

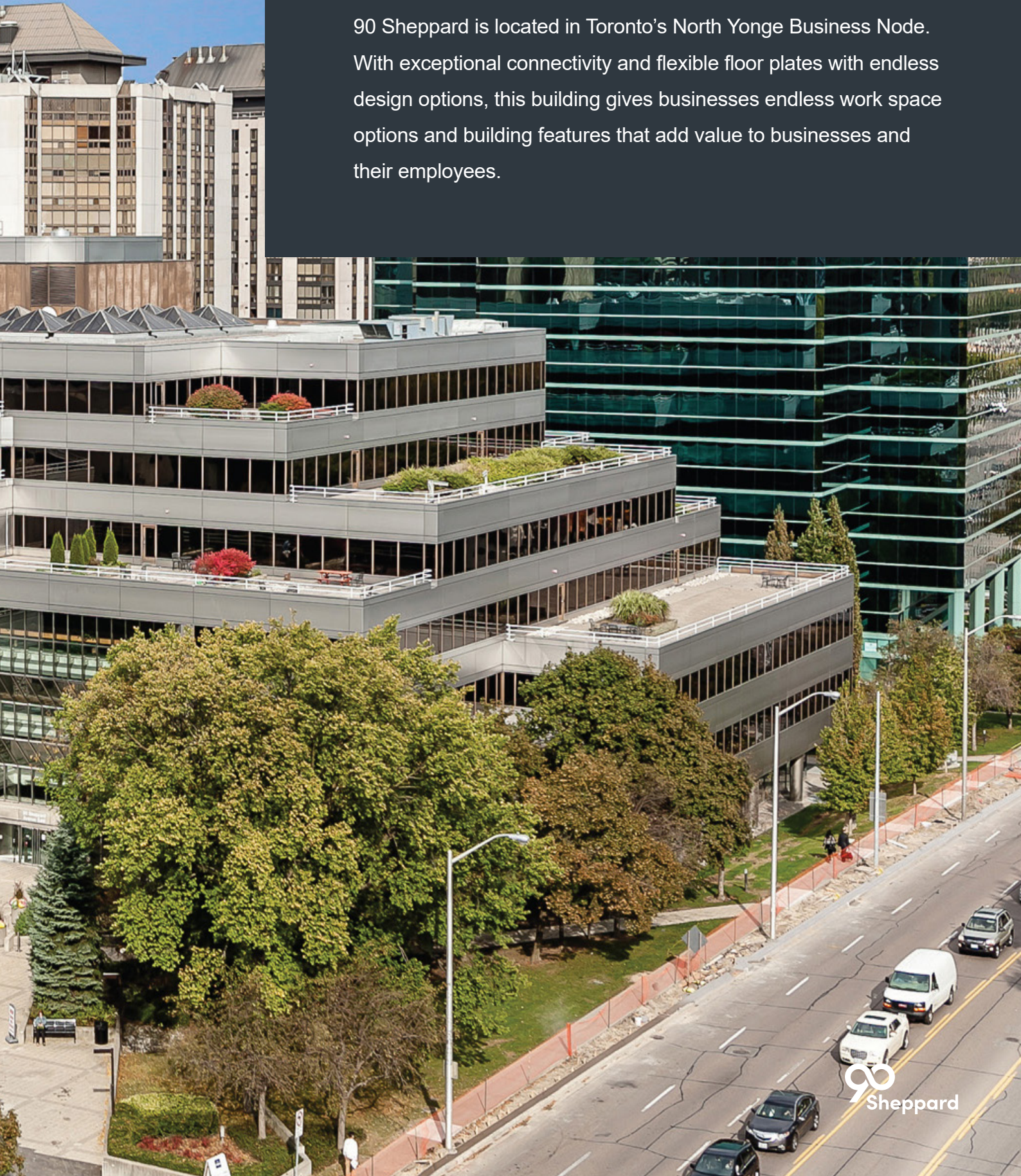
INFINITE OPPORTUNITY





Welcome to 90 Sheppard

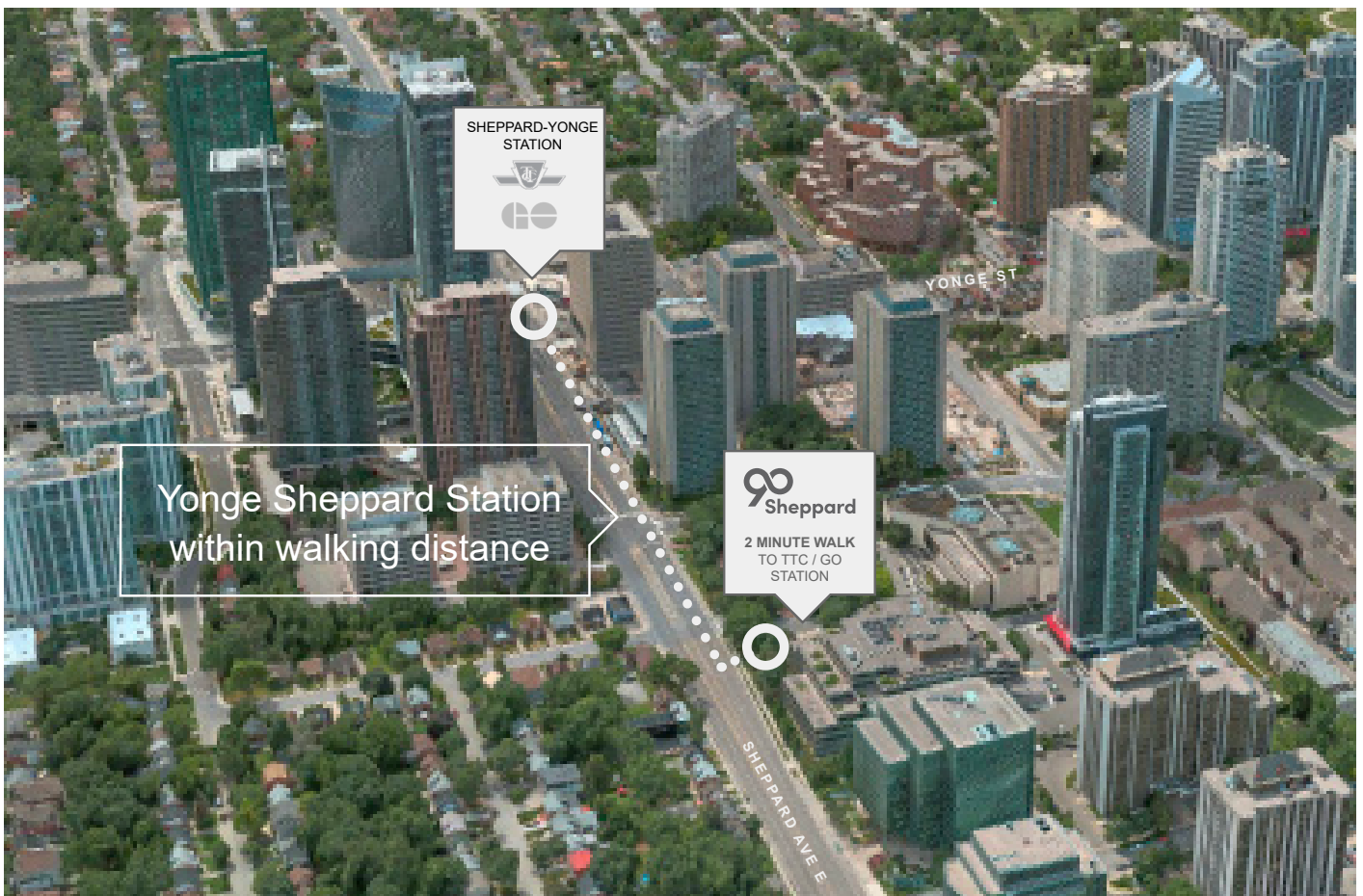
90 Sheppard is located in Toronto's North Yonge Business Node. With exceptional connectivity and flexible floor plates with endless design options, this building gives businesses endless work space options and building features that add value to businesses and their employees.



The Neighbourhood

ACCESS & AMENITIES

Located steps away from all of the action and amenities of Toronto's Yonge and Sheppard district, 90 Sheppard provides all of the convenience and options of the North Yonge Node without any of the congestion.





Restaurants

1. Jack Astors
2. Baton Rouge
3. Union Social Eatery
4. The Frog & Firkin
5. Indian Crown
6. Burrito Boyz
7. Hero Burger
8. Sushi One
9. Sushi Moto
10. Nobu
11. Han Ba Tang
12. Kinka Izakaya
13. Poke Eats
14. Nome Izakaya
15. Kenzo Ramen
16. McDonald's
17. Holy Snack
18. MyMy Chicken
19. Pizza Pizza
20. Pizzaiolo
21. Mamma's Pizza
22. YogenFruz

Cafes

1. Bake Code
2. Starbucks
3. Second Cup
4. Tim Horton's
5. Presotea

Banking

1. RBC
2. CIBC
3. BMO
4. TD

Retail & Shopping

1. Whole Foods
2. Rexall PharmaPlus
3. Shoppers Drug Mart
4. Chelsea NY
5. Winners
6. Dollarama
7. M2M
8. UPS Store
9. Print2Go

Health & Wellness

1. Goodlife Fitness
2. Spa One
3. Breath Pilates & Yoga
4. 101 Spa
5. Allure Hair Salon
6. Taya Hair Salon
7. Phases Hair Studio
8. Bobby's Beauty & Beyond
9. Salon de Elephant



EXCLUSIVE WALK OUT PATIOS



CONFERENCE CENTRE

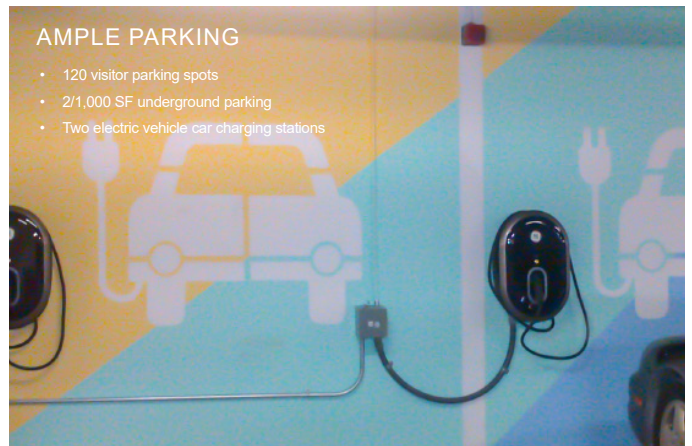
Tenant Focused

ON-SITE AMENITIES

Crown constantly strives to provide its tenants with the best workplace environments, adding convenience and amenities for businesses and their people. 90 Sheppard offers a brand new Tenant Lounge and two Crown Conference Centres.

AMPLE PARKING

- 120 visitor parking spots
- 2/1,000 SF underground parking
- Two electric vehicle car charging stations



WORKFIT BY CROWN FITNESS CENTRE



TENANT CAFE & LOUNGE AREAS



Fitness Centre

Fully equipped fitness centre including showers and lockers for tenant use.



Crown Conference Centres

Meeting and conference rooms with telecom, internet and presentation capabilities.



Tenant Lounge & Cafe

Delimark Café located on the ground floor level for tenant use.

Free WiFi



Outdoor Terrace Space

Exclusive outdoor terrace space available with direct access from suites

Other on-site amenities:

Optometrist
Dental office
24/7 security

Our Story

Founded in 2001, Crown Realty Partners acquires, leases, manages and redevelops commercial real estate assets across Canada. Crown has a well established track record, an experienced team and takes a hands-on approach to provide superior returns for our investors and better workplaces for businesses operating within our portfolio.

The Partners of Crown co-invest alongside the corporations, institutions, pension funds and high net worth individuals that entrust us with their capital, ensuring strong alignment of interests.



For Leasing Inquiries:

Ryan McAskile**

Director, Leasing

416.725.2703

rmcaskile@crp-cpmi.com

Lucy Kairalla*

Manager, Leasing

647.338.4630

lkairalla@crp-cpmi.com

crownrealtypartners.com



4 service providers with high speed connectivity and the option to add more if required.

Free Wi-Fi in common and amenity areas

Multiple communications points with the ability to utilize diverse connections

Coaxial cabling throughout to provide bundled phone, cable TV, and internet.

Visit wiredscore.com for more info