



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



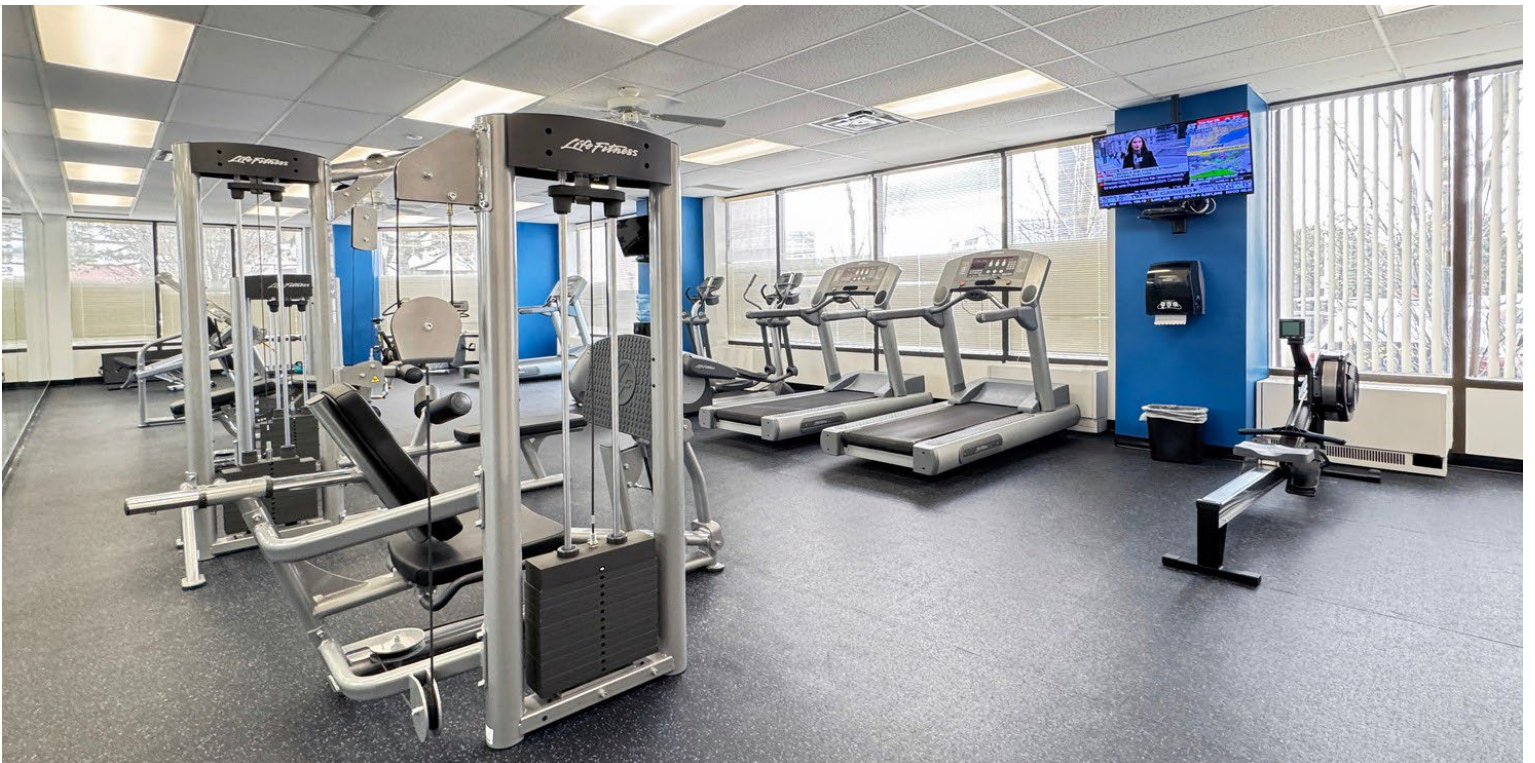
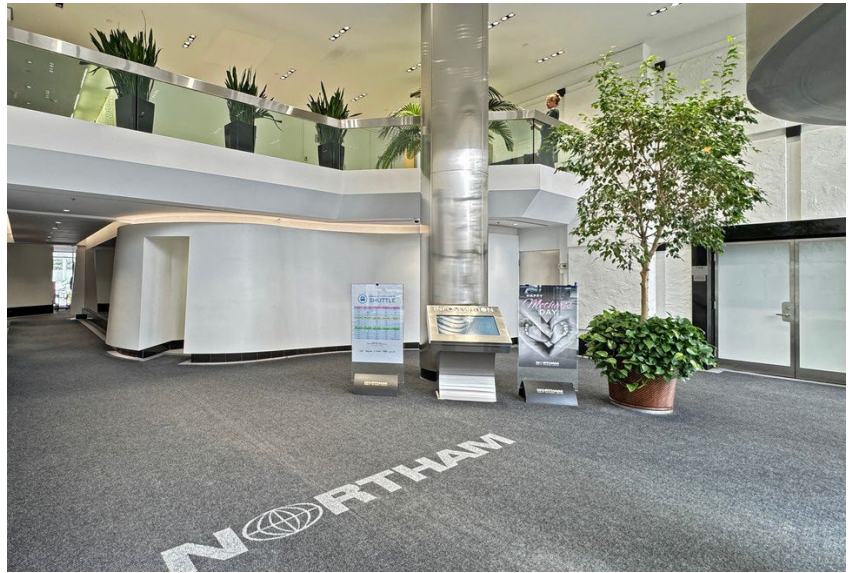
Building amenities - Gym, café, and various landlord organized events & wellness programs



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: \$17.99 (2026)

Suite 105	2,170 SF	Suite 600	15,561 SF
Suite 109	1,241 SF	Suite 802	1,201 SF <i>Leased</i>
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 <i>Leased</i>	Suite 1001	3,841 SF
Suite 501	4,167 SF	Suite 1100	4,534 SF

Contiguous to 11,464 SF

245 Yorkland Boulevard

\$ Net Rent: \$13.50 PSF | Additional Rent: \$19.56 (2026)

Suite 300 997 SF



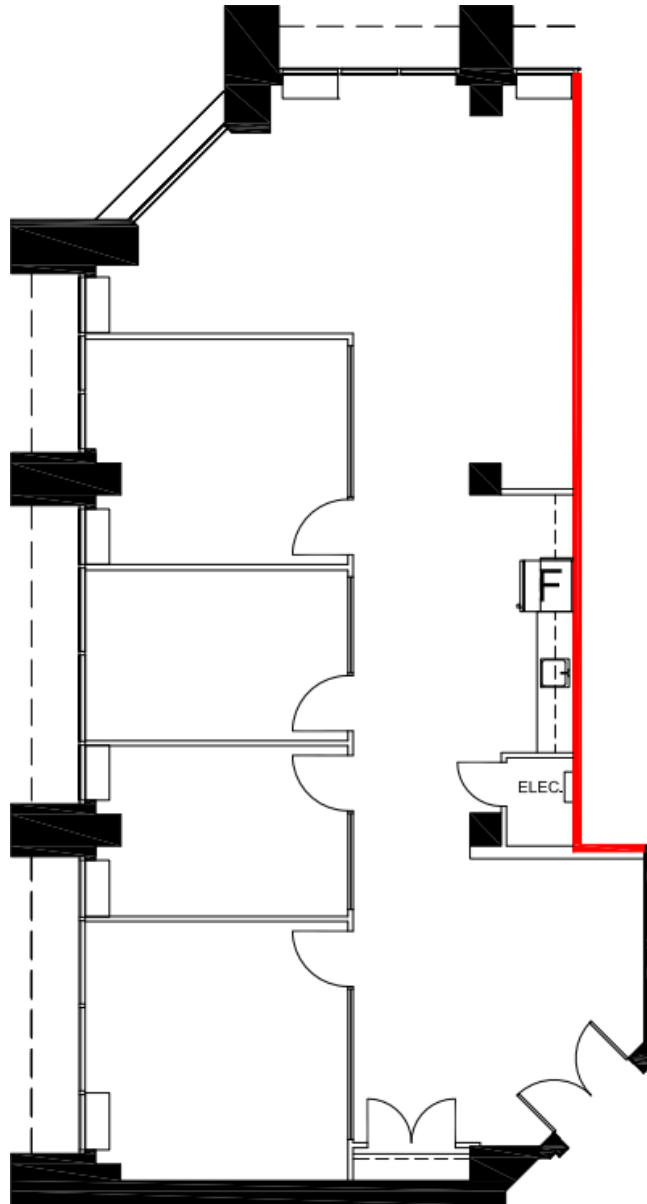
**View from the South-West windows*

MODEL SUITES

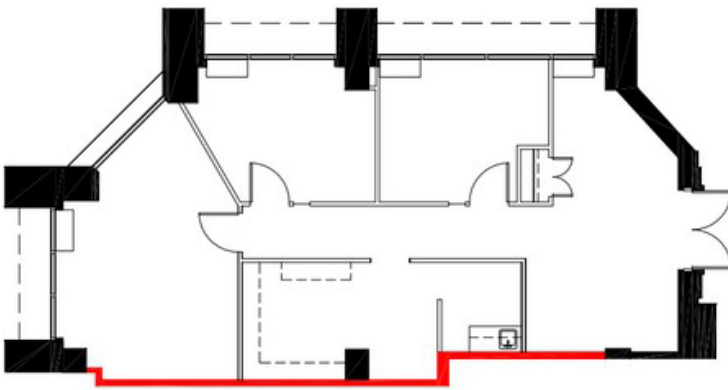
Suite 105 | 2,170 SF

- Model Suite
- 3 Offices, Boardroom
- Kitchenette

Suite 105

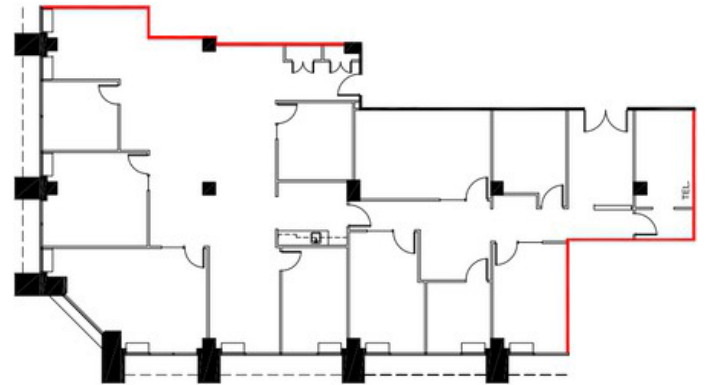


Suite 109 | 1,241 SF



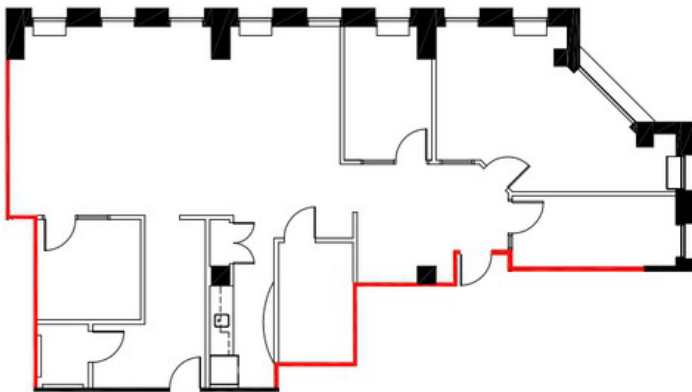
- Built Out
- 3 Offices & Kitchenette

Suite 200 | 3,813 SF



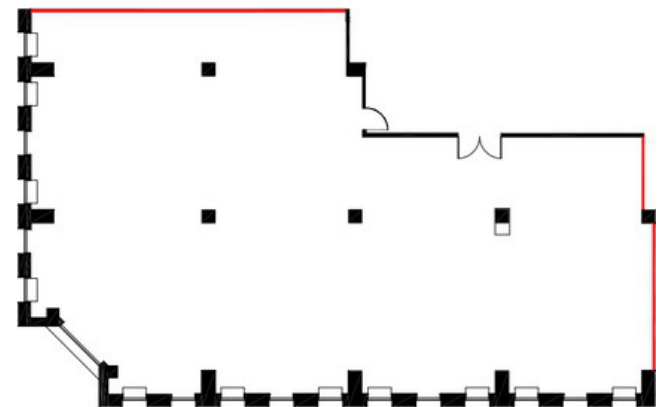
- Improvements in place.

Suite 300A | 2,085 SF



- Contiguous with Suite 301

Suite 501 | 4,167 SF



- Base Building Elevator
- Exposure

MODEL SUITES

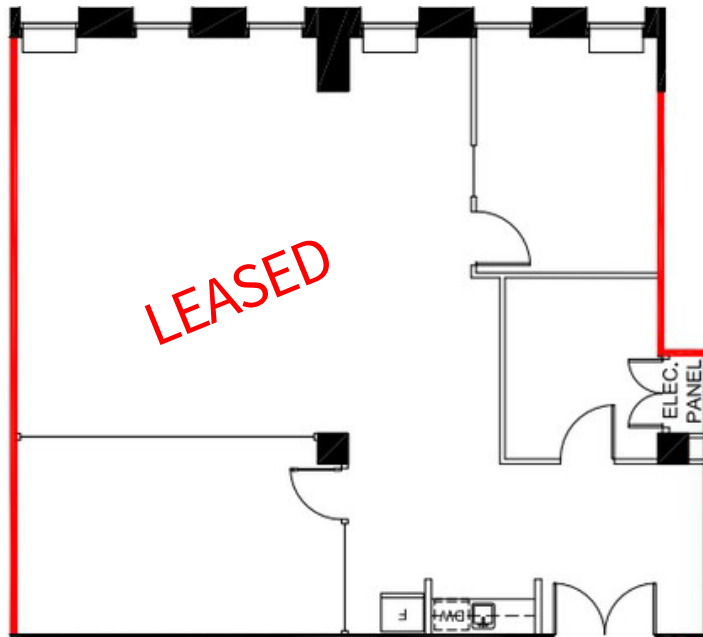
Suite 301 | 1,615 SF



Suite 301



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

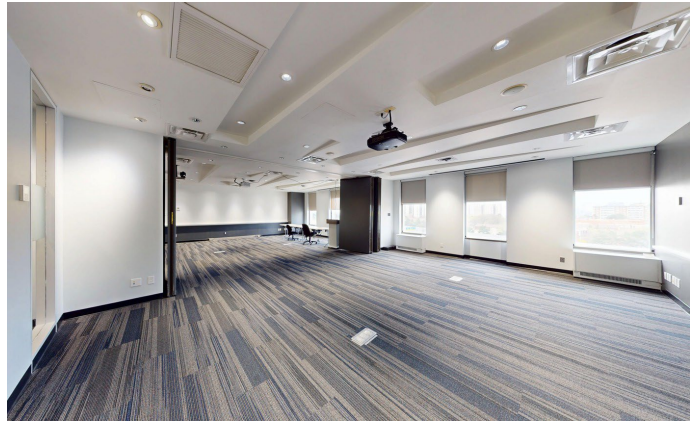


MODEL SUITES

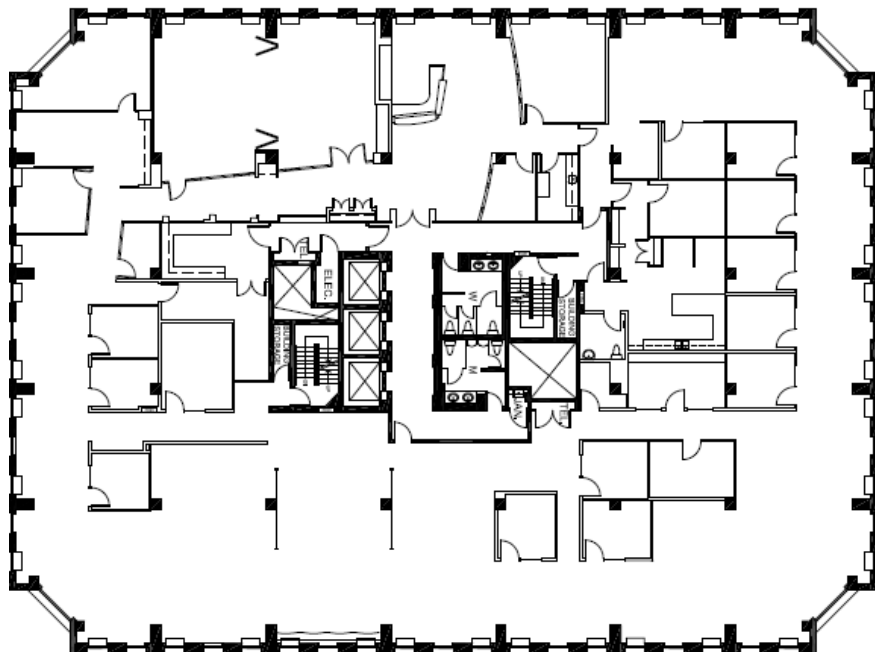
Suite 600 | 15,561 SF



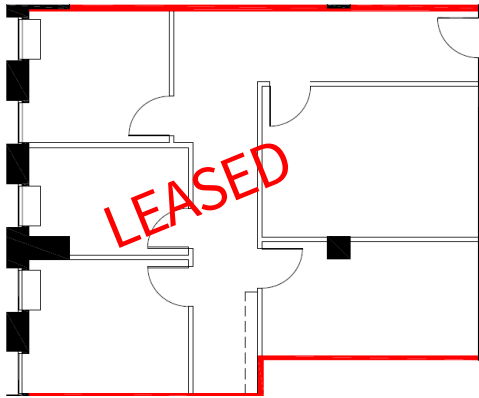
Suite 600



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

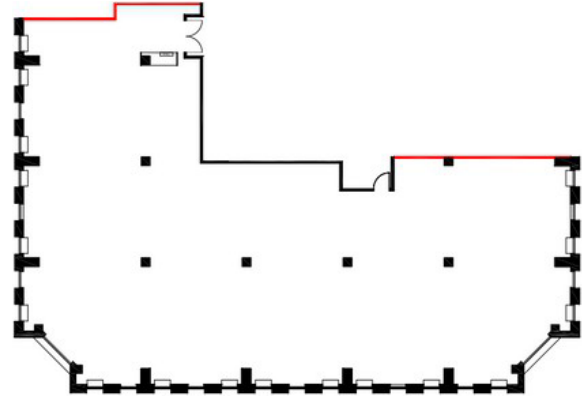


Suite 802 | 1,201 SF



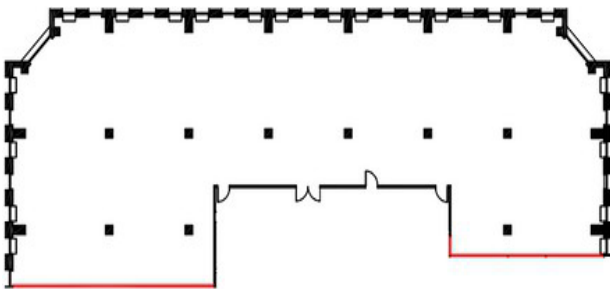
- Built Out,
Move in Ready

Suite 810 | 6,621 SF



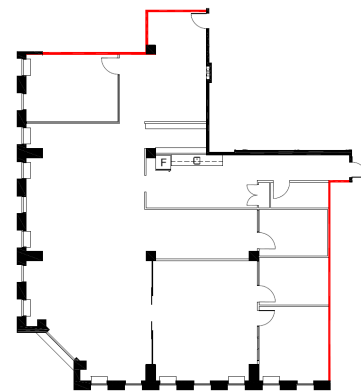
- Base Building Condition
- Elevator Exposure

Suite 1000 | 7,623 SF



- Base Building Condition
- Elevator Exposure

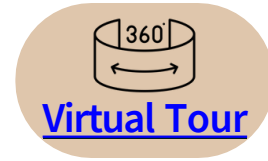
Suite 1001 | 3,841 SF



- Model Suite
- Available October 1, 2025

MODEL SUITES

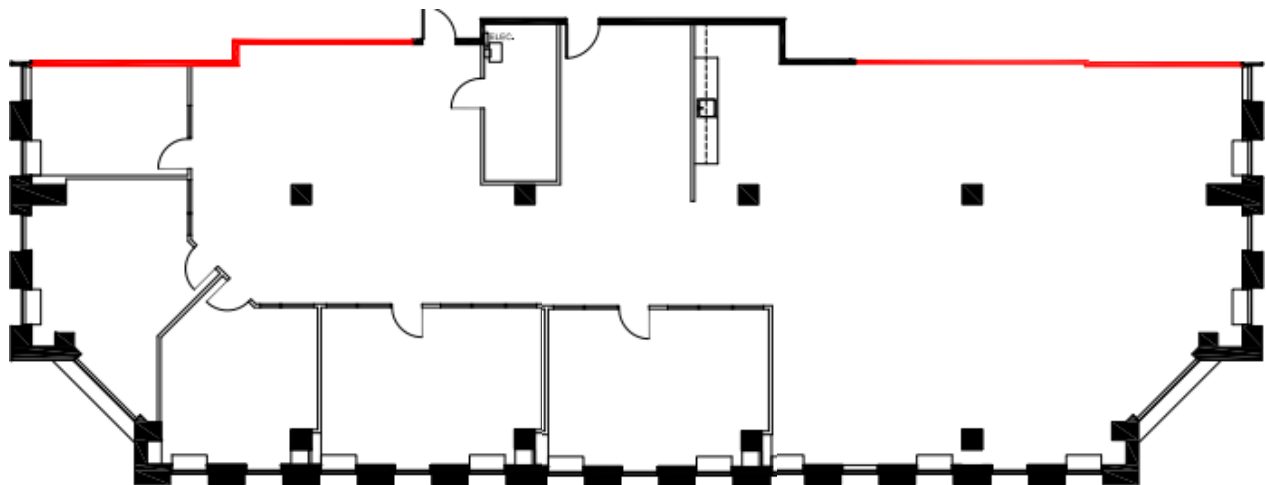
Suite 1100 | 4,534 SF



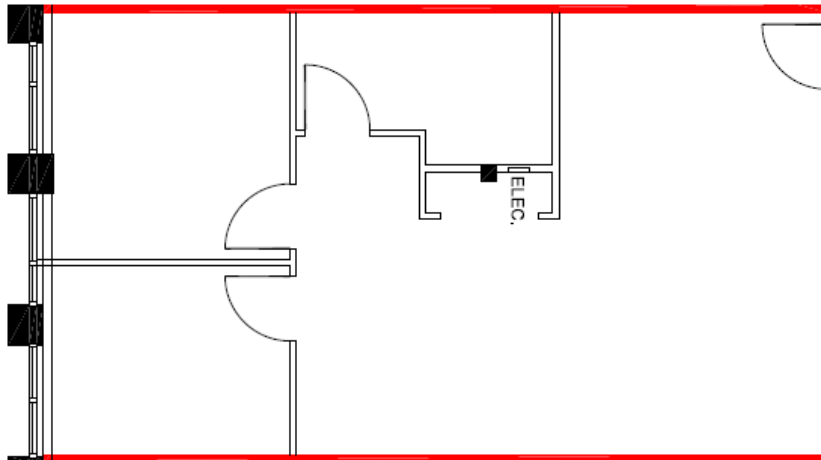
Suite 1100



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



245 Yorkland Boulevard Suite 300 | 997 SF



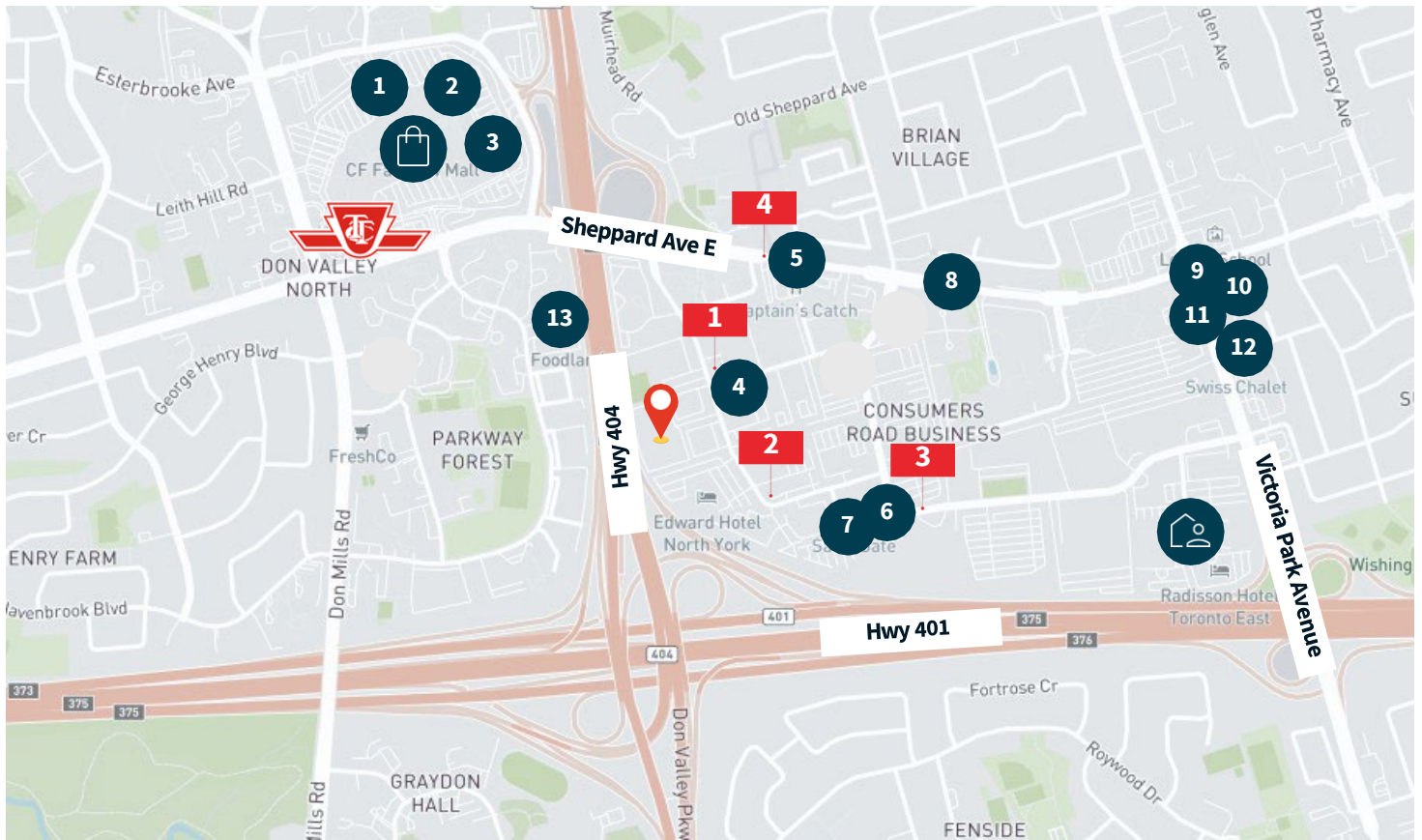
Shuttle Service








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

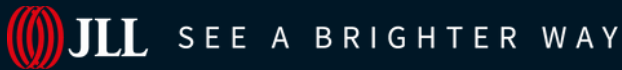


Amenities

-  **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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