

OFFICE BUILDING

FOR LEASE



100 Sheppard Avenue West Unit 202, Toronto, ON, M2N 1M6

Discover a prime leasing opportunity in the bustling heart of Toronto.

- Newly-renovated second floor walk up space.
- Open concept space with the ability to add 1-2 offices. Common washrooms on the second floor.
- Well-situated property that offers a strategic location, making it the perfect choice for businesses seeking a dynamic workspace.
- Easy access to an array of dining, retail, and entertainment options and in close proximity to notable landmarks such as the Toronto Centre for the Arts and Mel Lastman Square.



DANIEL GANGBAR

VP, Commercial Sales & Leasing | Sales Representative
O: +1(416)636.8898 EXT. 231
C: +1(416)230.0269
dgangbar@thebehargroup.com



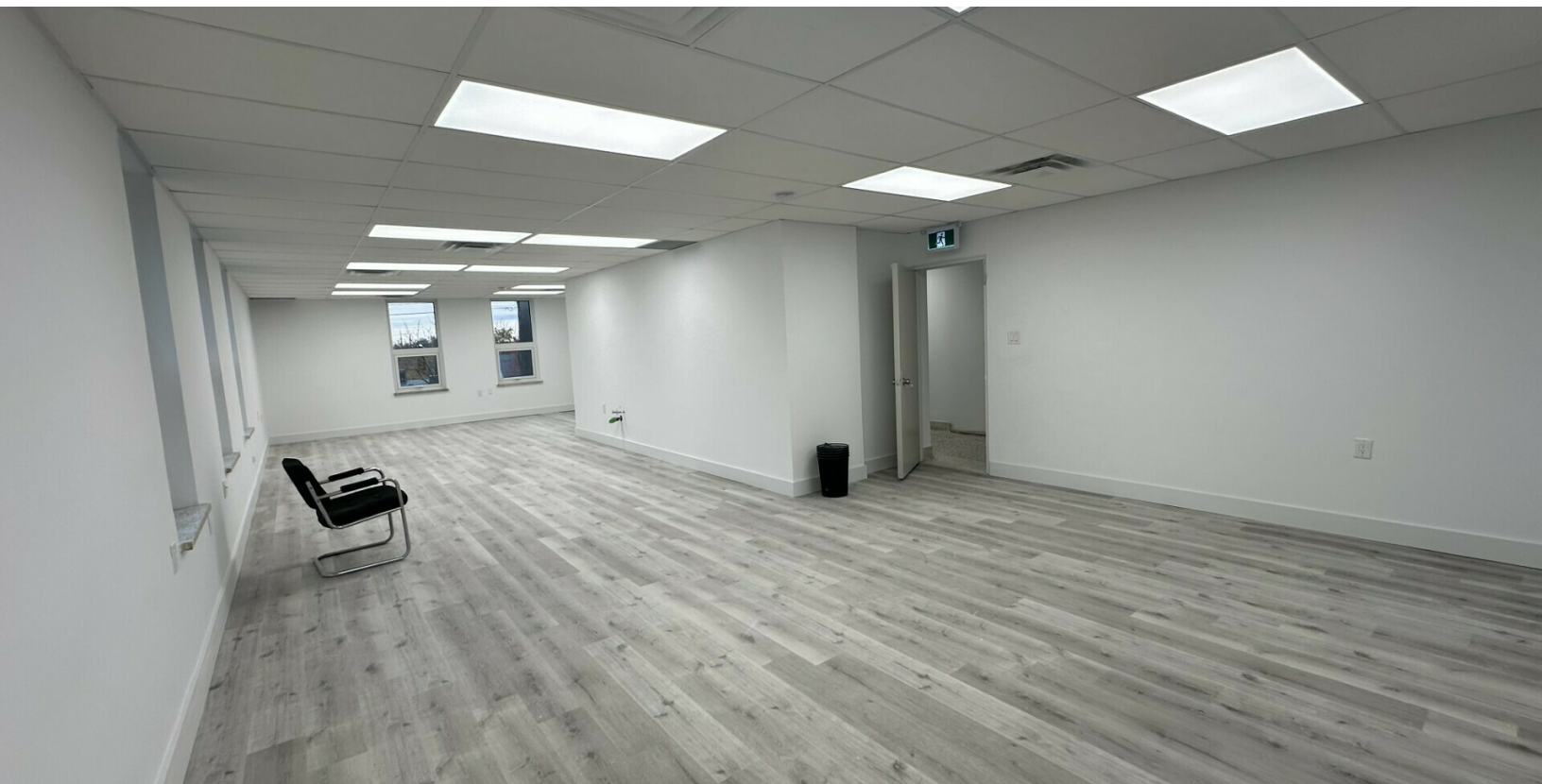


PROPERTY DETAILS

Size:	839 SF
Lease Rate:	\$32 SF/yr (NN; NNN)
Availability:	Immediate

DANIEL GANGBAR
 VP, Commercial Sales & Leasing | Sales Representative
 O: +1(416)636.8898 EXT. 231
 C: +1(416)230.0269
 dgangbar@thebehargroup.com





DANIEL GANGBAR

VP, Commercial Sales & Leasing | Sales Representative

O: +1(416)636.8898 EXT. 231

C: +1(416)230.0269

dgangbar@thebehargroup.com





THE BEHAR GROUP™

BROKERAGE & COMMERCIAL REAL ESTATE SERVICES

LANDLORD
SERVICES

TENANT
SERVICES

CAPITAL
MARKETS

ADVISORY
SERVICES

Head Office (Mailing Address)

1170 Sheppard Avenue West, Suite 24,
Toronto, ON, M3K 2A3
Tel: 416.636.8898 | Fax: 416.636.8890

Downtown Office

30 Duncan Street, Suite 201
Toronto, ON, M5V 2A3

Vancouver Office

1110 Hamilton St, Unit 206
Vancouver, BC V6B 6C5
Tel: 604.616.0013

Calgary Office

639 5th Ave SW, Suite 2500
Calgary, AB T2P 0M9

The Behar Group Realty Inc., Brokerage
www.TheBeharGroup.com

DISCLAIMER & DISCLOSURE - IMPORTANT INFORMATION - PLEASE READ

Brokerage Duties and Representation Disclosure: The Real Estate Council of Ontario (RECO) regulates real estate professionals in Ontario. RECO's mandate is to protect the public interest by promoting a safe and informed marketplace and administering the rules that real estate agents and brokerages must follow.

As of December 1, 2023, new legislation has come into effect (TRESA -phase 2). These changes affect how you interact with real estate agents and brokerages.

Please read the Information guide published by RECO. Click here: [RECO Information Guide](#)

If you are represented by another Brokerage under a Tenant or Buyer Representation Agreement (Brokerage or Designated), please have your Designated Representative contact us on your behalf. This marketing material is not intended to solicit clients who are represented by another brokerage or Designated Representative. If you are not represented by another brokerage or another Designated Representative, and wish to hire brokerage representation, please contact us for details on our Landlord, Tenant, Advisory and Capital Markets Services.

This property is a Listing of The Behar Group Realty Inc. ("TBG") and the Designated Representative(s) named on these materials. The Landlord/Seller is our client to whom the Designated Representative(s) owes Fiduciary Duties.

Unless you are also a Client of TBG or the Designated Representative for this Listing (and you consent to Multiple Representation), then you are a Self Represented Party (SRP). It is important that you understand and acknowledge the risks and role as a SRP. Please read the RECO Information Guide, and before asking for assistance from the Designated Representative listed on this flyer be prepared to sign and acknowledge the RECO Information and Disclosure form for Self Represented Parties: [Click Here](#).

TBG strongly recommends that consumers retain the services of a qualified and experienced real estate agent.

For all transactions completed with TBG, you will be required to sign a Confirmation of Cooperation and Representation Agreement, whether you are a SRP or not, to ensure acknowledgement of representation disclosure.

Photo/Renderings Disclosure: Any photos used in these materials may have been digitally manipulated for illustrative purposes, and the actual property's appearance may differ; please verify details independently. Any property renderings used are artistic concepts only and may not reflect the final build of the project.

Errors and Omissions Disclosure: All information is from sources deemed reliable and is subject to errors and omissions which we believe to be correct and assume no responsibility. Changes in respect of price, rental, prior sale and withdrawal may be changed without notice. None of the information contained herein is intended to be construed as legal or tax or other professional advice. You should consult your legal counsel, accountant, planner/architect/engineer or other advisors as necessary on matters relating to these materials.