



For Lease

235/245 Yorkland Boulevard | Toronto

Office Space

Building Overview

Located at Sheppard Avenue East and DVP, 235/245 Yorkland Boulevard offers excellent access to Highways 401, 404/DVP & 407. The building is within walking distance to the Sheppard/Don Mills Subway and York Region Transit terminal.

Nearby amenities include Fairview Mall, multiple restaurants, banks, and hotels. Surface parking is available at no additional cost, with a ratio of 3 stalls per 1,000 sf leased.



Lease Summary



Built-out and move in ready suites - From 1,241 SF to fully furnished full floor opportunity



Dedicated shuttle service - To Fairview Shopping Mall & Sheppard/Don Mills Subway Station & York Region Transit terminal



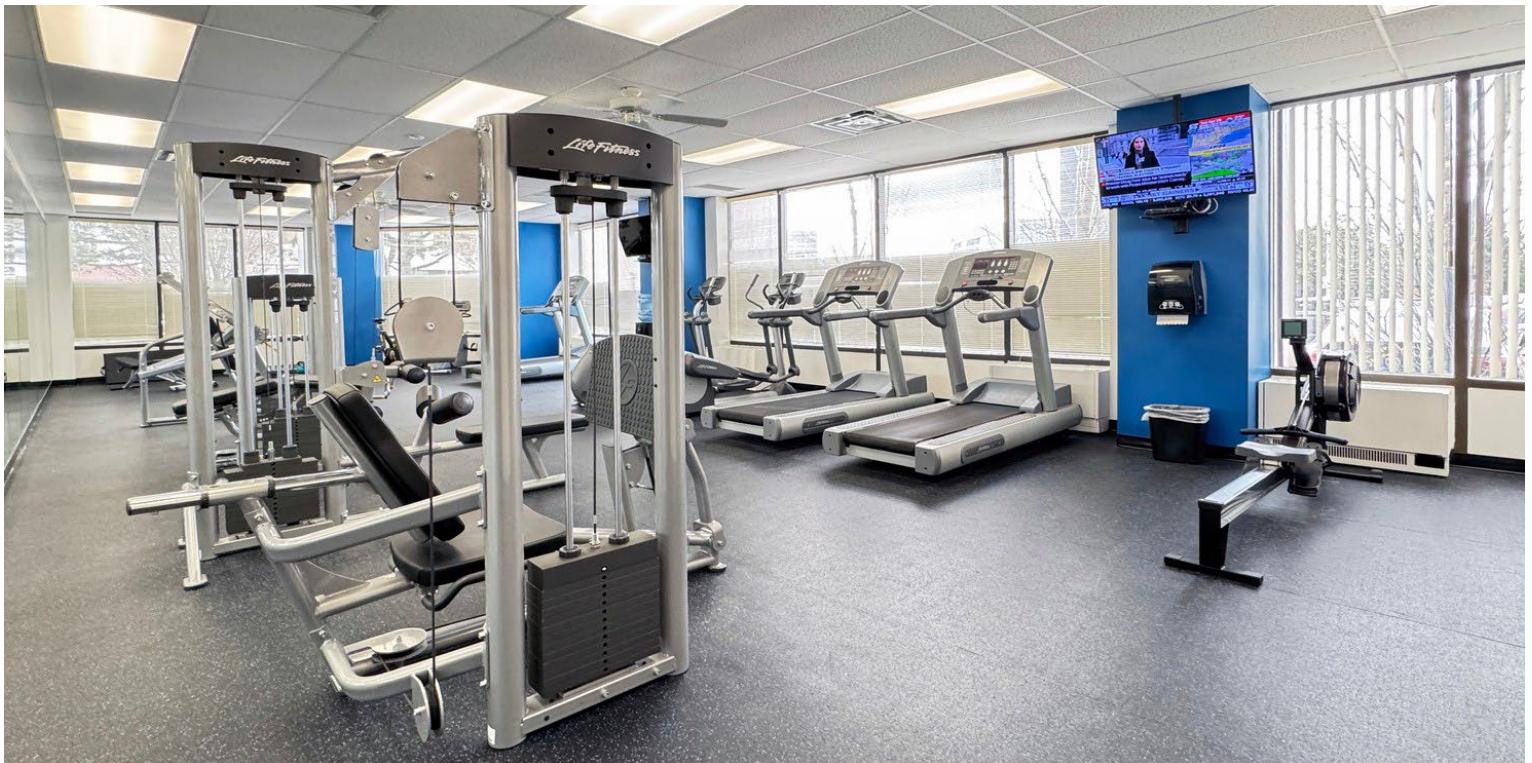
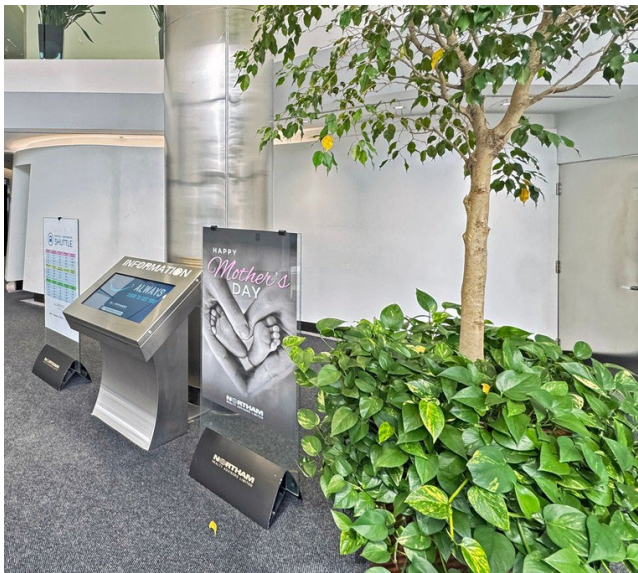
Building amenities - Gym, café, and various landlord organized events & wellness programs



Building signage available - Exposure to Highways 401/404 for full floor user.



Parking – 3/1,000 SF – Free surface parking



Availability Overview

235 Yorkland Boulevard

\$ Net Rent: \$13.50 PSF | Additional Rent: \$17.66 (2025)

Suite 105	2,170 SF	Suite 600	15,561 SF
Suite 109	1,241 SF	Suite 802	1,201 SF
Suite 200	3,813 SF	Suite 810	6,621 SF
Suite 300A	2,085 SF	Suite 1000	7,623 SF
Suite 301	1,615 SF	Suite 1001	3,841 SF
Suite 501	4,167 SF	Suite 1100	4,534 SF

Contiguous
to 3,700 SF

Contiguous
to 11,464 SF

245 Yorkland Boulevard

\$ Net Rent: \$13.50 PSF | Additional Rent: \$19.19 (2025)

Suite 300 997 SF



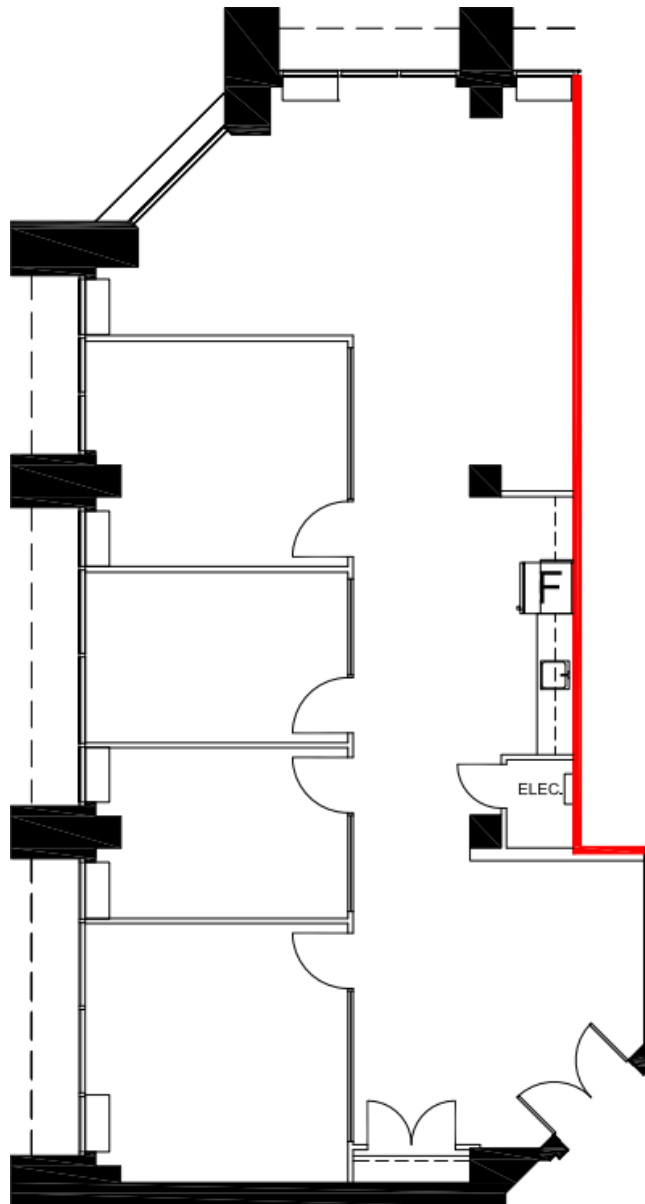
**View from the South-West windows*

MODEL SUITES

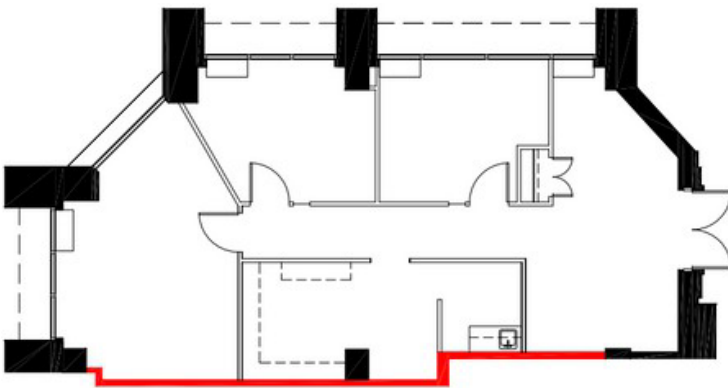
Suite 105 | 2,170 SF

- ♦ Model Suite
- ♦ 3 Offices, Boardroom
- ♦ Kitchenette

Suite 105

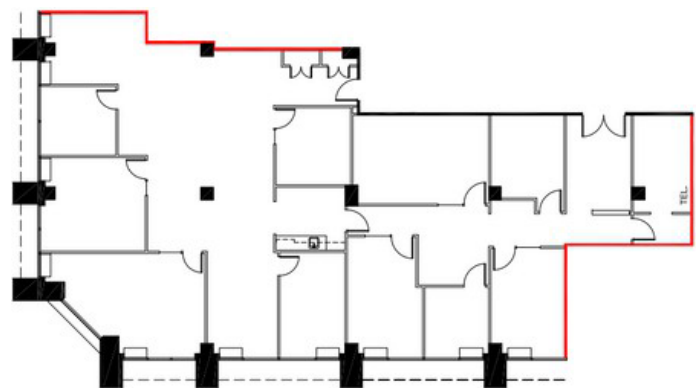


Suite 109 | 1,241 SF



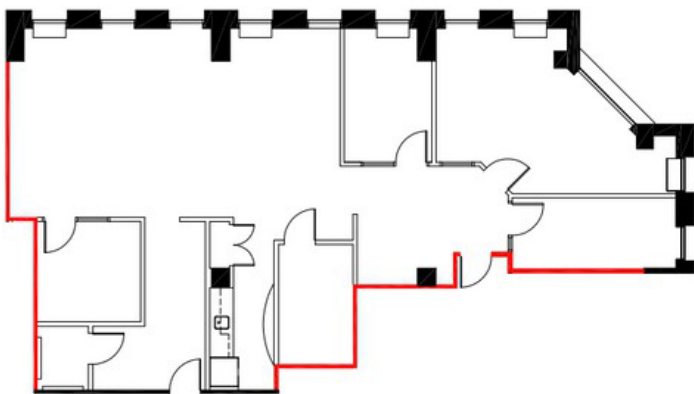
- Built Out
- 3 Offices & Kitchenette

Suite 200 | 3,813 SF



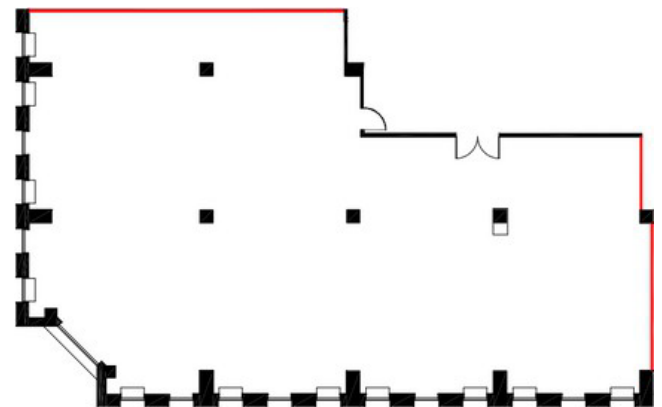
- Improvements in place.

Suite 300A | 2,085 SF



- Contiguous with Suite 301

Suite 501 | 4,167 SF



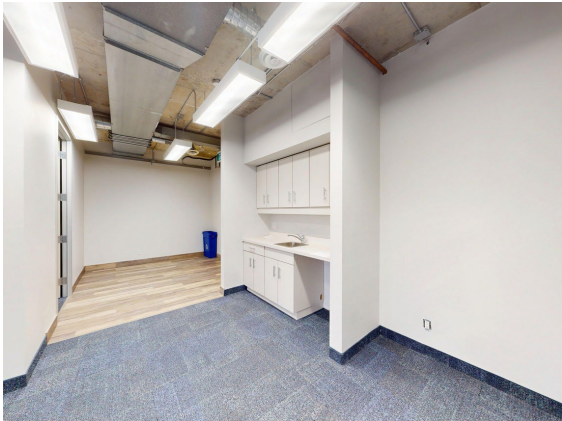
- Base Building Elevator
- Exposure

MODEL SUITES

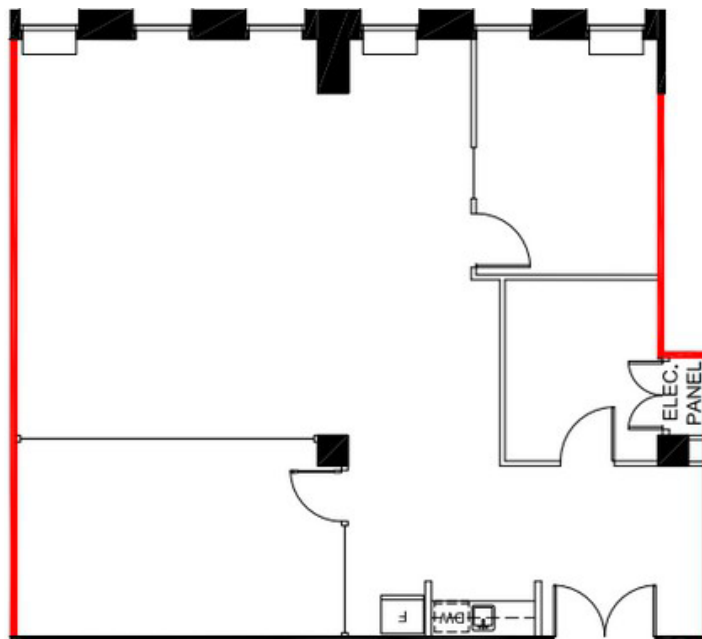
Suite 301 | 1,615 SF



Suite 301



- ♦ Built Out Model Suite
- ♦ Elevator Exposure
- ♦ Contiguous with Suite 300A for upto 3,700 SF



MODEL SUITES

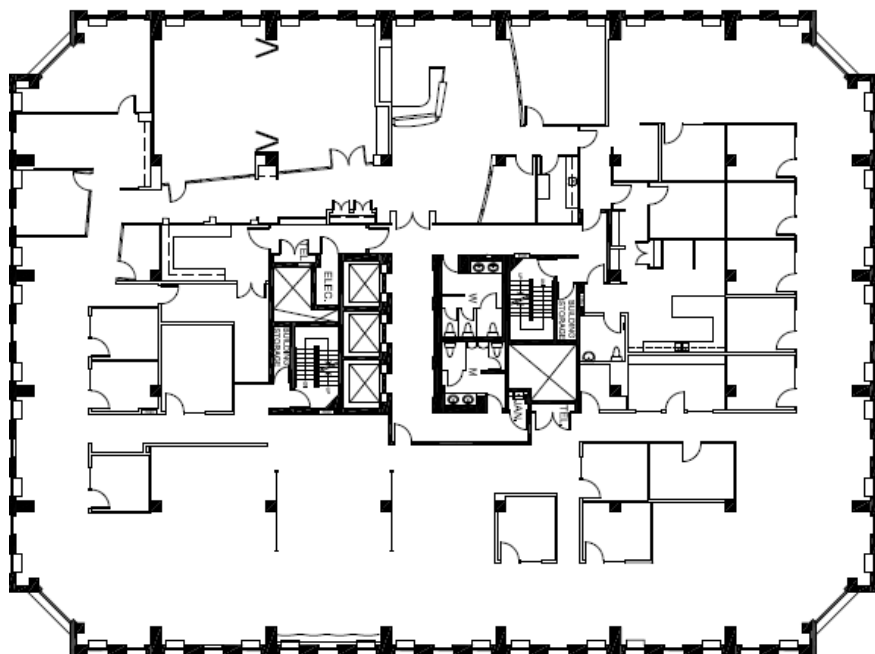
Suite 600 | 15,561 SF



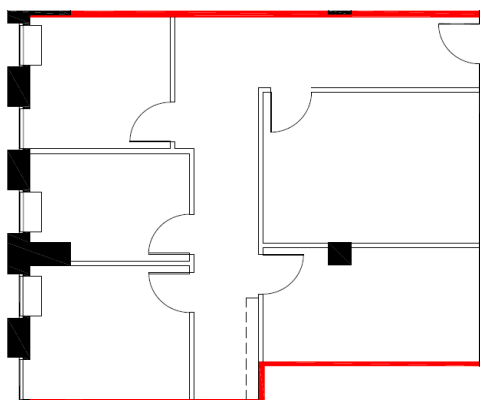
Suite 600



- ♦ Full floor opportunity
- ♦ Built out
- ♦ Mix of Open Spaces, Private Offices and Meeting Rooms

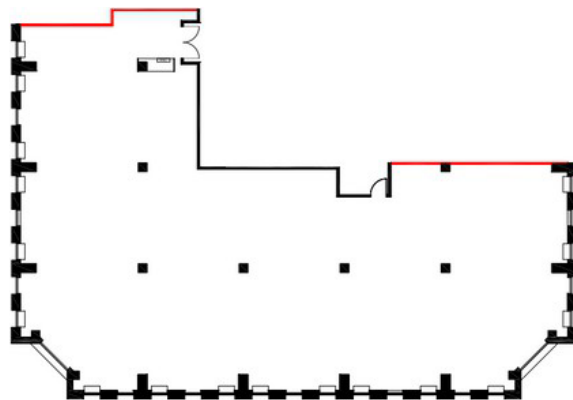


Suite 802 | 1,201 SF



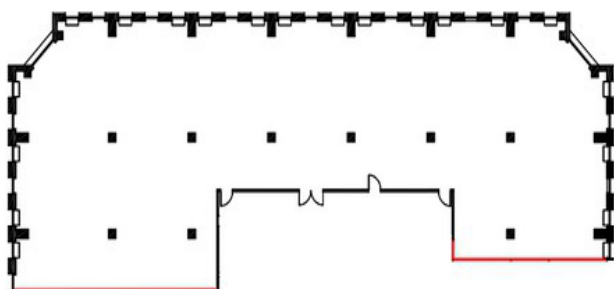
- Built Out,
Move in Ready

Suite 810 | 6,621 SF



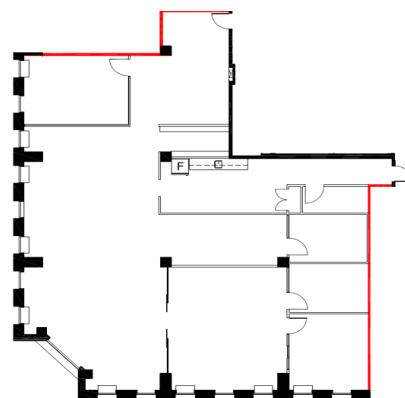
- Base Building Condition
- Elevator Exposure

Suite 1000 | 7,623 SF



- Base Building Condition
- Elevator Exposure

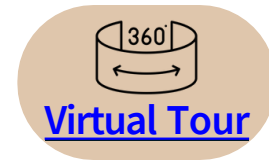
Suite 1001 | 3,841 SF



- Model Suite
- Available October 1, 2025

MODEL SUITES

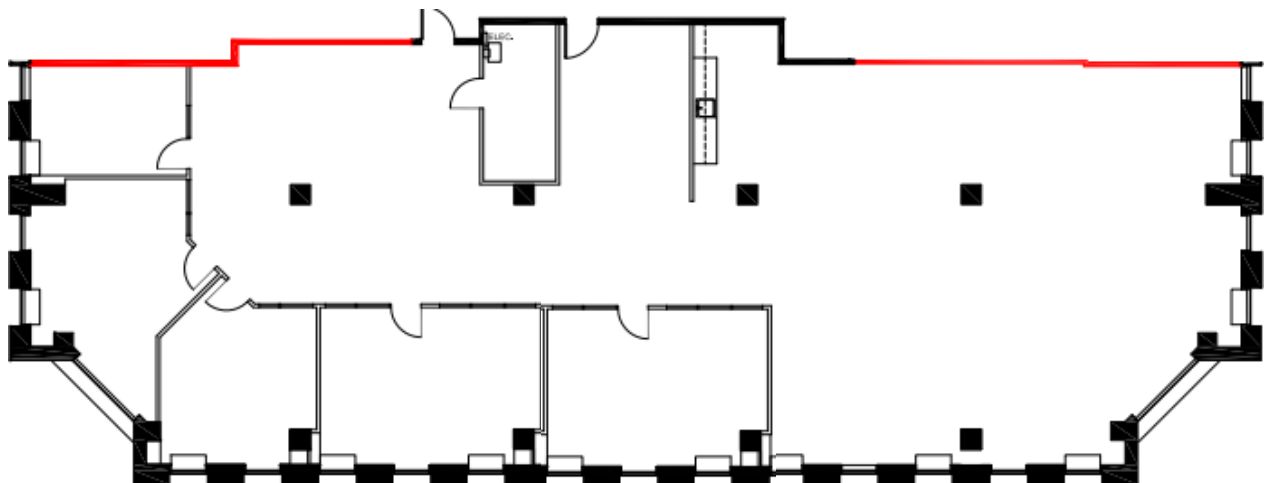
Suite 1100 | 4,534 SF



Suite 1100

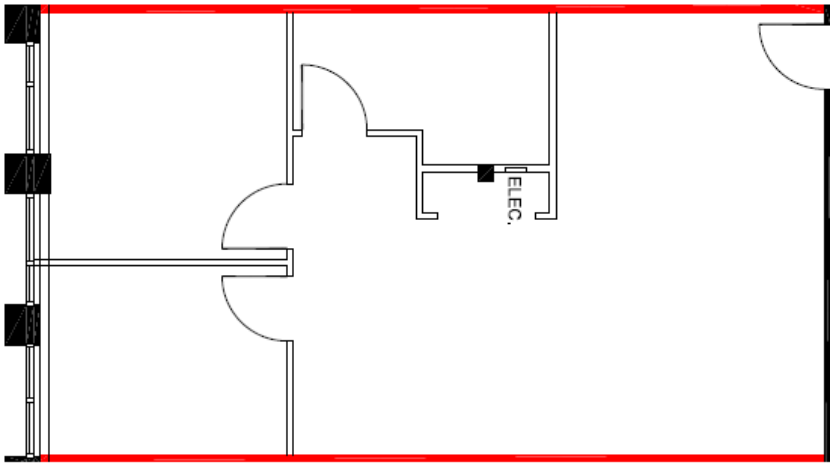


- Built Out Model Suite
- 4 Offices, Large Boardroom & Open Area
- Kitchenette



245 Yorkland Boulevard

Suite 300 | 997 SF



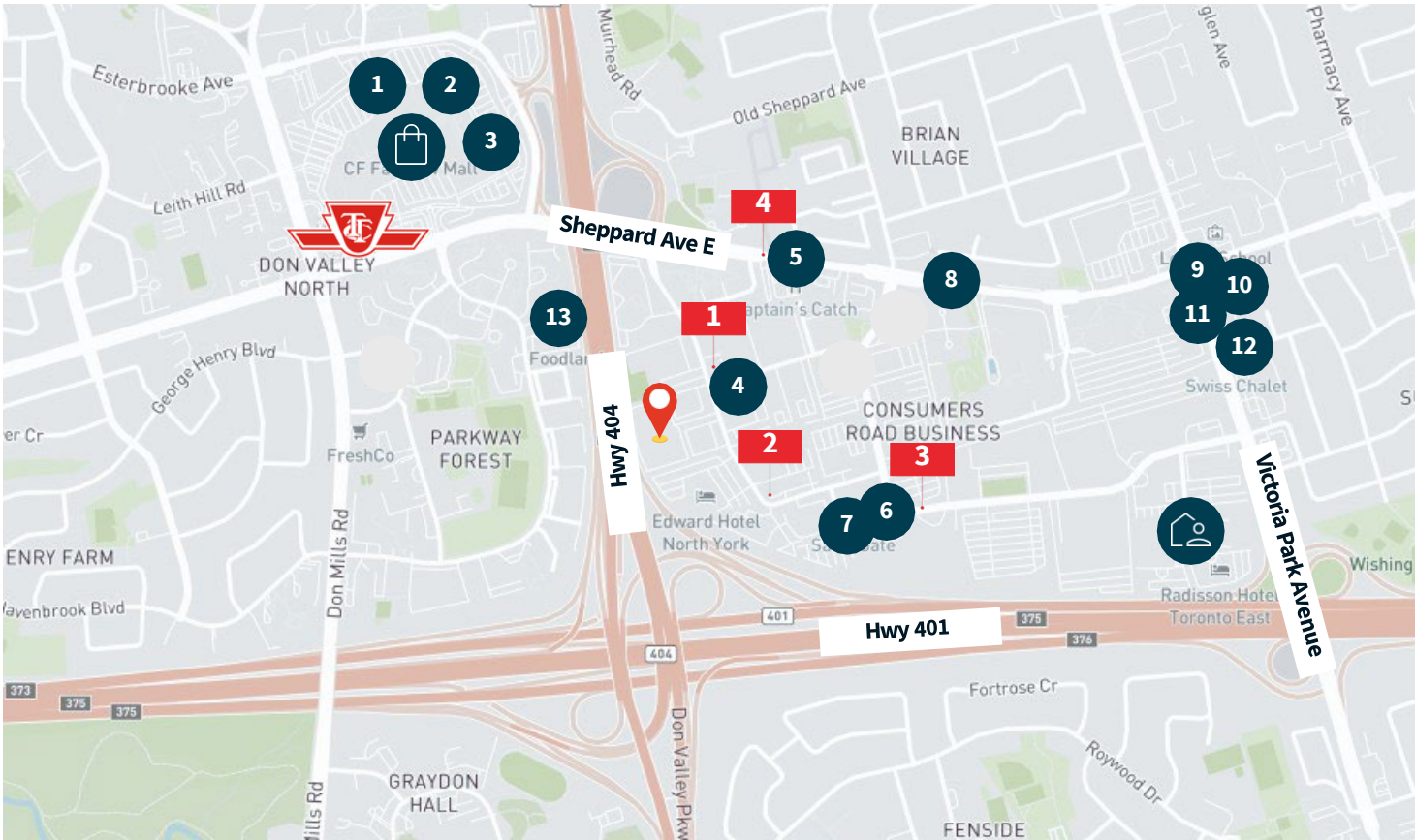
Shuttle Service








MORNING		LUNCH		EVENING	
Don Mills Subway	235 Yorkland Blvd.	235 Yorkland Blvd.	Fairview Mall	235 Yorkland Blvd.	Don Mills Subway
7:15 a.m.	7:30	12:10 p.m.	12:25	3:40 p.m.	3:55
7:50	8:05	12:40	12:55	4:15	4:30
8:25	8:40	1:10	1:25	4:50	5:05
9:00	9:15	1:40 (drop off only)	---	5:25	5:40
				6:00	6:15



Location Map



Amenities

-  **235/245 Yorkland Boulevard**
-  Don Mills Subway Station
-  TTC Bus Stops
-  Radisson Toronto East Hotel
-  CF Fairview Mall

- 1** Moxies Fairview Mall Restaurant
- 2** St. Louis Bar & Grill
- 3** Hibachi Teppanyaki
- 4** Tim Hortons (Yorkland)
- 5** Tim Hortons (Sheppard Ave)
- 6** Aroma Espresso Bar
- 7** Burrito Boyz
- 8** Umami House
- 9** Starbucks
- 10** Wendys
- 11** Grande Burrito
- 12** Swiss Chalet
- 13** Subway

Restaurants

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JLL

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