



ROYAL BANK PLAZA

200 Bay Street

For Lease





Table of Contents

3	
4	
5	
6	
7	
8	
	9
	10
	11
	12
13	
	14
	15
	16
	17
	18
	19
	20
21	
22	
23	

Availability Summary

South Tower Availability

Area	Size	Available
	6,963 SF	Immediately
	3,549 SF	May 1, 2024
	7,311 SF	May 1, 2024
	1,148 SF	Immediately
	4,276 SF	Immediately
	24,377 SF	Immediately

North Tower Availability

Area	Size	Available
	2,089 SF	Immediately
	17,517 SF	Immediately
	4,050 SF	Oct 1, 2024
	4,049 SF	Immediately
	17,890 SF	Immediately
	17,496 SF	Immediately
	12,025 SF	Immediately





200 Bay Street

An iconic pillar of Toronto's renowned Financial District

Situated on the corner of Bay & Front Street, 200 Bay Street is one of the largest office complexes in Toronto's Financial District totaling 1.5 million square feet, inclusive of two office towers and a retail concourse. The visible and iconic 24-carat gold coated windows make Royal Bank Plaza's presence known in the city.



Neighbours Union Station
& PATH connected



Fitness Centre



Bicycle Storage



Outdoor Terrace

Nearby Advantages

The core of Toronto at your fingertips





With direct PATH access to Union Station and major transit lines, and the convenience of more than 30+ first-class amenities within a 5-10 min walking distance, 200 Bay Street provides occupiers with direct access to a thriving dining, shopping, and entertainment landscape, with choices abound.

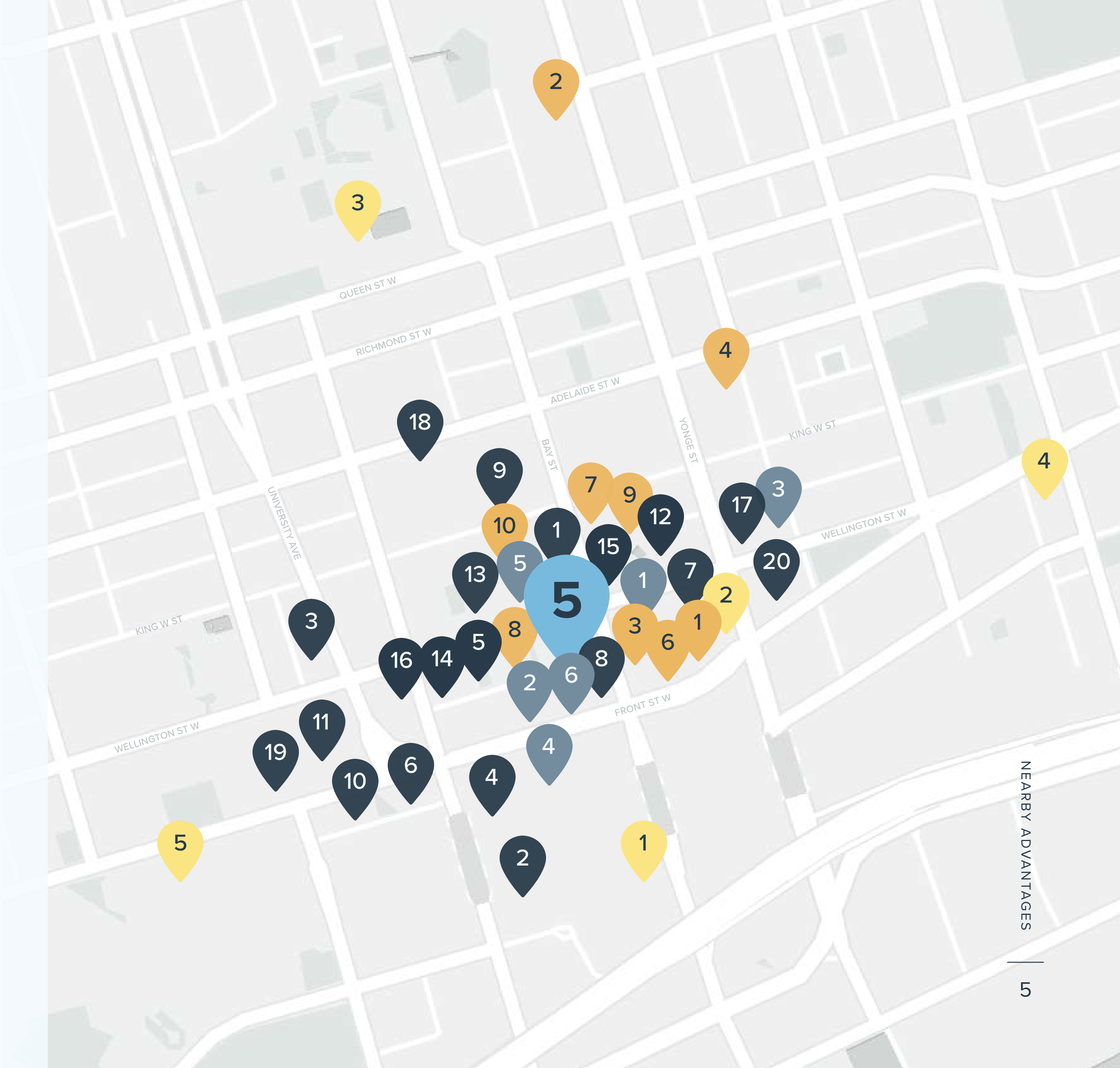
RESTAURANTS	
Canoe	1
Union Chicken	2
Moxies	3
Amano Italian Kitchen	4
Stratus	5
The Landing Group	6
Thai Island Restaurant	7
Freshwest Grill	8
Five Guys	9
Chipotle Mexican Grill	10
Jack Astor's Bar & Grill	11
Buster's Sea Cove	12
Pumpnickel's	13
La Prep	14
Walrus Pub & Beer Hall	15
The Strath Pub	16
Irish Embassy Pub and Grill	17
Duke of Westminster	18
Scaddabush Italian Kitchen	19
Biff's Bistro	20

SHOPS	
Brookfield Place	1
CF Toronto Eaton Centre	2
The Market by Longo's	3
King Grocery	4
RBC Royal Bank	5
TD Canada Trust	6
CIBC	7
Shoppers Drug Mart	8
Rexall	9
McEwan TD	10

CAFES	
Early Bird Coffee and Kitchen	1
York's Cafe	2
Aroma Espresso Bar	3
Pilot Coffee Roasters	4
Starbucks	5
Tim Hortons	6

ATTRACTIONS	
Scotiabank Arena	1
Hockey Hall of Fame	2
Nathan Phillips Square	3
St. Lawrence Market	4
Metro Toronto Convention Centre	5

-  Restaurants & Pubs within a 5-10 min walk:
-  Cafes within a 5-10 min walk:
-  Shopping and Essentials within a 5-10 min walk:
-  Attractions within a 5-10 min walk:



Accessing Transit & Talent

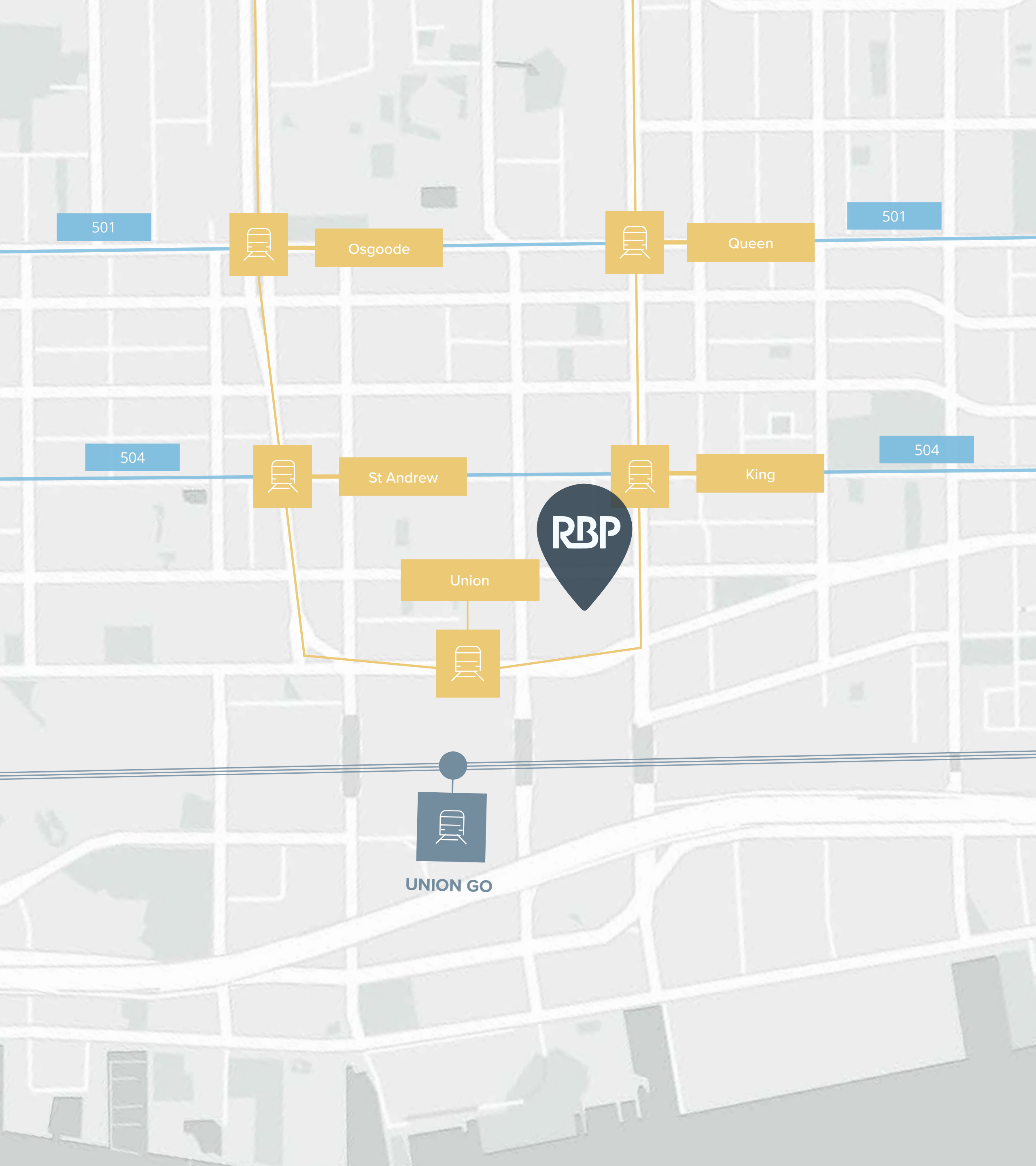
Convenience Built-In

200 Bay Street is located in the heart of Toronto's Financial District, just steps from Union Station, a major transit hub for the TTC, GO Train, VIA Rail, and the UP Express for easy travel to Pearson International Airport. Royal Bank Plaza is also located minutes from the Gardiner Expressway and is integrated into Toronto's PATH system with direct access.

TTC
SUBWAY

BUS
ROUTES

GO TRAIN
& VIA RAIL



BUILDING AMENITIES

Royal Bank Plaza offers prime amenities to suit the ultimate tenant and commuter lifestyle.

- Underground Parking
- Bicycle Parking
- Car Wash
- Large Terrace
- Fitness Centre
- Showers and Change-Room Facilities
- RBC Lounge and Collaborative Space
- Retail concourse
- Food Court - The Eatery
- PATH connected with access to Union Station and the subway



South Tower

Availability

South Tower Availability

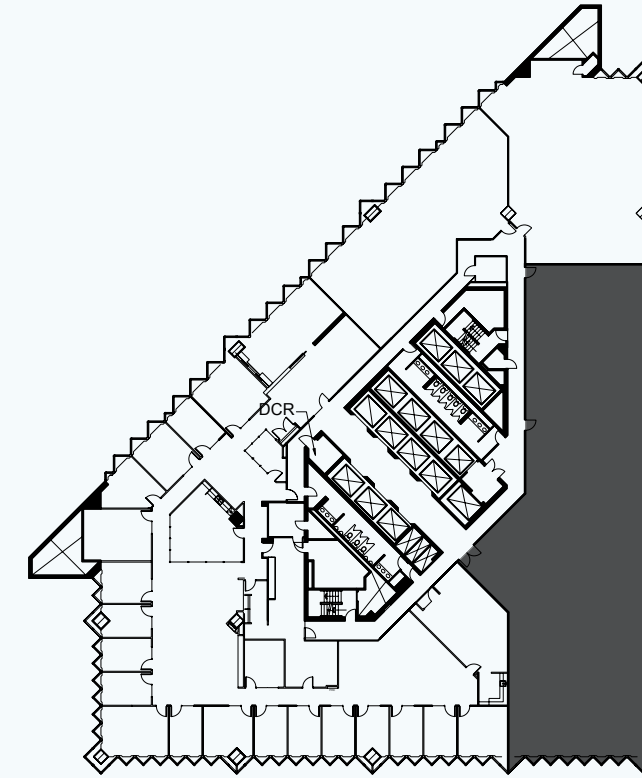
Suite 2210 6,963 SF

Net Rent: Ask agent directly

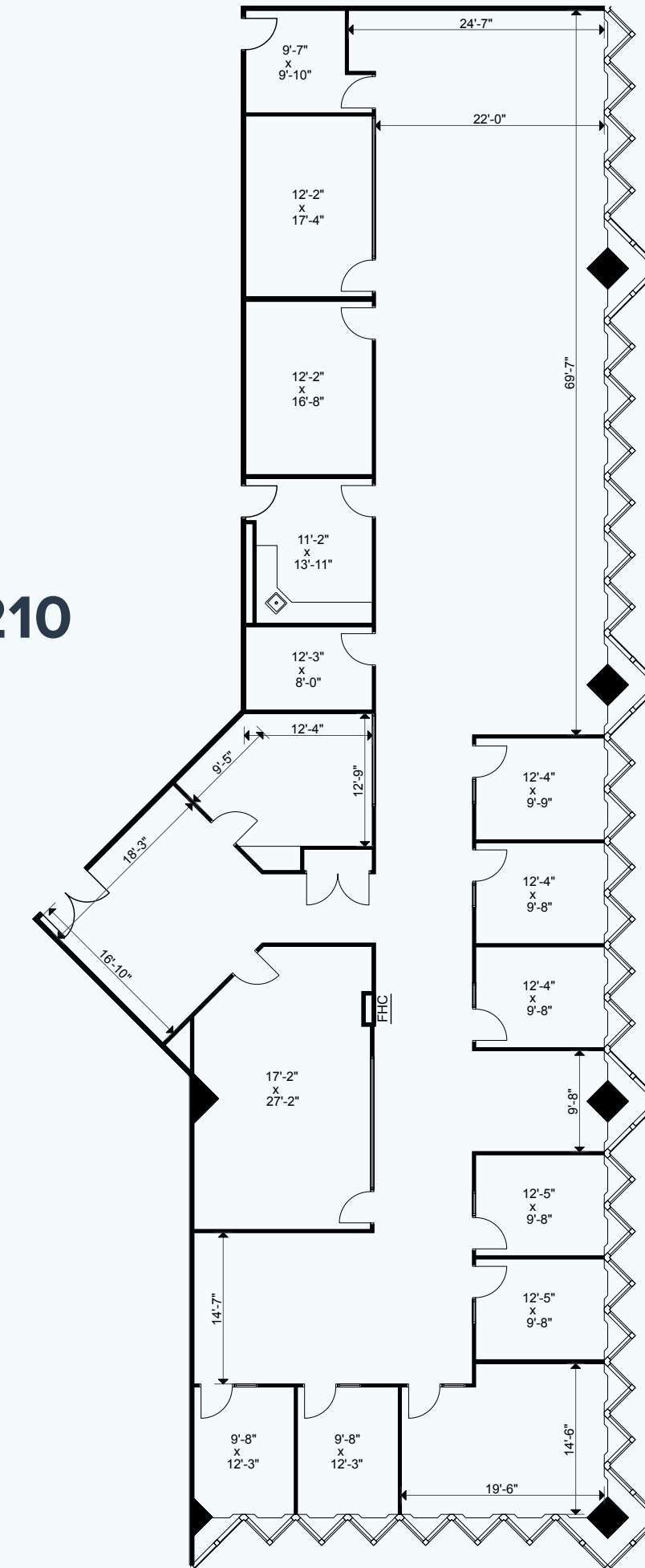
Additional Rent: \$34.04 PSF (2024)

Available: Immediately

The space is built out with 8 offices, 3 boardrooms, a kitchen, storage room, reception, and open area space. Elevator exposure with double glass doors.



Suite 2210



South Tower Availability

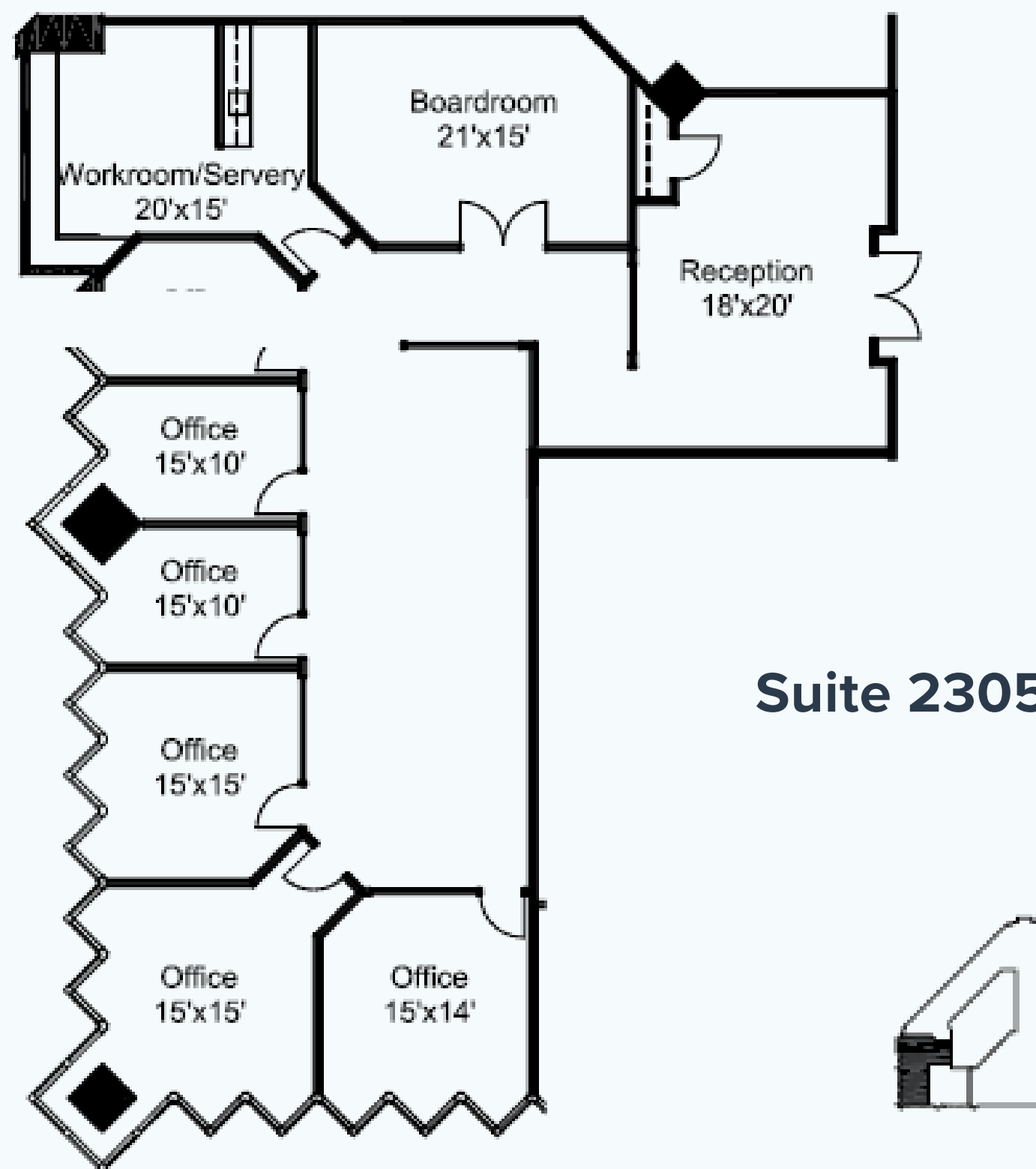
Suite 2305 3,549 SF

Net Rent: Ask agent directly

Additional Rent: \$34.04 PSF (2024)

Available: May 1, 2024

The space is built out with a boardroom, 6 exterior offices, a reception area, a kitchenette, and open area workspace.



Suite 2305



South Tower Availability

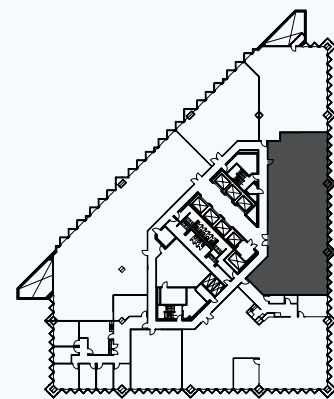
Suite 3200 4,276 SF

Net Rent: Ask agent directly

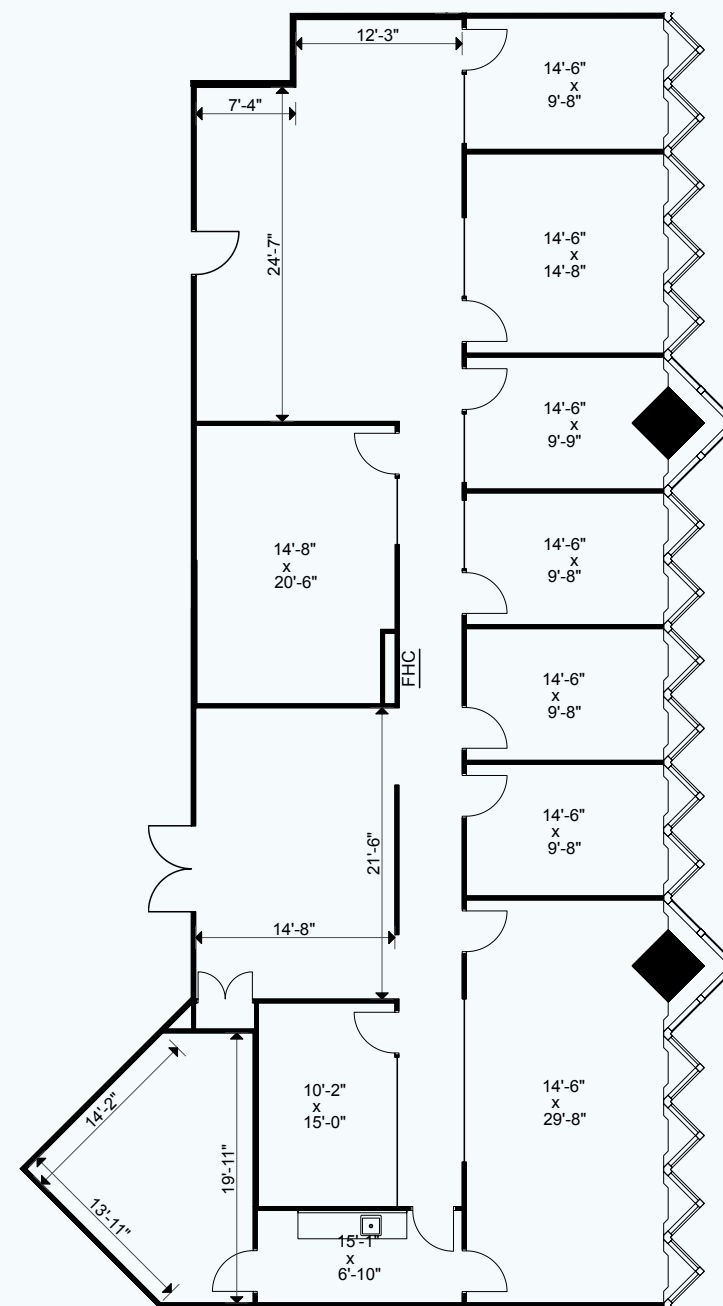
Additional Rent: \$34.04 PSF (2024)

Available: Immediately

Space is built out



Suite 3200



Suite 3400 24,377 SF

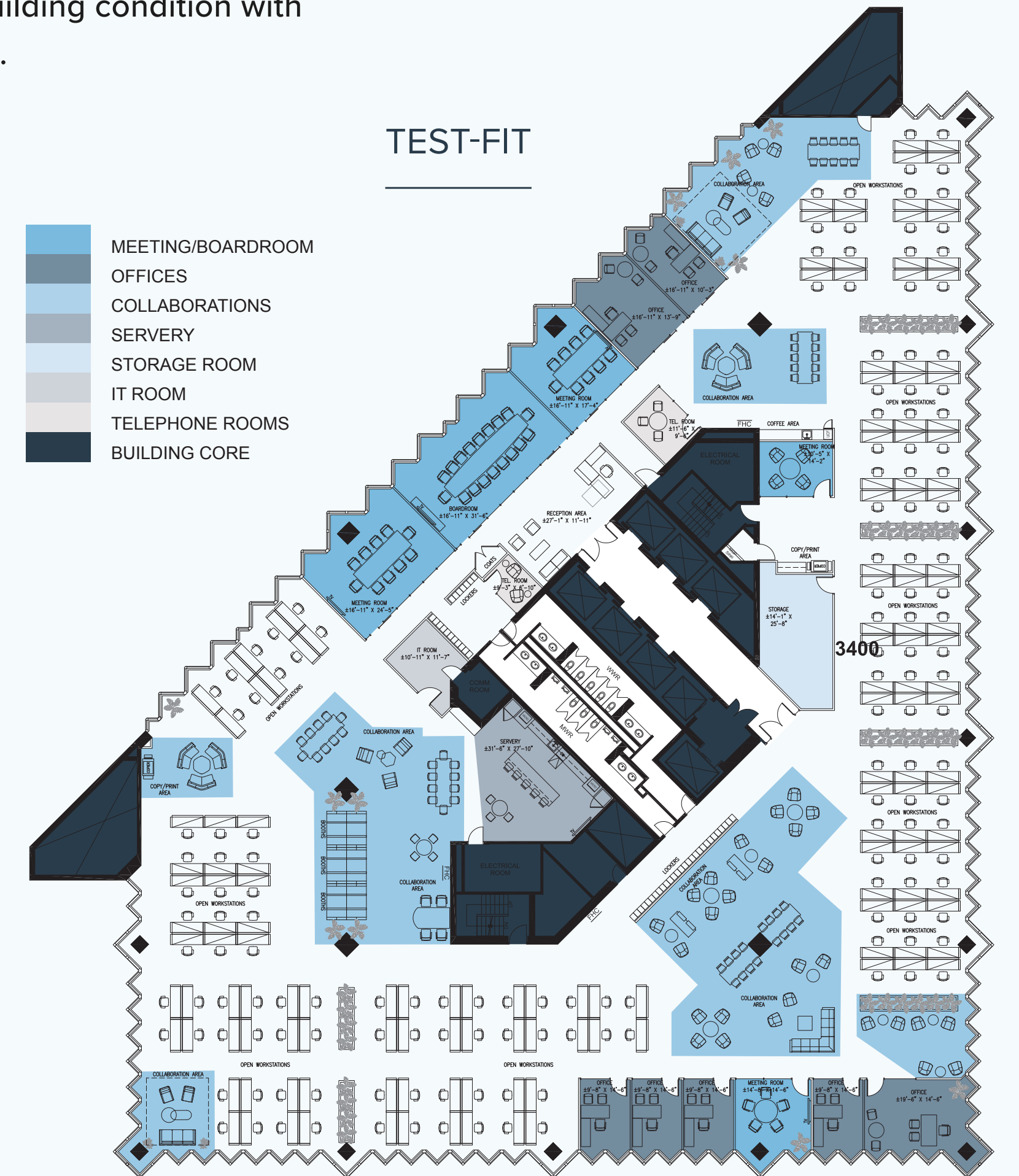
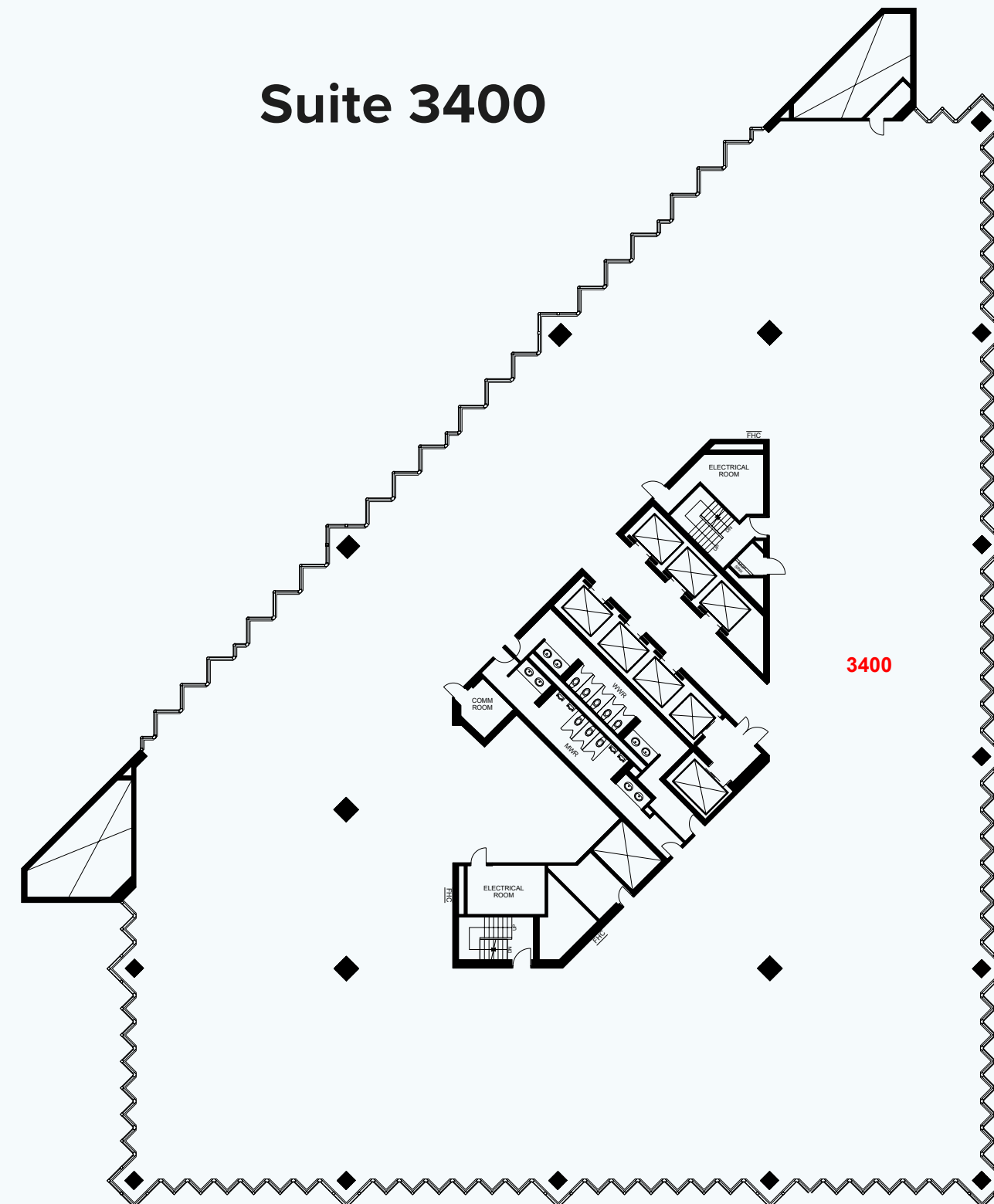
Net Rent: Ask agent directly

Additional Rent: \$34.04 PSF (2024)

Available: Immediately

The floor is in base building condition with upgraded washrooms.

Suite 3400



AVAILABILITY

North Tower

Availability

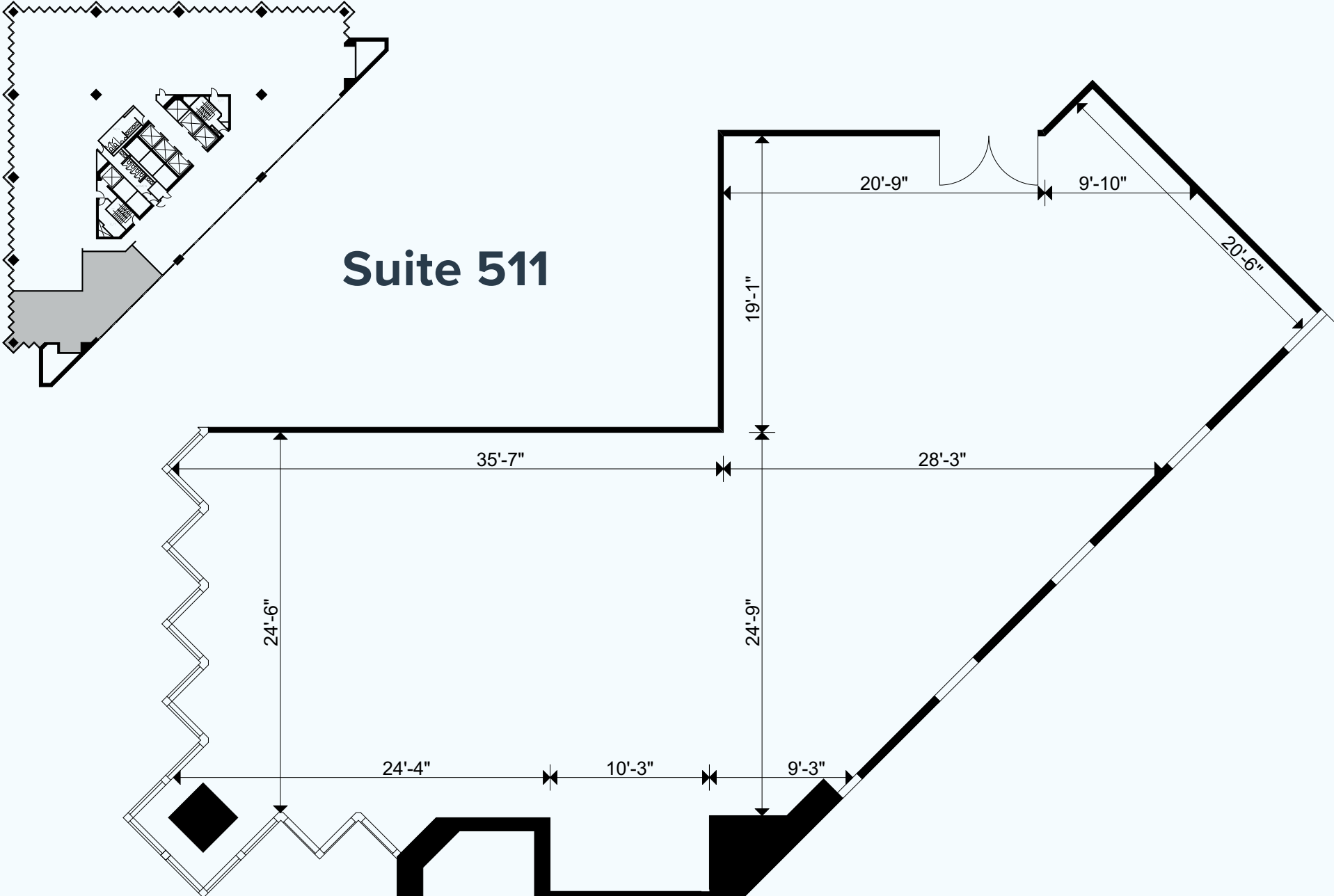
North Tower Availability

Suite 511 2,089 SF | Base building condition

Net Rent: Ask agent directly

Additional Rent: \$34.04 PSF (2024)

Available: Immediately



North Tower Availability

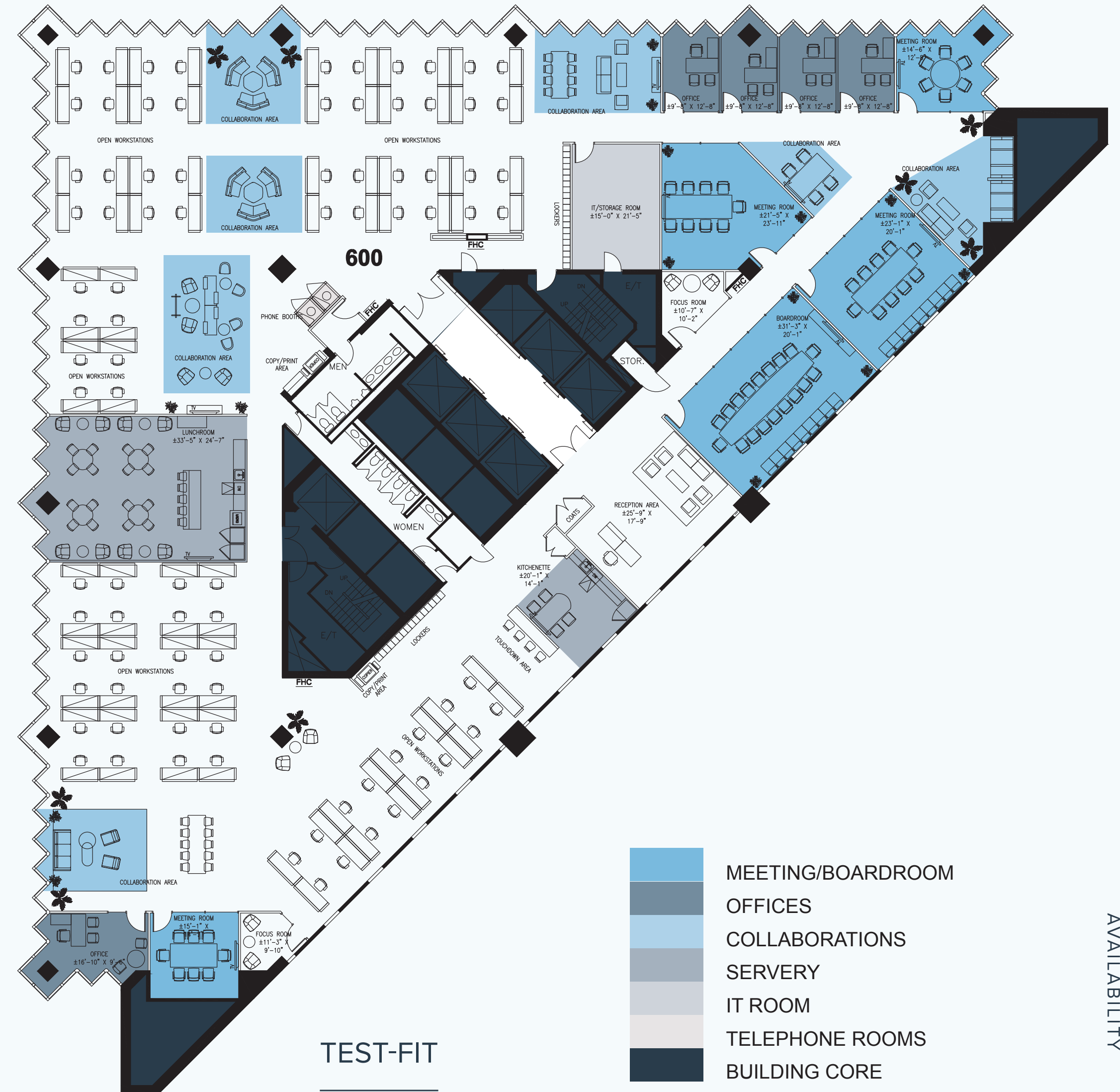
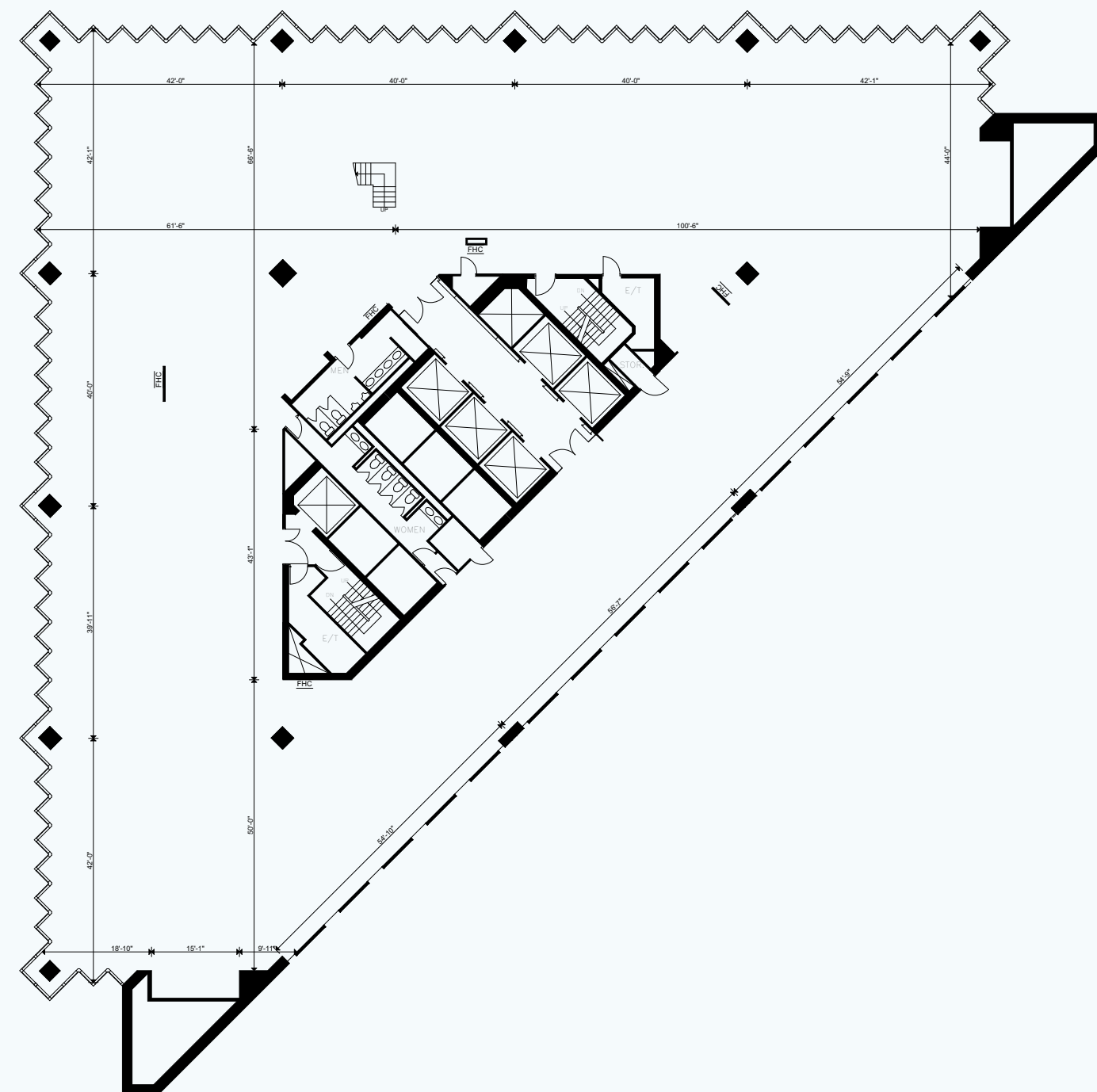
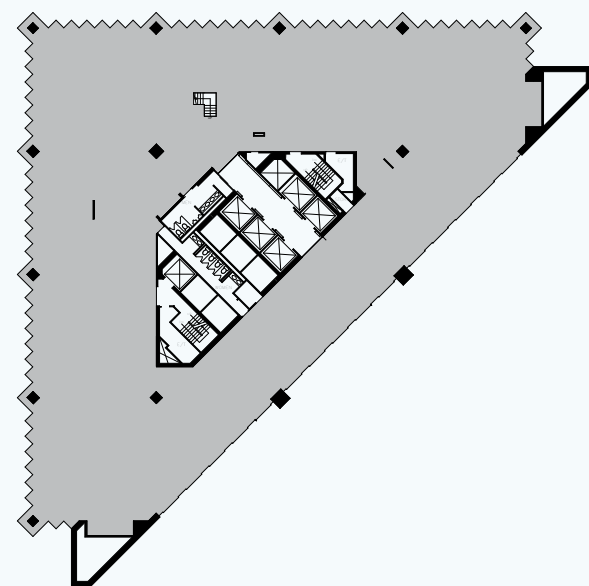
Suite 600 17,517 SF | Base building condition

Net Rent: Ask agent directly

Additional Rent: \$34.04 PSF (2024)

Available: Immediately

Suite 600



AVAILABILITY

North Tower Availability

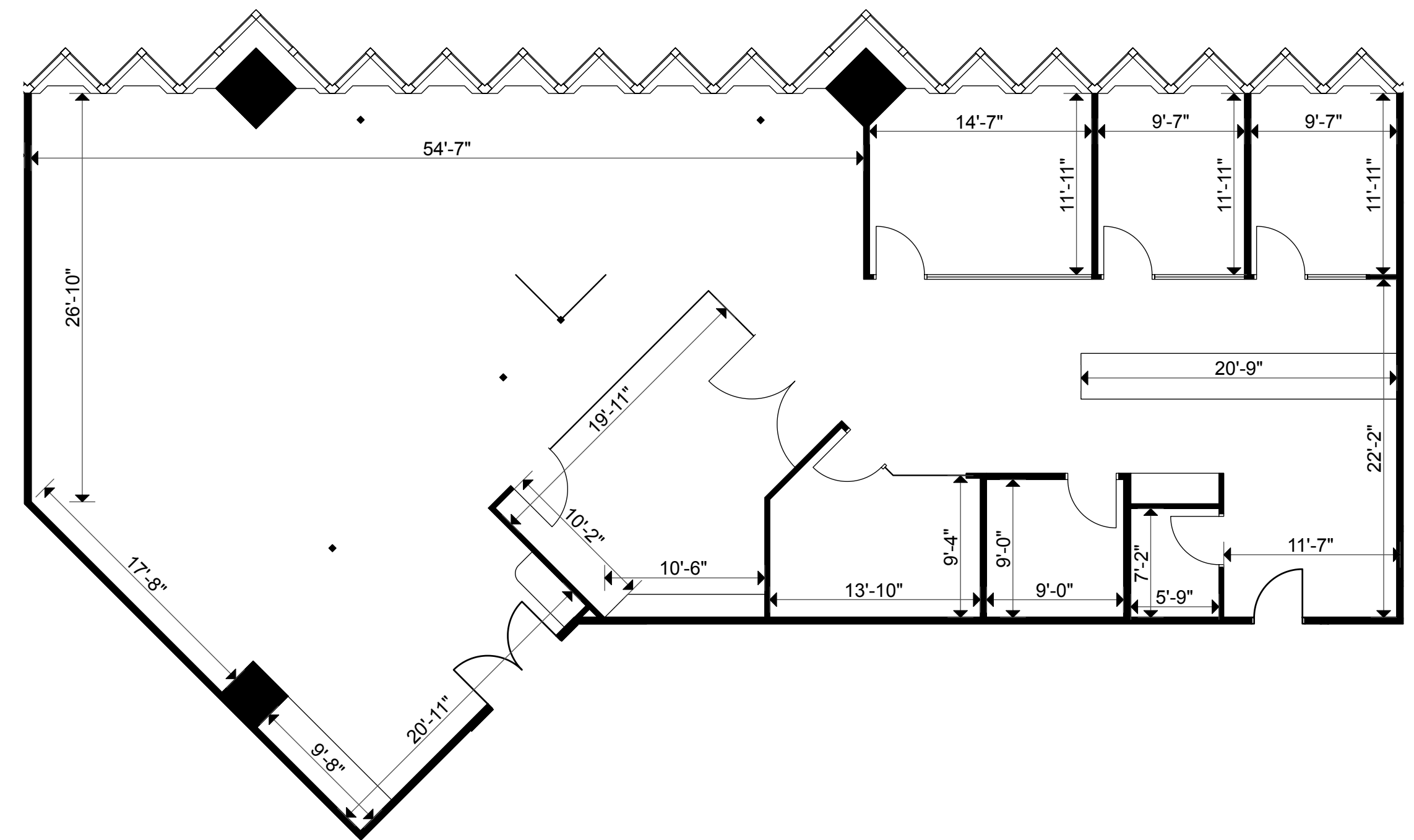
Suite 1003 4,050 SF

Net Rent: Ask agent directly

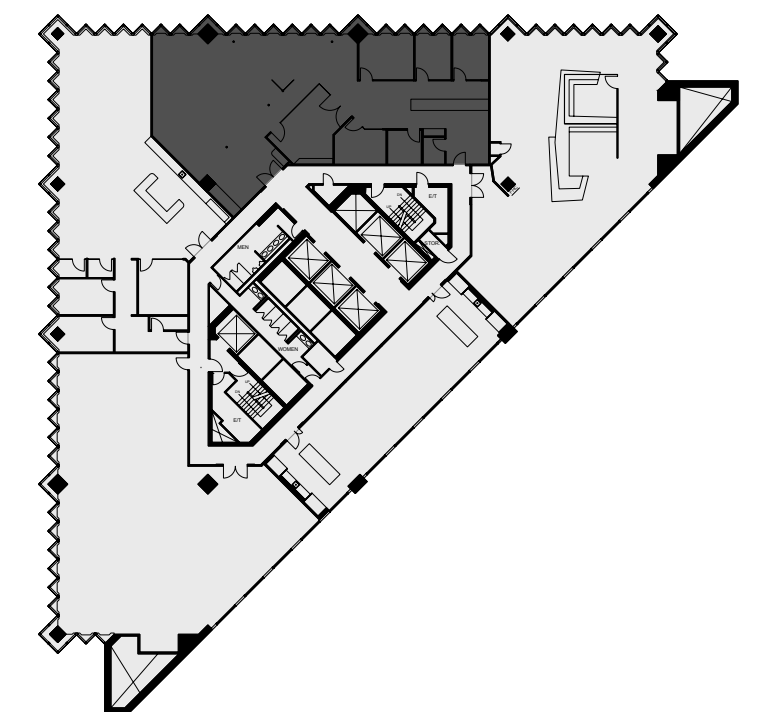
Additional Rent: \$34.04 PSF (2024)

Available: Oct 1, 2024

The suite is built out with a large boardroom, 4 offices/meeting rooms, call room, storage room, kitchenette, and open area workspace.



Suite 1003



North Tower Availability

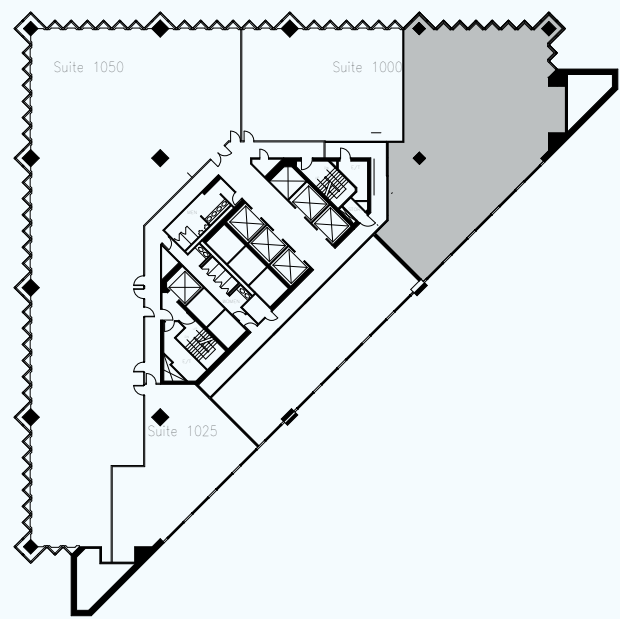
Suite 1004 (District 4) 4,049 SF

Additional Rent: \$34.04 PSF (2024)

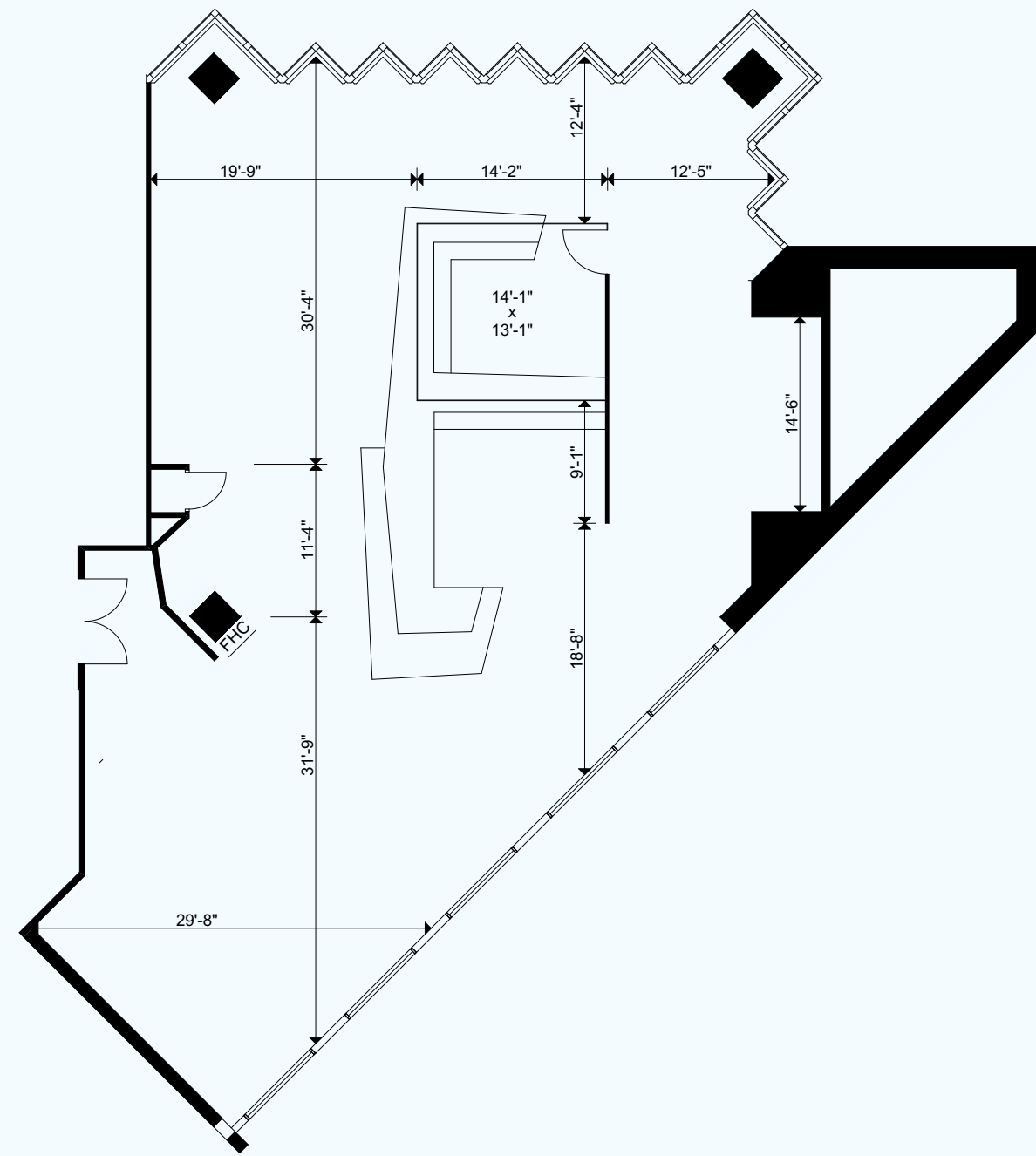
Net Rent: Ask agent directly

Available: Immediately

The suite is built out with 1 boardroom and open space.



Suite 1004



North Tower Availability

Suite 1500 17,890 SF

Net Rent: Ask agent directly

Additional Rent: \$34.04 PSF (2024)

Available: Immediately

Full floor opportunity that is built out with 22 private offices, 5 boardrooms/meeting rooms, a kitchen, a storage room, and open space.



Suite 1500

North Tower Availability

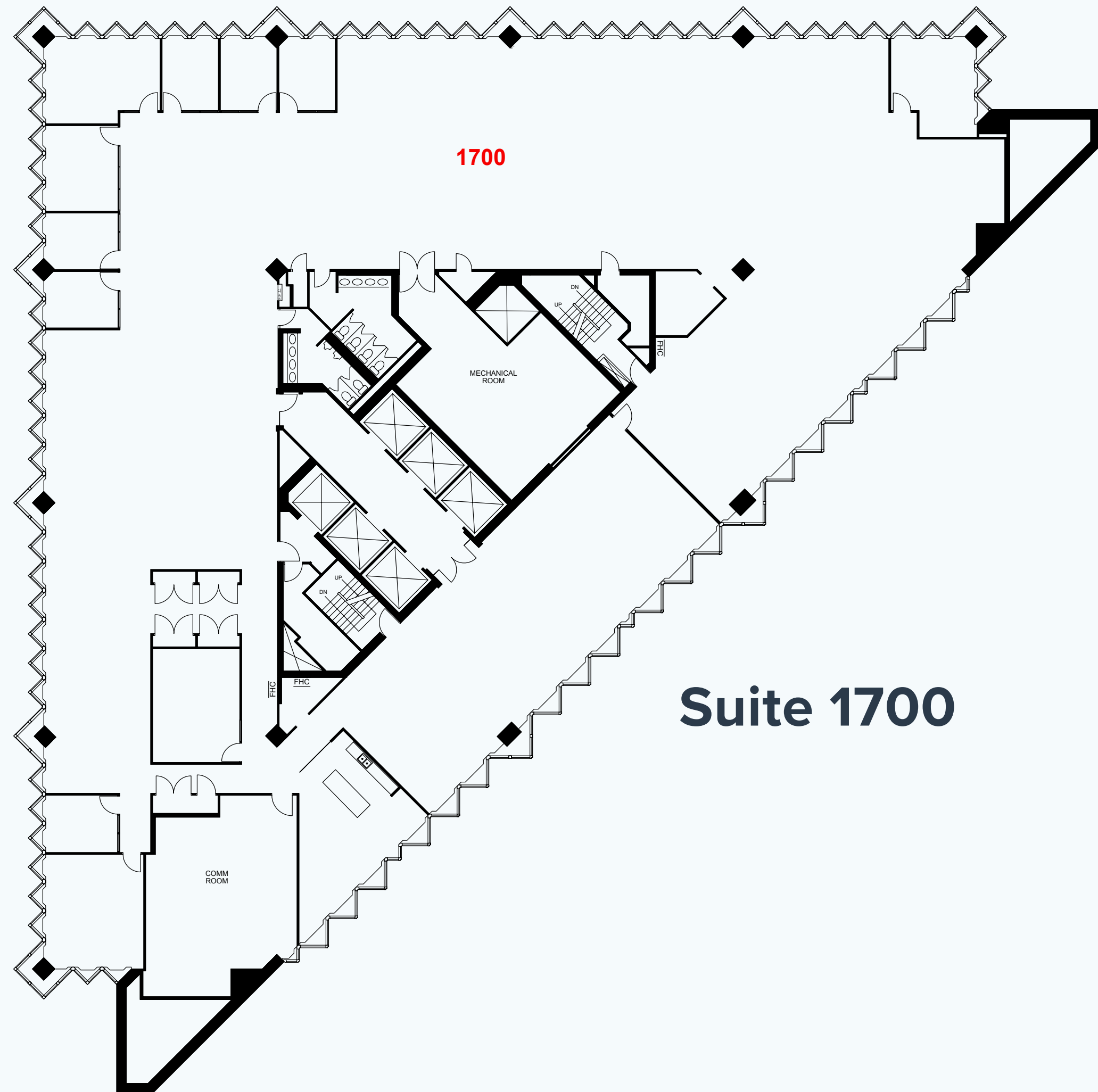
Suite 1700 17,496 SF

Net Rent: Ask agent directly

Additional Rent: \$34.04 PSF (2024)

Available: Immediately

Full floor opportunity that is built out with 8 private offices, 3 boardrooms, a common room, a kitchen, and open space.



Technical Specifications

ELEVATORS

South Tower (21 Elevators)	North Tower (10 Elevators)
Low Rise – 500 fpm	Low Rise – 500 fpm
Mid Rise – 800 fpm	
High Rise – 1000 fpm	High Rise – 800 fpm
2 Freight – 4500 lbs	1 Freight – 4500 lbs
2 Parking Elevators	1 Parking Elevator

SUSTAINABILITY / WELLNESS / CONNECTIVITY

- LEED – EB – Platinum Certification
- Rick Hansen Certification – Accessibility
- BOMA COE – Certificate of Excellence
- WELL Health-Safety Rated

ARCHITECTURAL

Number of Floors:	68
Total Rentable Area:	1,476,596 SF ST – 973,009 NT – 410,105 RT – 93,482
Typical South Tower Floor Plate:	22,364 – 24,370 SF
Typical North Tower Floor Plate:	16,910 – 18,356 SF
Office Ceiling Height:	12' (slab to underside of ceiling slab)

PARKING

- 644 underground spaces
- 50+ bicycle parking spaces for building occupants

SECURITY

- CCTV surveillance located throughout common areas and entry points
- 24-hr security on site, alarm point monitoring, personal safety alarms throughout the parking garage

ELECTRICAL & LIGHTING

- Electrical supply 347/600V service via Bus duct to each floor base building electrical room. Two electrical rooms per floor.
- Power capacity is 4 watts per square foot – 2 watts for lighting and 2 watts for plug load
- Distribution supply 120/208V Power panel located inside each floor base building electrical room for distribution to leased premises
- Lighting - (Old Base bldg. model) 37" x 37" Recessed fixture w/single 28w T8 fluorescent tube. (New Base Bldg. model) 30" x 30" Recessed LED fixture
- Metering – Each floor is separately sub-metered for plug load and lighting

MECHANICAL & PLUMBING

- 30 cfm to each 150 square feet of usable space / Ventilation rate 0.2cfm/sf / 4 air changes per hour
- Ability to provide after hours HVAC on an individual floor-by-floor basis
- North Tower HVAC – 12+ zones for Interior air supply & 13+ zones for Perimeter Induction air supply
- South Tower HVAC – 14+ zones for Interior air supply & 15+ zones for Perimeter Induction air supply
- HVAC, life safety, and security systems are computer monitored 24 hours a day, 7 days a week by the Building Control Centre

Certifications

Rick Hansen Certification

Accessibility Certification

CAGBC LEED-EB

Platinum Certification

Certificate of Excellence (BOMA)

Certificate acknowledge performance quality and the team for all aspects across building management, operations, community impact, tenant relations/communications, energy management and conservation, environmental, regulatory and sustainability initiatives and training.

WELL Health Safety Rated

The WELL Health-Safety Rating for Facility Operations and Management helps organizations and business facilities address the health, safety and well-being of their most valuable asset—people.



ROYAL BANK PLAZA

TOBIN DAVIS*

Vice Chairman
Direct +1 416 643 3744
tobin.davis@colliers.com

TOM MUHA*

Vice President
Direct +1 416 643 3412
tom.muha@colliers.com

*Sales Representative

Copyright © 2024 Colliers International. This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Ontario Inc, Brokerage.

Colliers Canada

181 Bay Street Suite #1400
Toronto, ON | M5J 2V1
+1 416 777 2200

