







FOR LEASE

685 Sheppard Ave E,

North York, ON M2K 1B6

PROPERTY SUMMARY:

 Space:	 Use:	 Total Area:	 Asking Price:
B01	Office/Medical/ Daycare	2,000–13,922SF	NET: \$23 TMI: \$17.68 (full space)
501A	Office/Medical	1,950 SF	NET: \$24.50 TMI: \$17.68



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B01 – OVERVIEW

Welcome to 685 Sheppard Ave East, Unit B01
a rare and flexible commercial offering located in a
professionally managed building at Bayview & Sheppard.

Previously occupied by the Toronto District School Board,
this unit is uniquely suited for daycare, tutoring, educational
services, or a wide range of medical and professional uses.

Spanning approximately 13,922 square feet, the space offers a
versatile layout that can remain as-is or be subdivided into
smaller units. It features multiple rooms, generous ceiling
height, and access to dedicated outdoor space—an ideal asset
for child-focused programs, educational services, or wellness-
oriented uses.



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B01 – KEY FEATURES

- **Ideal for daycare or educational services, previously used by TDSB**
- **Functional layout with multiple rooms, reception, washroom(s), and storage**
- **Access to outdoor space (subject to confirmation and use agreement)**
- **Bright, well-lit space with high ceilings**
- **Option to demise the unit into smaller spaces or keep it as a full unit**
- **Located in a medical/professional building with strong tenant mix**
- **Underground parking available for staff and visitors**

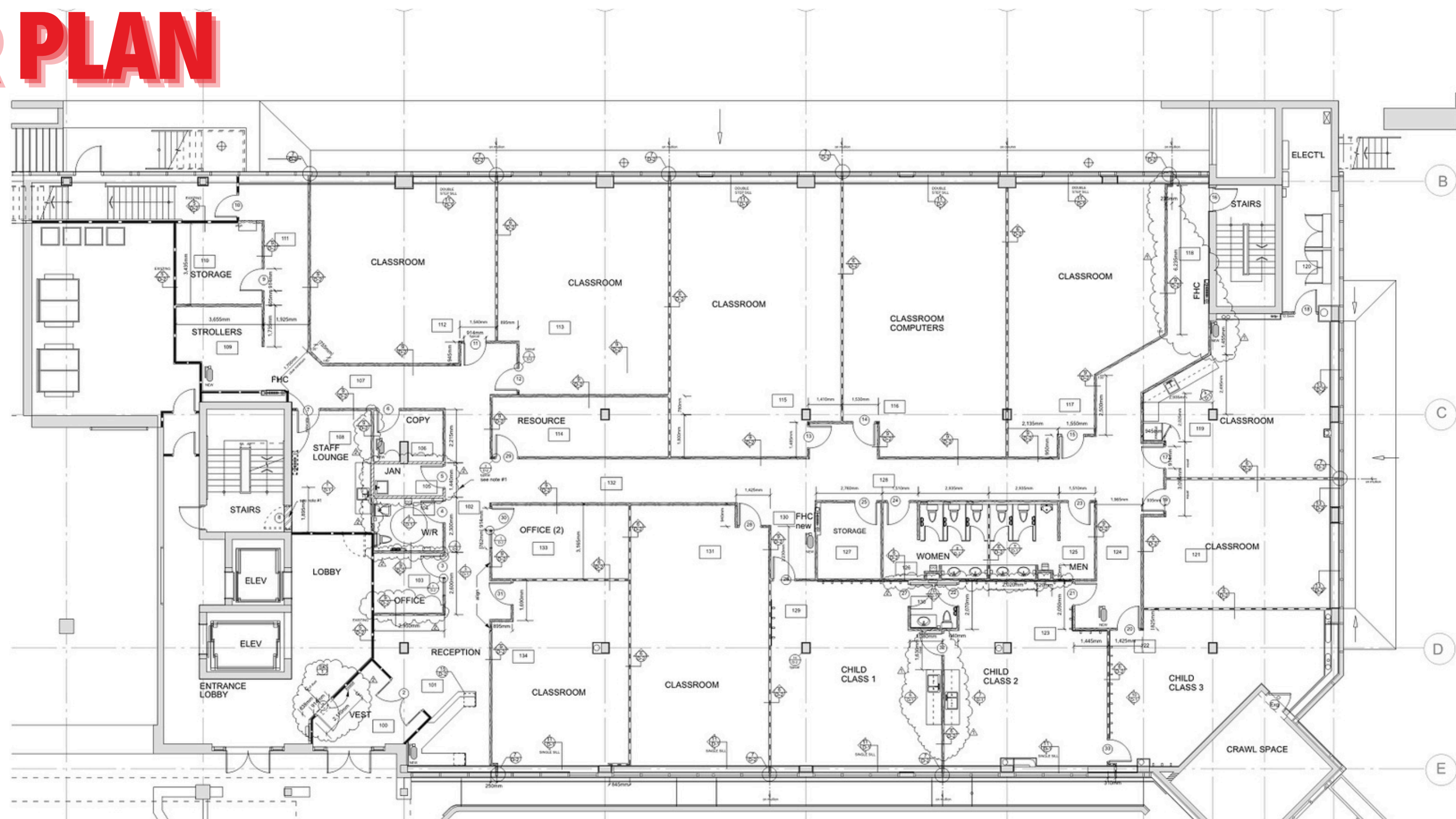


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B01 – FLOOR PLAN



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501A – OVERVIEW

Elevate your professional or medical practice with these premier office spaces located at 685 Sheppard Ave E, Toronto.

Designed to cater to the needs of high-caliber professional and medical businesses, these units offer a unique opportunity to be part of a distinguished location known for its accessibility and vibrant community.

This extensive office space provides a flexible layout ideal for a variety of professional or medical uses. Whether you're planning a clinic, a dynamic office environment, or a combination of both, this space can be customized to suit your specific requirements.



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501A – KEY FEATURES

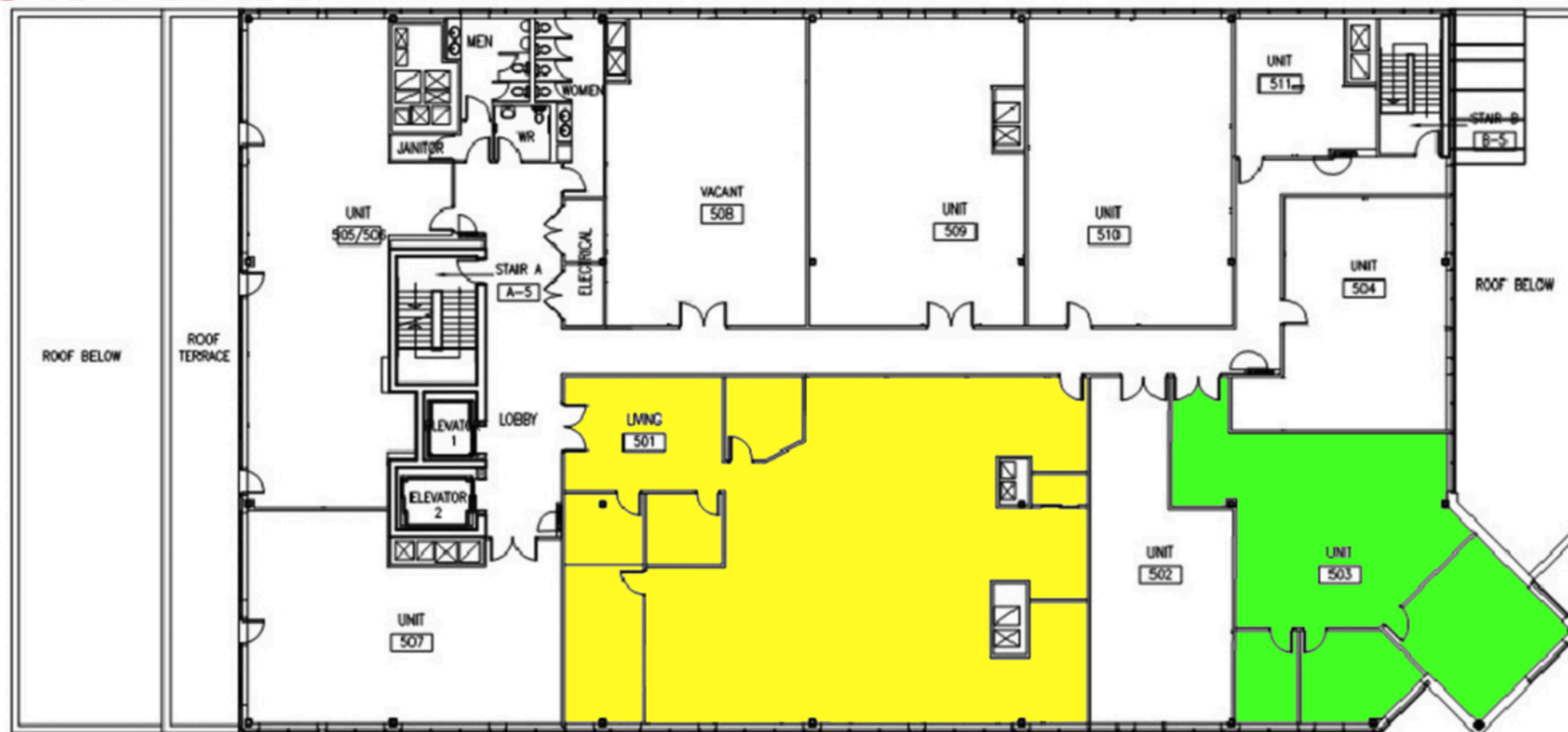
- 'A' Class Office Space
- Perfect For Medical Or Professional Office Uses
- Close To Bayview Subway Stations
- Easy Access to Highway 401
- Ample Natural Light
- Lots Of Parking



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501A - FLOOR PLAN*



***This is a full space floor plan.
The exact locations and
dimensions are to be negotiated.**



Prime North York Location

Bayview & Sheppard :

- Situated in one of North York's most desirable corridors, 685 Sheppard Avenue East offers exceptional visibility, connectivity, and convenience. Located just east of Bayview Avenue, this property is steps from Bayview Village Shopping Centre—home to premium retail, restaurants, and services—and is surrounded by a dense and affluent residential population.
- With Bayview Subway Station just a short walk away and direct access to TTC bus routes, the building is highly accessible for both staff and clients. For commuters, Highway 401 is just minutes away, offering seamless travel across the GTA.
- The immediate area is a vibrant mix of condominiums, townhomes, professional offices, and medical services, making it an ideal setting for businesses that benefit from high foot traffic and proximity to established neighborhoods.
- This central and upscale location provides a strong demographic base for childcare, education, wellness, or medical-related services, and supports long-term growth and visibility for any business.



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