

**FOR  
LEASE**



Google Streetview



**CREILAND  
CONSULTANTS**

**OFFICE UNITS  
FOR LEASE**

**UNITS: 3, 4, 5 & 7**

**720  
SHEPPARD AVE.  
PICKERING, ON  
L1V 1G4**

**CREILAND CONSULTANTS REALTY INC., BROKERAGE**

250 CONSUMERS ROAD, SUITE #1007

TORONTO, ONTARIO, M2J 4V6

[www.creiland.com](http://www.creiland.com)

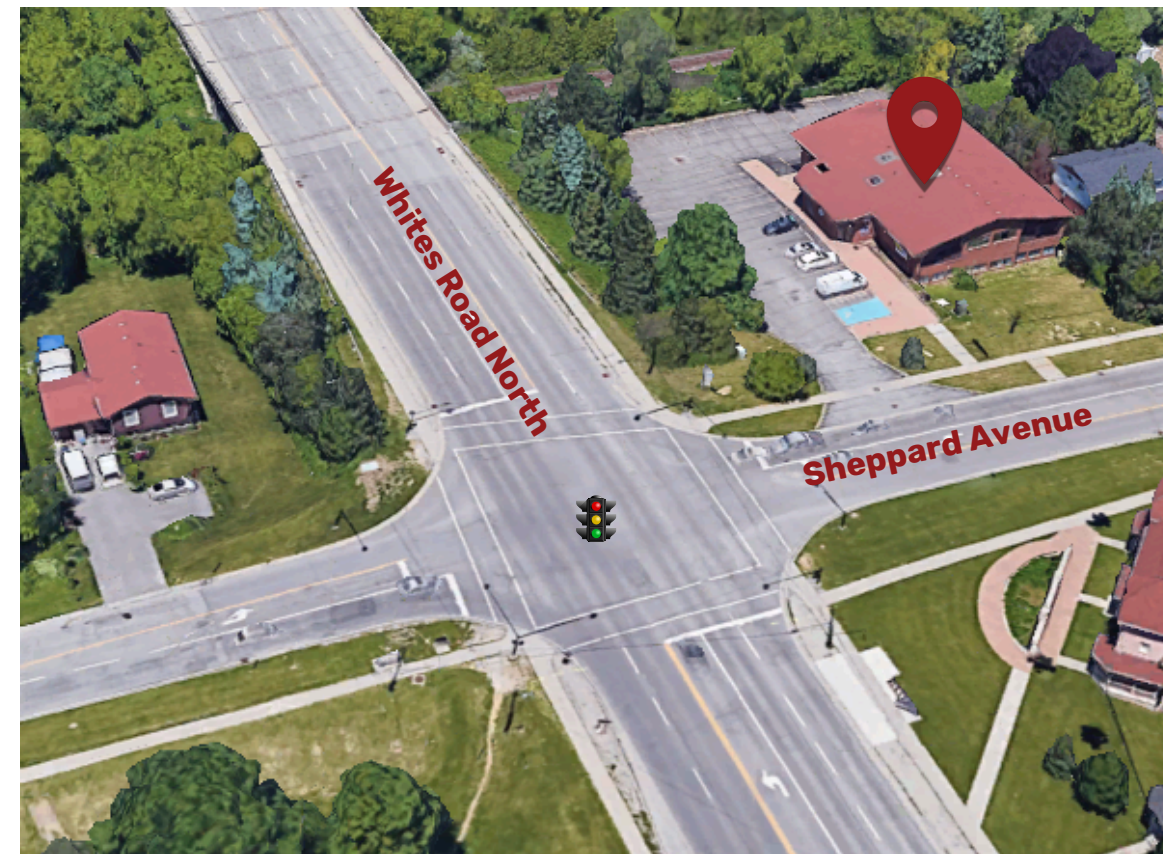
Creiland Consultants Realty Inc., Brokerage. Copyright 2024. No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.  
\*Sales Representative \*\*Broker



# PROPERTY OVERVIEW

Exceptional office suites available which is perfect for healthcare business professionals conveniently located near Highway #401, public transit and public amenities. Surrounded by many residential roof tops along with 2 secondary schools. The main common hallways and front foyer have been nicely renovated. 24/7 access into the building.

UNIT NO.:	<b>U#3, U#4, U#5 &amp; U#7</b>
ASKING RATE:	<b>\$18.00 PSF NET</b>
SIZE:	<b>U#3 - 700 SF U#4 - 840 SF U#5 - 609 SF U#7 - 1,321 SF</b>
T&O:	<b>\$18.00 PSF (INCLUDES PROPERTY TAX, MAINTENANCE, INSURANCE &amp; UTILITIES)</b>
POSSESSION DATE:	<b>IMMEDIATE</b>

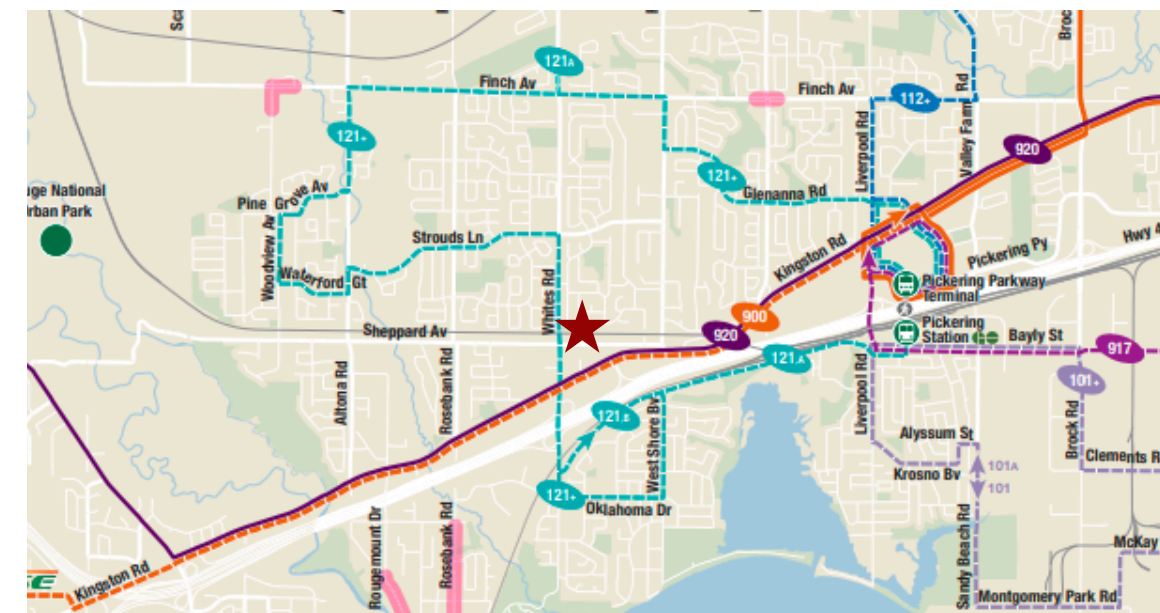


Creiland Consultants Realty Inc., Brokerage. Copyright 2024. No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals. \*Sales Representative \*\*Broker

# AMENITIES MAP



# TRANSIT MAP



Creiland Consultants Realty Inc., Brokerage. Copyright 2024. No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals. \*Sales Representative \*\*Broker



**PROPERTY TYPE**

Office / Retail

---



**PROPERTY INTERSECTION**

Whites Road North & Sheppard Avenue

---



**ZONING**

Special Commercial (SC-5)

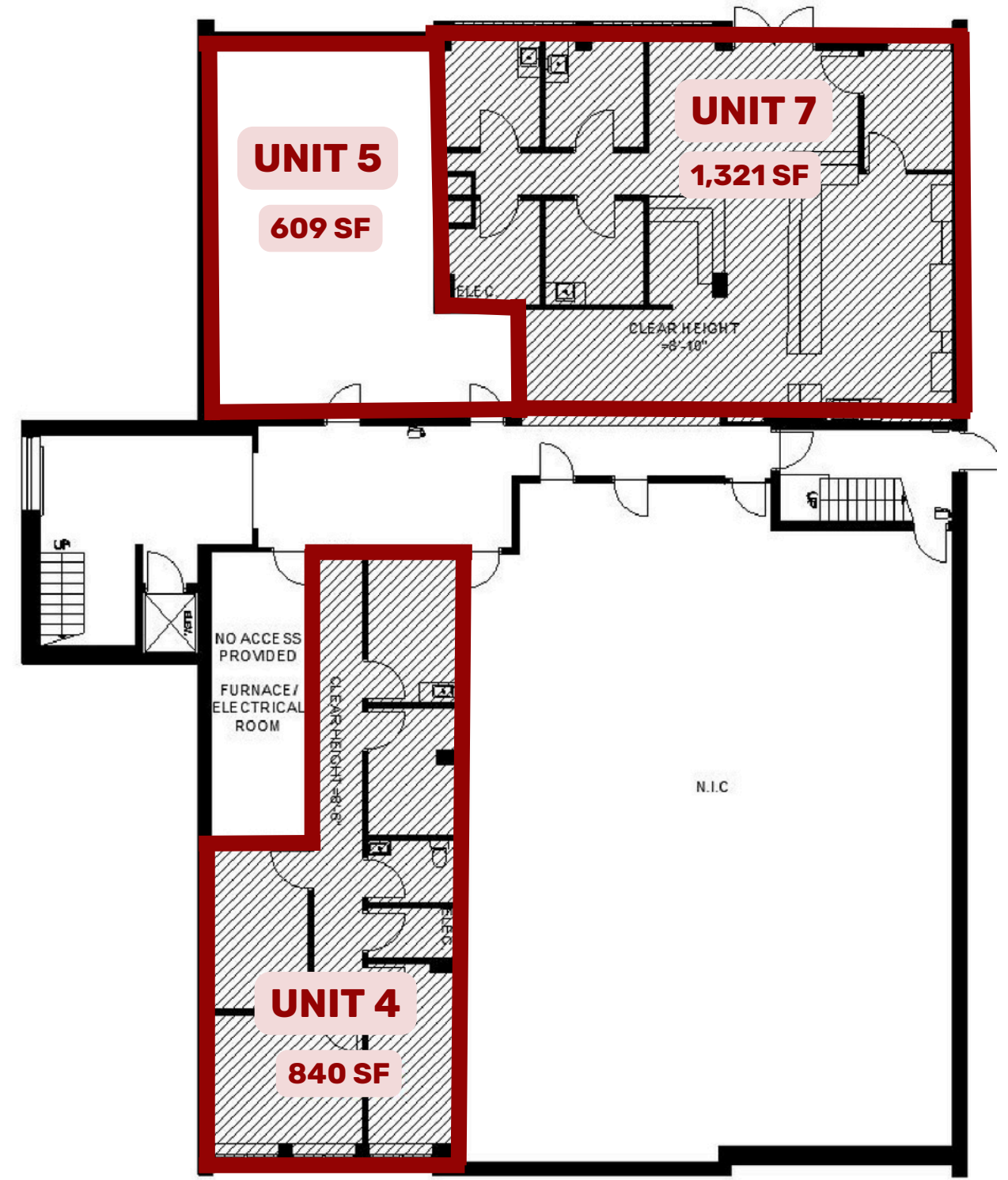


# FLOOR PLAN

# FLOOR PLAN

## 2ND FLOOR

## BASEMENT



Creiland Consultants Realty Inc., Brokerage. Copyright 2024. No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.  
 \*Sales Representative \*\*Broker

Creiland Consultants Realty Inc., Brokerage. Copyright 2024. No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.  
 \*Sales Representative \*\*Broker



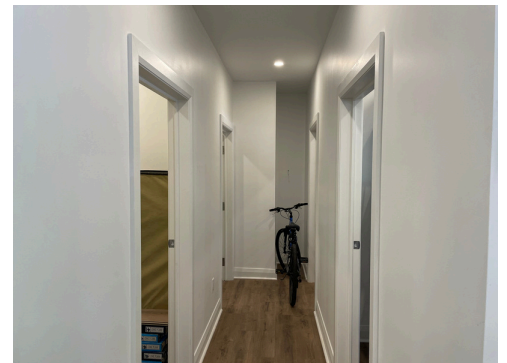
# PHOTOS

# PHOTOS

## EXTERIOR



## U#7



## U#5



Creiland Consultants Realty Inc., Brokerage. Copyright 2024. No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals. \*Sales Representative \*\*Broker

Creiland Consultants Realty Inc., Brokerage. Copyright 2024. No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals. \*Sales Representative \*\*Broker

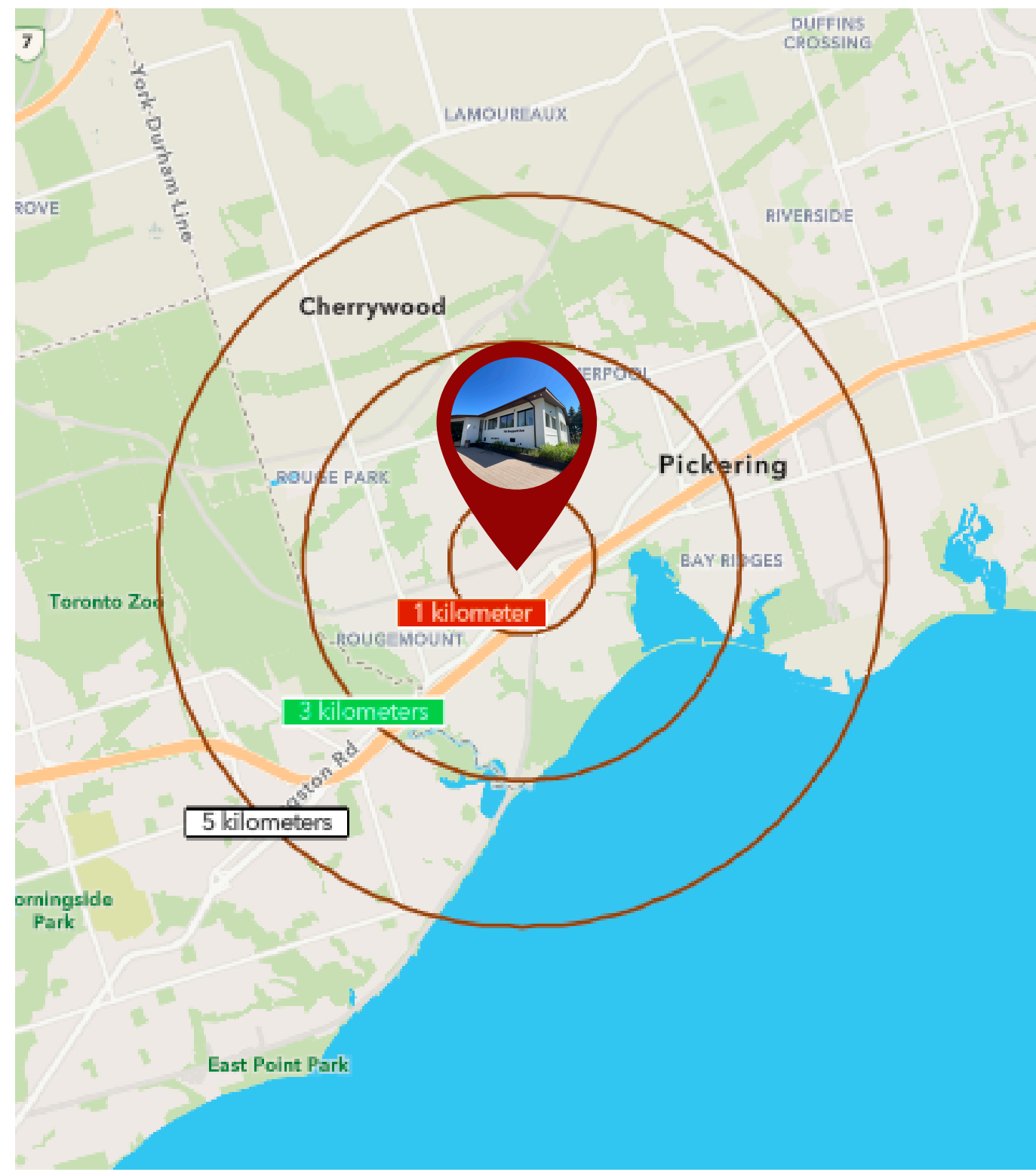


# DISTANCE MAP

# DEMOGRAPHICS

The population at 720 Sheppard Ave., Pickering, ON within a 5 km radius is 113,305. The median age for this population is 41.5. The number of households in this area is estimated at 38,409 within a 5 km area. The average household income is estimated to be CA\$153,835 within a 5 km radius.

Summary	1 Kilometer	3 Kilometers	5 Kilometers
2018 Total Population	7,811	59,944	109,211
2023 Total Population	7,894	63,677	113,305
2028 Total Population	9,489	75,366	127,847
2018-2028 Annual Rate	3.75%	3.43%	2.44%
2018 Households	2,610	20,690	37,726
2018 Average Household Size	3.0	2.9	2.9
2023 Households	2,578	21,338	38,409
2023 Average Household Size	3.1	3.0	2.9
2028 Households	3,068	24,921	42,831
2028 Average Household Size	3.1	3.0	3.0
2023-2028 Annual Rate	3.54%	3.15%	2.20%
2018 Families	2,385	18,157	32,292
2018 Average Family Size	3.1	3.1	3.1
2023 Families	2,356	18,729	32,920
2023 Average Family Size	3.1	3.1	3.1
2028 Families	2,798	21,907	36,851
2028 Average Family Size	3.1	3.1	3.1
2023-2028 Annual Rate	3.50%	3.18%	2.28%
<b>2018 Dwellings</b>	<b>2,610</b>	<b>20,690</b>	<b>37,726</b>
Owned Dwellings	2,352	18,522	32,353
Rented Dwellings	258	2,168	5,373
Band Housing	0	0	0
<b>2023 Dwellings</b>	<b>2,578</b>	<b>21,338</b>	<b>38,409</b>
Owned Dwellings	2,264	18,700	32,309
Rented Dwellings	314	2,638	6,100
Band Housing	0	0	0
<b>2028 Dwellings</b>	<b>3,068</b>	<b>24,921</b>	<b>42,831</b>
Owned Dwellings	2,640	21,383	35,377
Rented Dwellings	428	3,538	7,454
Band Housing	0	0	0
<b>Average Household Income</b>			
2018	CA\$133,076	CA\$136,841	CA\$125,980
2023	CA\$164,909	CA\$168,593	CA\$153,835
2028	CA\$188,943	CA\$194,232	CA\$178,895
<b>Per Capita Income</b>			
2018	CA\$44,467	CA\$47,232	CA\$43,519
2023	CA\$53,855	CA\$56,495	CA\$52,148
2028	CA\$61,089	CA\$64,226	CA\$59,933
<b>Median Age</b>			
2018	40.3	41.3	41.6
2023	40.8	41.0	41.5
2028	41.1	40.5	41.3

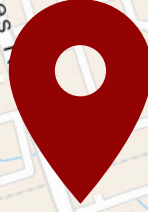


Creiland Consultants Realty Inc., Brokerage. Copyright 2020. No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals. \*Sales Representative \*\*Broker

Creiland Consultants Realty Inc., Brokerage. Copyright 2020. No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals. \*Sales Representative \*\*Broker

**FOR  
LEASE**

**720 Sheppard Ave., Pickering, ON**



**CREILAND  
CONSULTANTS**

For more Information  
Please Contact:

**Mir Ali Asgary, CCIM\*\***

President  
Broker of Record

C: 647 891 4321  
O: 1 800 980 6668  
info@creiland.com

**Adam G. Watson\***

Vice President  
Partner

C: 416 910 8735  
O: 1 800 980 6668  
awatson@creiland.com

CREILAND CONSULTANTS REALTY INC., BROKERAGE  
250 CONSUMERS ROAD, SUITE #1007  
TORONTO, ONTARIO, M2J 4V6  
www.creiland.com

Creiland Consultants Realty Inc., Brokerage. Copyright 2024. No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

\*Sales Representative \*\*Broker