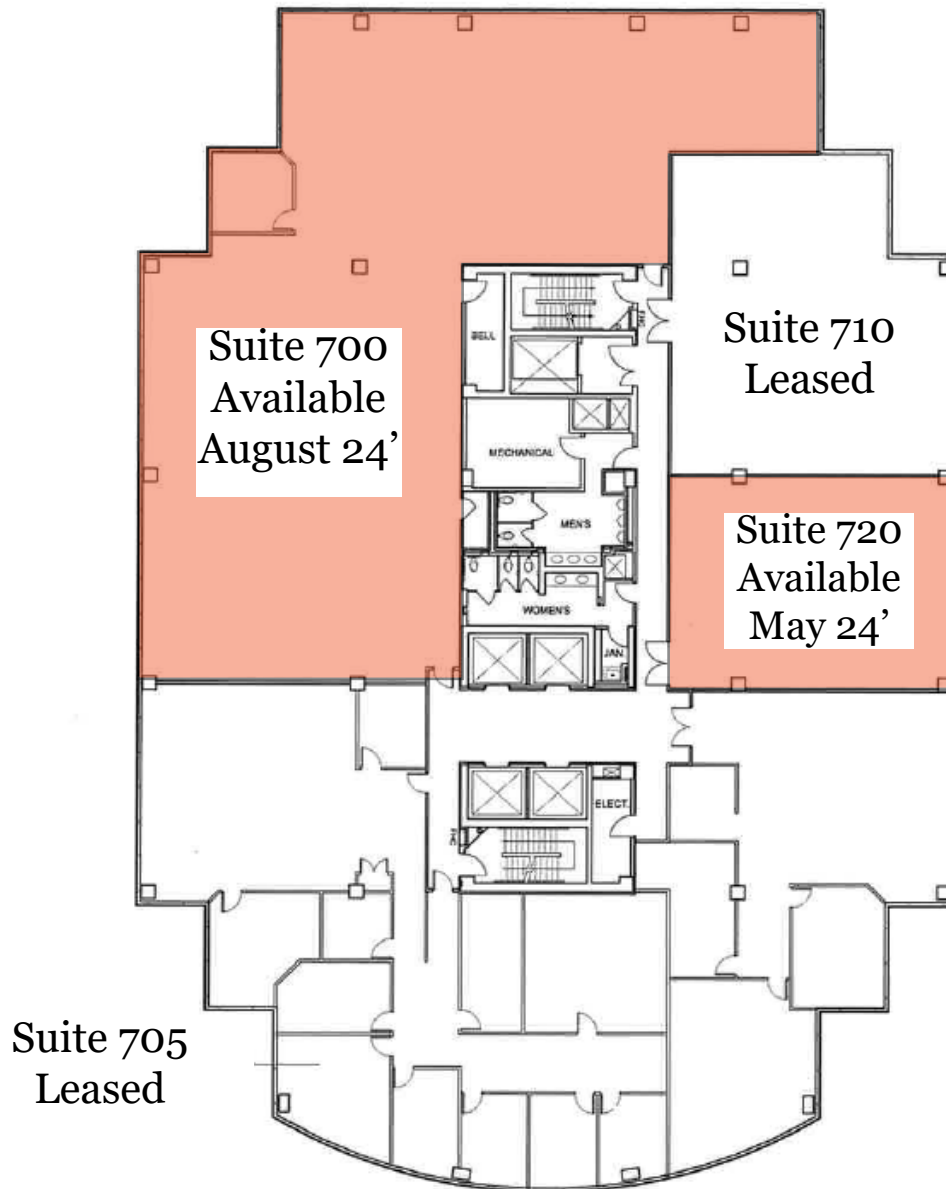
# 110 Sheppard Avenue E



Suite 700: 6,681 SF

Suite 702: 1,557 SF

Available



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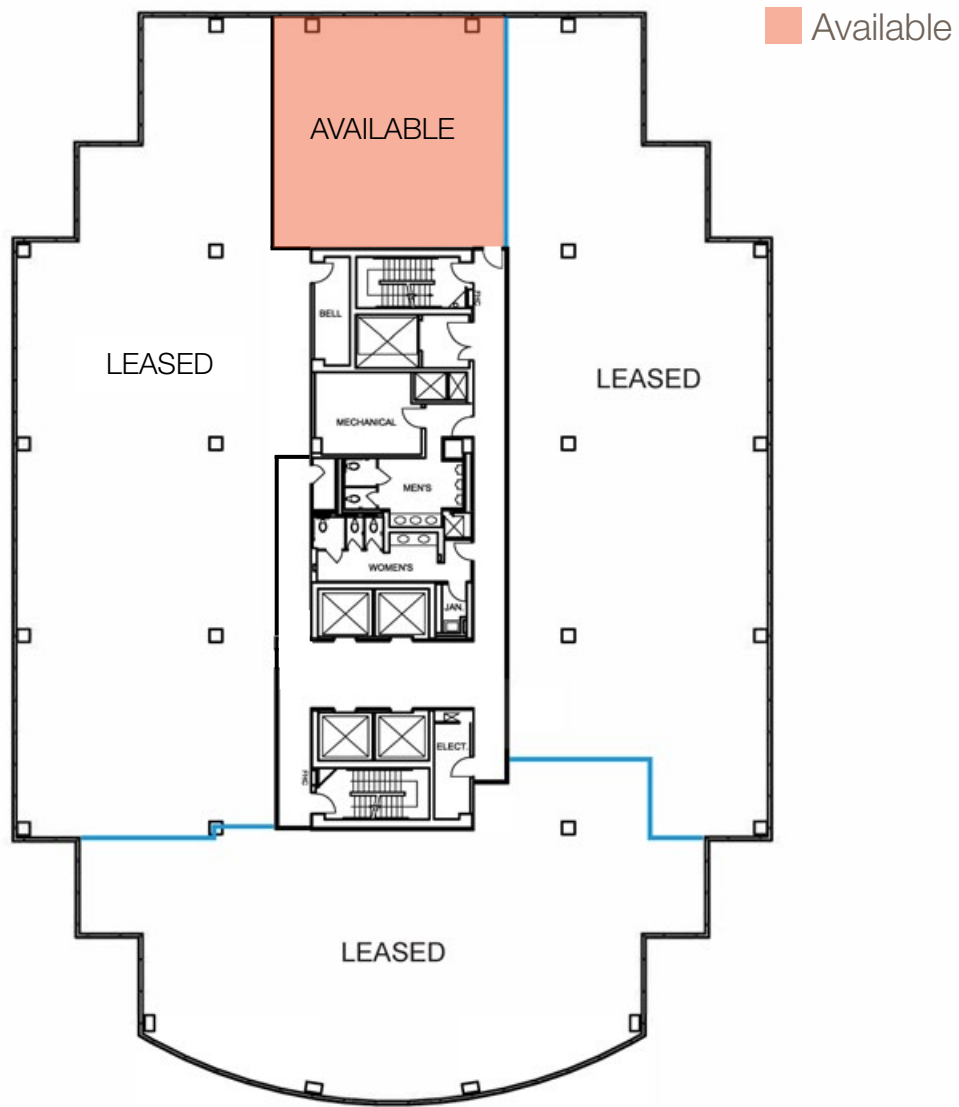
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# 110 Sheppard Avenue E

8th Floor: 1,591 SF



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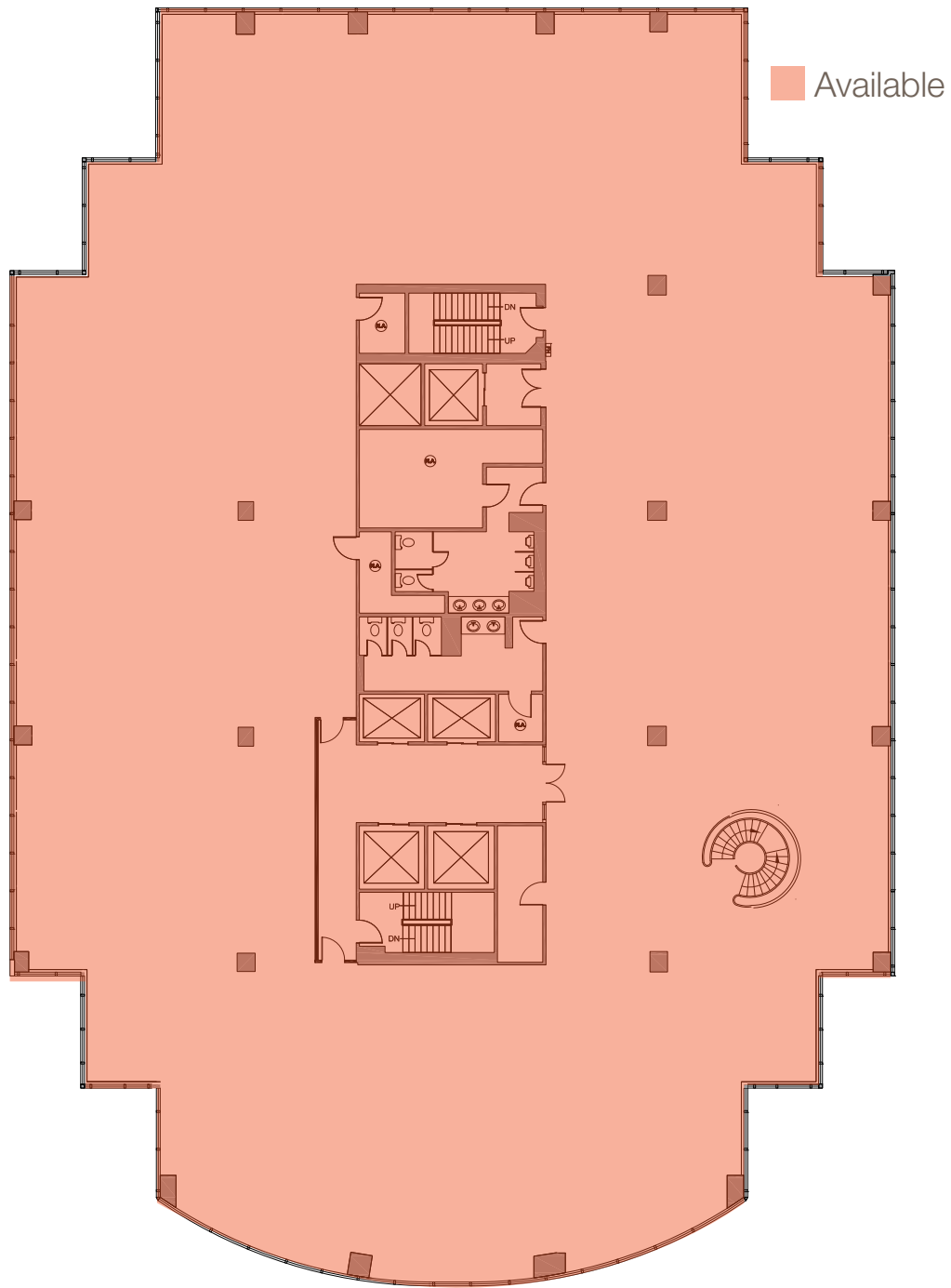
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# 110 Sheppard Avenue E

9th Floor: 17,665 SF



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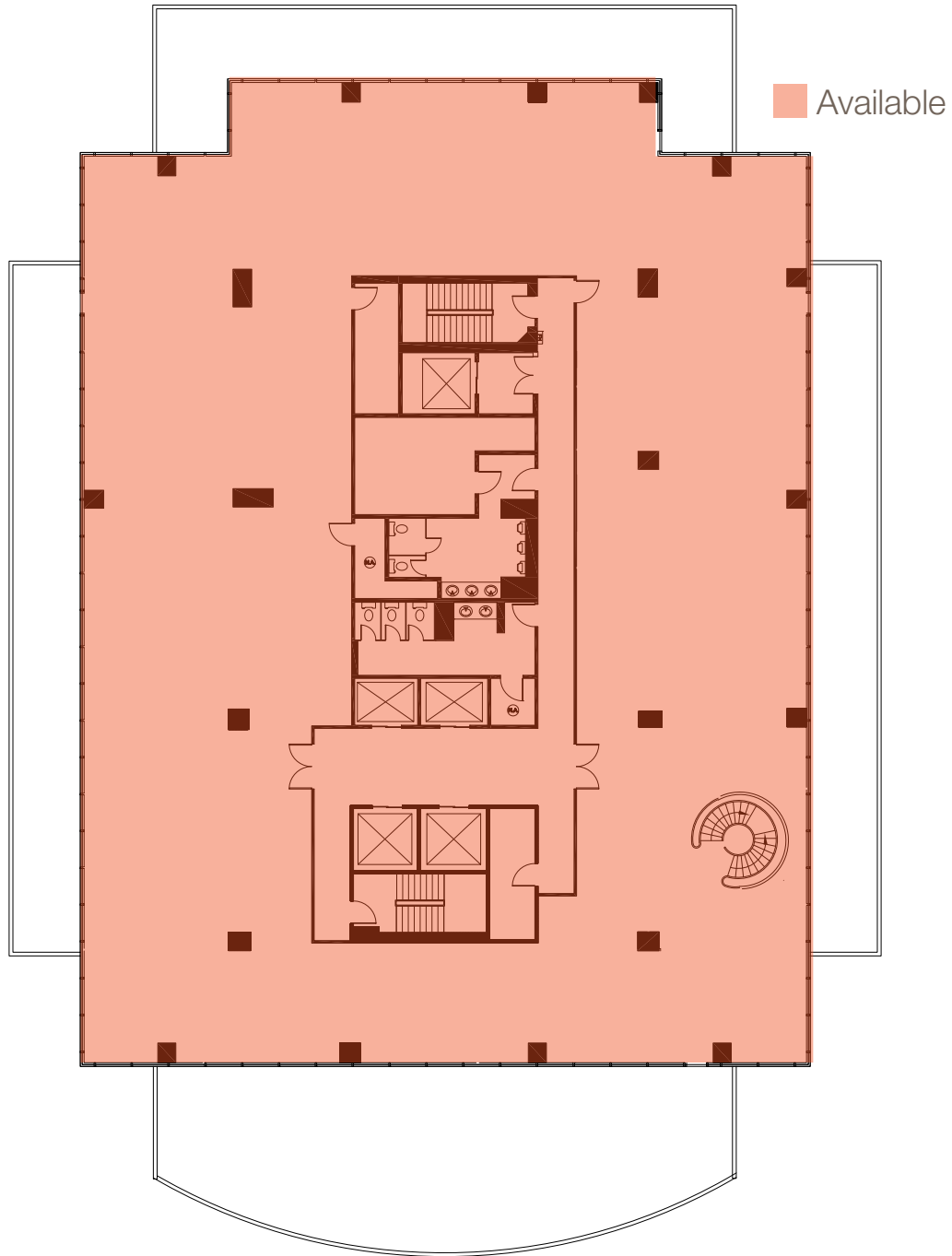
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# 110 Sheppard Avenue E

10th Floor: 12,712 SF



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