

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



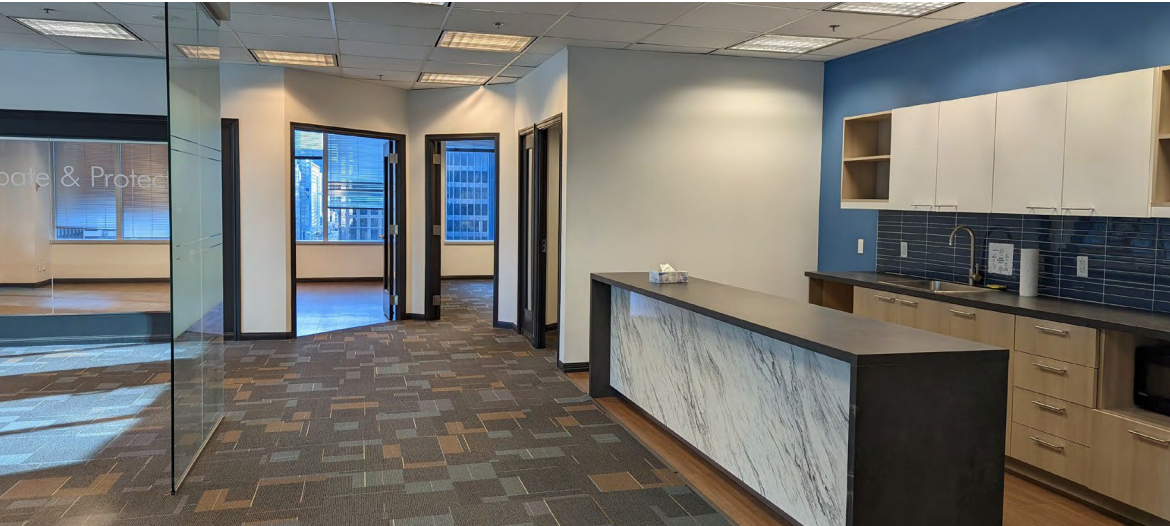
PATH connected building



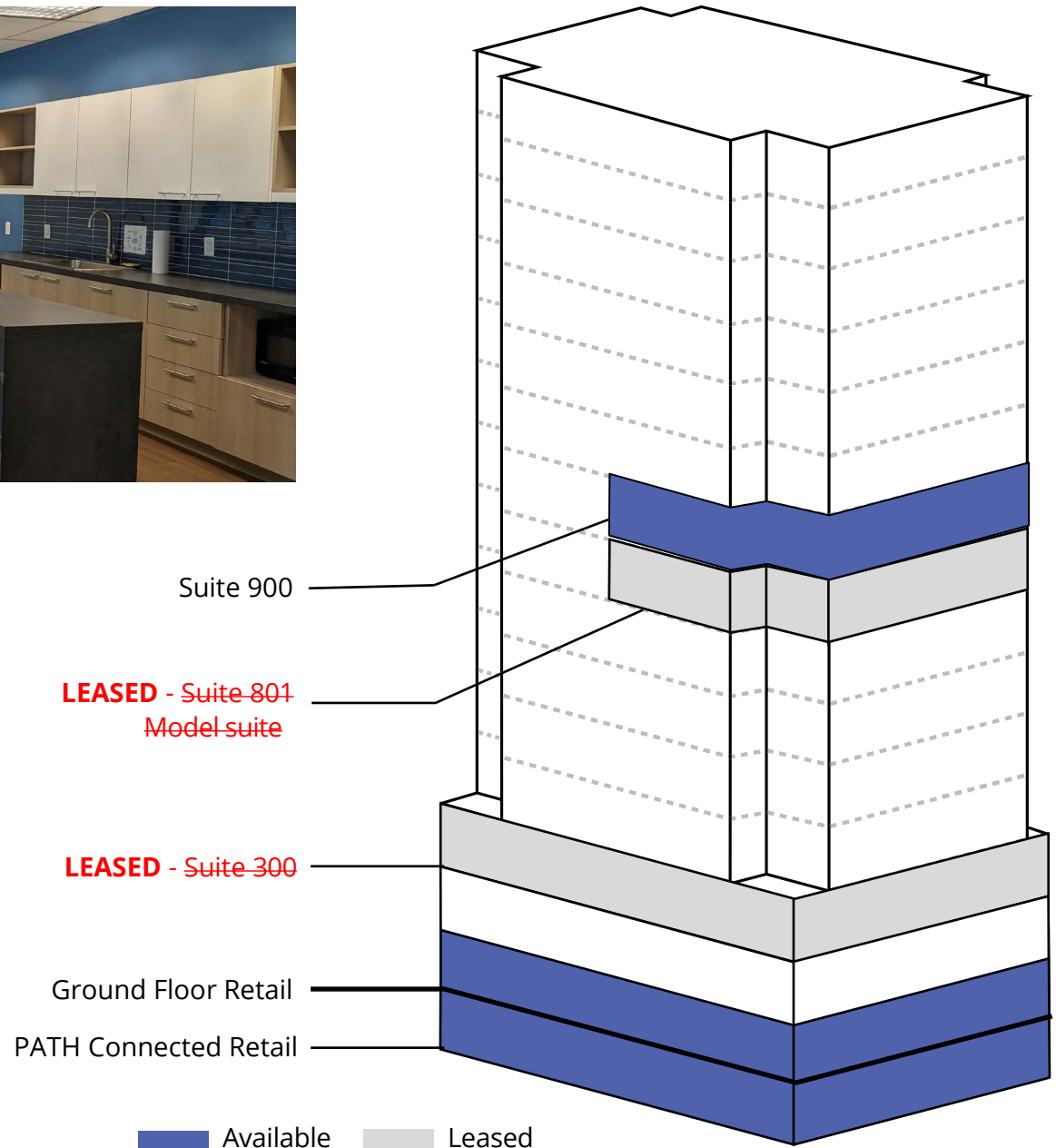
2- minute walk to Union Station for TTC, and GO access



# 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

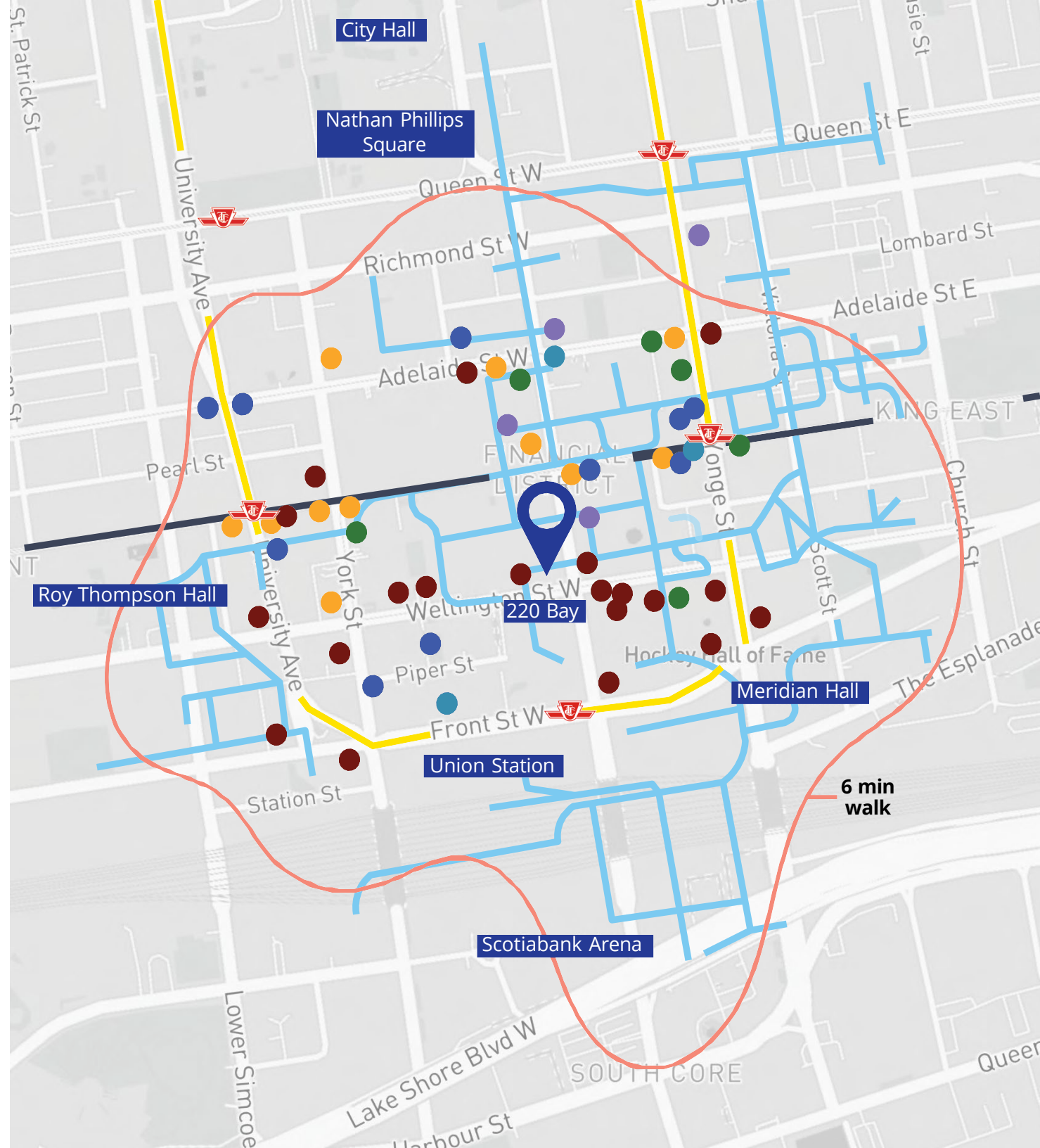
**Very bikeable**  
 Biking is convenient for most trips

## Amenities

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

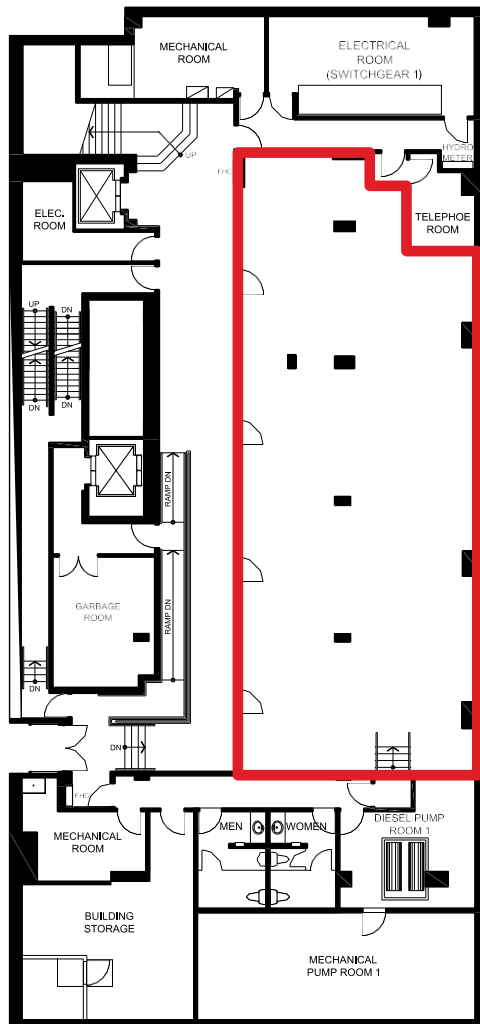
## Transit

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



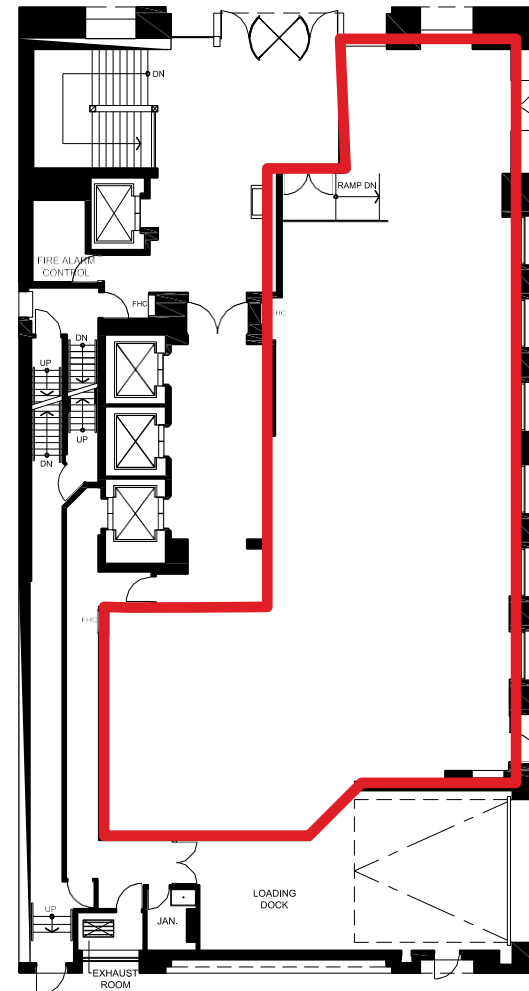
# PATH Level - Retail

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



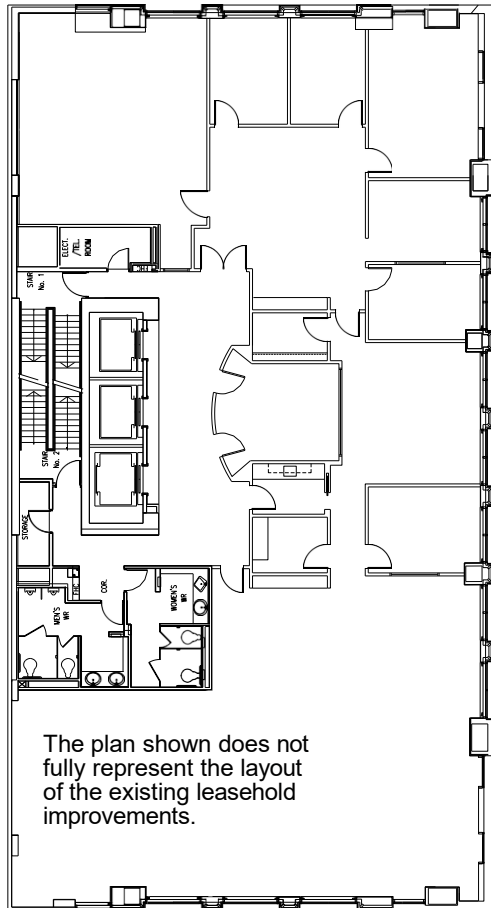
# Ground Floor - Retail

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



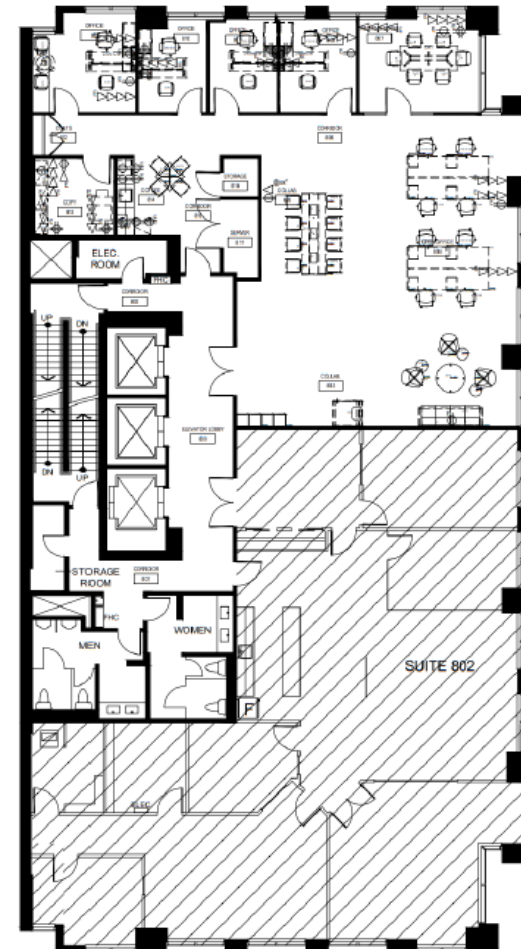
# Suite 300 - LEASED

**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



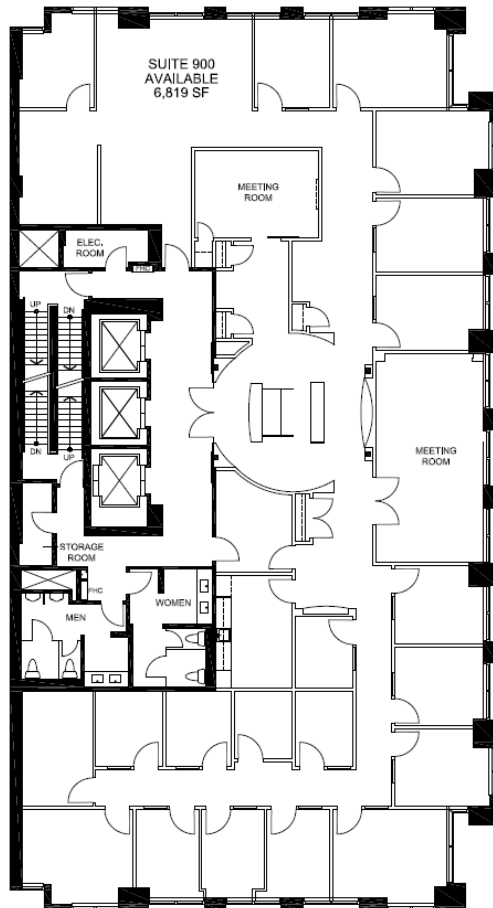
# Suite 801 - LEASED

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



# Suite 900

|                        |                        |
|------------------------|------------------------|
| <b>Available Space</b> | Suite 900 – 6,819 sf   |
| <b>Net Rent</b>        | Contact Listing Agents |
| <b>Additional Rent</b> | \$29.67 psf            |
| <b>Availability</b>    | Immediately            |
| <b>Premises</b>        | 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

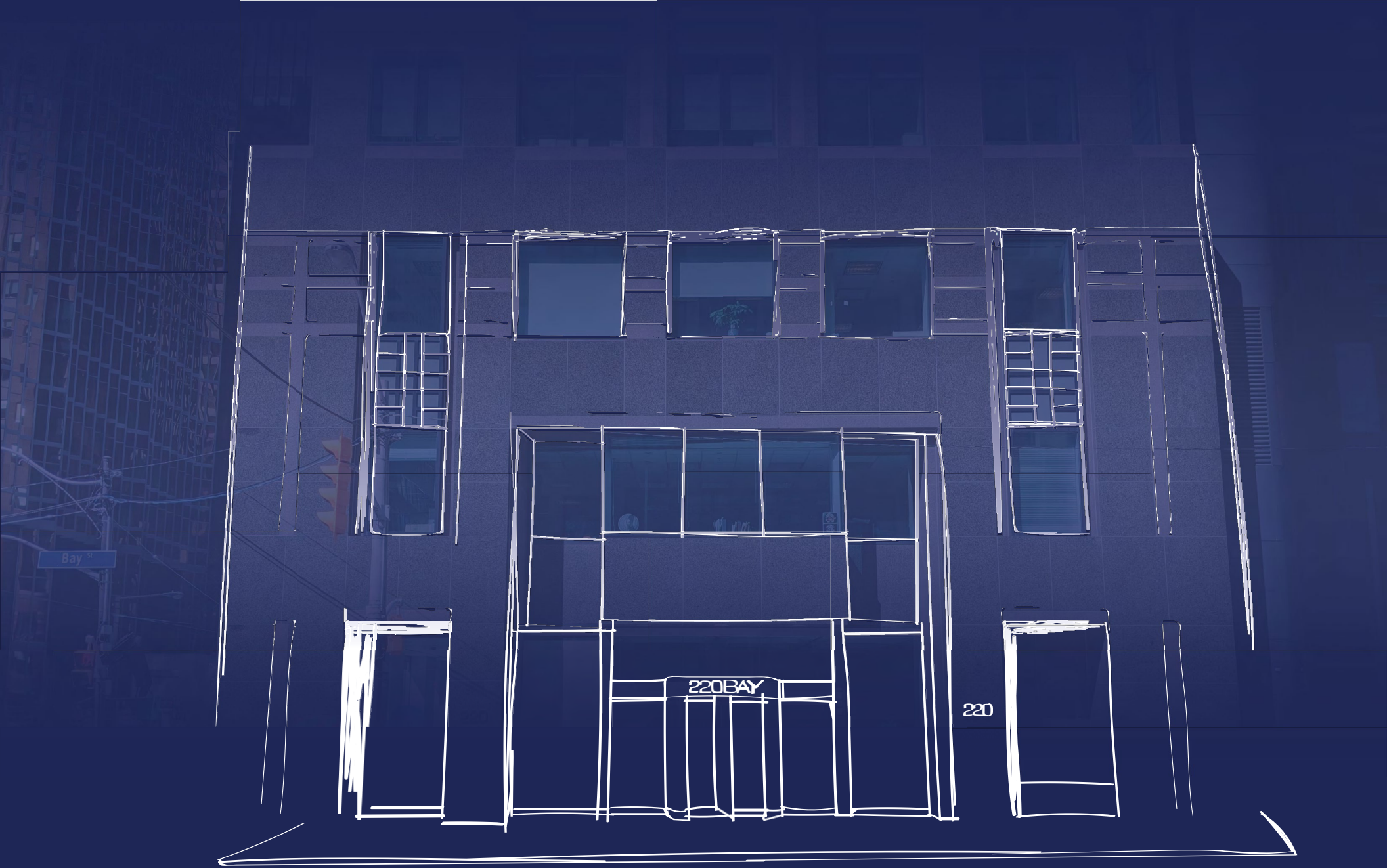


## Security System

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







## Get more information

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Platinum  
member