

2235
Sheppard Ave East



Suite 902A Model Suite

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ATRIA II

Epic
Investment
Services

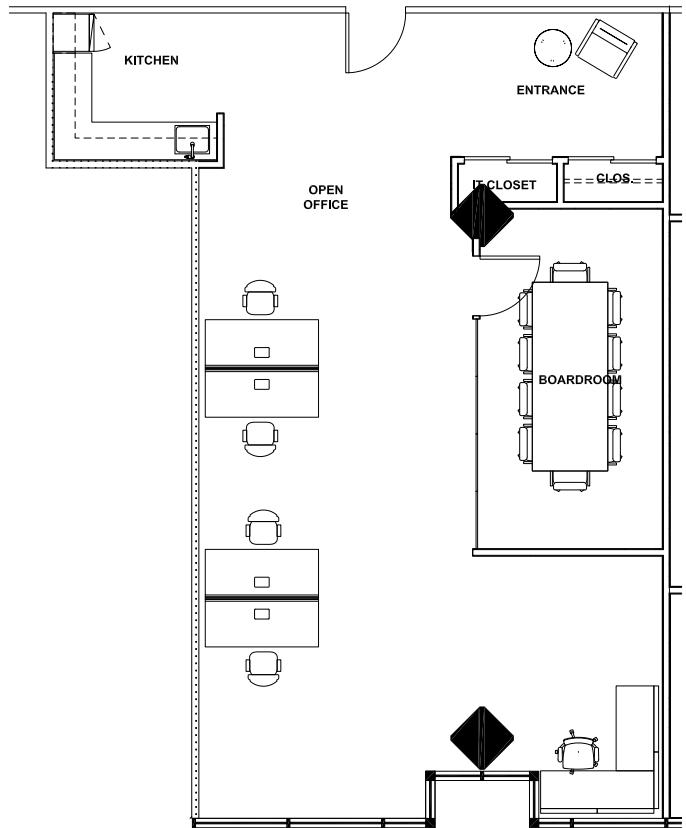
Experience Possibility

Suite 902A

Furnished Model Suite

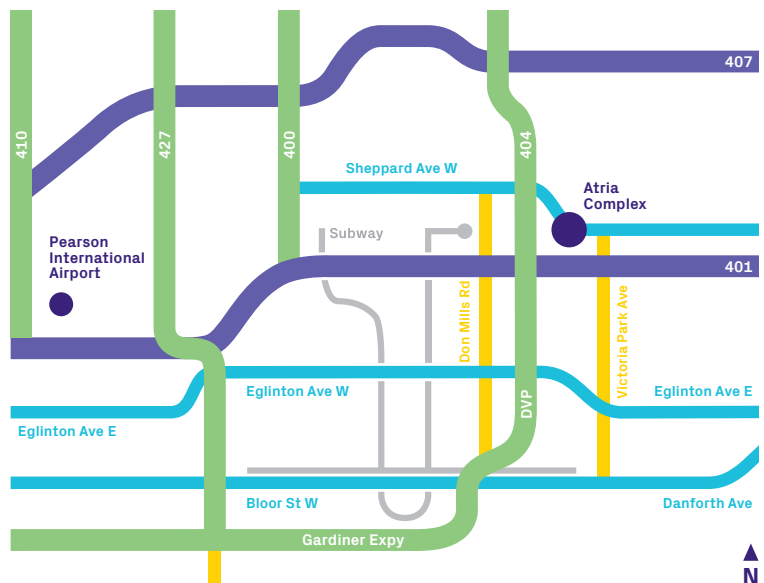
Suite 902A at Atria II features 1,270 square feet of built out space, fully furnished with brand new state of the art workstations and finishes.

- 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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