

AVISON
YOUNG

220

Bay Street

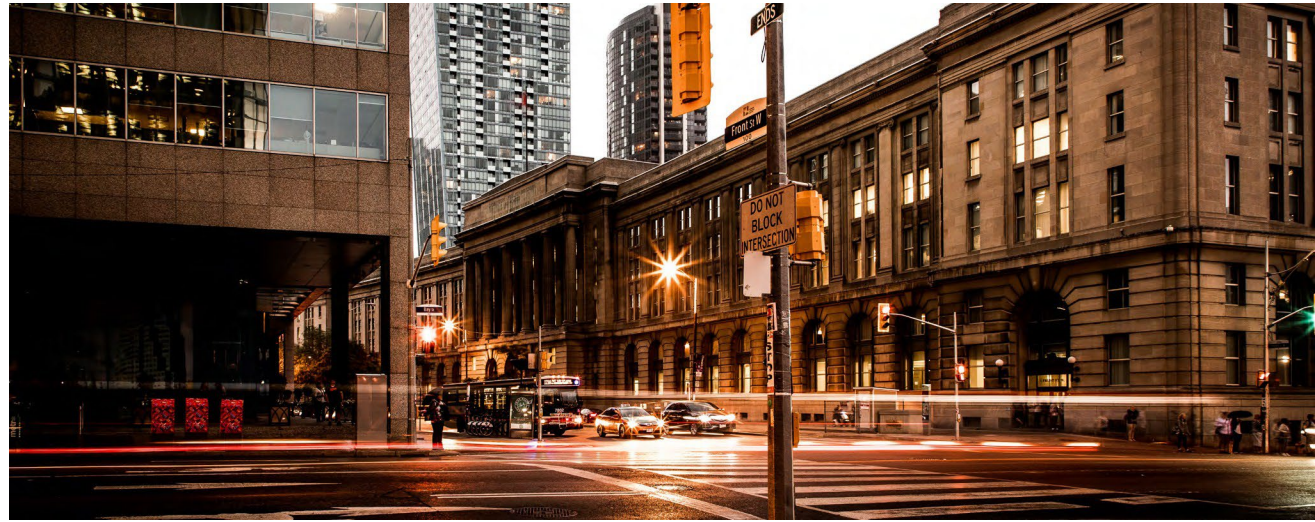
Toronto, Ontario

Elevator modernization underway



Building Overview

220 Bay is at the centre of Toronto's premier business centre, an area that includes Union Station the PATH underground walkway and Canada's five major banks. Office space at 220 Bay is column free to maximize your design flexibility, offers small floorplates to provide big natural light and full control of your environment with full floor tenancy.



Immediate access to TD Centre, Commerce Court West, Royal Bank Plaza and Brookfield Place

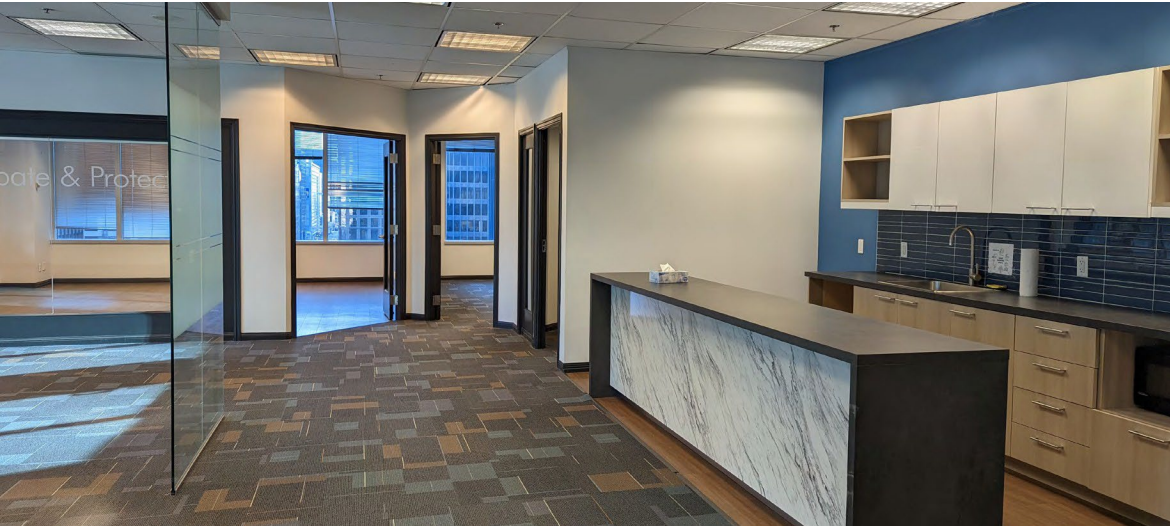


PATH connected building

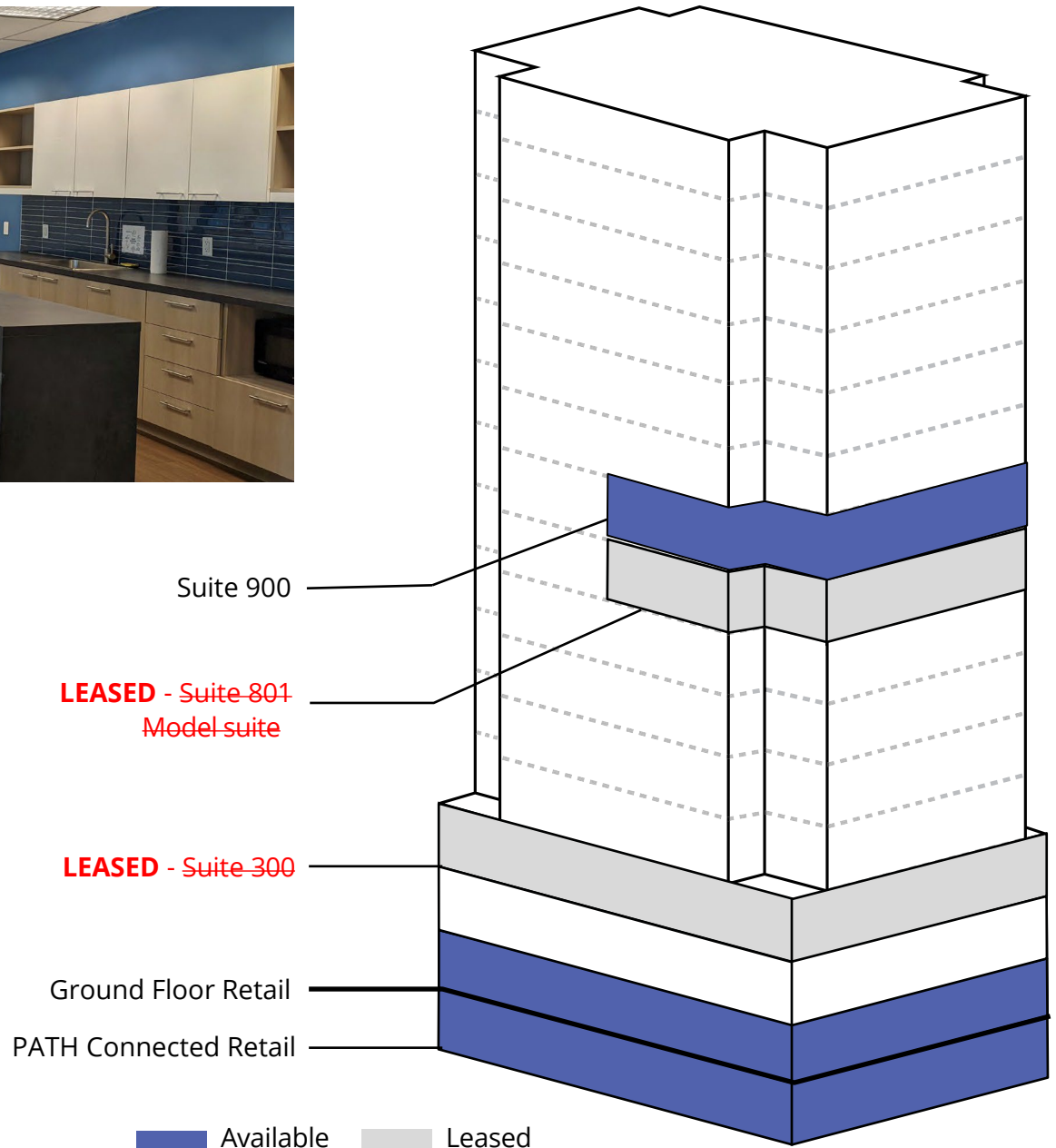


2- minute walk to Union Station for TTC, and GO access

Office and Retail Availabilities



Space	Sf	Availability
Suite 900	6,819 sf	April 1, 2024
Ground Floor	3,664 sf	November 1, 2023
PATH Level	2,790 sf	November 1, 2023



*Net Rent: Contact Listing Agents

Neighborhood Overview



Walking time to
 Union Station - 4 minutes
 Eaton Centre - 9 minutes

97

Walker's paradise
 Daily errands do not require a car

100

Rider's paradise
 World-class public transportation

87

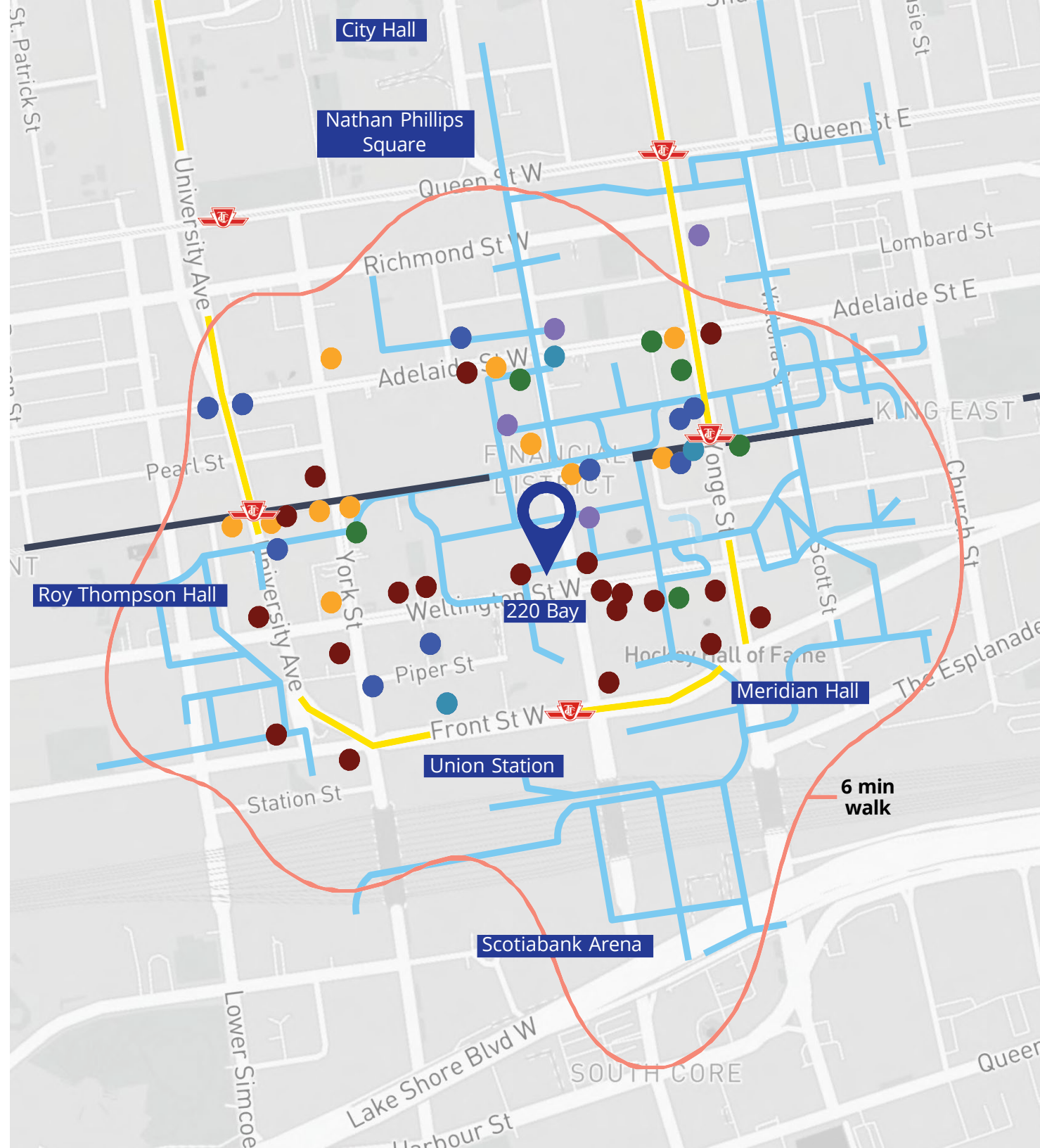
Very bikeable
 Biking is convenient for most trips

Amenities

- Cafe
- Restaurants
- Banks
- Retail
- Hotels
- Gyms

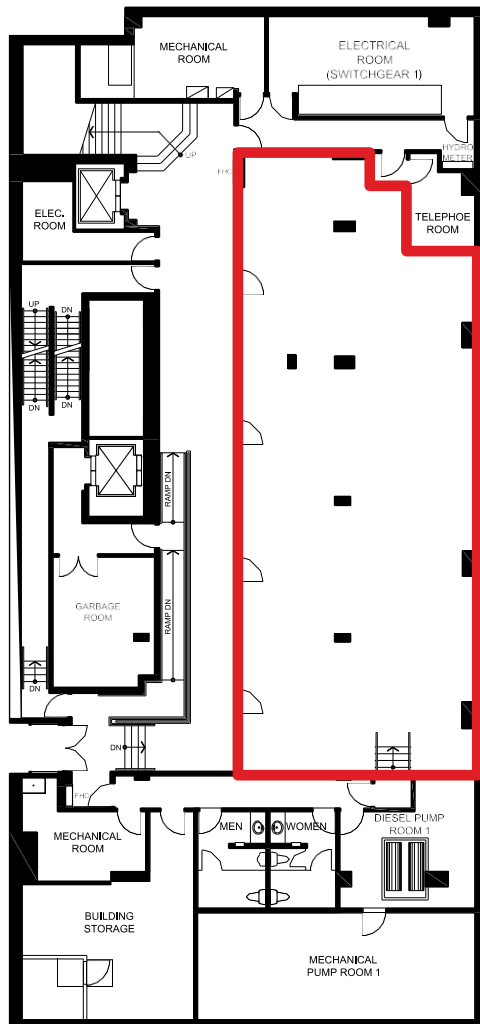
Transit

- Yonge-University Subway - Line 1
- King Streetcar Lines
- PATH
- Subway Stations



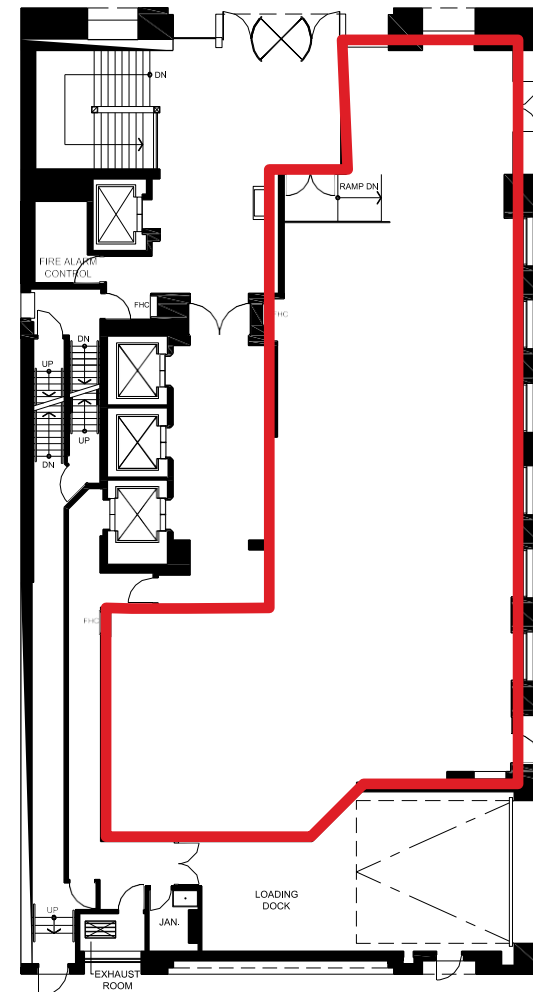
PATH Level - Retail

Available Space 2,790 sf
Net Rent Contact Listing Agents
Additional Rent \$27.54 psf
Availability November 1, 2023



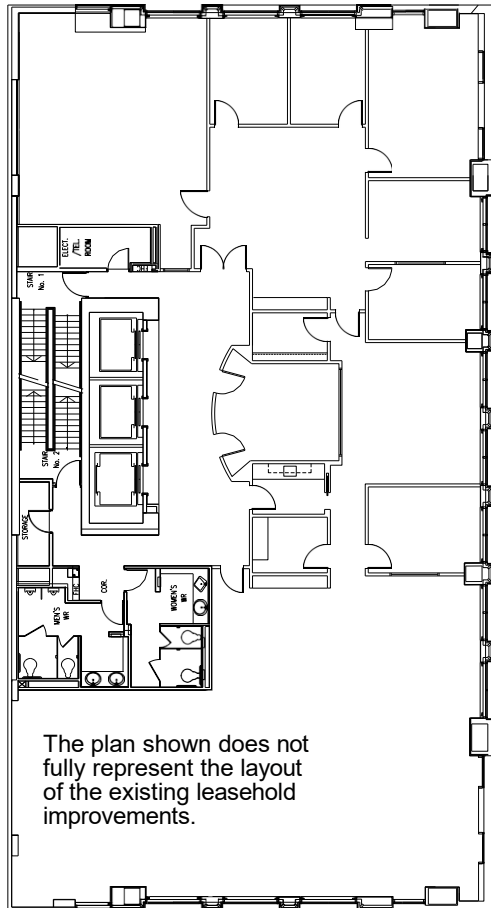
Ground Floor - Retail

Available Space Suite 101 - 3,664 sf
Net Rent Contact Listing Agents
Additional Rent \$27.54 psf
Availability November 1, 2023



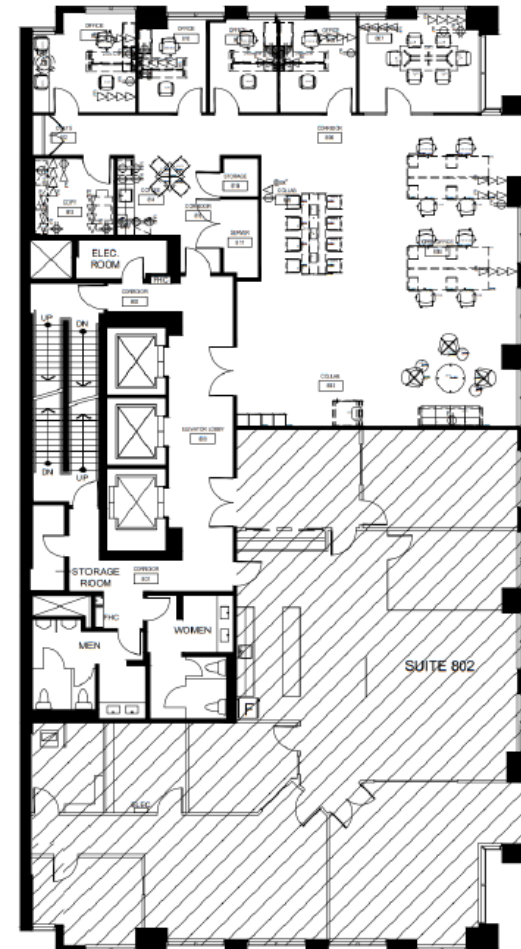
Suite 300 - LEASED

Available Space Suite 300 - 6,912 sf
Net Rent Contact Listing Agents
Additional Rent \$29.67 psf
Availability Immediately
Premises Contain 7 offices and 1 boardroom on the exterior



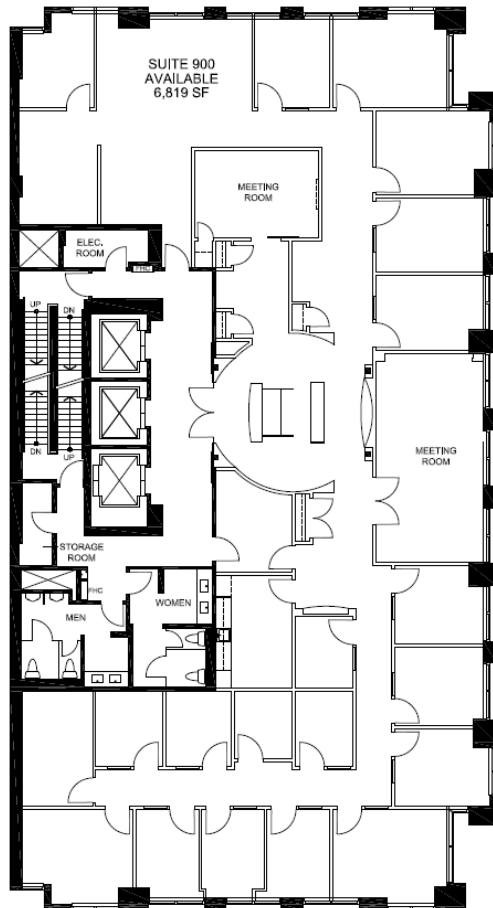
Suite 801 - LEASED

Available Space Suite 801 - 3,144 sf
Net Rent Contact Listing Agents
Additional Rent \$29.67 psf
Availability Immediately
Premises Model suite



Suite 900

Available Space	Suite 900 – 6,819 sf
Net Rent	Contact Listing Agents
Additional Rent	\$29.67 psf
Availability	Immediately
Premises	insert



Property



Building History

Office building
Built in 1996
Construction type: concrete



Building Size

15 floors
94,343 sf Building Area



Building Specifications

Unfinished ceiling height of 12 feet
Typical Floor: 6,815sf
3 Elevators
Shipping & Receiving Bay
Emergency generator



Parking

Underground parking available at a ratio of 2 spots per floor leased. Additional parking available on a month to month basis



Tenant Support

Avison Advantage, onsite Building operator, and day porter



Connectivity

High speed broadband
Fibre-optic network available in building



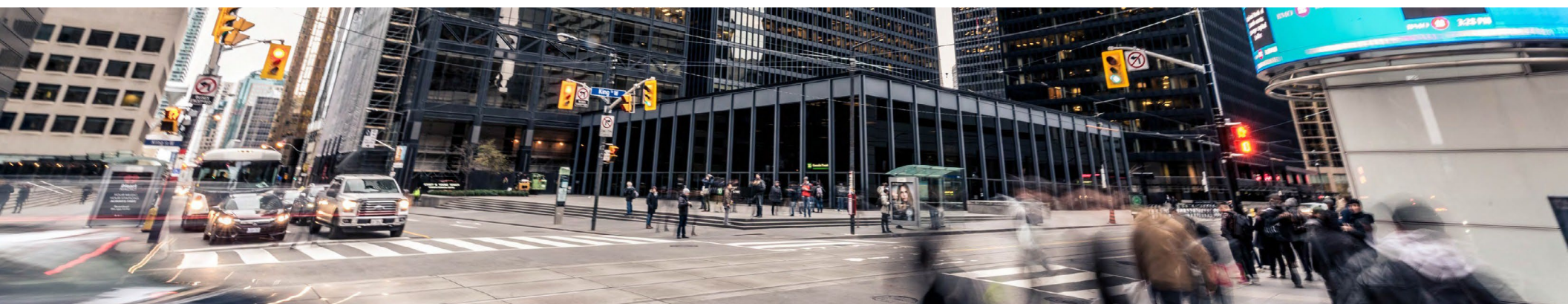
Fire Strategy

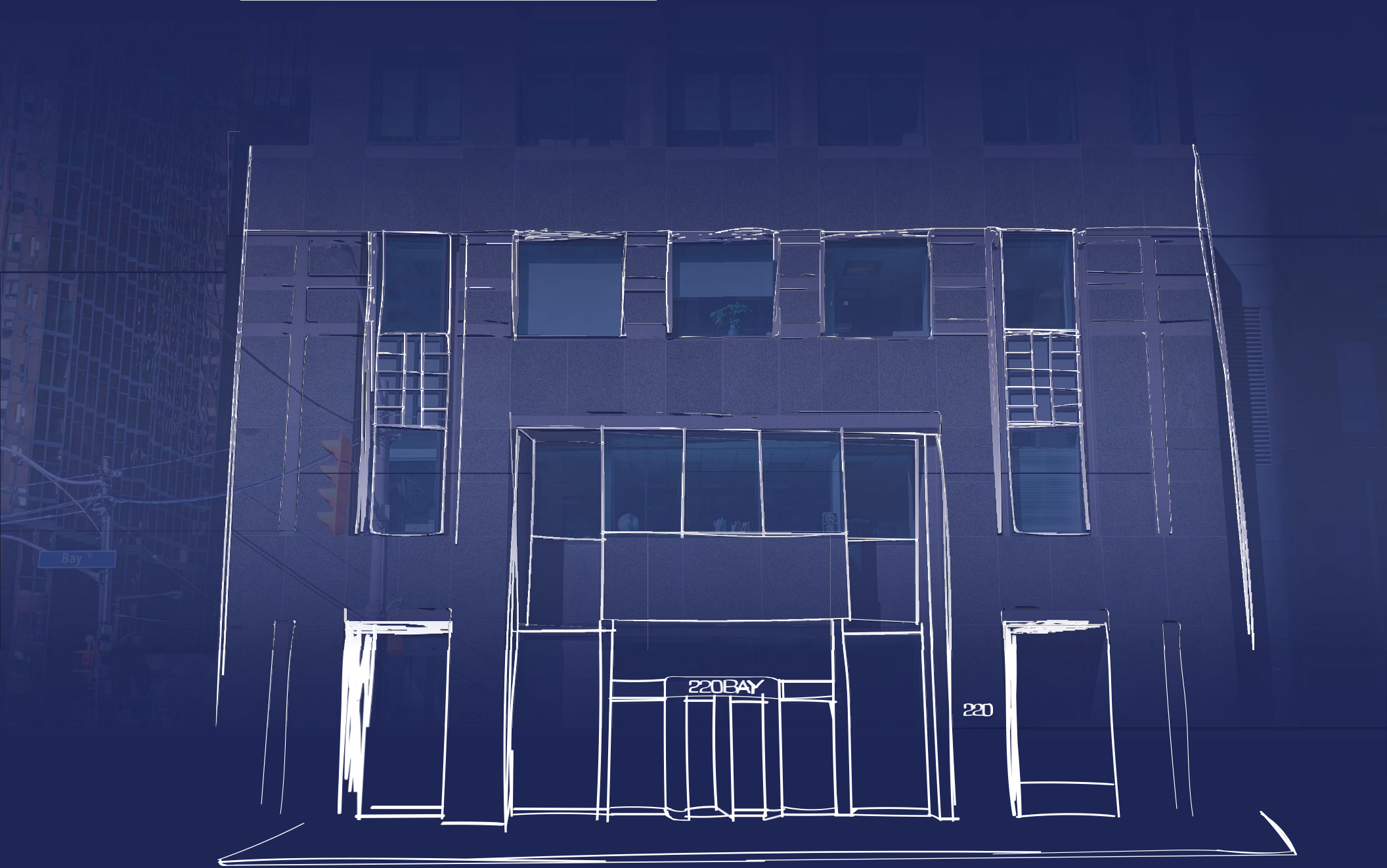
Fire detection system
Sprinkler system



Security System

CCTV security monitoring 24x7, with manned security after 5:00 PM. Card access to office after hours





Get more information

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