



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 1,591 SF to fully furnished full floor opportunity



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



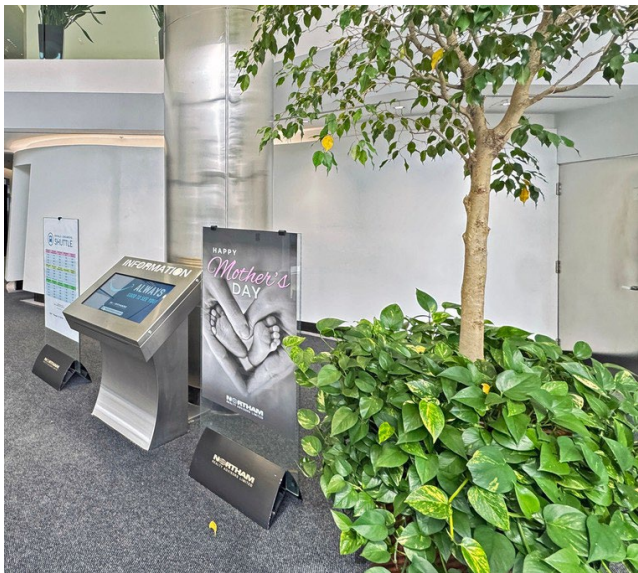
Building amenities - Gym, café, and various landlord organized events & wellness programs



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: \$14.00 PSF | Additional Rent: \$17.99 (2026)

Suite 109 <i>Leased</i>	1,241 SF	Suite 600 <i>Leased</i>	15,561 SF
Suite 200A	1,591 SF	Suite 802 <i>Leased</i>	1,201 SF
Suite 300A <i>Leased</i>	2,085 SF	Suite 810	6,621 SF
Suite 301 <i>Leased</i>	1,615 SF	Suite 1000	7,623 SF
Suite 305	5,554 SF	Suite 1001	3,841 SF
Suite 501	4,167 SF	Suite 1100	4,534 SF

245 Yorkland Boulevard

\$ Net Rent: \$14.00 PSF | Additional Rent: \$19.56 (2026)

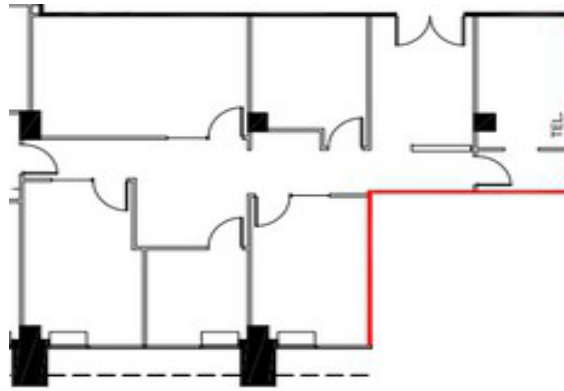
Suite 202 2,098 SF

Contiguous
to 11,464 SF



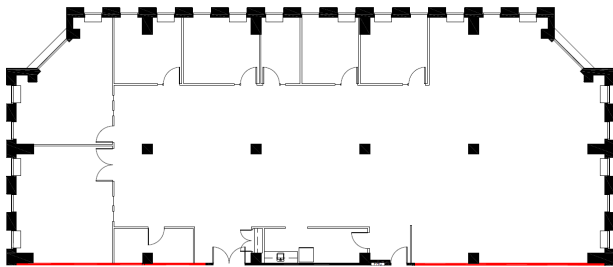
*View from the South-West windows

Suite 200A | 1,591 SF



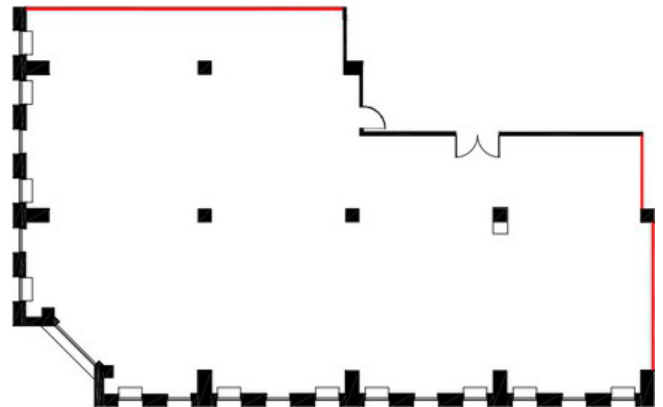
- Improvements in place

Suite 305 | 5,554 SF



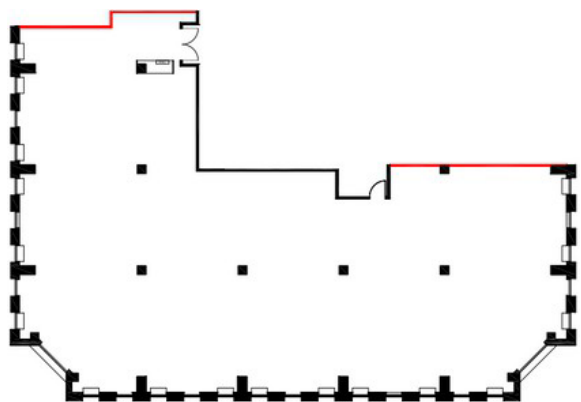
- Available Immediately

Suite 501 | 4,167 SF



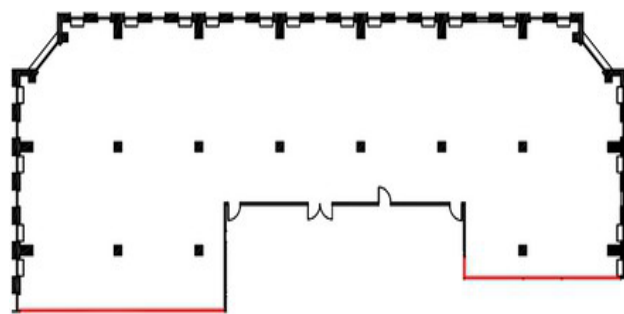
- Base Building
- Elevator Exposure

Suite 810 | 6,621 SF



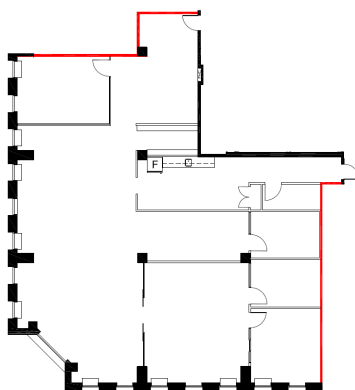
- Base Building Condition
- Elevator Exposure

Suite 1000 | 7,623 SF



- Base Building Condition
- Elevator Exposure

Suite 1001 | 3,841 SF



- Model Suite
- Available Immediately

MODEL SUITE

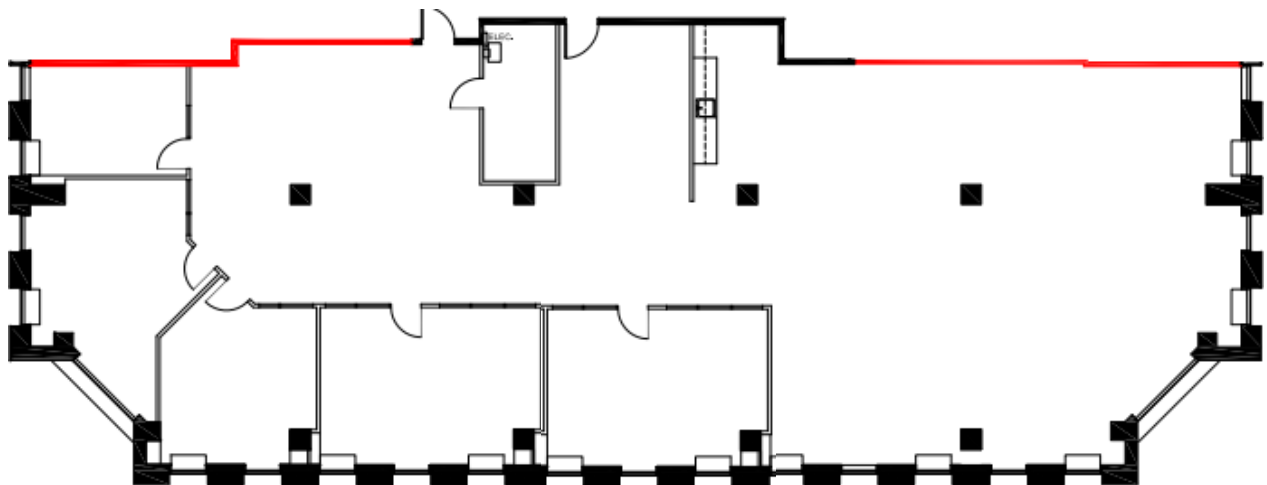
Suite 1100 | 4,534 SF



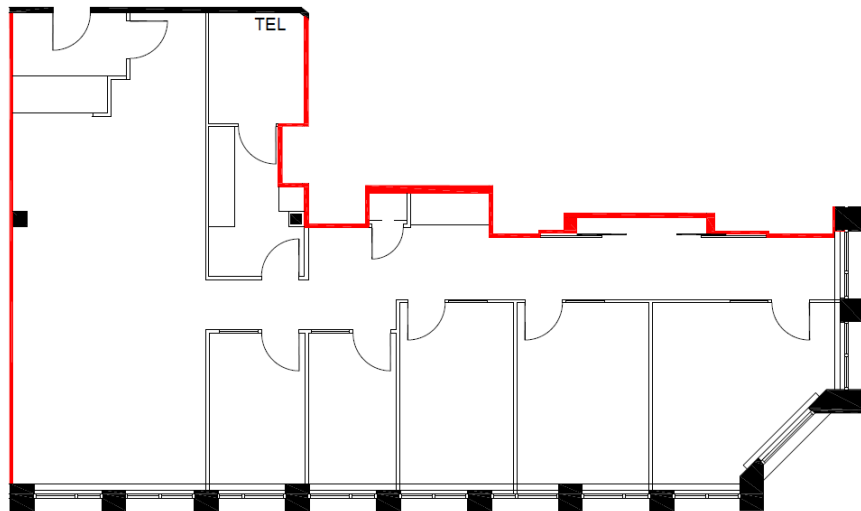
Suite 1100



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



245 Yorkland Boulevard
Suite 202 | 2,098 SF



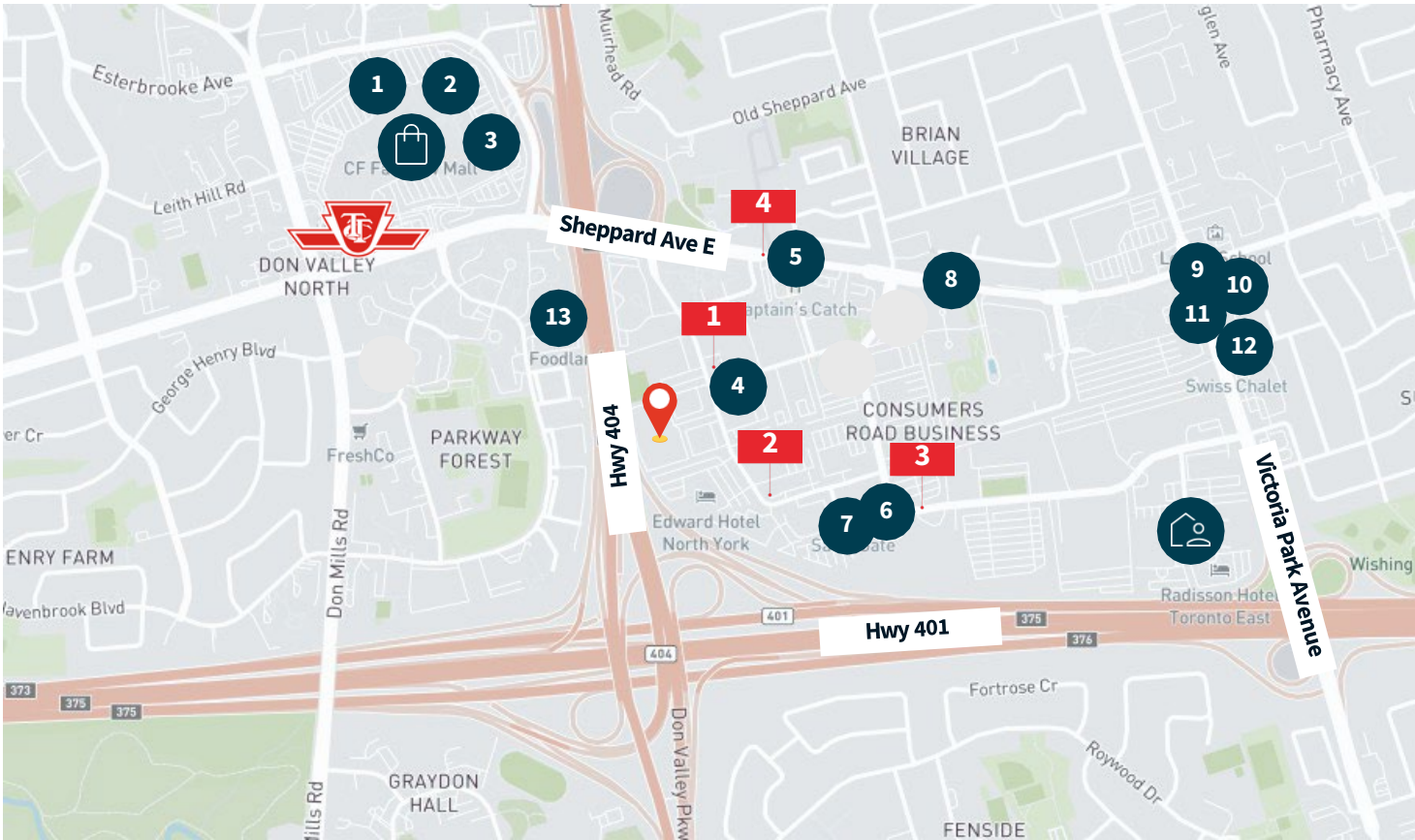
Shuttle Service



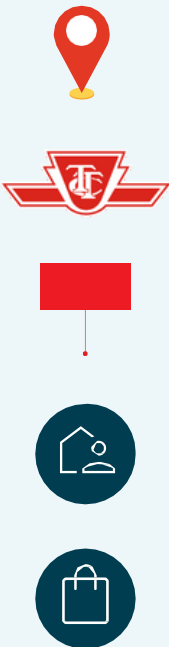
MORNING		LUNCH		EVENING	
Don Mills Subway	235 Yorkland Blvd.	235 Yorkland Blvd.	Fairview Mall	235 Yorkland Blvd.	Don Mills Subway
7:15 a.m.	7:30	12:10 p.m.	12:25	3:40 p.m.	3:55
7:50	8:05	12:40	12:55	4:15	4:30
8:25	8:40	1:10	1:25	4:50	5:05
9:00	9:15	1:40 (drop off only)	---	5:25	5:40
				6:00	6:15



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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