



CIBC SQUARE

141 Bay Street

Available Q1/Q2 2025

50 Storeys | 1,500,000 SF

**Total Estimated IMIT Benefit
Over 10 Years**

\$40.00 PSF

Additional Rent

\$33.69 PSF (2026 Est.) prior to IMIT

Avg. Floor Plate

33,000 SF

Total Square Footage Available

~494,000 SF

(FLOORS 26-30 & 41-50)



Building Features



LOCATION & ACCESS

Directly connected to PATH System, TTC, GO and UP Express via direct bridge connections to Scotiabank Arena and Union Station



FLOOR PLATE

Typical office floors feature 33,000 SF of column-free space with floor-to-ceiling 9'6" glass and podium levels span 55,000 SF with 12' ceiling heights



THE PARK

1-acre elevated park, programmed and activated year-round connecting Phase I and Phase II across an active rail corridor



FOOD OFFERINGS

60,000 SF of curated food & beverage offerings across the complex, directly connected to the 1-acre park



ELEVATORS

- Destination dispatch for faster elevator service
- Seamless visitor management integration system



PARKING

260 underground spaces (1 per 6,000 SF of office space)



BICYCLE PARKING

500 + bicycle parking spots for building occupants and visitors with 28 showers (14 per gender), 1 universal change room and dedicated day-time lockers



SECURITY

24/7 card access and staffed onsite security



WELLNESS/SUSTAINABILITY/CONNECTIVITY

- WELL Building Standards Platinum Certification
- LEED Platinum Core & Shell Standards
- WIRED Platinum Certification



ADDITIONAL FEATURES

- Free Wi-Fi in all building amenity areas (including The Park)
- 18,700 SF First-class fitness facility
- Dedicated conference centre
- Showers and change room facility
- Collaborative work and meeting areas



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