

95 Wellington

Toronto, Ontario



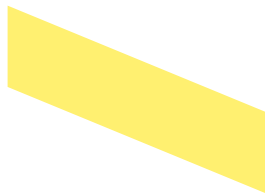


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Step into the *spotlight* at 95 Wellington Street West.

With up to 141,970 SF available in Toronto's financial core,
95 Wellington Street West presents a rare opportunity
to elevate your presence in a landmark downtown address
defined by visibility, connectivity, and renewed prominence.



Welcome to 95 Wellington Street West, a landmark office address designed for businesses that value profile, connectivity, and presence. With recent capital improvements, direct PATH access, and large-block availability, the property offers a rare opportunity to secure meaningful space in one of downtown Toronto's most connected and established business locations.



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Where *presence*, *connectivity*, and
scale come together in the heart
of downtown Toronto



For firms looking to elevate their workplace experience and strengthen their presence, 95 Wellington offers a rare opportunity in the heart of downtown Toronto. Backed by recent capital improvements, the building makes an immediate impression from the moment tenants arrive, redefining the workday through upgraded design, seamless connectivity, and a renewed sense of energy and stature.



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Elevated by recent *capital improvements*, 95 Wellington sets a *renewed standard* for workplace experience

PROPERTY HIGHLIGHTS

- ✎ Flexible suite sizes from 2,778 SF to 67,030 SF, offering right-sized space for a range of tenants
- ✎ Move-in ready suites available
- ✎ Direct connection to Union Station through the PATH network
- ✎ Underground parking
- ✎ Short walk to exceptional dining, entertainment, and retail amenities
- ✎ Pylon signage opportunities for qualified tenancies

BUILDING CERTIFICATIONS

- ✎ WELL Core & Shell Platinum, 2025
- ✎ CREST Leadership Award, 2022
- ✎ Rick Hansen Foundation Accessibility Certification, 2021
- ✎ WELL Health-Safety Rating, 2024
- ✎ BOMA BEST Gold, 2020
- ✎ WiredScore Platinum, 2023
- ✎ LEED EB:O&M Platinum, 2024

CAPITAL IMPROVEMENTS

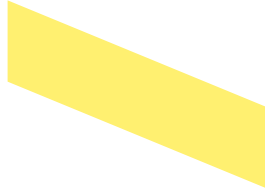
- ✎ Fully lobby renovation
- ✎ Complete exterior recladding
- ✎ Curtain wall replacement
- ✎ HVAC modernization
- ✎ Technology upgrades





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Connected to the city's *best* of everything

From Union Station and the PATH to some of downtown Toronto's most sought-after restaurants, cafés, and conveniences, 95 Wellington places the best of the core just moments away.

TRANSIT

- ✧ TTC subway stations (Union, King, Queen, St Andrew, Osgoode)
- ✧ TTC streetcar routes (501/504)
- ✧ PATH network
- ✧ GO Transit, VIA Rail, and UP Express at Union Station

AMENITIES

- ✧ ByMark
- ✧ Canoe
- ✧ Stratus
- ✧ Union Food Court
- ✧ The Eatery at Royal Bank Plaza
- ✧ Toronto Athletic Club
- ✧ GoodLife Fitness
- ✧ Fairmont Royal York





Step into your *next space*

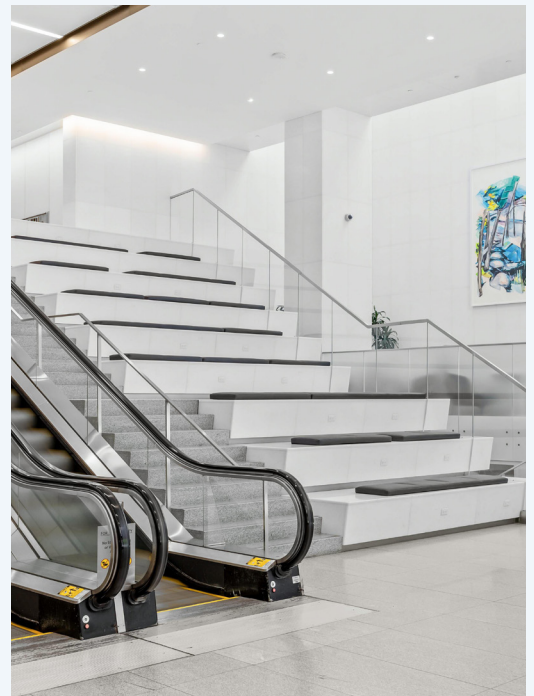
Up to 141,970 SF available

Availability: Immediate

Net Rent: Contact the Listing Agents

Additional Rent: \$31.02 (2026 estimate)

Parking: \$375.00 per month / 1 per 3,500 SF



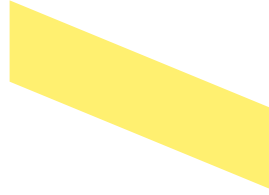
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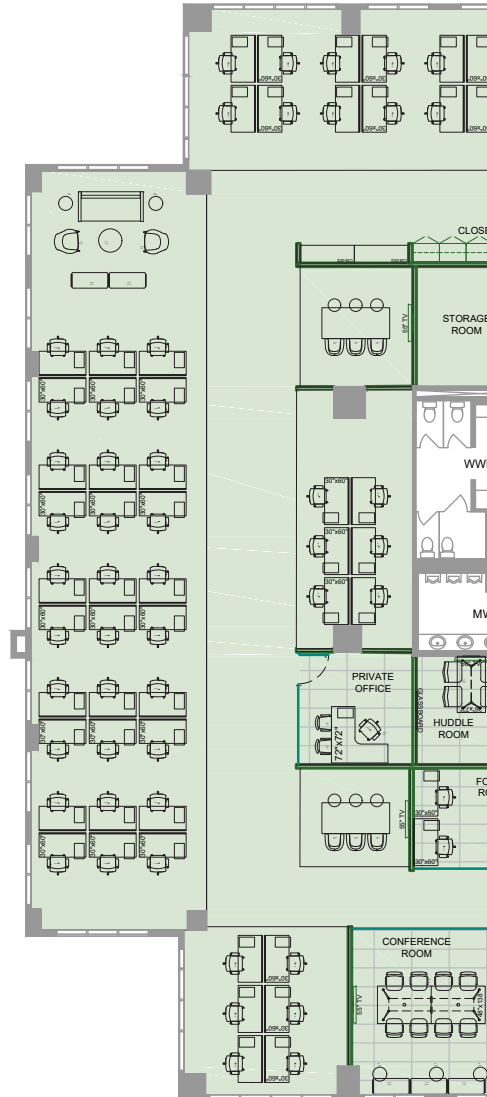
Current availabilities

Floor		SF			
22		0			
21		0			
20		0			
19		0			
18		0			
17		0			
16	1600 Vacant 19,022 SF		19,022		
15	1500 Vacant 18,284 SF		18,284		
14	1430 Vacant 3,958 SF	1450 Vacant 2,778 SF	1460 Vacant 4,132 SF		10,868
13	1300 Available May 2027 18,816 SF		18,856		
12		0			
11	1120 Vacant 11,634 SF			11,634	
10		1010 Vacant 7,012 SF	7,012		
09		0			
08		0			
07		0			
06		0			
05		502 Vacant 6,730 SF	6,730		
04	400 Vacant 18,820 SF		18,820		
03	300 Vacant 18,808 SF		18,808		
02	200 Vacant 11,936 SF			11,936	
Lobby		0			



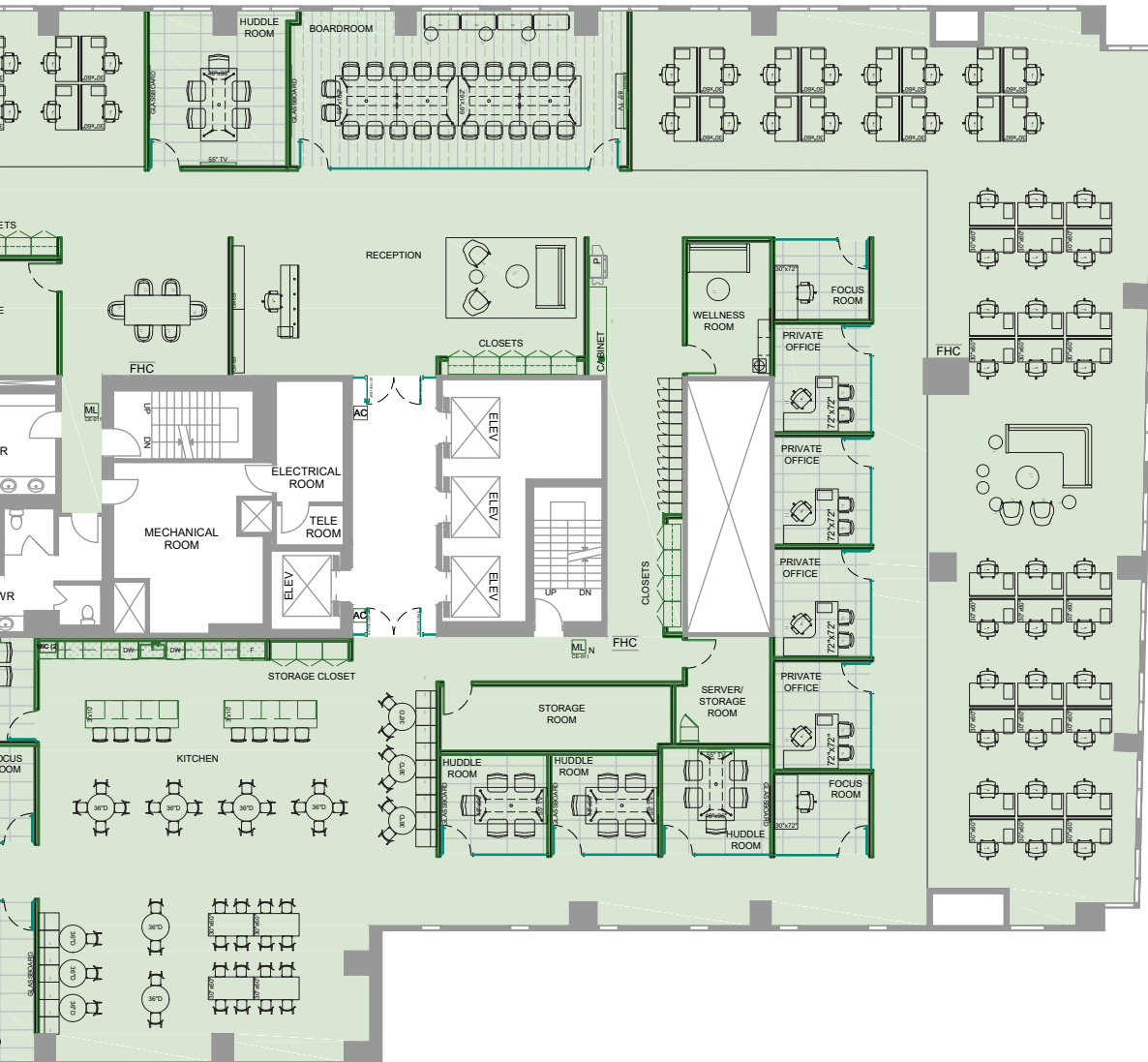
Where the next *chapter* begins

- 112
seats
- 5
private offices
- 5
huddle rooms
- 3
focus rooms
- 2
boardrooms
- 2
storage rooms
- 1
wellness room
- 1
server room



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Where integrated *service* meets lasting *value*

BGO Properties is a leading provider of property management and leasing services in Canada, with a broad range of real estate services aimed at creating sustainable value for our clients.

Our trusted team of industry experts sees opportunities where others don't, seeking creative solutions to solve challenges big and small. We strive to develop deep partnerships and provide unrivaled service to enhance the experience of our tenant communities across Canada.

66.5M SF

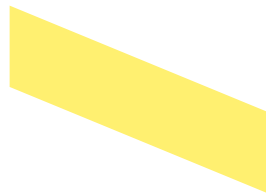
Area of assets managed (as of March 31, 2026)

430

Properties managed across Canada

940

Employees in Canada





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Toronto, Ontario

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Broker

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BentallGreenOak (Canada) Limited
Partnership, Brokerage