



AVISON  
YOUNG

# 220 BAY STREET

Toronto, ON

Office Space For Lease



## LOCATION

220 Bay Street is located on the northwest corner of Wellington and Bay Street.

## OPPORTUNITY

5 <sup>th</sup> Floor	6,295 sf	built-out
10 <sup>th</sup> Floor	6,295 sf	base building condition
11 <sup>th</sup> Floor	6,295 sf	base building condition
12 <sup>th</sup> Floor	6,295 sf	built-out
13 <sup>th</sup> Floor	6,295 sf	base building condition
<b>Total Available</b>	<b>31,475 sf</b>	

## ADDITIONAL RENT (2017 ESTIMATE)

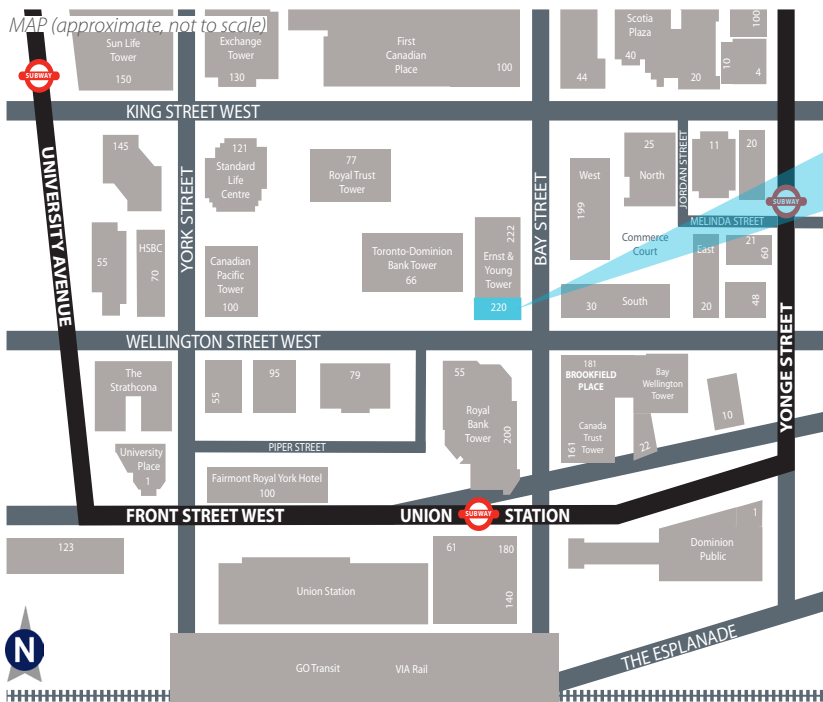
\$27.84 psf

## NET RENT

Call Listing Team for details

## HIGHLIGHTS

- Excellent identity and presence medium sized tenants with highly efficient column free floorplate
- Located in the heart of the Financial Core
- Approximately a three minute walk from Union Station
- High quality common areas with three elevators servicing all floors
- Well appointed renovated washrooms
- High quality modern building and systems
- Excellent area and on-site amenities
- Strong, stable, private ownership
- Parking: Yes
- Underground Parking: Yes
- PATH: Yes
- **Signage available to qualified 3-floor tenant**



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The information contained herein was obtained from sources deemed reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form any part of any future contract.

## For more information, please contact:

**Mike Brouwer**

Sales Representative

416.673.4044

mike.brouwer@avisonyoung.com

**Tim J.A. Hooton**

Sales Representative, Principal

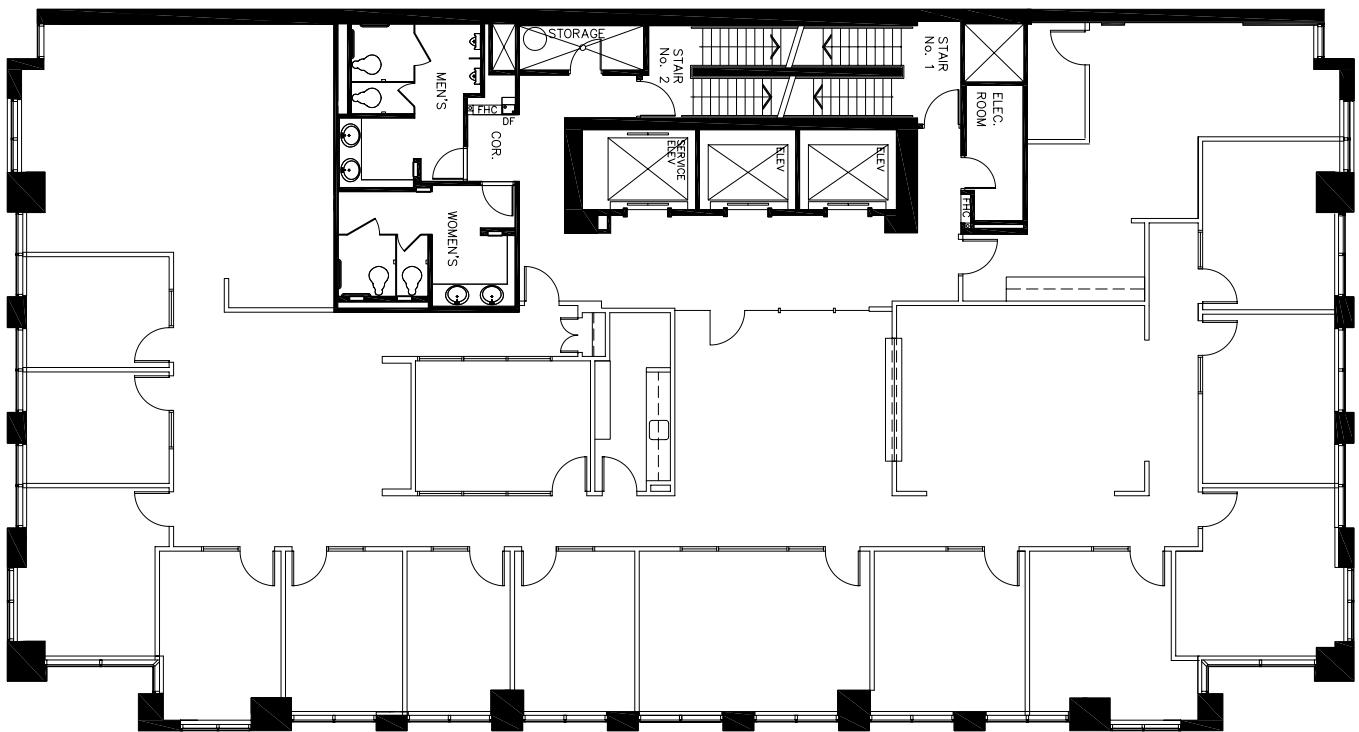
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Avison Young Commercial Real Estate (Ontario) Inc., Brokerage  
18 York Street, Suite 400, Toronto, ON M5J 2T8  
T 416.955.0000 F 416.955.0724



## 5TH FLOOR • EXISTING BUILD-OUT



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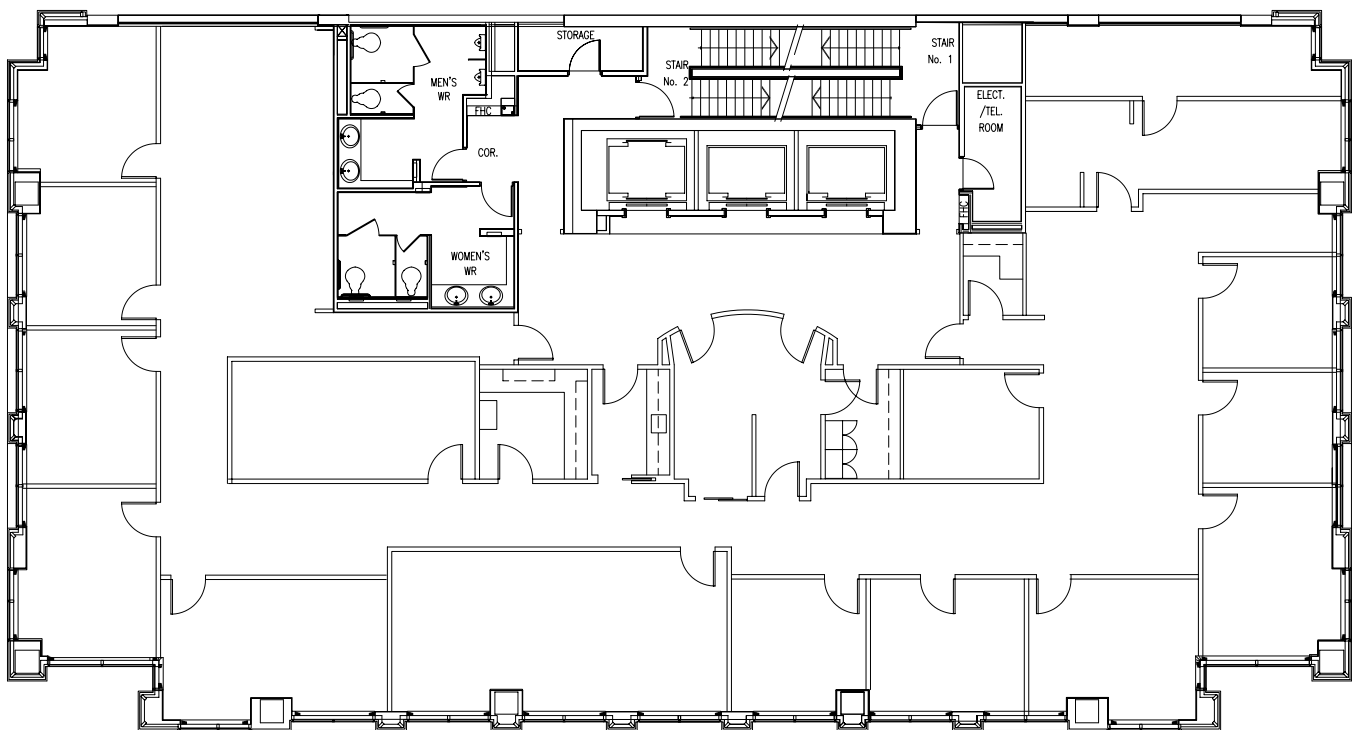
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## 12TH FLOOR • EXISTING BUILD-OUT



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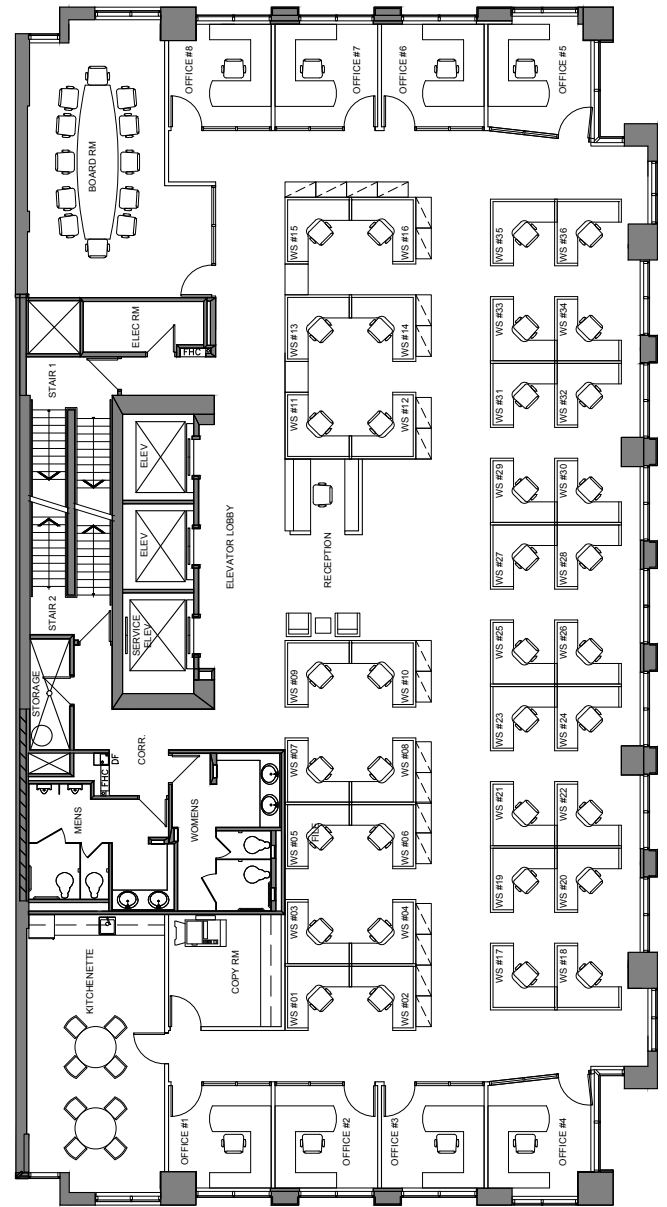
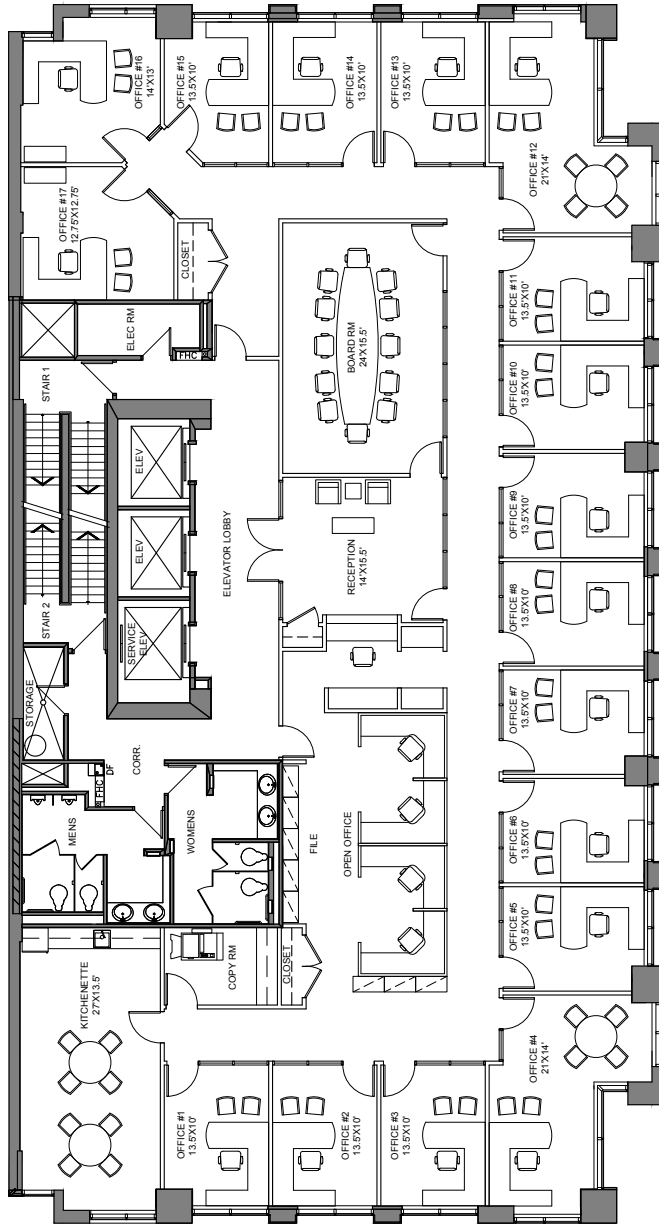
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## SAMPLE FLOOR PLANS (FOR BASE BUILDING FLOORS)

Built Out

Open Plan



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