

2235  
Sheppard Ave East



# Suite 902A Model Suite

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**ATRIA II**

**Epic**  
Investment  
Services

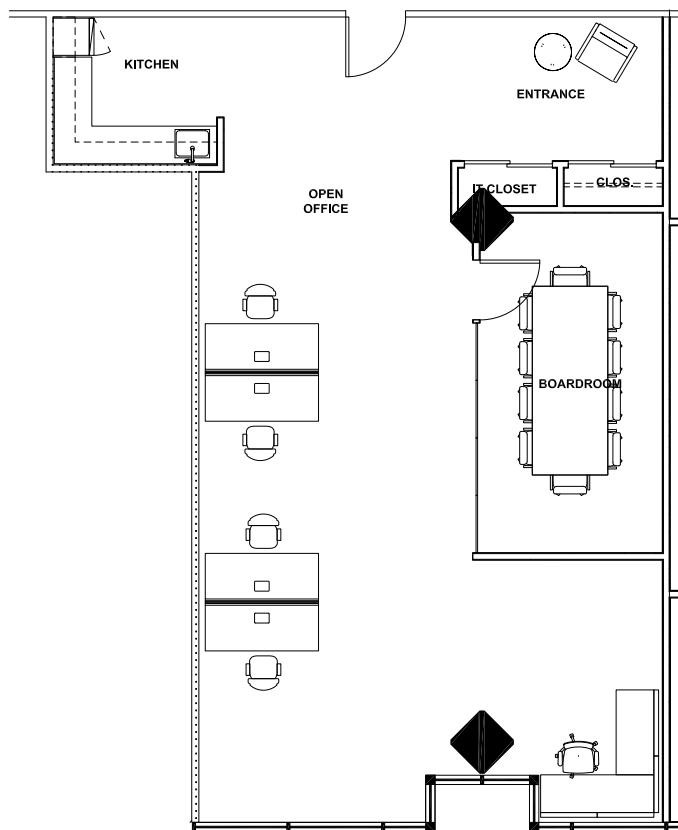
# Experience Possibility

## Suite 902A

## Furnished Model Suite

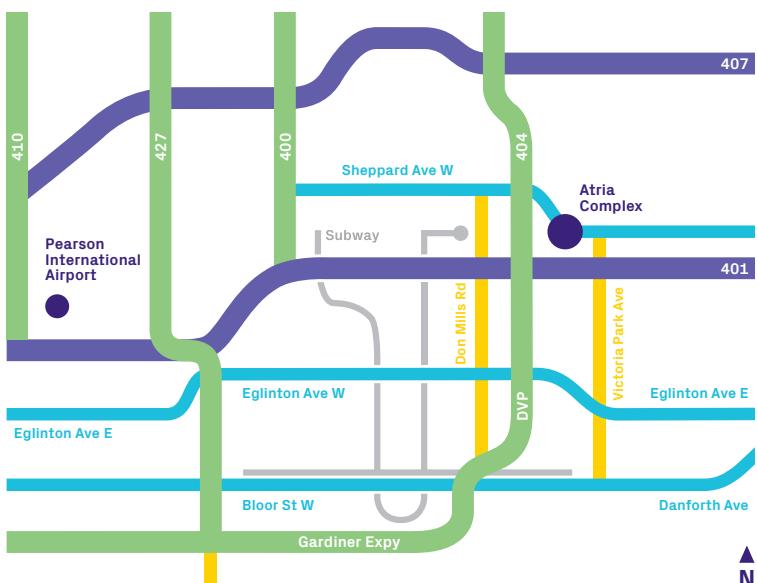
Suite 902A at Atria II features 1,270 square feet of built out space, fully furnished with brand new state of the art workstations and finishes.

- The Atria Complex is a premier Class A office campus located in close proximity to Highways 401, 404 and Don Valley Parkway, featuring a park like setting, several on-site amenities and abundant underground parking.
- Exceptionally efficient floor plates with low gross up factors (BOMA 1980 Standard)
- Dedicated shuttle bus to Don Mills subway station and Fairview Mall



Suite	Size (SF)	Type	Availability
902A	1,270	Office	Immediate

Operating Costs: \$13.75 psf | Realty Tax: \$4.80 psf  
Utilities: \$1.23 psf | Total 2022 Additional Rent: \$19.78 psf



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